



GANNAWARRA

Shire Council

Wednesday, 15 June 2022

10:00am

Senior Citizens Centre

Kerang

AGENDA

Council Meeting

Order Of Business

1	Welcome to Country.....	3
2	Opening Declaration.....	3
3	Apologies and Leave of Absence	3
4	Confirmation of Minutes	3
5	Declaration of Conflict of Interest	3
6	Briefing Sessions.....	5
6.1	Records of Councillor Briefings - 12 May to 9 June 2022.....	5
7	Business Reports for Decision	8
7.1	Audit and Risk Committee - 10 May, 2022 Meeting.....	8
7.2	Community Asset Committees.....	12
7.3	Asset Plan	16
7.4	Planning Permit Application P21147.....	56
7.5	Application For Planning Permit P21.063 – Notice Of Decision To Approve.....	75
7.6	Cohuna Recreation Reserve Masterplan.....	119
8	Urgent Business.....	139
9	Notices of Motion.....	139
	Nil	
10	Question Time.....	139
11	Delegates Reports	141
11.1	Delegates Reports	141
12	Confidential Items	142
	Nil	

Tom O'Reilly
CHIEF EXECUTIVE OFFICER

1 WELCOME TO COUNTRY

Playing of the Welcome to Country video clip.

2 OPENING DECLARATION

We, the Councillors of the Shire of Gannawarra, declare that we will undertake the duties of the office of Councillor, in the best interests of our community, and faithfully, and impartially, carry out the functions, powers, authorities and discretions vested in us, to the best of our skill and judgement.

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Meeting - 18 May 2022

5 DECLARATION OF CONFLICT OF INTEREST

General conflict of interest

Unless exempt under section 129 of the *Local Government Act 2020* (the Act) or regulation 7 of the Local Government (Governance and Integrity) Regulations 2020, a Councillor or member of Council staff has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests (as defined in section 127(2) of the Act) could result in that person acting in a manner that is contrary to their public duty.

Material conflict of interest

Unless exempt under section 129 of the *Local Government Act 2020* or regulation 7 of the Local Government (Governance and Integrity) Regulations 2020, a Councillor or member of Council staff has a material conflict of interest in respect of a matter if an affected person (as defined in section 128(3) of the Act) would gain a benefit or suffer a loss depending on the outcome of the matter.

Disclosure of a conflict of interest

A Councillor who has a conflict of interest and is attending a meeting of the Council must make a full disclosure of that interest by either advising:

- a) the Council at the meeting immediately before the matter is considered at the meeting; or
- b) the Chief Executive Officer in writing before the meeting –

whether the interest is a general conflict of interest or a material conflict of interest; and the nature of the interest.

Note: If a Councillor advises the Chief Executive Officer of the details under b) above, the Councillor must make a disclosure of the class of interest only to the meeting immediately before the matter is considered at the meeting.

In accordance with section 130 of the Act, a councillor who has disclosed a conflict of interest in respect of a matter must exclude themselves from the decision making process in relation to the matter, including any discussion or vote on the matter at any Council meeting, and any action in relation to the matter.

Failure to comply with section 130 of the Act may result in a penalty of 120 penalty units

6 BRIEFING SESSIONS

6.1 RECORDS OF COUNCILLOR BRIEFINGS - 12 MAY TO 9 JUNE 2022

Author: Mel Mathers, Executive Assistant - Chief Executive Office

Authoriser: Tom O'Reilly, CEO

Attachments: 1 Councillor Briefing Record - 6 June 2022

RECOMMENDATION

That Council note the records of Councillor Briefings from 12 May to 9 June 2022.

EXECUTIVE SUMMARY

This report presents to Council written records of Councillor Briefings in accordance with Clause 31 of the Gannawarra Shire Council Governance Rules.

DECLARATIONS OF CONFLICT OF INTEREST

The Officer preparing this report declares that they have no conflict of interest in regards to this matter.

COUNCIL PLAN

Council Plan 2021-2025: Be a creative employer of choice through our adherence to good governance and our inclusive culture.

BACKGROUND INFORMATION

In accordance with Clause 31 of the Gannawarra Shire Council Governance Rules, a written record of a meeting held under the auspices of Council is, as soon as practicable, reported at a meeting of the Council and incorporated in the minutes of that Council meeting.

The record must include:

1. The names of all Councillors and members of Council staff attending
2. The matters considered
3. Any conflict of interest disclosures made by a Councillor attending
4. Whether a Councillor who has disclosed a conflict of interest left the meeting.

CONSULTATION

Consultation with Councillors and staff has occurred to ensure the accuracy of the Councillor Briefing records.


CONCLUSION

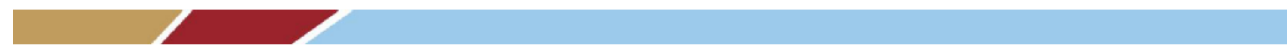
To ensure compliance with Clause 31 of the Gannawarra Shire Council Governance Rules, it is recommended that Council note the Councillor Briefing records as attached to this report.

RECORD OF A COUNCILLOR BRIEFING



Type of Meeting	Councillor Briefing
Date:	Monday, 6 June 2022
Time:	9:00am – 4:09pm
Location:	Virtual Video Conference Meeting via Zoom
In Attendance: (Councillors)	Cr Charlie Gillingham Cr Ross Stanton – 9:00am to 10:10am, 11:52am to 4:09pm Cr Kelvin Burt Cr Travis Collier – 9:00am to 2:00pm Cr Jane Ogden Cr Keith Link Cr Garner Smith
Apologies:	Nil
In Attendance: (Officers)	Geoff Rollinson, Stacy Williams, Phil Higgins, Mel Mathers, Roger Griffiths, Paul Fernee, Kellie Burmeister, Wade Williams, Jenny Keating, Mesh Thomson, Katrina Thorne
In Attendance: (Other)	Liam Botterill – Valuer, LG Valuation Services Mick Kealy – Senior Valuer, Valuer General Victoria Marcus Hann – Contract Valuer, LG Valuation Services Tim Croagh – Western Plains Pork Robyn Tucker – LEAP Consulting
Matters Discussed:	<p>Presentation: Property Valuations – Valuer General Presentation by Applicant re Planning Permit Application P21147 – Western Plains Pork & LEAP Consulting</p> <p>Draft Council Agenda – June Meeting of Council</p> <p>Reports:</p> <p>7.1 Audit and Risk Committee – 10 May, 2022 Meeting 7.2 Community Asset Committee 7.3 Asset Plan 7.4 Planning Permit Application P21147 7.5 Application for Planning Permit P21.063 – Notice of Decision to Approve 7.6 Cohuna Recreation Reserve Masterplan</p> <p>Councillor Briefing Updates:</p> <ul style="list-style-type: none"> • Financial Plan • Rates and Charges • Gannawarra Reconciliation Action Plan Update • Future Listing Report <p>Councillor Strategic Briefing Update:</p> <ul style="list-style-type: none"> • 2021/2022 Capital Works Program Update • Strategic Projects – Towards 2025 Update • The Glasshouse @ the Gannawarra – Design and Development <p>Councillor Issues Raised</p>

Conflict of Interest Disclosures		
Matter No.	Councillor/Officer making disclosure	Councillor/Officer left meeting Yes/No
7.4 – Planning Permit Application P21147	Cr Ross Stanton	Yes
7.5 – Application for Planning Permit P21.063 – Notice of Decision to Approve	Cr Garner Smith	Yes
Completed By:	Geoff Rollinson – Director Infrastructure and Development 	



7 BUSINESS REPORTS FOR DECISION

7.1 AUDIT AND RISK COMMITTEE - 10 MAY, 2022 MEETING

Author: Phil Higgins, Director Corporate Services

Authoriser: Tom O'Reilly, CEO

Attachments: Nil

RECOMMENDATION

That Council receive and note the summary of the discussions of the Audit and Risk Committee meeting held 10 May 2022.

EXECUTIVE SUMMARY

The Audit and Risk Committee (ARC) met on Tuesday, 10 May 2022. The focus of the ARC meeting was to review the progress on the financial position of the Council through the VAGO Audit Strategy, Quarterly Budget Report, Fees and Charges, Capital Works Program and a review of the Proposed Budget 2022/2023. Other reports related to governance, compliance and risk management matters.

PURPOSE

This report outlines the actions of the ARC to meet its responsibilities to: - ensure compliance with Council policies; monitor financial performance; monitor risk and fraud control and overview the audit functions.

ATTACHMENTS

Nil

DISCUSSION

Details of the 10 May 2022 ARC Meeting:

Member attendees:

John Campbell – Independent Member – Chair

Bradley Tarr – Independent Member

Francis Crawley – Independent Member

Cr Charlie Gillingham – Councillor Representative

Cr Garner Smith – Councillor Representative

Also in attendance:

Staff

Tom O'Reilly – Chief Executive Officer

Phil Higgins – Director Corporate Services

Shanna Johnny – Chief Financial Officer

Lisa Clue – Manager Governance

Allison Peace – Administration Officer

Auditor

Ryan Schischka – Johnsons MME

The following items were considered by the ARC at the meeting:

Report	Item for Discussion	Recommendation/Outcome
VAGO Audit Strategy	Strategy for year ending 30 June 2022 was presented by the VAGO audit representative. The key focus for this year is on asset valuations and information technology issues.	The ARC acknowledged receipt of the Audit Strategy
Quarterly Budget Report	The Quarterly Budget Report for quarter ending 31 March 2022 was presented.	The reports were received and noted.
Draft Budget 2022/2023	The Draft Budget for 2022/2023 was presented and discussed	
Draft 10 Year Capital Works Program	The draft 10 year Capital Works Program was presented and discussed	
Scheduled Fees & Charges for 2022/2023	The scheduled Fees and Charges for 2022/2023 was reviewed.	
Financial Plan	An update of the Financial Plan was provided along with review timelines.	
Internal Audit Plan	The Internal Audit Plan was discussed, including the brief for the Community Care Review.	
Compliance with legislation and regulations	An update on compliance with legislation and regulations was provided.	
Risk Management Report	Council's current Risk Management Framework requires quarterly reporting to the ARC. The report examined risk management progress and highlights from individual directorates for the period 1 January 2022 to 31 March 2022.	The ARC received and noted the report.
Outstanding Internal Audit Items	The list of outstanding internal audit items were reviewed. A workshop was conducted immediately after the meeting to review items that management believed had been addressed. These will now be presented to the next meeting.	The ARC acknowledged the reviewed items
Reports from VAGO, IBAC, Ombudsman and LG Inspectorate	Various reports were considered on topics including Worksafe Court hearing, complaints to the Inspectorate on Council's engagement process and other state government investigations.	The reports were considered and noted.
Councillor Expenditure Report	A report of the expenses of Councillors and Delegated Committee Members was presented to the ARC for January - March 2022.	The reports were received and noted
Corporate Credit Card	Details of expenditure on credit cards and work related reimbursements for January – March 2022 was presented.	

Annual Work Plan	The Charter documents the tasks to be completed by the ARC and how often the tasks are to be undertaken. This report updates the status of each requirement in the Annual Work Plan.	
Internal Control Environment (ICE) Plan	The ICE Plan is a rolling four year plan. The report reviewed the items listed for 2022.	The policy reviews to be undertaken by Council in 2022 were linked to the ICE.

RELEVANT LAW

Section 53 and 54 *Local Government Act 2020*.

RELATED COUNCIL DECISIONS

The ARC was established by Council at its meeting on 19 August 2020.

Council re-appointed Cr Gillingham and Cr Smith to the ARC at its 17 November 2021 meeting. Council extended the appointment of an independent member at its April 2022 meeting.

OPTIONS

There are no specific recommendations for Council's consideration in this report.

SUSTAINABILITY IMPLICATIONS

The *Local Government Act 2020* gives the ARC a broader focus and a stronger emphasis on key responsibility areas in financial and performance reporting, internal control environment (ICE), risk management, fraud prevention, internal audit, external audit and compliance management risks.

COMMUNITY ENGAGEMENT

The three independent members on the ARC ensure that there is involvement by key community members.

INNOVATION AND CONTINUOUS IMPROVEMENT

The following issues reflect initiatives on innovation and continuous improvement:

- The Framework of the Audit Plan and ICE Plan are being implemented.
- A review of the Business Plan for Community Care was undertaken.
- The ARC undertook a review of outstanding internal audit items themselves after the meeting.

COLLABORATION

Reports from various agencies were included in the agenda.

FINANCIAL VIABILITY

The ARC is operating within the adopted Budget.

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

Not applicable.

COUNCIL PLANS AND POLICIES

A review of Council policies is a key component of the ICE Plan.

TRANSPARENCY OF COUNCIL DECISIONS

This report will be considered in an open Council meeting.

CONFLICT OF INTEREST

The officer preparing this report declares that they have no conflict of interest in regards to this matter.

7.2 COMMUNITY ASSET COMMITTEES

Author: Lisa Clue, Manager Governance

Authoriser: Phil Higgins, Director Corporate Services

Attachments: Nil

RECOMMENDATION

That Council receives and notes the report on activities and performance of its three Community Asset Committees being:

- 1. Quambatook Caravan Park Community Asset Committee**
- 2. Leitchville War Memorial Swimming Pool Community Asset Committee**
- 3. Community Halls Community Asset Committee.**

EXECUTIVE SUMMARY

The *Local Government Act 2020* (the Act) provides for councils to establish Community Asset Committees for the purpose of managing community assets within the municipality, and requires the CEO to submit an annual report to Council in relation to the activities and performance of Community Asset Committees.

This report relates to the activities and performance of Council's three Community Asset Committees being the Leitchville War Memorial Swimming Pool Community Asset Committee, the Quambatook Caravan Park Community Asset Committee and the Community Halls Community Asset Committee.

PURPOSE

This report summarises activities and performance of Council's three Community Asset Committees in accordance with the requirements of the Act.

ATTACHMENTS

Nil

DISCUSSION

In August 2020, Council established, and appointed members to the following Community Asset Committees in accordance with section 65 of the Act:

1. Leitchville War Memorial Swimming Pool Community Asset Committee
2. Quambatook Caravan Park Community Asset Committee
3. Community Halls Community Asset Committee.

Each of the committees had previously been managing the respective community assets in accordance with section 86 of the *Local Government Act 1989*.

In accordance with section 47 of the Act, the CEO delegated a range of powers, duties and functions to members of the Community Asset Committees to facilitate management of each community asset.

Council acknowledges and appreciates the commitment of these community volunteers in supporting the management of these important community assets.

For the purpose of this report, Community Asset Committee 'activities' are summaries of general information and feedback provided by the committees, whilst 'performance' has been assessed against the respective powers, duties and functions formally delegated to members by the CEO.

Quambatook Caravan Park Community Asset Committee

Activities:

Quambatook Caravan Park patron numbers were impacted by COVID restrictions, however the park has been well supported over recent times including grain harvest workers, general contractors and Silo Cinema attendees.

In addition to some work undertaken by Council, the Committee has completed a number of improvement tasks, including garden and landscape works. The Committee has also reviewed its Emergency Management Plan and fire safety requirements.

Performance:

Although challenging in a COVID environment, the Committee has, in the most part been able to operate within the powers, duties and functions delegated to its members.

Due to COVID restrictions in place at the time and availability of committee members, an annual meeting was not held in 2021, however a number of committee members and Council staff met informally and maintained contact via phone and email during that year. The annual meeting was conducted in February 2022.

At the February meeting, the Committee remembered and formally acknowledge the late Norma Bennett's contribution to the Caravan Park and the Committee over many, many years.

Leitchville War Memorial Swimming Pool Community Asset Committee:

Activities:

Whilst COVID impacts on the Committee and the 2020/21 pool season were minimal and manageable, the combination of COVID restrictions and changes to Public Health and Wellbeing Regulations and Water Quality Guidelines provided additional, significant challenges to the Committee's preparation for the 2021/22 season and resulted in a delay in opening the Leitchville pool by several weeks.

A number of Council officers provided support to the Committee to complete a number of the tasks required to ensure compliance with the Public Health and Wellbeing Regulations and Water Quality Guidelines, and to prepare for the 2021/22 season.

The Committee was able to maintain an adequate number of qualified lifeguards to support operation of the pool over both seasons and successfully navigated operational changes required to comply with COVID restrictions and directions.

Performance:

Although challenging in a COVID environment, the Committee has, in the most part been able to operate within the powers, duties and functions delegated to its members.

Due to COVID restrictions in place at the time and availability of committee members, an annual meeting was not held in 2021, however a number of committee members and Council staff met informally and maintained contact via phone and email during that year. The Committee plans to

hold an in person annual meeting in July, prior to commencing preparations for the 2022/23 pool season.

Community Halls Community Asset Committee:

Activities:

Like so many other facilities, Council's community halls were impacted by COVID restrictions, resulting in decreased usage and revenue over the past two years.

At the most recent meeting of the Community Halls Community Asset Committee, held on 2 May, members reported most regular hirers had now returned, and some of the Sub-Committees established to manage the day to day operations of each of the halls have held events to reconnect their communities and raise funds for hall maintenance and improvements.

Committee Chair, Cr Burt provides a delegate report to Council on Committee activities following each Committee meeting.

Performance:

With the exception of the timing of the 2021 Annual Meeting, postponed due to COVID restrictions and availability of Committee members, the Committee has operated within the powers, duties and functions delegated to its members.

RELEVANT LAW

Local Government Act 2020

RELATED COUNCIL DECISIONS

At its meeting on 19 August 2020, Council established, and appointed members to the three Community Asset Committees.

OPTIONS

This report is a requirement of the Local Government Act 2020.

SUSTAINABILITY IMPLICATIONS

Not applicable

COMMUNITY ENGAGEMENT

Not applicable

INNOVATION AND CONTINUOUS IMPROVEMENT

Not applicable

COLLABORATION

Not applicable

FINANCIAL VIABILITY

Not applicable

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

Not applicable

COUNCIL PLANS AND POLICIES

Gannawarra Shire Council Plan 2021 – 2025 – Goal 1 Liveability

Improve the health, safety and wellbeing of our community through partnerships, services and programs.

TRANSPARENCY OF COUNCIL DECISIONS

This report will be considered in an open Council meeting.

CONFLICT OF INTEREST

The officer preparing this report declares that they have no conflict of interest in regards to this matter.

7.3 ASSET PLAN

Author: Geoff Rollinson, Director Infrastructure and Development

Authoriser: Tom O'Reilly, CEO

Attachments: 1 Draft Gannawarra Shire Council Asset Plan 2022-2032

RECOMMENDATION

That Council adopt the Gannawarra Shire Council Asset Plan 2022-2032 which has been developed under section 92 of the *Local Government Act 2020*.

EXECUTIVE SUMMARY

Section 92 of the *Local Government Act 2020* (the Act) includes a new requirement for councils to prepare an Asset Plan in accordance with their deliberative engagement practices for a period of at least the next 10 financial years. The Asset Plan is to transparently and clearly set Council's direction and priorities that support the efficient and responsible management of its assets on behalf of the community.

The first Asset Plan developed under the Act is required to be developed and adopted in accordance with Council's community engagement policy by 30 June 2022.

PURPOSE

This report seeks Council adoption of the Draft Gannawarra Shire Council Asset Plan 2022-2032 (Asset Plan).

ATTACHMENTS

Draft Gannawarra Shire Council Asset Plan 2022-2032

Submission (Briefing Session only)

DISCUSSION

Section 92 of the Act prescribes the requirement for good asset management practices across the Victorian local government sector, including adoption of an Asset Plan. The Asset Plan must be developed in accordance with Council's deliberative engagement practices, and the first iteration of the Asset Plan must be adopted by 30 June 2022.

The Asset Plan focuses on high level asset management and how Council will manage infrastructure and assets into the future. The Asset Plan incorporates the Asset Management Policy as determined and approved by Council and links to the Council objectives as defined in the Council Plan to provide achievable asset management objectives.

The Asset Plan has defined the following key Asset Management Objectives:

- a) Plan to encourage and support the development of high quality, flexible, accessible, and future focused community spaces and infrastructure that meets the needs of communities now and into the long-term future.
- b) Inform, consult, and involve stakeholders in decisions that affect them and their communities.

- c) Asset management decisions are evidence based using an integrated process, which includes community participation, has a long-term focus, and balances competing social, financial, and environmental priorities.
- d) Asset sustainability is built into business cases for proposed future funding requirements prior to the introduction of new assets or services to ensure the whole of life cost of the assets or services are fully understood.
- e) Asset portfolios are monitored for potential deficiencies or under use and drivers that may impact asset needs or operations in the region are identified.
- f) Council will manage its asset portfolio in a manner that ensures its compliance to the relevant legislation and regulations.
- g) Non-discretionary funding for the maintenance, operation and renewal of existing assets is prioritised ahead of discretionary funding of new assets.
- h) Develop Asset Management Plans for all asset portfolios and incorporate into long term financial plans.
- i) Maintaining quality asset data in accordance with corporate asset data requirements to help Council make informed decisions.
- j) Consideration of a changing climate, sustainability, and resilience into asset management thinking.

These objectives are linked directly to the Council Plan, via the associated actions ensuring that the overall focus of Council is consistent across its strategic documents and provides a common platform to develop an asset management system that is harmonious with Council's strategic themes. The asset management objectives demonstrate how the assets can positively contribute to delivering the strategic themes and in turn the strategic goals of Council.

Other key features of the Asset Plan include:

- Asset Portfolio – What does Council own or operate and how do we manage it.
- Organisational context – Who are key stake holders and how does asset management fit into the organisation.
- Asset Management System – How do Council's systems link and who is responsible/accountable.
- Asset Management Plans – What is considered when developing Asset Management Plans for each of our asset portfolios.
- Performance and improvement – How is Council performing against the National Asset Management Assessment Framework (NAMAF) and how can Council further improve.

RELEVANT LAW

Local Government Act 2020.

RELATED COUNCIL DECISIONS

Previous Council decisions related to the development of the Asset Plan are:

Gannawarra 2025

Council Plan 2021-2025

Financial Plan 2021-2031

Community Engagement Strategy 2020-2025

Gannawarra Asset Management Plans

Council Policy No. 085 - Asset Management

Council Policy No. 109 - Procurement

Council Policy No. 128 - Asset Disposal and Rationalisation

OPTIONS

Council may choose to adopt the Gannawarra Shire Council Asset Plan 2022-2032 as presented or not adopt.

SUSTAINABILITY IMPLICATIONS

The Asset Plan outlines a number of considerations with regard to asset management decisions. This includes demand analysis to ensure that Council infrastructure is meeting the needs of the community, including business and industry. Asset portfolios are monitored for potential deficiencies or under use and drivers that may impact asset needs or operations in the region are identified.

Well maintained infrastructure is critical for the benefit and enjoyment of all community members to enable them to access services that they rely on and reduce risk to the community. The Asset Plan provides a framework for Council to plan for and maintain high quality, flexible, accessible, and future focused community spaces and infrastructure that meet the needs of communities now and into the long-term future.

The Asset Plan ensures environmental implications are considered through demand drivers and levels of service. Consideration of a changing climate and resilience is incorporated into Council's asset management thinking and environmental risks will be considered through both community and technical levels of service.

COMMUNITY ENGAGEMENT

It is important to note that Council's assets exist to enable the provision of a broad range of services for community benefit. Council's ability to effectively manage assets has a direct impact on the quality of services enjoyed by the community.

The Draft Gannawarra Shire Council Asset Plan has been circulated to internal stakeholders and for community feedback. One submission was received which was in relation to a specific Council asset rather than the Asset Plan itself. Specific assets will be addressed as part of the individual Asset Management Plans processes. Comprehensive Asset Management Plans for these individual asset classes or portfolios will be presented at future Council meetings as they are progressively reviewed or developed.

INNOVATION AND CONTINUOUS IMPROVEMENT

The Asset Plan is a vital component of the Local Government Integrated Strategic Planning and Performance Framework (ISPRF). As such, the plan aligns with and complements other Council planning and reporting documentation, including the Council Plan, Council Budget, Annual Report and the Financial Plan. Therefore, it is imperative that officers continue to review and explore innovative processes and methodologies to better integrate these various systems more efficiently and that they are aligned with goals, have clear and measurable outcomes, and respond to community expectations and affordability.

COLLABORATION

Not applicable

FINANCIAL VIABILITY

The main theme underpinning the Asset Plan and broader asset management planning principles is ensuring responsible stewardship of assets to meet the needs of tomorrow's community. This acknowledges the many and varied factors that influence the delivery of our community's infrastructure. Some of these challenges are legacy issues, others are simply the demands of a progressive society that is constantly seeking to improve. Either way, Council is responsible for ensuring that its infrastructure contributes to achieving Council's long-term aspirations and supports a healthy, well connected, and prosperous community. A key component of the Asset Plan includes how Council is investing in infrastructure assets. Funding has been grouped into three categories: recurrent (operational costs), renewal and new (growth/acquisition).

The Asset Plan has been prepared in accordance with the Local Government Act and with consideration to Council's Long-Term Financial Plan.

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

The Asset Plan is a vital component of the Local Government ISPRF. As such, the plan needs to align with and complement other Council planning and reporting documents as required under the Act and is benchmarked against the National Asset Management Assessment Framework (NAMAF) which provides a methodology for assessing the maturity of local government asset management and financial planning processes.

COUNCIL PLANS AND POLICIES

The Act drives an integrated approach to planning and reporting to support strategic decision-making. The following plans are key strategic planning documents related to the Asset Plan:

- Long Term Financial Plan
- Community Engagement Strategy
- Council Plan
- Annual Report

TRANSPARENCY OF COUNCIL DECISIONS

This report will be considered in an open Council meeting.

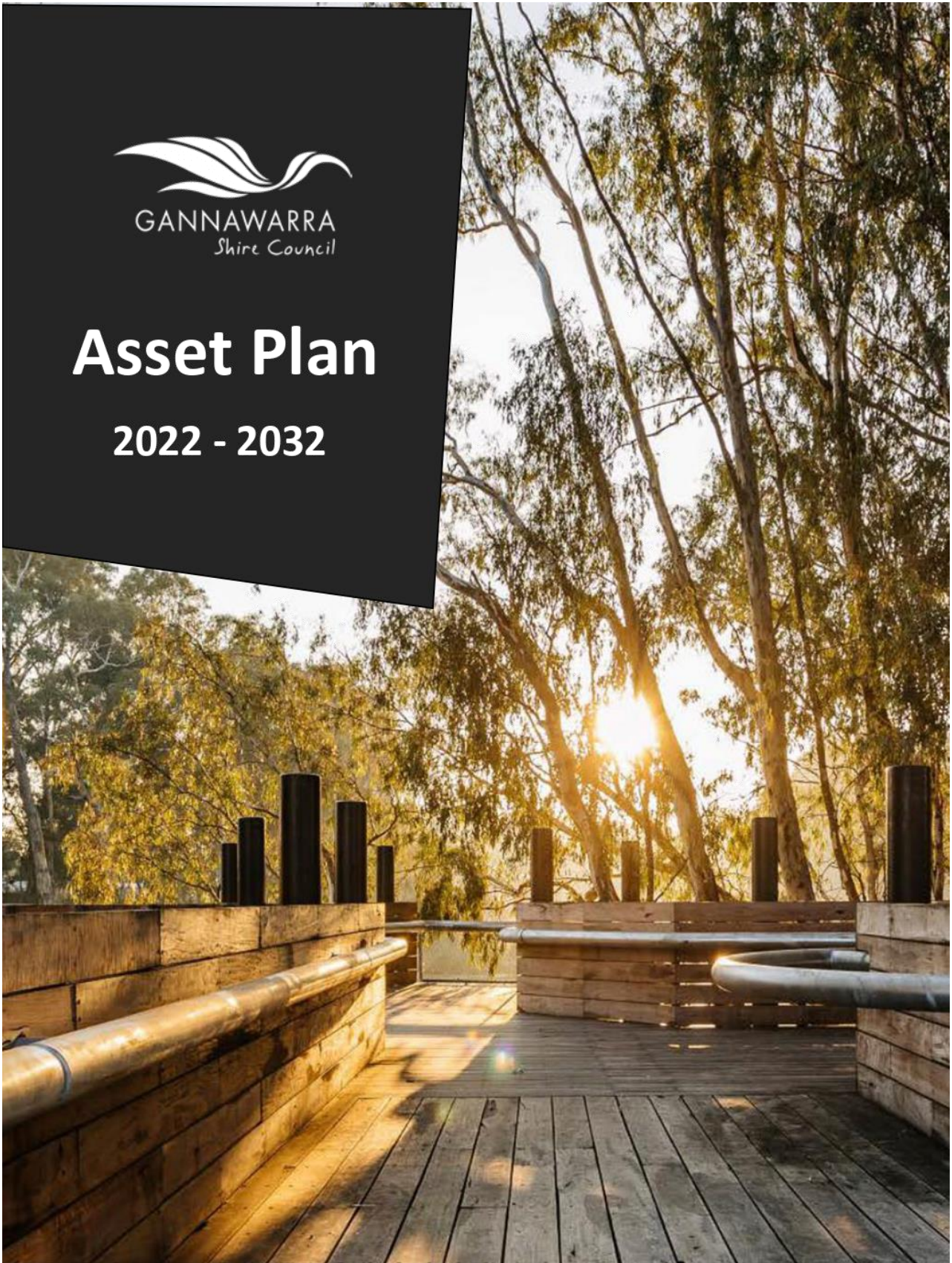
CONFLICT OF INTEREST

The officer preparing this report declares that they have no conflict of interest in regard to this matter.



Asset Plan

2022 - 2032



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Contents

	Page
1. Executive Summary	3
2. Introduction	4
2.1 Gannawarra Shire	4
2.2 Scope of Assets in this Plan	5
2.3 Purpose of the Plan	6
3. Council’s Asset Portfolio	7
4. Asset Management Planning	8
4.1 What is Asset Management	8
4.2 Why Asset Management is important	8
4.3 Asset Management Framework	9
4.4 Asset Management Plans	10
5. Strategic Context	11
5.1 Strategic and Corporate Goals	11
6. Asset Plan Review	13
7. Investment	14
7.1 Spending Categories	14
7.2 Challenges and Opportunities	14
7.3 Investment Summary by Asset Class	15
7.4 Renewal Gap	32
8. Asset Plan Improvement	32
9. Document History and Version Control	34



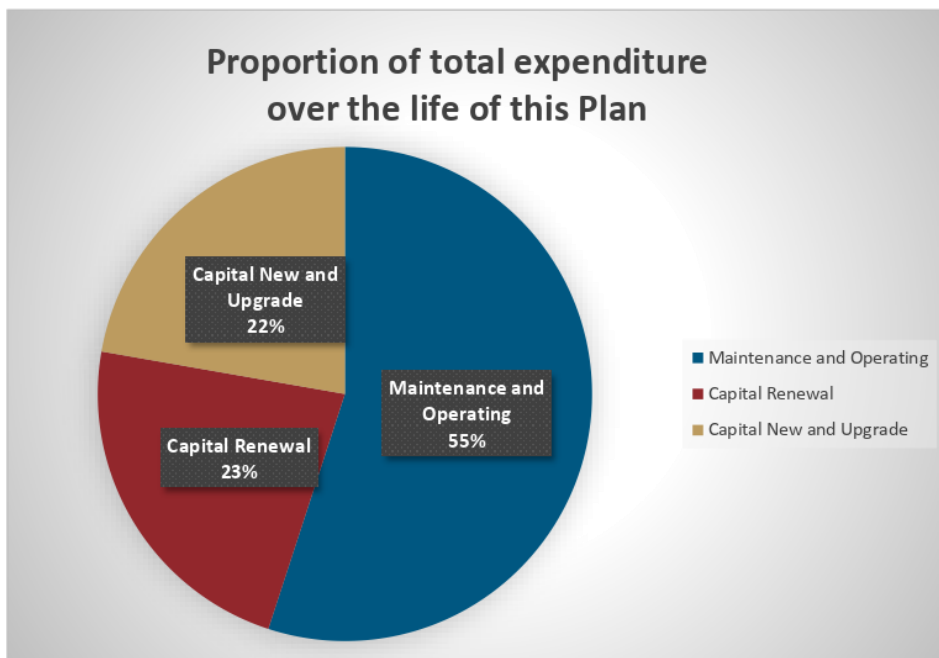
1. EXECUTIVE SUMMARY

Gannawarra Shire Council (Council) has a responsibility to efficiently manage the services and assets it provides to the community. This Asset Plan articulates the systems, framework, processes and drivers for decisions regarding the construction, upgrade, renewal, maintenance and disposal of assets.

Council, in line with this Asset Plan will spend \$69.195M on renewal, \$63.85M on new, upgrade and expansion assets and \$87.18M on operations and maintenance.

This expenditure profile is a balance struck between the need to maintain existing service levels while striving to enhance services and provide new services for the community.

The plan acknowledges the growth in the renewal gap. Maintaining Financial sustainability and community assets are priorities for Council.



2. INTRODUCTION

2.1 Gannawarra Shire

Located in north western Victoria, the Gannawarra Shire covers an area of 3,736 square kilometres and boasts a diverse regional economy and significant natural assets such as Gunbower National Park, the Murray River, Gunbower Creek and Kerang Lakes.

Bordered by Swan Hill to the north, Buloke to the west, Loddon and Campaspe to the south and the Murray River to the east, the Gannawarra contains two central towns – Kerang and Cohuna – and numerous smaller settlements, including Koondrook, Quambatook, Leitchville, Lalbert, Lake Charm, Macorna, Murrabit and Mystic Park (Kangaroo Lake).

Serviced by the Loddon Valley and Murray Valley highways, the Gannawarra is 1.25 hours by car from Bendigo, 40 minutes by car from Swan Hill and 3 hours’ drive from Melbourne. Regular passenger rail services also exist from Kerang to Swan Hill and Bendigo, with connections to Melbourne.

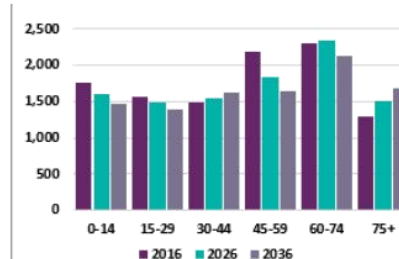
Due to its proximity to the Torrumbarry Irrigation System and the eastern fringe of the Mallee cropping region, the Gannawarra Shire enjoys a diverse economy with representation across all sectors – including dairy, cropping, livestock, retail trade, manufacturing and government services such as healthcare and education. The Gannawarra also boasts emerging opportunities in areas such as nature-based tourism and renewable energy.

With a population of 10,549 (ABS 2016), Gannawarra Shire is renowned for its strong community pride, thanks to our communities’ efforts to motivate and inspire each other to make the region a great place to live, visit and do business.



The demographics of the Gannawarra Shire Council area are trending towards an ageing population, with an increase in residents over 65 years:

Population by age			
	2016	2026	2036
0-14	1,760	1,610	1,460
15-29	1,560	1,480	1,390
30-44	1,490	1,540	1,630
45-59	2,180	1,840	1,640
60-74	2,300	2,340	2,130
75+	1,290	1,500	1,680

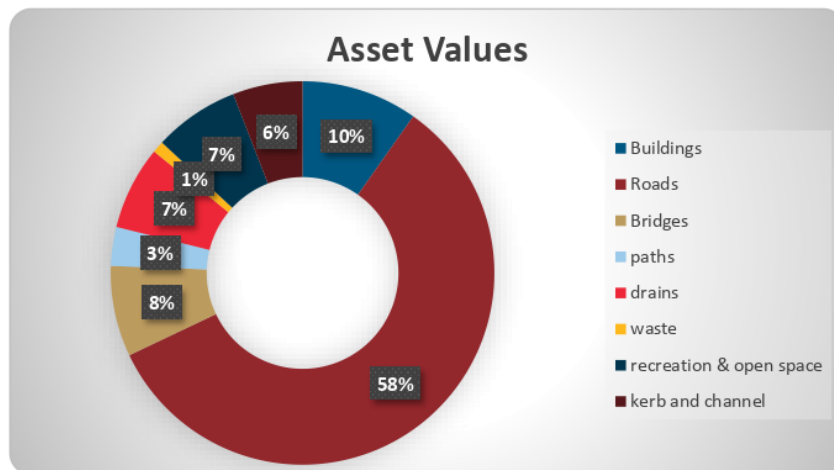


2.2 Scope of Assets in the Plan

This Asset Plan provides expenditure profiles for Council – owned tangible assets, including:

- Roads
- Buildings
- Stormwater
- Kerb and Channel
- Footpaths, tracks and trails
- Bridges
- Recreation, Parks, community facilities, and reserves
- Waste management

Source: Victoria in Future 2019 Population and Household Projections (Gannawarra Shire Local Government area)



Council owns or controls a range of other assets such as plant, fleet, IT equipment but these assets are not covered by this Asset Plan.

2.3 Purpose of the Plan

This Asset Plan is prepared in response to current legislative requirements. It is intended as a summary of key elements of a range of supporting Council documentation including the council plan, asset management strategy, asset management plans. The purpose of this Asset Plan is to:

- Meet the requirements of the Local Government Act
- Summarise key elements of Asset Management Plans drafted with respect to the above asset classes
- Show how Council will manage assets to meet service delivery needs
- Outline services and service levels
- Summarise maintenance, operating and capital expenditure
- Provide a link between Council's strategic objectives, LTFP and annual budget

Section 92 of the Local Government Act 2020 highlights the requirement for good asset management practices across the local government sector in Victoria. Under the Act, councils must adopt an Asset Plan by 31 October following each election.

3. COUNCIL'S ASSET PORTFOLIO

Council provides in excess of 70 services, the overwhelming majority of which rely directly or indirectly on infrastructure assets to facilitate their delivery. Understanding the differing costs of operating, maintaining and ultimately replacing assets is fundamental to the understanding of the cost of services. An understanding of the required level of service provides an insight to operating and maintenance requirements. From time to time demand on services change, and this will impact on assets.



Council has and will continue to engage with the community to strike a balance between the demand for new or enhanced services against the cost to provide those services. This Asset Plan sets out the current cost of services through the lens of the assets required to support them.

The asset summary sheets provided later in this report provide an insight to:

- capital renewal, upgrade, expansion and new assets planned to be constructed within the life of this plan;
- Maintenance and operating expenditure across the life of the plan;
- Current simplified condition of assets; and
- Some of the challenges and opportunities associated with each asset class.

Table 1 Asset Portfolio

Asset Class	Replacement value \$M	Quantity
Roads (Sealed and Unsealed)	252	2,256km
Buildings (Inc Improvements)	42.5	217 No.
Urban Stormwater Drainage	30.6	68km
Kerb and Channel	24.6	112km
Footpaths (inc tracks and trails)	14.2	72km
Bridges (road and footpath)	33.2	68 No.
Recreation, parks and open spaces	31.3	-
Waste Management	4.3	-
Total asset cost	432.7	

4. ASSET MANAGEMENT PLANNING

4.1 What Is Asset Management

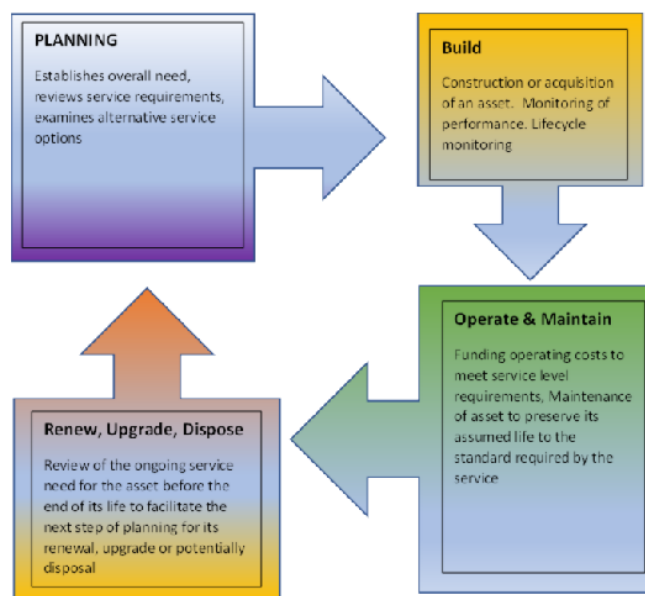
Asset Management is the collection, maintenance and management of asset related information that facilitates improved strategic infrastructure investment planning. At its simplest level, understanding the life of an asset, or, its rate of deterioration, will lead to improved estimates of the timing of its need for renewal. Understanding the need for the asset, or its service requirements will lead to improved upgrade or planning for expansion or new assets. Understanding operating costs and maintenance costs lead to improved adoption of service deliver standards and impacts on asset life. That is, the failure or delay in maintaining an asset will impact its useful life and ultimately impact the level of service provided by the asset.

Information contained in Council’s systems has been used to underpin this Plan

4.2 Why Asset Management Is Important

Infrastructure assets are generally long lived, often complex and are numerous. Council has been building new and / or renewing assets for in excess of 150 years. It is critical that Council understands the need for its assets, their expected life and maintenance and operating requirements during their life.

Asset management is fundamental to understanding the requirements of operation, maintenance, as well as capital renewal, upgrade and new and expansion. Asset Management provides the means and mechanisms to collate all the relevant data and present it to the decision makers (Council), facilitating improved asset investment decisions.



4.3 Asset Management Framework

Asset Management at Gannawarra Shire Council occurs within a framework and is consistent with Council Asset Management Policy, Asset Management Strategy, supports Councils current draft Asset Management Plans, and mirrors Council’s Long Term Financial Plan.

The objectives and goals set in the council plan have regard for the numerous council strategies and master plans that remain current and only partially executed. Priorities set by Council in consultation with the community inform Asset Management Plans, which, in turn, have been drafted in accordance with the Asset Management Policy and Asset management Strategy. This Plan is a summary of those inputs, is linked to the Long-Term Financial Plan and Council’s Workforce Plan.



4.4 Asset Management Plans

The key elements of asset management plans are:

- The description and quantification of the asset
- Valuation of assets at a component level
- Quantification of the life of an asset or its significant components as appropriate
- Quantification of operating costs
- Quantification of maintenance costs
- An understanding of the services and the service levels to which the asset relates
- Development of life cycle costs for the asset
- Understanding of critical assets from an asset condition perspective as well as from a service perspective
- Documenting risks and outlining control or mitigation measures
- Documenting how asset performance is measured
- Development of ten-year capital works plans having regard for the information contained in the asset management plan
- Development of a ten year operations and maintenance plan to support service requirements and to ensure assets reach their full assumed live span

Council has prepared a number of Asset Management Plans covering most of the asset classes in this plan. These asset management plans are in varying stages of development. A key challenge of Council is to update older plans and draft new plans where appropriate. As new and improved information becomes available, this Asset Plan will be updated. Council's Asset Management Strategy has identified the actions to update and draft new asset management plans within the next three years.



5. STRATEGIC CONTEXT

5.1 Strategic and Corporate Goals

Our Community Vision

VISION STATEMENT

Our community will be proud, connected and inclusive as we actively seek opportunities that enhance lifestyle and liveability.

We will recognise and appreciate the value of the natural environment and how it connects our communities.

We will strive to be resilient to a changing environment through innovation and collaboration.

The Gannawarra will grow through encouraging economic diversity, creating unique tourism destinations, and embracing our cultural and natural assets.

KEY OBJECTIVES

1. Liveability
2. Growth
3. Sustainability

Strategy Statement

The Gannawarra will be renowned as an Australian destination and home of choice for its liveability and unique opportunities in innovative agriculture, renewable energy and nature-based tourism.

We focus on inclusive services and assets that enhance the health and wellbeing, cultural heritage, connectivity and productivity of our communities.

Values

- Trust
- Respect
- Innovation
- Collaboration

Strategic Goals have been set by council within the Growing Gannawarra Council Plan 2021 – 2025.

Council has identified three key result areas:



Council has previously adopted “Gannawarra 2025” as a strategic community plan for the period concluding 2025. This document has six strategic platforms that have guided Council investment to this point. Some of the capital investment in this plan are in response to these strategic platforms.

“Growing Gannawarra” is the current 2021 – 2025 Council Plan. This plan sets out three key objectives of Liveability, Growth and Sustainability. Council has also adopted a number of Master Plans and strategies including:

- Gannawarra sport and recreation strategy 2019 – 2029
- Gannawarra community safety strategy 2020 – 2025
- Gannawarra economic development strategy 2019 - 2024

Delivery of these strategies remain incomplete and influence expenditure in this plan.

6. ASSET PLAN REVIEW

The general processes for administering the asset management system are both top-down and bottom-up and incorporate the internal policies and procedures which apply to the various departments within Council. These include the procurement, human resources, financial management, occupational health, and safety policies as well as accounting standards.

The Asset Plan 2022-2032 will be reviewed following Council elections, in accordance with the Local Government Act 2020

Intermediary reviews of the Asset Plan 2022-2023 will be undertaken as improvements are implemented or major financial decisions are made. This is to make sure that the Asset Plan retains consistency with Councils strategic goals and objectives, with regard to:

- The available resources of Council.
- Long-term works programs that are reviewed annually.
- The consideration of any external factors that are likely to influence the Asset Plan 2022-2032



7. INVESTMENT

7.1 Spending Categories

Asset expenditure follows a hierarchy.

Operating expenditure is at the top of the list because by definition operating costs must be met before either the service or asset can function. Operating expenses include utility costs. An example is a pump in a swimming pool can't run without electricity.

Maintenance expenditure is next in line because defective assets cannot provide the level of service or may not work at all. Maintenance expenditure includes replacement of defective components. Following the example above the swimming pool pump may require a bearing to be replaced.

Capital renewal expenditure is where the asset reached its economic life and can no longer economically be repaired. In the example above a new pump of the same capacity and function is required.

Upgrade expenditure occurs when a service need has been triggered. In the above example, a larger pump is now required to meet the additional service demand.

New expenditure is defined as the acquisition of an asset where none previously existed. This implies that the asset is in addition to what is already provided. In the above example an additional pump is purchased.

Expansion expenditure is similar to new in that the asset acquired in addition to what is already in place.

The notion of a hierarchy is suggestive of the need to firstly meet operational then maintenance then renewal needs as mandatory before consideration of discretionary expenditure on upgrade, new and expansion assets.

7.2 Challenges and Opportunities

A range of challenges are before Council including

- The ability to accede to community requests for new and enhanced assets in an environment where income is constrained (rate capping) and population growth is flat
- Continuing to maintain and ultimately replace assets in areas of declining population and very low usage
- The impacts of climate change presenting more extreme weather events and the need to either fund enhancements to infrastructure to maintain the current service levels or negotiate service level reductions. The impact of climate change on assets is a complex discussion and further opportunities will be developed in future revisions of this Asset Plan.

- There is a need to invest in improved asset management tasks to refine assumptions about asset life, maintenance requirements and deterioration rates. This will improve predictions of future asset renewal demand and inform future investment decisions.

Funding opportunities will continue to present, and these need to be faced in light of holistic costing and demonstrated service demand before embarking on additional asset acquisition.

Investment Evaluation

It is important that Council makes investment decisions based on the ability to fund ongoing operating and maintenance costs without further eroding existing budgets. Council's current investment evaluation process will be documented and formally adopted by Council to aid the process in future.

7.3 Investment Summary by Asset Class

The following pages provide an overview of each asset class, the services that the asset class supports, and its replacement value.

The first chart includes operating and maintenance expenditure, planned renewal expenditure and any new, upgrade or expansion expenditure. Maintenance and operating figures have been taken from Council Long Term Financial Plan and reflect the growth in costs outlined in that document.

Similarly, capital expenditure is drawn from the LTFP. Note however that New, Upgrade and Expansion capital works are grouped together and that notes provide an outline of planned projects.

Condition Profile

The second chart shown under each asset class is a simplified condition profile reflect the percentage of good fair and poor for each asset class. Note that the condition data represented is the most up to date available and that due to the cycle of data collection some data may be three years old.

Renewal requirement

The third chart shows the current projection of depreciation as the best available measure of asset consumption plotted against renewal expenditure.

Buildings

Services related to buildings

- Corporate Accommodation
- Active and passive recreation
- Community based services and facilities
- Public conveniences



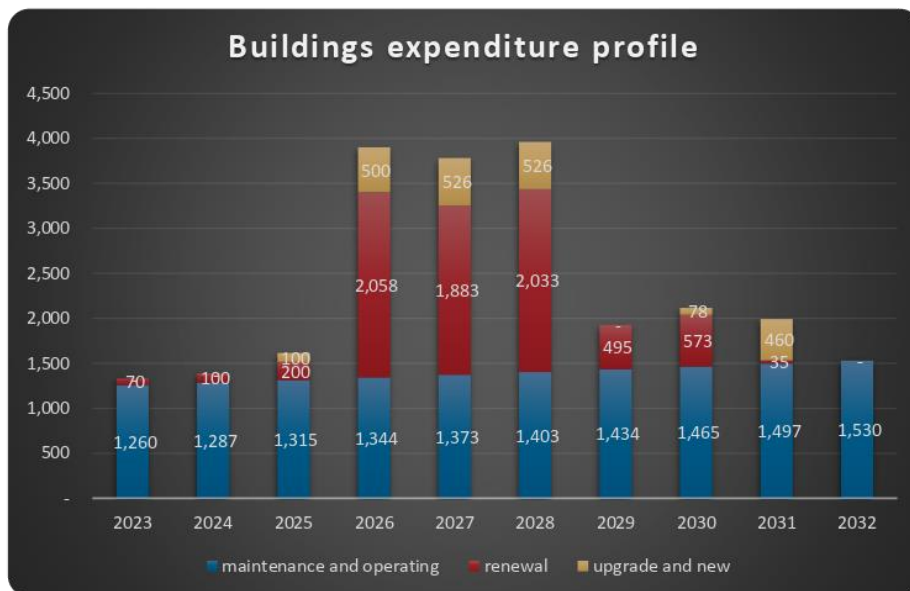
Asset plan expenditure outcomes

Expenditure in 2026 to 2028 reflects:

- Councils commitment to building unique transformational infrastructure that enhances the liveability and passive and active recreation of the community
- Construction of the Glasshouse @ Gannawarra - Living Libraries Kerang
- Council’s aspiration to build a Regional Wellbeing Centre

Council owns 217 buildings and shelters, valued at \$42.5M

Building assets include, office buildings, community halls, senior citizens centres, kindergartens, change rooms, club rooms, municipal depots, performance shelters, public toilets, tourist information centres, museums and art galleries. Building assets include aquatic facilities and shelters but not the pool structures.



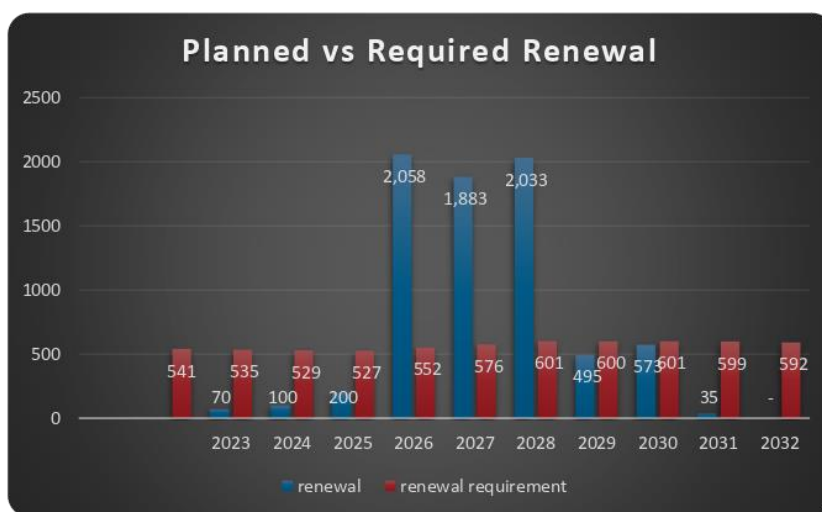
Buildings cont.

Asset Consumption

Buildings are currently assessed for their condition and buildings are regularly revalued to assign a current fair value.

Annual Depreciation of council buildings is currently \$541k and will increase over the life of this plan as the result of council expenditure in new building infrastructure.

Annual depreciation is also likely to increase after review and consolidation of the building asset register.



Councils significant investment in the above mentioned projects in 2026 to 2028 reflects council’s aspiration to build Regional Wellbeing Centre.

Challenges and opportunities

Consolidation of the building register and reconciliation of building replacement costs.

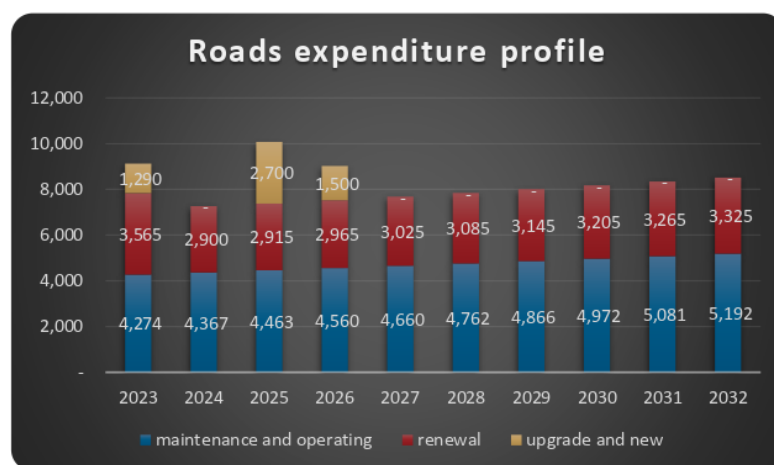
Roads

Provision of an integrated vehicle transport network

Levels of service includes Link roads, Collector Roads, Access Major Roads and Access Minor (Dry Weather only) roads.

Asset Plan expenditure outcomes

- Expenditure in 2025 reflects council commitment to the local roads to market program or the last mile funding.
- Kerang CBD development.



Council controls and maintains roads, valued at \$252M

The assets that are included in this asset group are Sealed and Unsealed road formation, sealed and unsealed road pavement, sealed surfaces including sprayed seals and asphalt, shoulders against sealed roads and cross road drainage culverts (excluding bridges and major culverts).

Challenges for the future are:

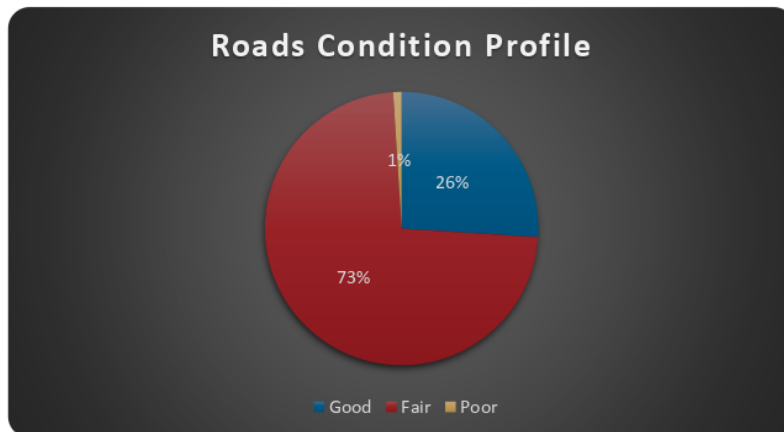
- The reintroduction of a shoulder resheeting program to restore the edges of sealed roads thus protecting them and improving traffic safety
- Development of a crossroad culvert program, including a dedicated drainage maintenance program
- Recognition of road formation degradation and renewal requirements
- Increasing demand for higher mass limit transport vehicle reaching the farm gate and the impact this will have on road transport infrastructure
- On farm storage of produce and the subsequent sale and transport of produce at time that are economically beneficial.

Roads cont.

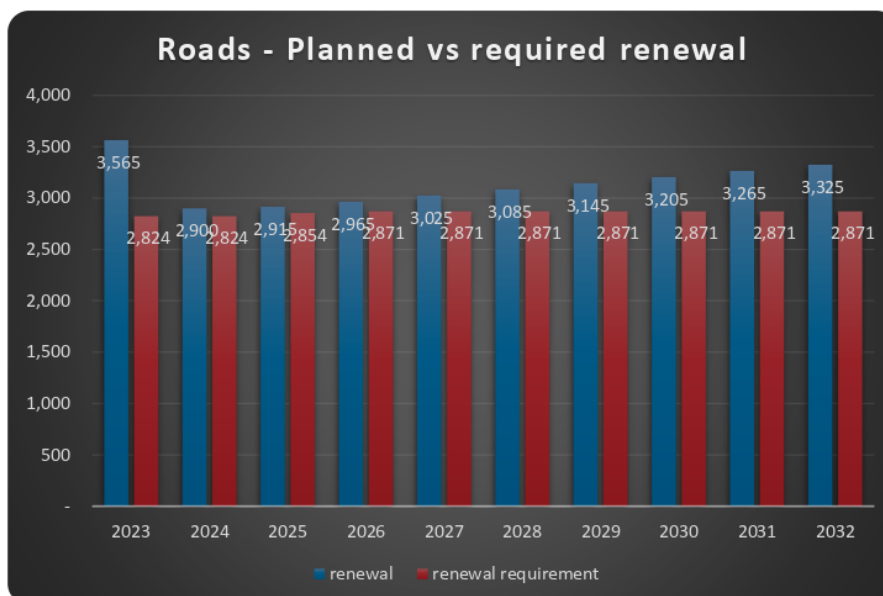
Asset Consumption

Asset consumption is measured by current annual depreciation. Recent analysis suggests that assumed asset lives are not being realized and this will impact depreciation. Further analysis is planned to confirm this.

Annual depreciation of council roads is currently @2.81 M and is expected to increase as the result of shorter than assumed asset lives being realised.



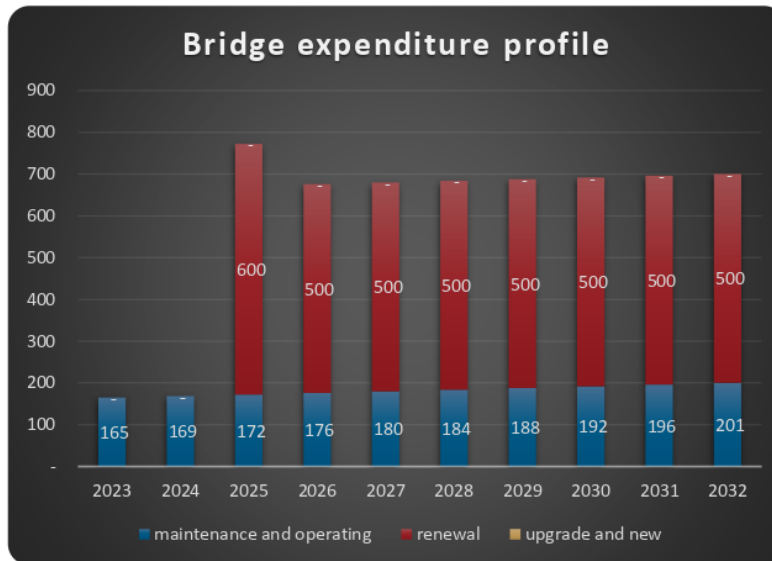
Councils current expenditure profile on roads is keeping pace with documentation renewal requirements in the short term. Future versions of this Asset Plan will reflect changes to asset recognition of formation, shoulders and cross road culverts, and this will impact renewal requirements.



Bridges

Services that rely on Bridges are the provision of an integrated vehicle transport network and the pedestrian paths and trails networks and include

- Road Bridges
- Foot Bridges
- Large Culverts



Asset plan expenditure outcomes

- Expenditure in 2030 reflects Council’s commitment to identified bridge replacement
- Bridge replacement is not regular because by nature of the asset, large sums are required intermittently
- Six bridges are required to be replaced during the life of this plan

Council owns 68 bridges, valued at \$33.2M

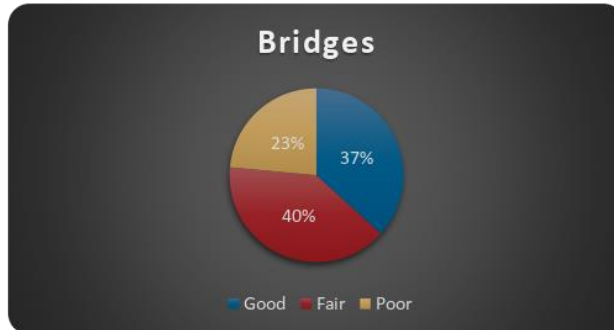
Services requirements of the road crossing bridges may require the bridge to be upgraded. These requirements are under review and may impact the plan in future.

Asset Consumption

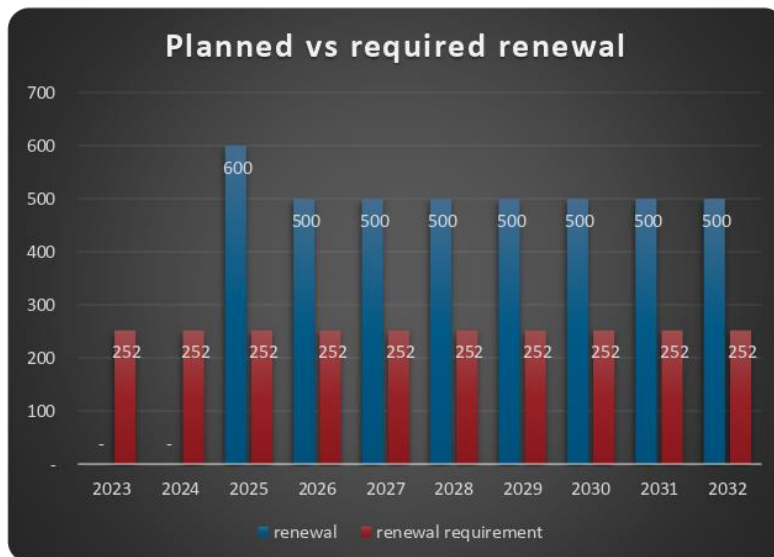
Current condition data shows that the structural elements of some bridges warrant attention. A program addressing these issues is planned.

Annual depreciation of council bridges is currently \$252k and may increase disproportionately to other asset classes due to cost of component materials

Bridges cont.



Councils investment in bridge renewal will be impacted by rising construction costs and a consequent increase in renewal requirements is inevitable.



The increasing demand to utilize High Mass/High Performance Vehicles (HPV) particularly to the farm gate has meant that a number of Council bridge assets will need to be upgraded to SM1600 standard.

Pathways

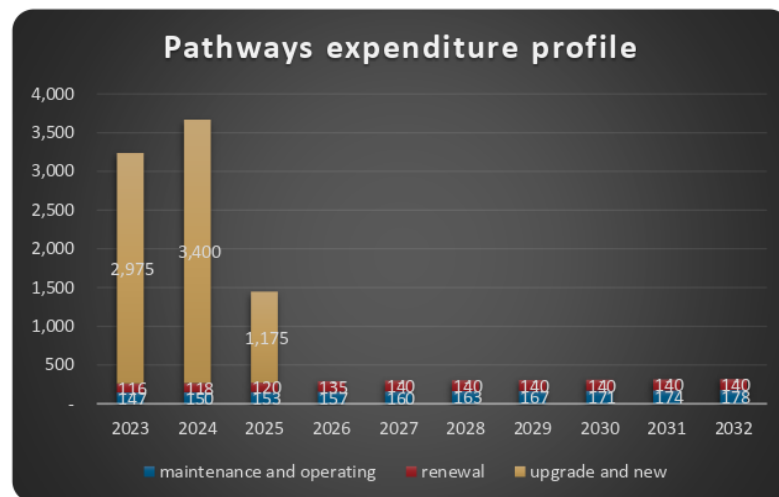
Provision of an integrated pedestrian and mobility network.

The hierarchy of path service includes:

- Commercial, shopping precincts with little or no residential
- High, adjacent to “commercial”, some mixed commercial and residential. Also, possibly adjacent to school entrances
- Residential One, bulk of paths in this zone, reflects higher density living
- Residential Two, fringes development, cul-de-sacs and courts
- Tracks and Trails, walking tracks, rail trails, aimed at active leisure pursuits

Council controls and maintains over 72km of paths with a replacement value of \$14.2M.

Council also controls and maintains approximately 20km of walking trails



Asset Plan expenditure outcomes

- Expenditure in 2023 to 2025 relates to the proposed development of a rail trail from Koondrook to Kerang
- Proposed development of the Kerang Lakes Trail

Challenges in this assets category include:

- The potential demand to fill in “missing links” in paths. Potentially small lengths at intersections, these gaps occur across the network.
- Crossing upgrades, where existing path crossing either do not exist or exist but are not compliant
- Planned path width increase in selected areas to cater for mobility scooters for an aging population
- Reconciliation of asset quantities to confirm renewal requirement

Pathways cont.

Asset Consumption

Comparison with previous condition profiles shows a noticeable degradation in condition of the network. Sample testing of the inspection results is planned by way of confirmation of the data. The current data suggests an increase in renewal funds is warranted.

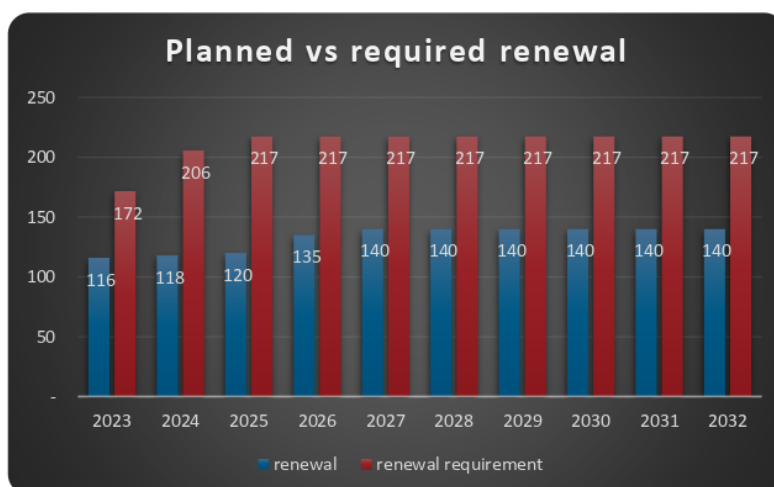
Note the recent inspection data relates to urban footpaths only. Further work is planned to capture condition of tracks and trails

Annual depreciation of Footpaths is currently \$142k and is expected to increase as the result of shorter than assumed asset lives being realised. Growth in depreciation will also occur through the acquisition / recognition of new path assets.



The future recognition of new path assets will impact future renewal requirement.

Council is currently evaluating new condition data that will refine asset renewal requirements.



Kerb and Channel

Services related to kerb and Channel

- Stormwater drainage
- Traffic control

Asset Plan expenditure outcomes.

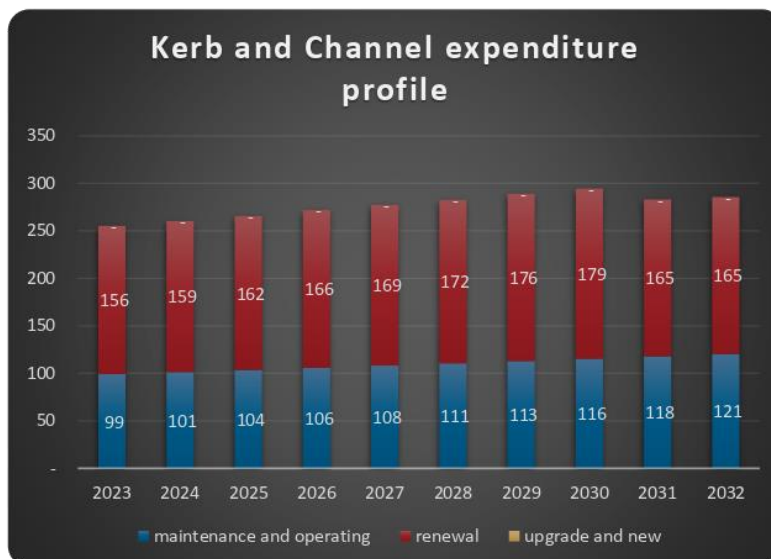
No upgrade or new has been planned for, although it is recognised that a small amount will be inherited from development.

Treated as part of roads in the LTFP, the allowance for renewal of kerb and channel is set at current annual depreciation

Council owns and maintains approximately 112km of kerb and channel, valued at \$24.6M

Kerb and channel is broadly separated into two functions. The first is to collect and direct stormwater into the drainage system. The second is to guide and control the flow of traffic by offering selected restriction to travel.

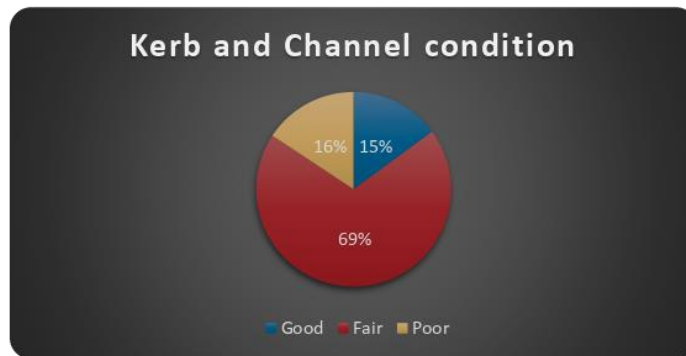
Cleaning kerb and Channel is a significant operational activity maintaining the appearance of streetscapes and keep debris out of the stormwater system



Kerb and Channel (cont.)

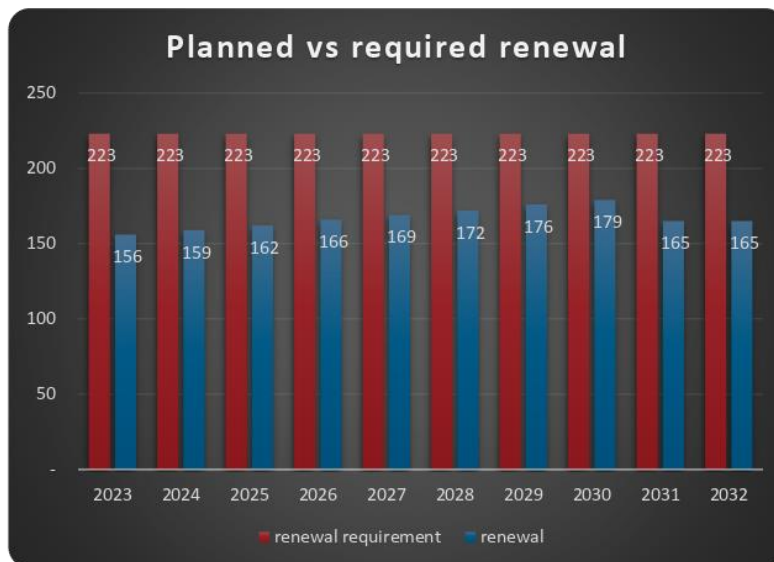
Asset Consumption

Comparison with previous condition profiles shows a degradation in condition of the network. The planned increase in renewal expenditure may need to continue beyond 2030 to address the decline in condition.



Annual depreciation of Kerb and Channel is currently \$223k. Council plans to selectively replace varying lengths of kerb to maintain its primary function

Annual depreciation will be reassessed during the next valuation cycle and this may impact renewal requirement



Drainage

Provision of an integrated stormwater Drainage network

A service hierarchy is currently under development and will include the service categories of Outfall, Main trunk, Minor trunk and Service drain

Asset Plan expenditure outcomes.

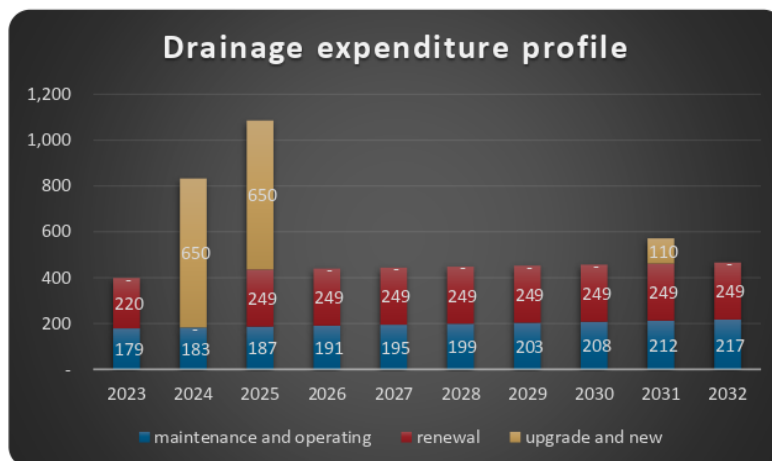
- Expenditure in 2024 and 2025 reflects council commitment to implement stages of the Koondrook Drainage Strategy, and the Kerang Drainage Strategy.
- Operational expenditure will increase due to the Murrabit Stormwater project being completed
- The planned upgrade expenditure in 2031 is for a new stormwater project in Cohuna

Council controls and maintains 1815 stormwater pits and 67.6km of pipes, valued at \$30.6M

Assets included in this group include stormwater pits, gross pollutant traps, pumping stations, pipes and some drains

Future challenges

- Climate change will impact the serviceability of the current network and drive the need for network improvements.
- Increases to residential development will increase renewal liability as well as maintenance and operations costs.
- Closer scrutiny of the drainage network has revealed the need for higher maintenance and operational expenditure
- Further work is required to underpin (or change) the assumed life of pipes. A shortening of assumed life will impact renewal requirements



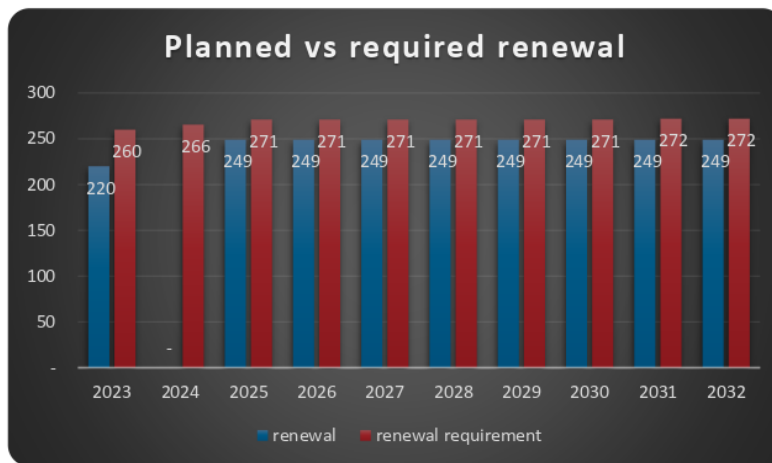
Drainage (Cont.)

Asset Consumption

Detailed condition assessment is not available for the entire network. A 2020 examination of a indicative sample of pipes found only a small proportion of pipes damaged. Most pipes observed had some degree of siltation and / or root ingress. A maintenance program is proposed to address all observed pipe defects.

Annual depreciation of Council’s stormwater assets is currently \$260k. Further investigation is underway to assess asset consumption more accurately.

Planned investigation of critical assets is proposed in order that a detailed replacement / upgrade capital plan can be prepared



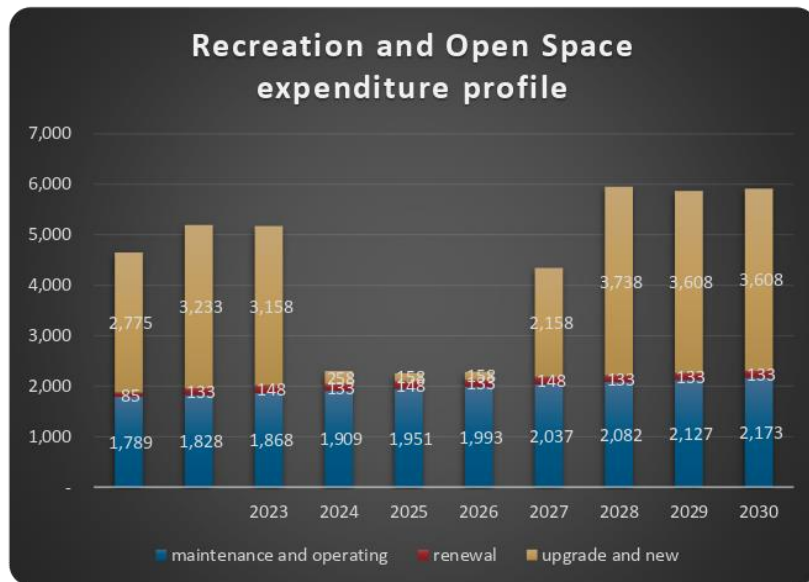
Recreation and Open Space

Services related to Recreation and Open Space

- The provision of Sports courts, ovals, and other playing surfaces
- Recreation reserves,
- Aquatic facilities and swimming areas.

Asset Plan expenditure outcomes.

- Expenditure from 2028 to 2030 reflects council aspiration for the Cohuna Swimming Pool.
- Kangaroo Lake stage 2
- Quambatook recreational water project
- Cohuna CBD upgrade
- New street furniture Shire-wide



These assets are currently valued at \$31.3M

There are four main categories of recreation reserves within Gannawarra Shire being:

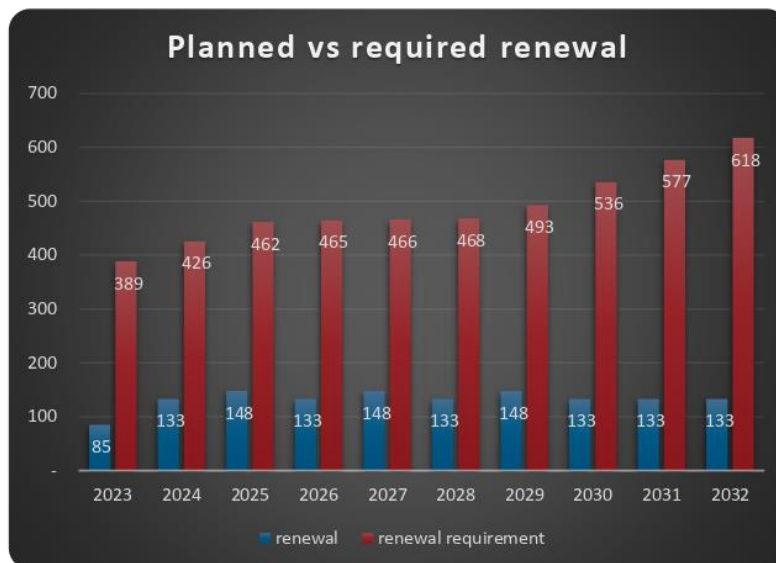
1. Shire Owned and Operated (50)
2. Shire Owned and Operated but included in other strategies (11)
3. Shire Owned, Managed by Other Body (1)
4. Owned and Operated by Other Body (47)

Recreation and Open Space (Cont.)

Asset Consumption

Detailed condition assessment has not been completed for assets in this category since 2011. Therefore, consumption is measured according to the individual assets assumed life.

Annual depreciation of Recreation and Open Space assets is currently \$357k.



Challenges – Council plans to increase the value of Recreation Assets by more than 73%, dramatically impacting future replacement liability.

Council will review the rate of growth of operating and maintenance expenditure to ensure it keeps pace with the growth of new assets in this category.

The review of the Recreation Asset Management Plan will assist to quantify renewal requirements in light of recent new projects and some growth in renewal expenditure is likely warranted.

Waste Management

Provision of Waste Management Services

Waste Management broadly comprises two services, being waste collection and waste disposal.

Waste collection involves household bin collection, operation of transfer stations and transport to a disposal site

Waste disposal involves the creation of land fill space and routine operational requirements.



Asset Plan expenditure outcomes

- Expenditure on the creation of land fill space is intermittent. This is reflected in the expenditure profile.
- Renewal amounts in 2023 and 2029 relate to future landfill cell construction.

Council controls and maintains 5 facilities, valued at \$4.3M

The assets included in this asset class are the Cohuna, Kerang, Quambatook and Lalbert transfer stations along with the Gannawarra Central Landfill. Street bins together with their surrounds are included in this asset class.

Challenges

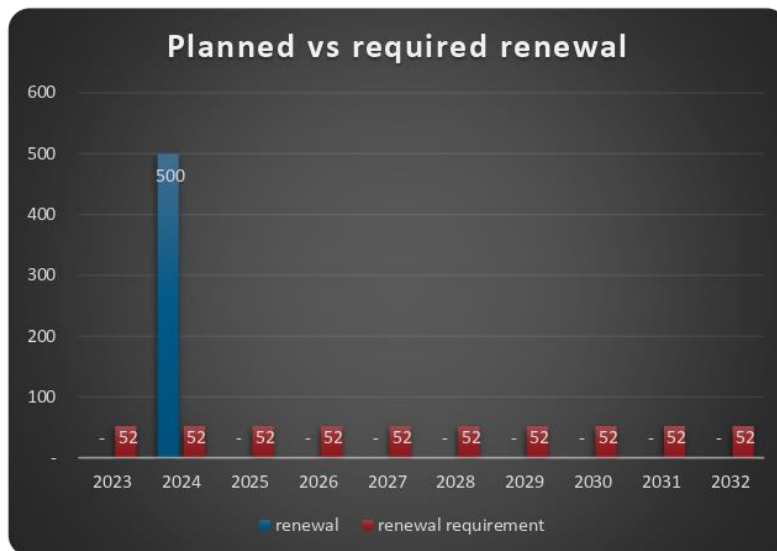
The future of waste management has and is changing rapidly due to international, state and regional impacts.



Waste Management (Cont.)

Asset Consumption

The most significant asset in this class by value is land fill space and transfer stations. The life of landfill (consumption) is measured by the remaining space available. Current investment is tied to predicted rates of landfill.



Annual depreciation of waste assets is currently \$52k and is expected to remain relatively stable across the life of the plan.

7.4 RENEWAL GAP

A renewal gap in simple terms is the difference between actual expenditure on renewing existing assets compared to the required expenditure to renew assets.

Currently, Council uses annual depreciation as the best available measure of asset consumption.

As a result of planned expenditure the renewal gap, expressed as the difference between asset consumption and asset expenditure on renewal, is shown in the chart below.

The chart currently assumes that the renewal gap is zero in year one. Further work is planned to better quantify the current gap and hence provide an improved representation of the projected gap.



8. ASSET PLAN IMPROVEMENT

This first Asset Plan has brought together the best available knowledge about Gannawarra Shire Council Assets. It has interpreted Council's strategic documents and has drawn from existing adopted Council documents where available.

However, Council has not yet adopted service plans for each of the services it provides. Nor has council yet adopted Asset Management Plans that would logically draw key data from those Service Plans for incorporation into an Asset Plan.

This first Asset Plan has been drafted according to asset group so that when improved information becomes available with respect to an asset group it can be easily incorporated.

Review

This plan will be reviewed at a frequency and in accordance with legislation. Notwithstanding legislative requirements, Council will review the document at least once per year to improve the accuracy of the underlying assumptions, take account of new or changed service delivery targets as adopted, or to adjust valuation and expenditure requirements.



9. DOCUMENT HISTORY AND VERSION CONTROL

DOCUMENT TYPE:	Operational plan
DOCUMENT STATUS:	DRAFT
RESPONSIBLE OFFICER:	Director Infrastructure & Development
APPROVED BY:	Council resolution
DATE ADOPTED:	TBC
LAST REVIEW:	TBC
NEXT REVIEW:	TBC
VERSION NUMBER:	0.1 DRAFT
RELATED POLICIES/ PROCEDURES/ DOCUMENTS:	Council Plan 2021-2025 Annual Report 2020/21 Asset Management Policy (Policy No. 085) Fixed Assets – Recognition and Valuation Policy (Policy No. 134) Asset Protection and Procedure (Policy No. 12) Asset Disposal and Rationalisation Policy and Procedure (Policy No. 128) Community Engagement Policy (Policy No. 143) Community Engagement Strategy 2020-2025 Financial Plan 2021/22 to 2030/31 Long Term Financial Plan – 2020/21 to 2029/30 Risk Management Policy (Policy No. 003)

Version	Date	Reviewed
0.1 DRAFT	<initials>	Initial draft
0.2 DRAFT	GR	Director review
0.3 DRAFT	SB	Media review and formatting
0.4 DRAFT	MM	Complete re-format

Documents are amended from time to time; therefore, you should not rely on a printed copy being the current version. Please consult the Gannawarra Shire Council website - www.gannawarra.vic.gov.au - to ensure that the version you are using is up to date.



www.gsc.vic.gov.au

7.4 PLANNING PERMIT APPLICATION P21147

Author:	Kellie Burmeister, Manager Planning and Regulatory Services
Authoriser:	Geoff Rollinson, Director Infrastructure and Development
Applicant:	Livestock Environmental and Planning
Owner:	
Proposal:	Use and development of land for a rotational outdoor pig farm for up to 5,000 pigs and alteration of access to the Cohuna-Koondrook Road being a road in a Transport Zone 2 in accordance with the endorsed plans.
Location:	191 Orrs Road, 127 Orrs Road and 1399 Cohuna-Koondrook Road, Gannawarra.
Attachments:	1 Applicant response to objections 2 Expert opinion on Japanese Encephalitis

RECOMMENDATION

That Council approve Planning Application P21147 for the use and development of land for a rotational outdoor pig farm for up to 5,000 pigs and alteration of access to the Cohuna-Koondrook Road being a road in a Transport Zone 2 in accordance with the endorsed plans subject to the following conditions:

1. Amended Plans

Before the use and development starts, 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) A detailed, fully dimensioned plan of the site;
- b) Landscaping Plan as required by Condition 8;
- c) Environmental Management Plan as required by Condition 11.

2. Layout not to be Altered

Use and layout of the site and the size of the proposed development and works detailed in the specifications and as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority except where specifically varied by conditions of this permit.

3. Size of Establishment

The maximum number of pigs housed on the rotational outdoor pig farm at any time must not exceed 5,000.

4. Amenity

The use and development of the site must be managed so that the amenity of the area is not detrimentally affected, through the:

- a) Transport of materials, goods or commodities to or from the land;
- b) Appearance of any building, works or materials;
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil;

d) Presence of vermin.

5. **Operation of Facility**

The rotational outdoor pig farm must at all times operate to the satisfaction of the Responsible Authority.

6. **Surfacing**

All driveways and vehicle movement areas associated with the rotational outdoor pig farm must be constructed, drained and surfaced with an all weather material and treated to prevent dust causing loss of amenity to the neighbourhood, or erosion, to the satisfaction of the Responsible Authority.

7. **No Mud on Roads**

Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

8. **Landscape Plan Required**

Prior to the plans being endorsed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must include a 20 metre vegetation buffer around the perimeter of the site that will provide screening for all surrounding properties. The landscaping plan must consist of indigenous trees and shrubs and ensure an effective visual screen to the satisfaction of the Responsible Authority.

9. **Completion of Landscaping**

Before the use starts or by such later date as approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.

10. **Landscaping Maintenance**

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority. Any dead, diseased, or damaged plants are to be replaced within twelve months.

11. **Environmental Management Plan**

Prior to the use and development commencing, an Environmental Management Plan (EMP) must be submitted to and approved by the Responsible Authority. When approved, the EMP will be endorsed and will then form part of the permit. The use and development must at all times be undertaken in accordance with the endorsed Environmental Management Plan.

12. **Native Vegetation**

No native vegetation is to be removed as a consequence of the works allowed by this permit, except in accordance with the provisions of the Gannawarra Planning Scheme.

13. **Department of Transport**

a) No direct access is permitted to the development from the Cohuna-Koondrook Road except at the existing access to Lot TP820130.

b) Prior to commencement of the buildings and works, the following must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria:

- i. All disused or redundant vehicle crossings must be removed, and the area reinstated to surrounding conditions.
- ii. The existing Stock Crossing and associated signage on the Cohuna-Koondrook Road must be removed.

Note: The proposed development requires reinstatement of disused crossovers to kerb and channel, and removal of signage, separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.

14. Goulburn Murray Water

- a) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
- b) Proposed operations must be in accordance with the National Environmental Guidelines for Rotational Outdoor Piggeries (Revised), 2013.
- c) Moveable pig shelters must be located at least 30m from Goulburn Murray Water channels No 3, 1/8/3, 2/8/3 and 8/3 which are located on the subject land.
- d) Moveable pig shelters and paddocks used for the stocking of pigs must be located at least 60m from Goulburn Murray Water Drain No 6 and 1/6 which are located on the western side of the property. This setback may be reduced to 30m where a vegetated filter strip is maintained with runner developing, non-clumping grasses and has no depressions where any run-off can concentrate before entering the drain.
- e) Straw bedding must be collected from the shelters at the end of the pig cycle and be removed off-site.
- f) Paddocks used for stocking of pigs must be returned to pasture/cropping at the end of each pig cycle and must not be reused for stocking with pigs again until appropriate soil monitoring has demonstrated that all nutrients associated with pig use have been stripped from the soil.

15. Department of Environment Land Water and Planning

Access and Encroachment

- a) No access is permitted to the subject land via the Crown land.
- b) Adjoining Crown land must not be used for truck turning areas, entry points, parking areas or temporary stack sites during the construction of buildings or works.
- c) No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the adjoining Crown land. Overland flows must be maintained at the same rate post-development as on the undeveloped land.

Setbacks from Waterways

- d) Setbacks from creeks and channels must be a minimum of 30 metres.
- e) No buildings or structures are permitted within 30 metres from the adjoining Crown land.

Fencing adjoining Crown land

- f) Prior to work commencing, the shared boundary with Crown land must be fenced to the satisfaction of the responsible authority and the Department of Environment, Land, Water & Planning in accordance with the Fences Act 1968 and at the applicant's expense. Fencing must be:
 - erected on the boundaries of the land;

- stock and domestic pet proof;
- without gates or openings on to adjoining Crown land.
- at least 1.2 metres in height.

Works

g) To prevent impacts on Crown land, all works are to be contained within the freehold land and must take place from the freehold side of the boundary.

Protection of native vegetation to be retained

- h) A native vegetation protection fence must be erected around all native vegetation to be retained. This fence must be erected at:
- i. A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - ii. Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

Note:

- The adjoining Crown land is not to be used for access, storage of materials or rubbish. Any private use of Crown land requires consent and/or licensing from the Department of Environment, Land, Water and Planning.
- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2019) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DELWP office (loddonmallee.environment@delwp.vic.gov.au)

16. Agriculture Victoria

The use and development allowed by the permit must be undertaken in accordance with the;

- a) Endorsed site plans (as amended);
- b) Western Plains Pork Pty Ltd: Proposed Rotational Outdoor Piggery at Orrs Road, Gannawarra, Environmental Management Plan (as amended), and;
- c) National Environmental Guidelines for Rotational Outdoor Piggeries (NEGROP; Australian Pork Limited, 2013).

Note 1: *Any new or otherwise vehicular entrances to the subject land from the road shall be constructed at a location and of a size and standard satisfactory to the Responsible Authority. Consent for Works Within the Road Reserve; must be obtained from Council prior to carrying out any vehicle crossing works.*

Note 2: **North Central Catchment Management Authority**
Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. Information available at North Central CMA indicates that in the event of a 1% AEP flood event it is unlikely that the property will be subject to inundation from either Gunbower Creek or the Murray River, however due to the flat topography of the land it may be subject to shallow overland flooding.

Note 3: Aboriginal Cultural Heritage

Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must be notified immediately of any such discovery at GPO Box 2392V, Melbourne 3001 or on (telephone) 1300 551 380.

If any suspected human remains are found, work in the area must cease and the Victoria Police and the State Coroner's Officer must be informed of the discovery without delay. The State Coroner's Office can be contacted at any time on Telephone (03) 9684 4444.

If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery should also be reported to Aboriginal Affairs Victoria on (telephone) 1300 888 544 or (03) 9208 3287 and the provisions of Division 2 of Part 2 of the Aboriginal Heritage Act 2006 will apply.

Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to conditions above.

All Aboriginal Cultural Heritage, that is, Aboriginal places, Aboriginal objects and Aboriginal human remains, is protected under the State Aboriginal Heritage Act 2006. It is an offence to do an act that will harm Aboriginal Cultural Heritage or is likely to harm Aboriginal Cultural Heritage.

Please note that under the Aboriginal Heritage Act 2006 any works involving high impact activities located within 200 metres of a culturally sensitive area, will require the development of a Cultural Heritage Management Plan. For more information regarding the kind of activities that trigger a Cultural Heritage Management Plan please refer to the Aboriginal Heritage Regulations 2007 or follow the web link to <http://www.aav.nrms.net.au/aavQuestion1.aspx>.

EXECUTIVE SUMMARY

This report is being presented to Council to determine a planning application for the use and development of land for a rotational outdoor pig farm for up to 5,000 pigs in accordance with the endorsed plan at 191 Orrs Road, 127 Orrs Road and 1399 Cohuna-Koondrook Road, Gannawarra.

The application was advertised to surrounding property owners and occupiers and 59 written objections were received.

The proposal is considered to be appropriate for the site and consistent with the provisions of the Gannawarra Planning Scheme. The application has therefore been recommended for approval.

PURPOSE

To seek Council's decision on planning application P21.147 for the use and development of land for a rotational outdoor pig farm for up to 5,000 pigs.

DECLARATIONS OF CONFLICT OF INTEREST

The Officer preparing this report declares no Conflict of Interest in regards to this matter.

COUNCIL PLAN

Gannawarra Shire Council Plan 2021-2025:

- Continue to support existing agriculture and facilitate diversification to improve regional productivity through sustainable planning.

BACKGROUND INFORMATION

The subject site comprises three separate properties including 191 Orrs Road, 127 Orrs Road and 1399 Cohuna-Koondrook Road, Gannawarra. The total area of the site is approximately 439.43ha.

The proposal is to establish a rotational outdoor piggery to keep pigs in outdoor paddocks. The pigs are to be kept on a particular area of land for a period of time before the piggery is moved to a new part of the farm.

The pig farm could run as a farrow-to-finish unit, a breeder unit or a grower unit, regardless of the farming style no more than 5,000 pigs will be present onsite at any one time.

It is proposed that 68 ‘paddocks’ will be installed on site at a time with electric fencing to be used to construct these paddocks, it is noted that the boundary fence of the properties is to comprise of a feral pig-proof fence. The dimensions of the area will vary as needed to fit the site although approximately 50 ha will be in use at one time. It is anticipated that each paddock will be used two to three times before the pigs are moved to a new part of the farm. During the pig phase, paddocks will be used alternately for pigs and for pasture rejuvenation. Once the pig phase ends and the pigs move from an area, a cropping phase will commence. The intent of the cropping phase is to remove the nutrients that have been added to the soil during the stocking phase.

All of the shelters to be used for the piggery are intended to be readily movable. Whilst straw bedding is to be provided, no on-site storage of spent bedding is planned. Any mortalities are to be removed for composting on a daily basis, a bunded hardstand area is proposed to be established for this purpose and is located in the area shown in the figure below.

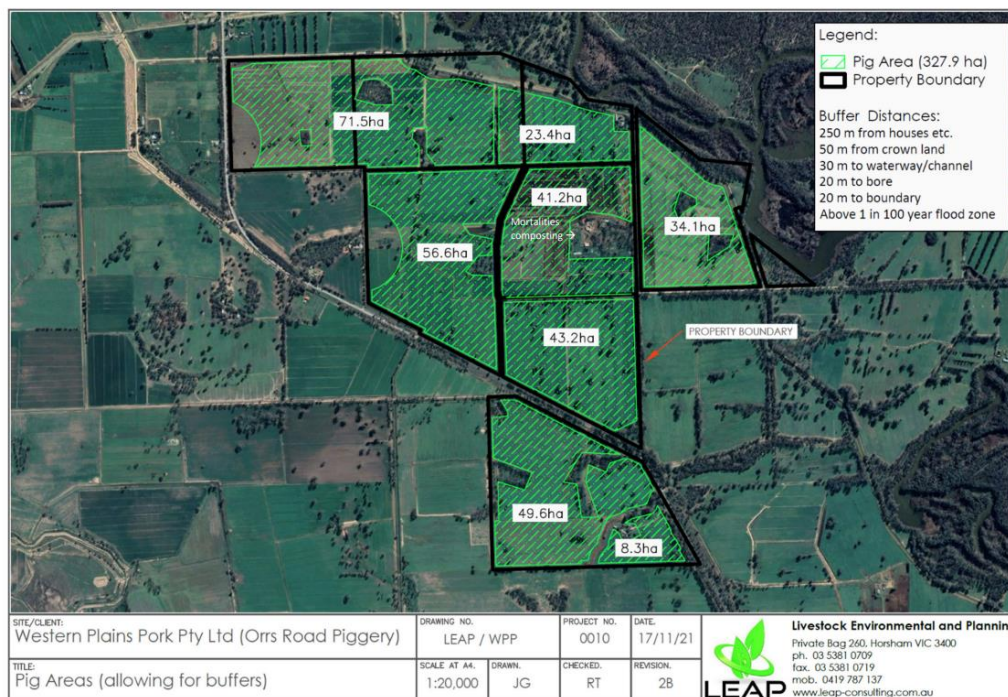


Figure 23: Land Available for Use by Pigs and Buffers

As the figure above indicates, only 327.9ha of the site will be used by the pigs. A buffer of 250m is provided between the proposed outdoor piggery and four existing rural dwellings that are within this setback area, land within 250m of these dwellings will be excluded as an area used by the pigs. In addition, a 20m wide buffer will be provided to land within the VPO and a 20m buffer is provided from the property boundaries of the site.

The proposed piggery operation is expected to generate a maximum of five truck movements in and five truck movements out on average per week. Prepared feed will be delivered to the piggery around once a week. It is noted that whilst pigs are to be provided with prepared feed they will also be able to forage for food.

No removal, destruction or lopping of native vegetation is to occur under this proposal. Clusters of trees throughout the property are to be excluded from the pig paddock areas and trees within the pig paddock areas are to be fenced to protect them from pig rooting and chewing activities.

The hours of operation for the proposed development will generally be between 7:00am to 6:00pm Monday to Friday and 7:00am to 1:00pm on weekends. It is proposed that the development will employ a total of four staff members.

A copy of the application can be viewed [here](#).

CONSULTATION

The application was referred externally to the Department of Transport (DoT) under Section 55 of the *Planning and Environment Act 1989*. DoT offered no objection to the granting of a planning permit subject to conditions.

The application was also referred externally to Goulburn Murray Water, Department of Environment Land Water and Planning, North Central Catchment Management Authority and Agriculture Victoria under Section 52 of the *Planning and Environment Act 1989*. None of the authorities offered any objection to the granting of a planning permit subject to conditions.

The application was referred internally to the Council's Engineering, Environmental Health and Building departments, who offered no objection subject to the inclusion of conditions.

Notice of the application commenced on 14 February 2022 to adjoining property owners and occupiers and a notice was placed in the Gannawarra Times newspaper on Tuesday 1 March 2022 and the Koondrook and Barham Bridge Newspaper on Thursday 3 March 2022. 59 objections were received.

The key issues raised in the objections were:

- Concerns regarding the impact on the natural environment including adjoining waterways (Gunbower Creek), Gunbower National Park, Safes Lagoon, wetlands, native plants and wildlife including aquatic species, birds, turtles.
- Impact on cultural heritage.
- Concern regarding the siting of the piggery in this proposed location and its potential to impact upon tourism in the area.
- Concern regarding the site's proximity to the Wetlander, in particular that the smell and dust from the piggery will impact the enjoyment of tourists and visitors.
- Potential impact upon kayak and canoe ventures.
- Concerns regarding emission of odour and generation of dust.
- Impact of the generation of noise on surrounding neighbours.
- Concerns regarding land degradation and erosion and compaction, impact on groundwater quality and surface water quality, potential impact on soil through the addition of nutrients.

- Question regarding the suitability of the soil type.
- Concerns regarding contaminants entering natural waterways and potential for increase of algal blooms.
- Effluent control and management and ability to restrict effluent from entering waterways (nutrient runoff and leaching).
- Loss of groundcover from the property and loss of vegetation (gum trees) located throughout the property.
- Concern regarding the potential for traffic accidents to occur should livestock escape the property.
- Impact of the proposal on the local road network including road deterioration, dust generation and carrying of mud onto roads.
- Impact on surrounding scenery/landscape.
- Concern that the fencing will interrupt natural wildlife corridors.
- Impacts to neighbouring farming operations.
- Potential health impacts as a result of dust generated from the proposed pig farm.
- Biosecurity risks to adjoining landowners.
- Risk of Encephalitis.
- Risk of increasing the feral pig population in the local area.
- Attraction of pest birds.
- Increase in flies.
- Loss in property value.
- Buffer zones should be increased from 30m to 80m and necessity for the provision of tree/vegetation plantations.
- The site is not the most appropriate location for this type of development.
- Potential for the property to be inundated in the event of a flood.
- Impact of baiting on native animals and birds.

In response to the issues raised by the objectors, the applicant has provided the attached response as well as an expert opinion from a swine veterinarian in relation to any concerns relating to Japanese Encephalitis.

In addition, a consultation meeting was held on Wednesday, 1 June, 2022 where Councillors were able to hear presentations from objectors.

ASSESSMENT

The subject land is situated within the Farming Zone (FZ) pursuant to Clause 35.07 of the Gannawarra Planning Scheme. One of the purposes of the FZ is 'To encourage use and

development of land based on comprehensive and sustainable land management practices and infrastructure provision.’ Another purpose of the FZ is ‘To encourage the retention of productive agricultural land.’ A third purpose of the FZ is ‘To provide for the use of land for agriculture.’

A planning permit is required pursuant to Clause 35.07-1 of the Gannawarra Planning Scheme for use of land as a Pig Farm which is defined as ‘Land used to keep or breed pigs.’ The land use term Pig Farm is nested under the broader land use term Animal Production which is a section 2 Use per Clause 35.07-1.

A permit is required to construct those buildings and works associated with the proposed pig farm per Clause 35.07-4 as the proposed buildings (i.e. mobile shelters) and works (mortalities composting pad) are associated with a use in Section 2 of Clause 35.07-1.

It is noted that the proposed mobile shelters although designed to be movable should be regarded as buildings. The *Planning and Environment Act 1987* defines ‘building’ as including (in part) a structure. Given that there is potential for the mobile shelters to be sited within 100m of a wetland, waterways and Transport Zone 2 (Cohuna-Koondrook Road) a planning permit is triggered under Clause 35.07-4.

The majority of land parcels associated with this proposal are covered wholly or partially by the Environmental Significance Overlay (ESO) Schedule 4. One of the purposes of the ESO is ‘To identify areas where the development of land may be affected by environmental constraints.’ One of the environmental objectives to be achieved by the ESO4 is ‘To ensure that any development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and with local drainage conditions and will not cause any significant rise in flood levels or flow velocity.’ As the floor area of the proposed mobile shelters is less than 200m² (the floor area of each shelter equals 40m²) no planning permit is required to construct these structures per Clause 42.01-2. A permit is however required for the works associated with the proposed composting pad.

A portion of Lot 1, PS719837 and Lot 1, TP579745 is covered by the Land Subject to Inundation Overlay (LSIO). One of the purposes of the LSIO is ‘To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.’ In reviewing Figure 23 in the document entitled *Livestock Environmental and Planning: Western Plains Pork Pty Proposed Rotational Outdoor Piggery at Orrs Road, Gannawarra – Planning Information* it is indicated that those areas of land covered by the LSIO will not be made available for use by pigs.

A portion of Lot 1, PS719837, Lot 1, TP579745 and Crown Allotment 78, Parish of Gannawarra is covered by the Bushfire Management Overlay (BMO). One of the purposes of the BMO is ‘To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.’ Clause 44.06-2 states that a permit is required to construct a building or construct or carry out works associated with a number of uses. It is noted that a permit is not required to construct a building or construct or carry out works associated with agriculture nor animal husbandry, animal production or pig farm. As such no planning permit is triggered for the proposal pursuant to Clause 44.06-2

A portion of Lot 1, TP579745 is covered by the Vegetation Protection Overlay Schedule 2 (VPO2). One of the purposes of the VPO is ‘To ensure that development minimises loss of vegetation.’ One of the vegetation protection objectives to be achieved is ‘To protect remnant native vegetation and habitat, including the understorey, and facilitate natural revegetation.’ Clause 42.02-2 states that a permit is required to remove, destroy or lop any vegetation specified in a schedule to this

overlay. A permit is required under the VPO2 to remove, destroy or lop any vegetation, other than vegetation which is not native vegetation.

It is clearly stipulated on page 13 of the document entitled *Livestock Environmental and Planning: Western Plains Pork Pty Proposed Rotational Outdoor Piggery at Orrs Road, Gannawarra – Planning Information* that no removal, destruction or lopping of native vegetation will occur under this proposal. The following is also stated within the application report 'There is also a small area of sensitive vegetation on the northern boundary of the property. This area, and clumps of trees on the property, will be excluded from the pig paddocks.' As no native vegetation is proposed to be removed, lopped or destroyed a planning permit is not triggered for the proposal per Clause 42.02-2.

The Specific Controls Overlay (SCO2) covers the whole site. The purpose of the SCO2 is 'To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.' The specific control SCO2 relates to the Goulburn-Murray Water Connections Project and Water Efficiency Project Incorporated Document, (November 2021).

The Planning Policy Framework (PPF)

- Clause 11 (Settlement): Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.
- Clause 12.01-1S (Protection of biodiversity): The objective is 'To assist the protection and conservation of Victoria's biodiversity.'
- Clause 12.03-1S (River corridors, waterways, lakes and wetlands): The objective is 'To protect and enhance river corridors, waterways, lakes and wetlands.'
- Clause 13.02-1S (Bushfire planning): The objective is 'To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.'
- Clause 13.03-1S (Floodplain management): The objective is 'To assist the protection of life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.'
- Clause 13.06-1S (Air quality management): The objective is 'To assist the protection and improvement of air quality.'
- Clause 13.07-1S (Land use compatibility): The objective is 'To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.'
- Clause 14.01-1S (Protection of agricultural land): The objective is 'To protect the state's agricultural base by preserving productive farmland.'
- Clause 14.01-2S (Sustainable agricultural land use): The objective is 'To encourage sustainable agricultural land use.'
- Clause 14.02-1S (Catchment planning and management): The objective is 'To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.'
- Clause 14.02-2S (Water Quality): The objective is 'To protect water quality.'
- Clause 14.02-3S (Protection of declared irrigation districts): The objective is 'To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.'
- Clause 15.01-2S (Building design): The objective is 'To achieve building design outcomes that contribute positively to the local context and enhance the public realm.'
- Clause 15.01-2L (Building Siting – Gannawarra): One of the strategies is 'Site buildings and landscaping to allow the development to facilitate the protection of existing vegetation.'

- Clause 15.01-6S (Design for rural areas): The objective is 'To ensure development respects valued areas of rural character.'
- Clause 15.03-2S (Aboriginal cultural heritage): The objective is 'To ensure the protection and conservation of places of Aboriginal cultural heritage significance.'
- Clause 17.01-1S (Diversified economy): The objective is 'To strengthen and diversify the economy.'

Particular Provisions

- Clause 52.17 (Native Vegetation): This clause is not relevant in this specific instance. It is specifically stated on page 13 of the submitted planning report that 'No removal, destruction or lopping of native vegetation will occur under this proposal.'
- Clause 52.29 (Land Adjacent to the Principal Road Network): One of the purposes of this clause is 'To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.' Clause 52.59-2 states that a permit is required to create or alter access to a road in a Transport Zone 2. The permit applicant has indicated that vehicular access will be via Lot 1 TP434359 (off Southern Road), Lot 1 TP5024 (off Orrs Road) and Lot 1 TP820130 (off Cohuna-Koondrook Road). It has been noted by the permit applicant that these are all existing vehicle entry points and no new access from Baird Road or any other road is proposed. Whilst the access to Lot 1 TP820130 is already existing as the Department of Transport noted, that the proposal seeks to intensify the existing use, possibly altering the access, the application was required to be referred to DoT in accordance with Section 55 of the Act as opposed to a Section 52 referral.
- Clause 53.16 (Pig Farm): The purpose of this clause is 'To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.' This clause applies to permit applications to use land or construct a building or construct or carry out works for a pig farm.

The decision guidelines of Clause 65

The proposal generally complies with the provisions of Clause 65.01 and Clause 65.02.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

- North Central Regional Floodplain Management Strategy 2018-2028
- Victorian Floodplain Management Strategy (Department of Environment, Land, Water and Planning 2016)
- Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- Aboriginal Heritage Act 2006
- Planning Practice Note 86: Applying for a Planning Permit for a Pig Farm September 2018.

Relevant incorporated or reference documents

Nil

Relevant Planning Scheme amendments

Nil

OPTION ANALYSIS

Council has two options in relation to this report:

1. To approve Planning Application P21.147 and issue a Notice of Decision to grant a planning permit subject to appropriate conditions. The objector has the opportunity to appeal Council's decision at VCAT.
2. To refuse Planning Application P21.147 and issue a Notice of Refusal stating the grounds of refusal. The permit applicant has the opportunity to appeal Council's decision at VCAT.

RISK IMPLICATIONS

There are no risk implications to Council.

FINANCIAL IMPLICATIONS

Nil

CONCLUSION

The proposed use and development is considered to be appropriate for this site.

The application was advertised to surrounding property owners and occupiers and 46 written objections were received.

It is considered that the proposal is consistent with the Gannawarra Planning Scheme, in particular the Planning Policy Framework and the purpose of the Farming Zone.

Given the above, it is recommended that the application be approved subject to conditions as outlined earlier in this report (see recommendation).



12th April 2022

Planning Department
Gannawarra Shire Council
Patchell Plaza
47 Victoria St
KERANG VIC 3579

Dear Sir / Madam

Re: 127 Orrs Road Gannawarra VIC 3568(P21147)

Please find following a brief response to submissions in relation to the Western Plains Pork Pty Ltd application for an outdoor pig farm at 127 Orrs Road, Gannawarra.

It is worth noting that a number of submissions include factually incorrect / misleading statements. These are identified below.

Use in wrong place / likely to interfere with tourism

The proposed use is a farming use in the Farming Zone. It has been assessed by the appropriate agencies (e.g. DELWP, NCCMA, Ag Vic) who have not raised any serious concerns.

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Odour

There seems to be some confusion between odour indoor piggeries and outdoor piggeries. Well-run rotational outdoor piggeries produce very low levels of odour, dust and noise (Banhazi 2013). They still need to be located at a suitable distance from nearby houses and settlements. The minimum recommended separation distances are 250 m to houses, 500 m to rural residential areas and 750 m to towns. These separation distances are provided.

Banhazi, T, 2013, "Data Collection to Underpin the Quantitative Assessment of Odour, Dust and Noise Emissions from Free Range Piggeries", Final Report of Australian Pork Limited Project 2011/1015.417, Australian Pork Limited, Deakin.

Dust

Like fallow cropping paddocks and dirt roads, the pig paddocks will generate some dust in summer. If the piggery operates as a grower unit, only ~25 ha of the farm will be under pigs at a time. Hence, while the pig paddocks will generate some dust it is from a relatively small area. Dust production will be lower for a farrow-to-finish or breeder unit as the area per pig will be greater (e.g. ~132 ha under pigs at a time for a breeder unit).

One submitter refers to toxic dust. Any dust will be similar to that produced at a dairy farm.

Roads

One submitter claims that noise from traffic carrying the "proposed 30 workers" will cause noise. As there will only be four workers, this argument is flawed.

The suitability of road infrastructure is queried. As the farm has previously been used for a dairy, it is clearly suitable for a similar use. The proposed use will generate significantly less vehicles than many dairy farms.

Energy use

One submitter suggests the development may put excessive strain on the grid. Outdoor farms use very little power so this is a non-issue.

Flies & mosquitoes

It is not expected that there would be any more flies at the farm than there would be for other livestock farms e.g. dairies. Bait stations will be used as needed.

Integrated controls will be used to manage mosquitoes. Standing water sources will be minimised. Limited mosquito spraying will be used if necessary.

Baits

It was suggested in the application that baits would strategically be used to control foxes and wild dogs. We have considered the risk to native fauna and no longer propose to use baits (except for insect control as needed).

Soil type is unsuitable

This is simply incorrect. The soils of the farm include medium to heavy clays; clay loams; loam and fine sandy loams underlain with light to medium clay. Heavier clays can pose more challenges with wet-weather access and the like, however this is just a matter of being prepared. Nutrient leaching may present an issue in lighter soils. Sandy soil with no clay underneath (e.g. WA soils) is less suitable for outdoor pigs. However, the loams at this site contain some clay are underlain by clay, protecting against nutrient leaching to groundwater.

Importantly, all of the farm is suitable for cropping which means nutrients added can be stripped. Concerns have been raised about the impact of the operation on soil structure and erosion. The addition of organic matter in pig manure will improve soil structure and health. Sodidity is not a concern. The pig feed will not contain added salt so the only sodium source is the water. The water use by the piggery will be at a much lower rate (ML/ha) than irrigation, thereby posing a much lower risk.

Damage to native plants, waterways, groundwater, Aboriginal land

Damage to native plants, waterways, groundwater and Aboriginal land will not occur as the farm will be managed in such a way that there are no off-site impacts. The piggery has been designed to have sustainable nutrient application rates and management (i.e. nutrients added will be removed and in a timely manner). Management of Western Plains Pork is very conscious of the need to operate in harmony with nature. It is worth noting that Australian Pork Ltd Pty Ltd used one of the Western Plains Pork farms as a case study farm in environmental video clips designed to show other farmers' best practice.

In addition to the proposed good nutrient management practice, buffers to provide suitable additional protection have been determined in consultation with the appropriate agencies (e.g. DELWP, GM Water, NCCMA, Ag Vic). The GM Water channel on the northern and part of the eastern side of the property provides a significant additional barrier to nutrient export. There is no significant risk of off-site impacts to native plants, waterways or Aboriginal land through nutrient transfers.

Along the north-east margin of the property, there is a sliver of land with Aboriginal cultural heritage significance. The Aboriginal cultural heritage assessment tool was applied and there was no requirement to prepare a cultural heritage management plan for the project. As no excavation will occur in this area, there is no significant risk of impacts.

Ramsar

Some submitters have identified that under the EPBC Act, a site manager / landowner must seek approval prior to undertaking an action within or outside of a declared Ramsar wetland if the action has, will have or is likely to have a significant impact on the ecological character of the Ramsar wetland. As the proposal is not likely to have a significant impact on the ecological character of the Ramsar wetland, this does not apply.

Tree removal

There are multiple claims that a large quantity of old growth trees will be removed. This is not the case. In fact, it is proposed to enhance existing vegetation and wildlife corridors by planting additional indigenous trees and shrubs on the land to the north of the channel. Trees will also be planted on part of the on-farm area within the 250 m buffers to nearby houses. Native vegetation will be fenced in accordance with DELWP requirements.

Increased risk of feral pigs

The pigs will be securely fenced both within their paddocks and within the farm itself which will have a pig-proof boundary fence. There is no risk of pigs escaping and therefore no risk of an increase in feral pigs.

Wildlife corridors cut off

While the fencing will be pig-proof, smaller animals such as lizards, snakes, goannas and turtles will be able to fit through the fencing and traverse the land.

Attract pest birds

The types of feeders used at the farm will minimise access by cockatoos. If there is no food source, it is difficult to see what would attract pest birds.

Storage ponds

One submitter claims piggeries all have holding ponds and asks if this is going to come later. Outdoor piggeries don't produce liquid effluent and therefore don't need ponds. Hence, this won't come later.

Increased Japanese Encephalitis Virus (JEV) risk

JEV was brought to the area by waterfowl and is spread by mosquitoes, not pigs. Given the scale of the waterfowl populations in the area, the piggery poses minimal risk. Please refer to separate response by Chris Richards.

Overseas company

This is not a planning matter. It is also a false claim. Western Plains Pork has four shareholders. Three are wholly Australia. The fourth is Hewitt Cattle Australia Pty Ltd, a majority Australian-owned company.

Staff Numbers

A couple of responses wrongly refer to 30 to 40 workers and query where these will come from. The application clearly states "four" staff members.

Property Devaluation

As there will be no off-site impacts, property devaluation is not expected.

Pig Welfare

Pig welfare is raised as a concern. This is not a planning matter. Nevertheless, I can confirm that the health and welfare standards adopted by Western Plains Pork are amongst the highest in the industry.

Regards



Robyn Tucker
Principal Consultant



31st March 2022

Planning Department
Gannawarra Shire Council
Patchell Plaza
47 Victoria Street
Kerang VIC 3579

I am writing in my capacity to provide expert opinion in relation to the concerns raised by objectors to the proposed piggery application P21147 and the claimed increased risk of Japanese Encephalitis.

I am a swine veterinarian with 25 years' experience having provided veterinary, biosecurity, and disease surveillance advice to both domestically and in international swine industries. I am also the Managing Director an organization that employs over 250 veterinarians that provide veterinary and biosecurity surveillance services to the Australian livestock industry. Many of these veterinarians and associated support staff are in the eight veterinary clinics that we operate in the Murray and Southern Riverina regions, including Cohuna, Kerang, Barham and Echuca.

Japanese Encephalitis is a virus that predominantly undertakes its life cycle in waterfowl and mosquitoes, which occasionally spills into humans and animals such as horses and feral and domestic pigs. The virus is endemic in Northern Queensland and throughout South-East Asia and has not been detected in southern Australia for many years. Following recent rainfall events which has seen waterfowl migrate to regions in southern Australia, the virus has been detected in waterfowl, mosquitoes and a very small number of humans and pigs. The virus is spread by mosquito bites.

There are other similar viruses that are spread by mosquitoes that cause disease such as Murray Valley Encephalitis that also live in these waterfowl. Ross River virus is also spread by mosquito bites. These are considered endemic in the Murray region including Gannawarra Shire and can cause illness in people. There have also been recent cases of Ross River virus in Greater Geelong and the Surf Coast Shire, regions which also has migratory waterfowl but only a small number of pigs, predominantly pets and backyard holders. There were 107 cases of Ross River Virus were recorded in the Surf Coast Shire in 2021, up from 19 the year before. These arboviruses such as Japanese Encephalitis virus are not unique to the Gannawarra Shire region.

There are currently 22 piggeries in Victoria, including in the Cohuna district, where the Japanese Encephalitis virus has been recently identified. Epidemiological studies are suggesting that most pigs were infected by mosquitoes in late December 2021 or January 2022. It has been reported that one horse and an alpaca have also been infected.

There are currently no reported cases on piggery workers or horse owners having contracted the Japanese Encephalitis virus or any other flavivirus during the estimated five-month period since November 2021 that mosquitoes have been in abundance and potentially carrying the virus.

The Victorian Department of Health and the Department of Regions, Jobs and Precincts (Agriculture Victoria) are consistent with their advice in relation to this virus and risk to people. The main risk is mosquitoes and that risk is similar to the existing viruses that cause Ross River Fever and Murray valley Encephalitis, in that people show remove the vegetation and still water from around their properties to disrupt the mosquito breeding cycle, and protect themselves through appropriate clothing and insect repellent.



The risk of Japanese Encephalitis remaining in the Gannawarra Shire region has not yet been determined, however it is expected that any risk would only occur if the waterfowl that have migrated from south-east Asia return to the area, which will be highly dependent on rainfall events across Australia each year. This is the first Japanese Encephalitis incursion into southern Australia in over 50 years.

The proposed piggery will be operated by Western Plains Pork, who are one of Australia's leading pig framers when it comes to biosecurity programs and management of the health and welfare of their animals and their people. The proposed piggery is a free-range system which has significant advantage when it comes to meeting social and environmental community expectations – essentially, pigs are free to run in a paddock with ongoing access to feed, water and shelter. A customized health program and associated training to prevent diseases will be implemented on this property. Water run-off from paddocks is contained on the property as part of good management practices.

Veterinary and biosecurity consultants have worked closely with the Western Plains Pork management team to design the biosecurity system to exclude the risk of feral pig invasions through proven feral pig fencing designs and will implement a management plan in line with government guidelines to minimize the breeding grounds for pests such as feral animals, vermin and biting insects such as mosquitoes. These practices are not specifically for Japanese Encephalitis, but because these are the good management practices that Western Plains Pork adopt to protect their animals, and in indirectly their business and the people they employ in their local communities.

I am fully supportive of the application for the proposed piggery in that there is no evidence to support an increase in the health risk to the local community from this development.

Regards

A handwritten signature in black ink, appearing to read 'Chris Richards', written in a cursive style.

**Dr Chris Richards BSc BVSc
Swine Veterinary Consultant**

7.5 APPLICATION FOR PLANNING PERMIT P21.063 – NOTICE OF DECISION TO APPROVE

Author:	Kellie Burmeister, Manager Planning and Regulatory Services
Authoriser:	Geoff Rollinson, Director Infrastructure and Development
Applicant:	AWCE Pty Ltd (Walker)
Owner:	Katrina Walker and Octrove Pty Ltd
Proposal:	27 lot subdivision in accordance with the endorsed plan.
Location:	Lot 1, TP107083, Cohuna-Koondrook Road, Cohuna.
Attachments:	1 Plan for Endorsement
	2 Planning Report

RECOMMENDATION

That Council approve Planning Application P21.063 for a 27 lot subdivision and issue a Notice of Decision to Grant a Permit at Lot 1, TP107083, Cohuna-Koondrook, Cohuna subject to the following conditions:

Amended Plans

1. Before the plan of subdivision is certified, 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. The plans must be generally in accordance with the plans submitted but modified to show:
 - a) Detailed construction plans as required by Condition 4.
 - b) Drainage Discharge Plan as required by Condition 14.
 - c) As constructed plans as required by Condition 9.
 - d) Landscaping plan as required by Condition 13.

Layout

2. The Plan of Subdivision lodged with Council for certification must be in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or conditions of this permit, without the written consent of the Responsible Authority.

Statement of Compliance

3. All conditions of this permit must be complied with prior to the issue of a Statement of Compliance for the subdivision.

Detailed Construction Plans

4. Before any road, drainage or landscaping works associated with the development or subdivision start, detailed construction 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 include:
 - a) Fully sealed pavement with kerb and channel;
 - b) Street lighting, preference for minimum Category PR3 standard;
 - c) Any underground drains;
 - d) Other underground utilities (e.g. Telstra, sewer, water etc.)Before the issue of a Statement of Compliance, all works constructed or carried out must be in accordance with those plans, to the satisfaction of the Responsible Authority.

General

5. Prior to certification of the Plan of Subdivision, plans of the design, construction and layout in accordance with Council's Infrastructure Design Manual (www.designmanual.com.au), must be submitted to and approved by the Responsible Authority.
6. Details of a contact person/site manager must be provided, so that this person can be easily contacted should any issues arise.
7. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.
8. All works must be at no cost to Gannawarra Shire Council.

As Constructed Plans

9. Prior to the issue of Statement of Compliance under the Subdivision Act 1988, the applicant or developer shall submit to the satisfaction of the relevant authority the following:
 - a) An assets statement for each street;
 - b) A certified plan showing the extent and depth of fill in excess of 300 mm placed on any of the allotments;
 - c) 'As constructed' drainage information shall be provided to Council's satisfaction including pipematerial, diameters and lengths, invert depths, pit sizes;
 - d) Full set of 'as constructed' digitised construction plans in PDF and CAD format for landscaping, roads and drainage (USB or other format as appropriate).

Body Corporate

10. The proposed lot to contain the drainage detention basin must be owned and managed by a body corporate.
11. The stormwater discharge pump, raw water pump station and all associated pipework shall be owned and managed by a body corporate.

Easements to be Created

12. All existing and proposed easements and sites for existing and required utility services must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

Landscaping

13. Before the development starts a landscape plan, showing street tree location (one per lot) and species, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority and be in accordance with the requirements of the Infrastructure Design Manual. When approved, the plans will be endorsed and will then form part of the permit. Trees must be planted according to this plan prior to issue of Statement of Compliance under the Subdivision Act 1988.

Drainage Discharge Plan

14. Before any of the development starts or before the plan of subdivision is certified under the Subdivision Act 1988, a properly prepared drainage discharge plan with computations 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 a minimum of three copies must be provided. The information submitted must show the details listed in the Council's

Infrastructure Design Manual and be designed in accordance with the requirements of that manual. The information and plan must include:

- a) Details of how the works on the land are to be drained and/or retarded;
- b) Computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority;
- c) Underground pipe drains conveying stormwater to the legal point of discharge for each allotment;
- d) A maximum discharge rate in accordance with the requirements of the Responsible Authority;
- e) Documentation demonstrating approval from the relevant authority for the legal point of discharge.

Before the issue of a Statement of Compliance, all works constructed or carried out must be in accordance with those plans, to the satisfaction of the Responsible Authority.

Street/Road Name Allocation

15. Prior to the issue of Statement of Compliance under the Subdivision Act 1988, the applicant must:

- a) Lodge an application to the Council's Street Naming Committee for the approval of any street names and street numbers on the proposed plan of subdivision;
- b) Provide and install street name plates.

Generation of Dust

16. The applicant must ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by works within the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.

Defects Liability

17. A 12 month defect liability period shall apply from the date of issue of Statement of Compliance for all roadworks, drainage, footpath, kerb, landscaping and fencing. The developer shall arrange for a final inspection to be undertaken with Council representatives at least four (4) weeks prior to the expiration date of this defect liability period.

Supervision Fees

18. Payment to the Responsible Authority of an amount up to 2.5% of the actual cost of work, being for costs of the Responsible Authority supervision of the works, as determined by the Responsible Authority.

Plan Checking Fee

19. Payment to the Responsible Authority of an engineering design checking fee of an amount up to 0.75% of the value of documented works.

Public Open Space Contribution

20. The applicant or owner must pay to the Responsible Authority a sum equivalent to 5% of the site value of all the land in the subdivision. This payment shall be made prior to the issue of a Statement of Compliance.

Prior to Commencement of Construction

21. Before any road/drainage works associated with the subdivision start, the following items must be satisfied;

- a) Issue of the certified Plan of Subdivision.

b) Approval of the construction plans.**Department of Transport**

- 22. Prior to the issue of certification for the subdivision hereby approved, functional layout plans and functional stage Road Safety Audit must be prepared and submitted to the Head, Transport for Victoria for approval. When approved, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the plans prepared by AWCE Pty Ltd date stamped 5 March 2022 (Drawing no. COH-002, Revision 1) but modified or annotated to show:**
- a) Existing features of Cohuna Koondrook Road within 100 metres of the site access including linemarking, vegetation, existing crossovers, utility infrastructure and road signs, etc.**
 - b) Existing features of King George Street within 100 metres of the site including linemarking, vegetation, existing crossovers, services, utility infrastructure and road signs, etc.**
 - c) Installation of a basic left and right turn treatment (BAL and BAR) in accordance with AustRoads guidelines.**
 - d) Footpath connections linking the internal pedestrian path to an appropriate crossing point on King George Street.**
 - e) Relocation of the existing 100km/h speed zone on Cohuna Koondrook Road towards the north past the site frontage.**
 - f) Associated swept path diagrams of the largest design vehicle anticipated to access the site.**
 - g) Associated signage and linemarking.**
- 23. Subsequent to the approval of the Functional Layout Plans and prior to the commencement of any roadworks required by the Head, Transport for Victoria under this permit, the permit holder must submit detail design stage Road Safety Audit, to the Head, Transport for Victoria for review and obtain written approval. The detailed design plans must be generally in accordance with the approved Functional Layout Plan. Any identified issues in the Road Safety Audit must be addressed in the detailed design plans to the satisfaction of and at no cost to the Head, Transport for Victoria.**
- 24. Prior to the issue of Statement of Compliance of the subdivision hereby approved, all required roadworks as per the approved detail design plans must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria.**
- 25. All vehicles must enter and exit the site in a forward direction at all times.**

Note:

- Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this application the works will include the provision of:**
 - i. A single access crossover on Cohuna-Koondrook Road and associated basic left and right turn treatments.**
 - ii. The relocation of the existing speed zone on Cohuna-Koondrook Road.**
 - iii. The installation of a pedestrian refuge treatment on King George Street and associated footpath connections.**

Coliban Water

- 26. The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the**

proposed development on Coliban Water assets. Services are to be provided in accordance with our specifications.

27. The diameter of the proposed sewer mains extension for this subdivision is DN225. However, diameter of the existing sewer main is DN150. The downsizing of the sewer mains will create an attenuation of flow and operational issues. The owner is required to make an upgrade of DN225 for the existing DN150 sewer main located on the western road and the deflected section that is connecting to the Sewer Pump Station on Murray St.
28. The sewer mains to be constructed at a depth to ensure that the full lot control can be achieved for all the lots proposed in the subdivision.
29. All Coliban Water assets within the subdivision, are to be protected by an easement created in favour of Coliban Region Water Corporation.
30. Specific requirements for the servicing of the new lots will be provided to the applicant after a plan of certification has been referred to us. It is further requested that a final copy of the plan as certified by Council be forwarded to us for record purposes.

Goulburn Murray Water

31. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
32. Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of Coliban Water.
33. All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.
34. No dwellings are to be constructed within 30 meters of Goulburn-Murray Water's Torrumbarry No. 2/3 Channel.
35. Prior to the issue of Statement of Compliance, the owner shall enter into an agreement with the Responsible Authority and Goulburn-Murray Water under Section 173 of the Planning and Environment Act requiring that, in relation to Lots 9, 10, 11, 13 and 15:
 - a) Any buildings and works (other than a dwelling) within 30 metres of Goulburn-Murray Water's No. 2/3 Channel are occupied and used only at the owner's risk.
 - b) The owner must not pursue any action against Goulburn-Murray Water for either damages or loss, or any damage or injury caused to the building, works or any other property due to:
 - i. The building or works settling or subsiding
 - ii. Leaking, seepage, flooding, bursting, breakage or subsiding of any part of the channel; or
 - iii. Any Goulburn-Water Water works associated with any part of the channel.
 - c) The owner must, on demand, indemnify and hold harmless Goulburn-Murray Water against any action sustained, incurred or suffered by Goulburn-Murray Water (including where an action is made, owed, paid or brought by any third party) due to:
 - i. The owners breach of this agreement, including, but not limited to, c) above, and
 - ii. Death or personal injury and any damage or injury caused to the building or any other property due to:
 - The building or works settling or subsiding
 - Leading, seepage, flooding, bursting, breakage or subsiding of any part of the Channel; or
 - Any Goulburn-Murray Water works associated with any part of the channel.

- d) The owner, on receiving written notice, allows Goulburn-Murray Water, its agents, employees, contractor or relevant service authorities to enter the subject land for the purpose of carrying out any work, without any liability.
- e) The owner agrees that any Goulburn-Murray Water asset within the channel must not be damaged or materially affected by the construction of the building or works or by undertaking any work on or in the vicinity of any Goulburn-Murray Water asset adjacent to the channel.
- f) The owner must pay to Goulburn-Murray Water that part of the reasonable cost and expense of any work required to be carried out due to:
 - i. Direct or indirect damage or injury caused by building and works or the construction of the building, including, but not limited to damage to any part of the channel, Goulburn-Murray Water asset or interruption of service, repair or blockages; or
 - ii. The increased difficulty or expense of carrying out any work due to the building and works being located adjacent to the channel.
- g) The owner agrees that any amount required to be paid by the owner under f) above including GST, must be paid within 30 days of receiving a written notice from Goulburn-Murray Water requiring payment. Interest at the rate fixed under the *Penalty Interest Rate Act 1983 (Vic)* from time to time may accrue if payment is not made by the due date.
- h) That the obligations under this agreement run with the subject land.

North Central Catchment Management Authority

36. Prior to certification a restriction is to be included on the plan of subdivision stating that the finished floor level of any dwelling on any of the allotments must be constructed a minimum of 450 millimetres above natural surface level.

Note: Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, due to the flat topography of the land in the event of a 1% AEP flood event it is possible that the property may be subject to inundation.

Powercor

37. This letter shall be supplied to the applicant in its entirety.

38. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.

39. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

Note: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

40. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Note: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

41. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.

Note: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

- RESERVES established by the applicant in favour of the Distributor.

- **SUBSTATION LEASE** at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.
42. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

Notes:

- Existing easements may need to be amended to meet the Distributor's requirements.
- Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

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

POWERCOR NOTES

It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link: <https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>. Queries about this subdivision may be directed to the Customer Requests Team on 1800 771 434 or crr@powercor.com.au.

Country Fire Authority**43. Hydrants**

- a) Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA.
 - i. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
 - ii. The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.
Note - CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA website (www.cfa.vic.gov.au).

44. Roads

- b) Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width.
- c) Proposed roads must have a suitable trafficable width to allow the unimpeded access of emergency fire fighting vehicles (notwithstanding any parking restrictions that Council may apply) to the satisfaction of CFA.
- d) Dead-end roads and cul-de-sacs more than 60mets in length from the nearest intersection must have a turning circle with a minimum radius of 8mts (including roll-

over kerbs if provided); T or Y heads of dimensions specified by CFA may be used as alternatives.

- e) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 mtrs. Dips must have no more than 1 in 8 (12%) (7.1 degrees) entry and exit angle.
- f) Curves must have a minimum inner radius of 10mtrs.

Notes

The siting, layout and design of the proposal should consider the bushfire context at both the landscape and site scale. The proposal should be designed to ensure that it does not conflict with the policy contained at Clause 13.02 of the Gannawarra Shire Planning Scheme.

The current proposal shows a direct interface between the subdivision and adjacent vegetation which may result in high construction standards (Bushfire Attack Levels) and have implications for future development of the land depending on staging on this development and development occurring on the adjoining land. The use and development controls (subdivisions of more than 10 lots) of Clause 13.02-1S state:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Telecommunications

45. The owner of the land must enter into an agreement with:

- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

46. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Note: Aboriginal Cultural Heritage

Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must be notified immediately of any such discovery at GPO Box 2392V, Melbourne 3001 or on (telephone) 1300 551 380.

If any suspected human remains are found, work in the area must cease and the Victoria Police and the State Coroner's Officer must be informed of the discovery

without delay. The State Coroner's Office can be contacted at any time on telephone (03) 9684 4444.

If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery should also be reported to Aboriginal Affairs Victoria on (telephone) 1300 88 544 or (03) 9208 3287 and the provisions of Division 2 of Part 2 of the Aboriginal Heritage Act 2006 will apply.

Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to conditions above.

All Aboriginal cultural heritage, that is, Aboriginal places, Aboriginal objects and Aboriginal human remains, is protected under the State Aboriginal Heritage Act 2006. It is an offence to do an act that will harm Aboriginal cultural heritage or is likely to harm Aboriginal cultural heritage.

Please note that under the Aboriginal Heritage Act 2006 any works involving high impact activities located within 200 metres of a culturally sensitive area, will require the development of a Cultural Heritage Management Plan. For more information regarding the kind of activities that trigger a Cultural Heritage Management Plan please refer to the Aboriginal Heritage Regulations 2007 or follow the web link to <http://www.aav.nrms.net.au/aavQuestion1.aspx>.

EXECUTIVE SUMMARY

This report is being presented to Council to determine a planning application for a 27 lot subdivision at Lot 1, TP107083, Cohuna-Koondrook Road, Cohuna.

The application was advertised to surrounding property owners and occupiers and one written objection was received.

The proposal is considered to be appropriate for the site and consistent with the provisions of the Gannawarra Planning Scheme.

PURPOSE

To seek Council's decision on planning application P21.063 for a 27 lot subdivision.

DECLARATIONS OF CONFLICT OF INTEREST

The Officer preparing this report declares no Conflict of Interest in regards to this matter.

COUNCIL PLAN

Council Plan 2017-2021 – Economic diversity, growth and prosperity – Facilitate growth and diversity opportunities within the Shire.

BACKGROUND INFORMATION

The subject site is located at Lot 1, TP107083, Cohuna-Koondrook Road, Cohuna. The site has a total area of 15.14 hectares and currently contains no buildings. There are a couple of scattered trees located towards the northern corner of the property and access to the site is provided off the Cohuna-Koondrook Road.

The subject site is located on the north eastern boundary of the township of Cohuna. There is a dwelling and associated outbuildings adjoining the property in a south western direction. A Goulburn Murray Water channel runs along the southern boundary of the subject site, parallel to

the Murray Valley Highway. Immediately south of the site, over the Murray Valley Highway is residential properties. The remainder of subject site is bordered by farm land.

Amendment C28 was gazetted on 12 July 2012 to rezone the eastern portion of Lot 1, TP107083 in the north-west of Cohuna between Cohuna-Koondrook Road and the Murray Valley Highway from Industrial 3 Zone to Mixed Use Zone and to apply a Design and Development Overlay to the Mixed Use Zone portion of the lot.

CONSULTATION

The application was referred externally to VicRoads, Coliban Water, Country Fire Authority (CFA) and Powercor under Section 55 of the *Planning and Environment Act 1989*. None of the referral authorities offered any objection to the granting of a planning permit subject to conditions.

Notice of the application was also given externally to Goulburn Murray Water (GMW) and North Central Catchment Management Authority (NCCMA) under Section 52 of the *Planning and Environment Act 1989*. Both GMW and NCCMA offered no objection to the proposed subdivision subject to conditions and/or notes.

The application was referred internally to the Council's Engineering, Environmental Health and Building Departments, who offered no objection subject to the inclusion of conditions.

Notice of the application was given by mail on 5 October, 2021 to adjoining property owners and occupiers. One objection was received.

The key issues raised by the objector were:

- Concern for the continued agricultural use of their property and what safeguards are proposed to protect their rights.
- What safeguards are proposed to protect their business and to prevent complaints?

In response to the issues raised by the objector, the following relate to how Council will address each of the points should approval be granted for the proposal.

- There is a minimum of approximately 150 metres between the Mixed Use Zone where dwellings are allowed and the objector's property. The remaining land between this is in the Industrial 3 Zone.

ASSESSMENT

The subject site is situated in three separate zones including part Industrial 3 Zone (IN3Z), part Mixed Use Zone (MUZ) and a small portion that runs parallel along the south eastern boundary is zoned Farming Zone (FZ).

One of the purposes of the IN3Z is 'To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.' Clause 33.03-3 states that a permit is required to subdivide land.

One of the purposes of the MUZ is 'To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.' Clause 32.04-4 states that a permit is required to subdivide land and that an application to subdivide land (other than an application to subdivide land into lots each containing an existing dwelling or car parking space) must meet the requirements of Clause 56. In addition a class of subdivision between 16-59 lots must meet all the objectives and standards of Clause 56 except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3

Although proposed Lots 15 and 16 would be located in both the MUZ and FZ it is noted that the small portion of the land zoned Farming Zone appears to be a mapping error and would be fixed up as part of a future 'Fix Up Amendment'. In this specific instance the requirements of Clause 35.07-3 have been considered irrelevant to the assessment of this subdivision application.

The whole of the subject site is covered by the Environmental Significance Overlay Schedule 4 (ESO4). One of the purposes of the ESO4 is 'To identify areas where the development of land may be affected by environmental constraints' and one of the environmental objectives to be achieved under the ESO4 is 'To ensure that any development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and with local drainage conditions and will not cause any significant rise in flood levels or flow velocity.' Clause 42.01-2 states that a permit is required to subdivide land, this does not apply if a schedule to this overlay specifically states that a permit is not required. As the ESO4 does not specifically state that a planning permit is not required to subdivide land a permit is triggered for the proposal per Clause 42.01-2

A proportion of the subject site is covered by the Design and Development Overlay Schedule 2 (DDO2). One of the purposes of the DDO is 'To identify areas which are affected by specific requirements relating to the design and built form of new development.' Clause 43.02-3 states that a permit is required to subdivide land, this does not apply if a schedule to this overlay specifically states that a permit is not required. Clause 43.02-3 also states that subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay, however, that a permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise. Schedule 3.0 to the DDO2 stipulates that each lot in a subdivision must be capable of containing a dwelling and a building intended to accommodate a light industrial use. A subdivision may not create separate lots for the dwelling and the light industrial use. The allotment sizes within the DDO2 range in size from 2249m²-3420m² this is considered to be a sufficient size to accommodate both a dwelling and light industrial business on the same allotment

The whole of the subject site is covered by the Specific Controls Overlay Schedule 2 (SCO2). The purpose of the SCO is 'To apply specific controls designed to achieve a particular land use and development out come in extraordinary circumstances.' The specific control SCO2 relates to the Goulburn-Murray Water Connections Project Incorporated Document, (June 2020).

The State Planning Policy Framework (SPPF)

- Clause 11 (Settlement): This Clause states that 'Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.'
- Clause 11 (Settlement): This Clause also states that 'Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together'
- Clause 11.01-1S (Settlement): The objective is 'To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.'
- Clause 11.02-2S (Structure Planning): The objective is 'To facilitate the orderly development of urban areas.'
- Clause 11.02-3S (Sequencing of Development): The objective is 'To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.'

- Clause 12.01-2S (Native Vegetation management): The Objective is 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'
- Clause 13.03-1S (Floodplain Management): The objective is 'To assist the protection of life, property and community infrastructure from flood hazard.'
- Clause 13.05-1S (Noise Abatement): The objective is 'To assist the control of noise effects on sensitive land uses.'
- Clause 13.07-1S (Land use Compatibility) The objective is 'To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts'
- Clause 14.02-1S (Catchment planning and management): The objective is 'To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.'
- Clause 14.02-3S (Protection of declared irrigation districts): The objective is 'To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989'
- Clause 15.01-1S (Urban Design): The objective is 'To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.'
- Clause 15.01-3S (Subdivision Design): The objective is 'To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.'
- Clause 15.01-5S (Neighbourhood Character): The objective is 'To recognise, support and protect neighbourhood character, cultural identity, and sense of place.'
- Clause 16.01-1S (Integrated Housing): The objective is 'To promote a housing market that meets community needs.'
- Clause 16.01-2S (Location of residential development): The objective is 'To locate new housing in designated locations that offer good access to jobs, services and transport.'
- Clause 16.01-3S (Housing Diversity): The objective is 'To provide for a range of housing types to meet diverse needs.'
- Clause 19.03-2S (Infrastructure design and provision): The objective is 'To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.'

Local Planning Policy Framework (LPPF)

- Clause 21.02-1 (Town Development): Objective 1 is 'To facilitate the orderly development of the municipality's main townships, consistent with the directions in the town structure plans.'
- Clause 21.03-2 (Natural Assets): The objective is 'To protect and maintain natural assets including soil and water for farming, landscape values and amenity while facilitating sensitive development.'
- Clause 21.07-1 (Urban residential): The objective is 'To encourage the provision of a range of housing types to meet market demand, including infill residential development that maximises the use of existing infrastructure.'
- Clause 21.09-2 (Local Roads and Streets): The objective is 'To provide and maintain local roads, streets and bridges to the highest practicable standard, to ensure ease and safety of vehicular access throughout the municipality.'

- Clause 21.09-4 (Personal Travel): The objective is 'To provide a variety of tracks for pedestrians and cyclists, offering recreational opportunities as well as convenient paths of local travel.'
- Clause 21.10-3 (Development Infrastructure): The objective is 'To ensure that existing and future residential, industrial and commercial development, including low density residential development, is provided with efficient and economic infrastructure for reticulated water, sewerage, electricity, telecommunications and drainage.'
- Clause 21.11-2 (Cohuna): One of the strategies identified is 'Implement the provisions of the Mixed Use Zone together with the Design and Development Overlay for the mixed use area that is provided for dwellings and light industrial uses on Koondrook Road, to ensure that the use and development of the land meets the objectives for the land, where the development of a dwelling and a light industrial / service business use on the same lot is encouraged.'

Particular Provisions

- Clause 52.29 (Land Adjacent to a RDZ1): Clause 52.29-2 states that a permit is required to create or alter access to a road in a RDZ1 and to subdivide land adjacent to a road in a RDZ1. As the proposed subdivision refers to a 26 lot subdivision and as a new access off Cohuna-Koondrook Road is proposed to be provided and the increase in traffic to the existing access will alter this accessway a permit is triggered for the proposal pursuant to Clause 52.29-3
- Clause 53.01 (Public Open Space Contribution): A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.
- Clause 53.18 (Stormwater Management in Urban Development): This Clause is not relevant to this application.
- Clause 56 (Residential Subdivision): These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development. These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or carparking space.

The decision guidelines of Clause 65

The proposal generally complies with the provisions of Clause 65.01 and Clause 65.02.

Other relevant adopted State policies/strategies – (e.g. Melbourne 2030.)

- Consider as relevant: Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Assessor's handbook – applications to remove, destroy or lop native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Regional catchment strategies and special area plans approved by the Minister for Energy, Environment and Climate Change or Minister for Water.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.

- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.
- State Environment Protection Policy (Waters of Victoria)
- Victorian Floodplain Management Strategy (Department of Environment, Land, Water and Planning 2016)

Relevant incorporated or reference documents

Nil

Relevant Planning Scheme amendments

Amendment C28

OPTION ANALYSIS

Council has two options in relation to this report:

1. To approve Planning Application P21.063 and issue a Notice of Decision to grant a planning permit subject to appropriate conditions. The objector has the opportunity to appeal Council's decision at VCAT.
2. To refuse Planning Application P21.063 and issue a Notice of Refusal stating the grounds of refusal. The permit applicant has the opportunity to appeal Council's decision at VCAT.

RISK IMPLICATIONS

There are no risk implications to Council.

FINANCIAL IMPLICATIONS

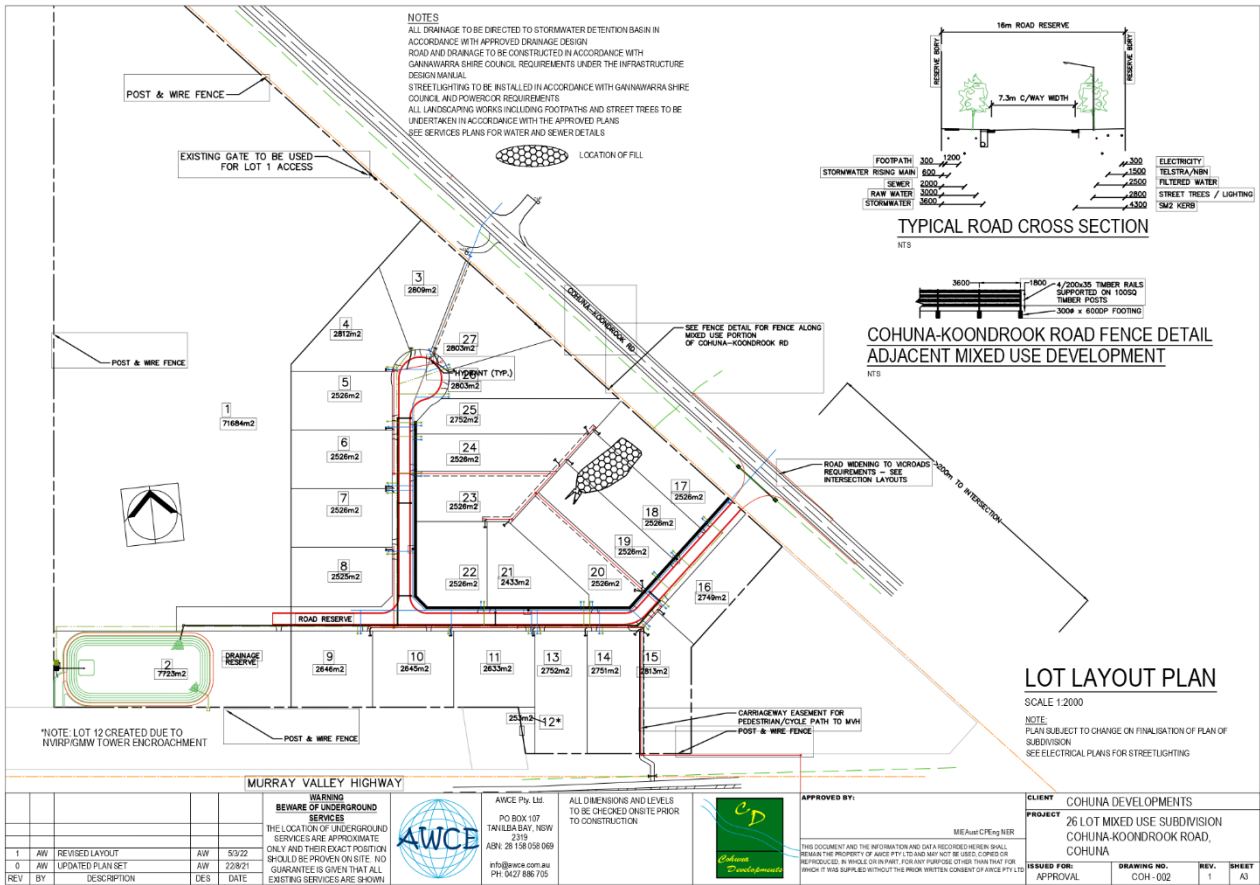
Nil

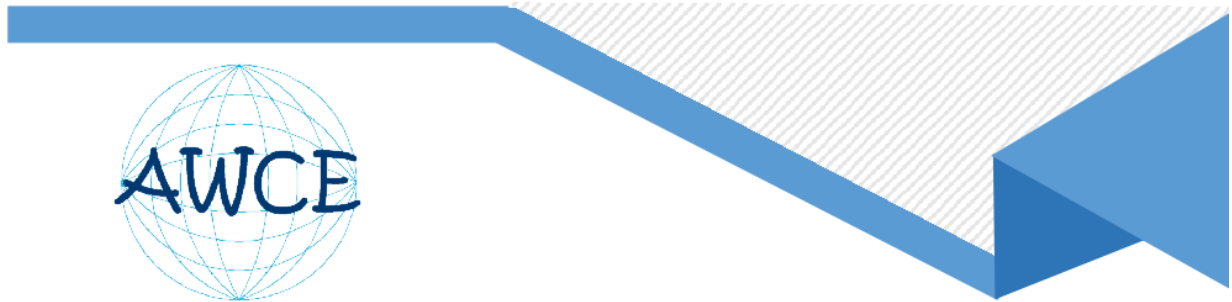
CONCLUSION

The proposed subdivision is considered appropriate for this site.

It is considered that the proposal is consistent with the Gannawarra Planning Scheme, in particular the purpose of the General Residential Zone and the state and local planning policy.

Given the above, it is recommended that the application be approved subject to the conditions as stated in the recommendation of this report and a Notice of Decision be issued.





Planning Report
One into 26 Lot Torrens Title Subdivision
North- West Gateway Estate
Cohuna-Koondrook Road, Cohuna, VIC, 3564
Lot 1 TP 107083L

Prepared by: AWCE Pty Ltd
For: Cohuna Development
August 2021

Document Control

Title: One into 26 Lot Torrens Title Subdivision
Address: Cohuna-Koondrook Road, Cohuna
Job No. 210505

Consulting engineers and town planners



Client: Cohuna Developments

Document Issue:

Issue	Date	Prepared by	Reviewed by
Draft 1	5 May 2021	Katrina Walker	Adrian Mitchell
Amended	23 August 2021		

Signed,

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Table of Contents

1. Introduction	3
1.1 Purpose	3
1.2 Ownership	3
1.3 Responsible Authority	3
Supporting Documentation	4
2. Site and Context	4
2.1 Property details	4
2.2 The Site	5
2.2 Background	7
3. Development Proposal	14
3.1 Summary	14
3.2 Access and Parking	15
3.3 Stormwater and Drainage	16
3.4 Sewer Management	16
3.5 Electricity Connection	16
3.6 Use of Proposed Lot 12	16
3.7 Cost of works	17
4. Statutory Assessment	17
4.1 Planning and Environment Act	17
4.2 State Planning Policy Framework	17
4.2.1 Settlement	17
4.2.2 Environmental and Landscape Values	18
4.2.3 Environmental Risks and Amenity	18
4.2.4 Built Environment and Heritage	19
4.2.5 Housing	19
4.3 Municipal Strategic Statement	19
4.3.1 Settlement and Housing	19
4.3.2 Environmental and Landscape Values and Environmental Risks	19
4.4 Local Planning Policies	19
4.5 Local Planning Policy Framework	19
4.5.1 Land Use Zone	19
4.5.2 Overlays	24

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4.6	Particular Provisions	26
4.6.1	Clause 52.16 and 52.17	26
4.6.2	Clause 53.01 Public Opens Space Contribution and Subdivision.....	26
4.6.3	Clause 53.18 Stormwater management in urban development	27
4.6.4	Clause 56.01 Subdivision Site and Context Description and Design Response	27
4.7	General Provisions	27
4.7.1	Clause 65.02 Approval of an Application to Subdivide Land	27
4.8	Assessment of Section 60 of the Planning and Environment Act 1987	27
	Conclusion.....	28

1. Introduction

The proponent, Cohuna Developments, have engaged AWCE Pty Ltd to prepare this Planning Report and associated documentation to support the lodgement of the Planning Permit Application to Gannawarra Shire Council for the reinstatement of Planning Permit P13.011 for the construction of a 26 Lot Torrens title subdivision on Cohuna-Koondrook Road, Cohuna, legally identified as Lot 1 TP 107083L.

The site is identified as a split zone consisting of Mixed Use Zone (MUZ) and Industrial 3 Zone (IN3Z). The proposed development is permissible with consent within the MUZ and IN3Z pursuant to the Gannawarra Local Planning Policy Framework, provided it can be demonstrated that the proposed development does not pose a significant environmental impact on the surrounding locality.

The proceeding assessment will address all necessary requirements as prescribed in the Planning and Environment Regulations 2015 in order for the responsible authority to approve the application.

1.1 Purpose

This Planning Report addresses the planning requirements associated with the proposed development and undertakes an assessment of the likely environmental impacts pursuant to the requirements of Part 3 Section 13 of the Environment and Planning Regulations 2015. The purpose of this Report is to demonstrate that the 26 Lot subdivision is consistent with the purpose of the MUZ and IN3Z zones and will not have a detrimental impact on the surrounding amenity and environment to allow the Gannawarra Shire Council to grant approval for the proposed development.

1.2 Ownership

The site, Lot 1 TP 107083, Cohuna-Koondrook Road, Cohuna is owned in Partnership between Katrina Anne Mitchell and Octrove Pty Ltd. A copy of the title is contained within Appendix A.

1.3 Responsible Authority

The responsible authority is Gannawarra Shire Council.

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Supporting Documentation

This report is to be read in conjunction with the following documentation

- Attachment 1 – Historic Planning Permit P11.042, Gannawarra Shire Council
- Attachment 2 – Historic Planning Permit P13.011, Gannawarra Shire Council
- Attachment 3 – Historic Endorsed Plan, Gannawarra Shire Council, 2016
- Attachment 4 – Permit extension, Gannawarra Shire Council
- Attachment 5 – Endorsed landscape Plan, 18, 06, 2015
- Attachment 6 – Preliminary Civil Design Set, AWCE, 2018
- Attachment 7 – Telstra Connection Communications
- Attachment 8 – PowerCor Preliminary Plan
- Attachment 9 – Coliban Water Verified Design – Water and Sewer
- Attachment 10 – Traffic Impact Assessment, AWWCE 2021
- Attachment 11 - Draft Plan of Subdivision
- Attachment 12 – Amended Lot Layout and Civil Plans, AWCE 2021
- Attachment 13 – Property Report
- Attachment 14 – Specific Control Incorporated Document – GC160

2. Site and Context

2.1 Property details

Property Address	Cohuna-Koondrook Road, Cohuna
Crown Description	Lot 1 TP 107083
Local Government Council	Gannawarra
Council Property Number	A44727
Directory Reference	Vicroads 590 F8
Easements or Section 173 Agreements	Caveat AM792698F registered 20/05/2016 exists with Goulburn-Murray Rural Water Corporation. This caveat does not prohibit the development. The development allows the action of the caveat to sell a portion of the land to GM Water.
Owners Name	Katrina Anne Mitchell and Octrove Pty Ltd
Applicant Names	Katrina Walker and Octrove Pty Ltd
Permit Triggers	Clause 32.04-4 Clause 33.03-3 Clause 43.03-3

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2.2 The Site

The land is described by Lot 1 in TP 107083L measures 15.14 ha, is regular in shape and is flat in topography. The site is located on the north of Murray Valley Highway and west of Cohuna-Koondrook Road, on the north-western outskirts of Cohuna. The subject site in relation to its surrounding locality is shown in **Figure 1**.

The site is generally void of mature vegetation with a couple scattered eucalyptus trees found in the north corner of the allotment. The balance of the site is open pasture. A number of small tributaries traverse across the site and flow into irrigation channel located on the southern boundary, shown in **Figure 2**.

The subject site has frontage to both Murray Valley Highway and Cohuna-Koondrook Road. The main entrance to the site is off Cohuna-Koondrook Road. Both roads are identified as classified roads and under the maintenance of Vicroads.

As described above, the site is a split zone consisting of 7.2 ha of land being zone Mixed Use Zone and 7.94 ha being zoned Industrial 3 Zone. The site is surrounded by Farm Zone, with a large Lot residential property located south-east of the site.

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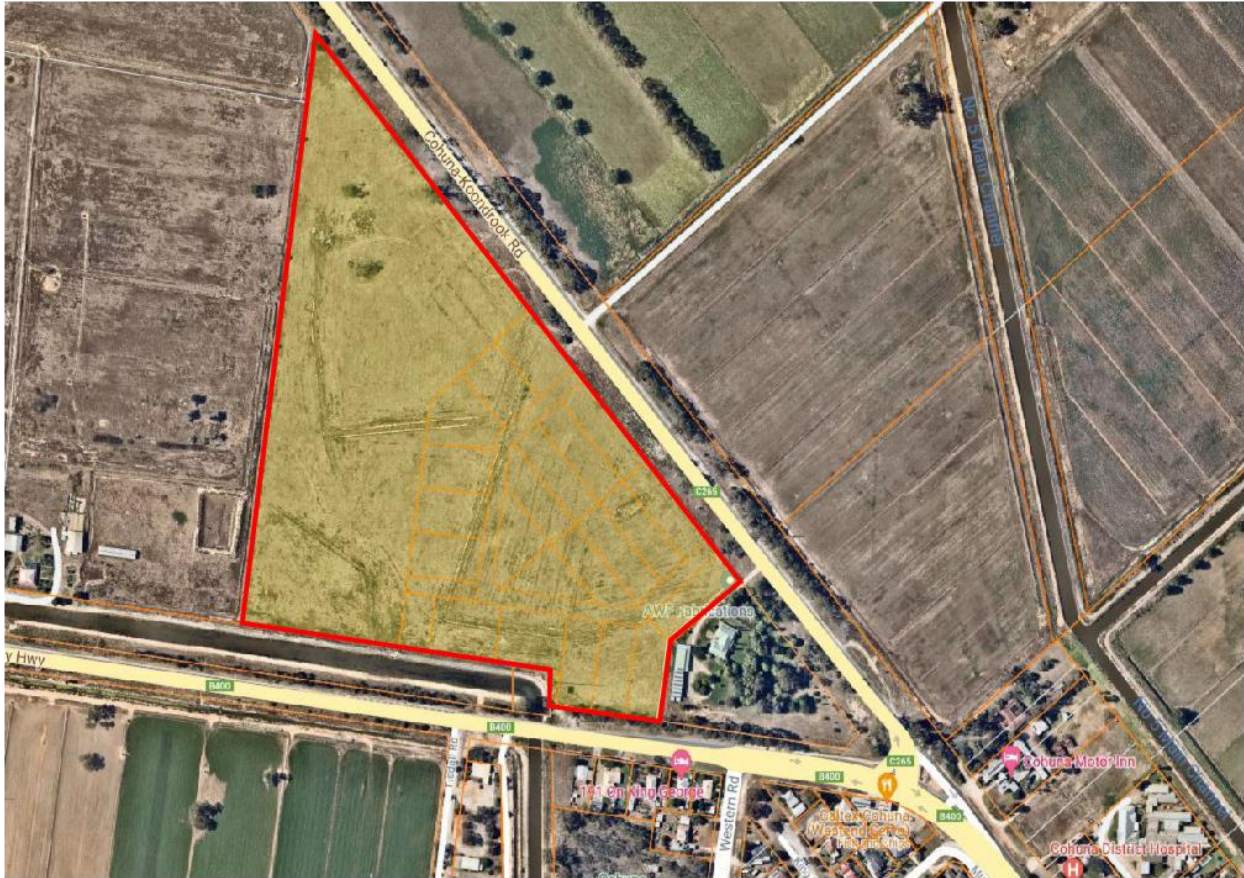


Figure 1: Subject site within the surrounding locality (NearMaps, 2021)

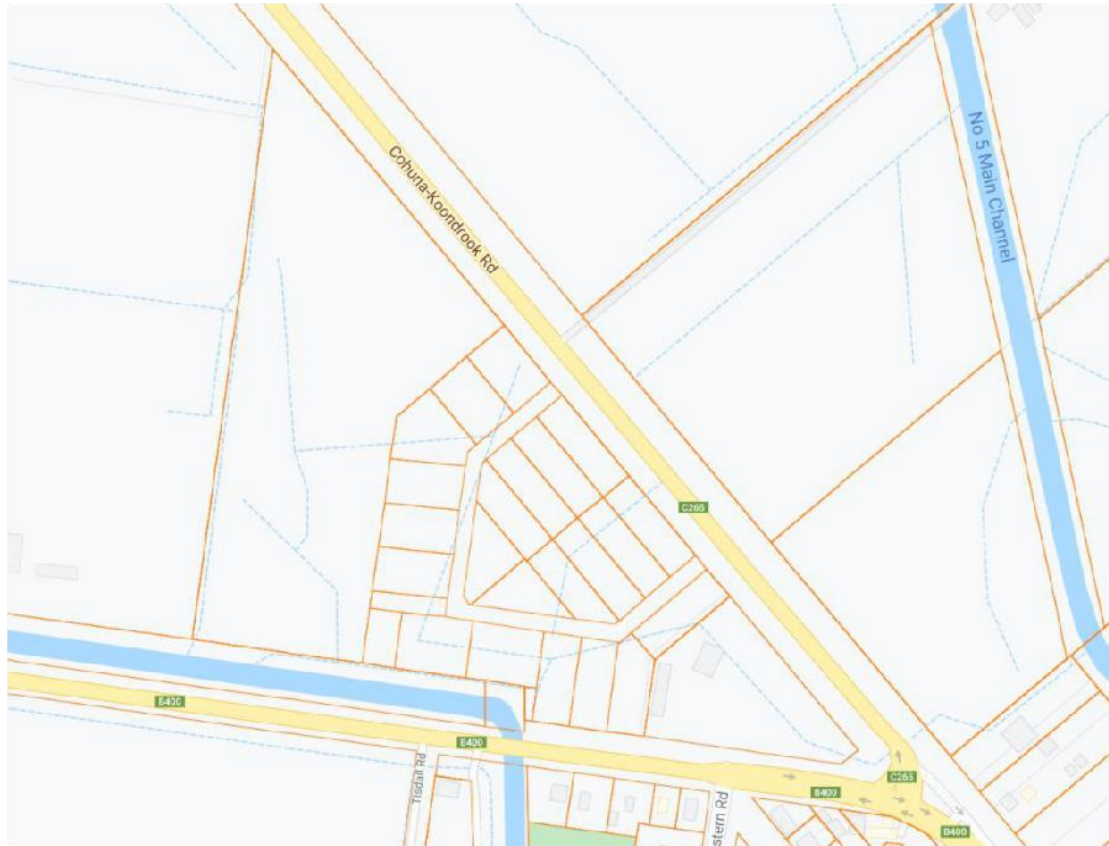


Figure 2: Existing watercourses located across the subject site (NearMaps, 2021)

2.2 Background

On 12 July 2012, amendment C28 to the Gannawarra Planning Scheme was published in the government gazette. This amendment effected the land use zoning of the eastern portion of Lot 1 in TP 107083 from Industrial 3 Zone to Mixed Use Zone, in order for the proposed development to occur.

A subsequent one in two Lot subdivision gained approval, Planning Permit P11.042, (contained in **Attachment 1**), dividing Lot 1 along the zone boundary. The plan of subdivision was certified; however, the conditions of Coliban Water were not with the legislated timeframe, accordingly the consent lapsed on 3 April 2013.

A 1 in 24 Lot subdivision for the Mixed Use zone portion of the allotment gained approval under Planning Permit P13.011 on 12 June 2013. A copy of the Planning Permit and the Endorsed Plan is contained in **Attachment 2**. **Table 1** provides the status of each of the conditions.

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Table 1: Status of historic planning permit P13.011 against conditions

Condition	Description	Status	Reference
1	<p><u>Amended Plan</u></p> <p>Before the plan of subdivision can be endorsed, an amended site plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must be generally in accordance with the plan submitted with the application but modified to show:</p> <p>a) The renumbering of the lots to reflect the lots within the plan of subdivision along with lot areas and dimensions.</p> <p>b) The land zoned Industrial 3 Zone is to be consolidated into 1 large lot.</p> <p>c) Roads and other infrastructure including street lighting, footpaths and tree planting consistent with the requirements of the Responsible Authority.</p> <p>d) Landscaping in accordance with Condition 7.</p> <p>e) Details of fence design along the Cohuna-Koondrook Road.</p> <p>f) Location of areas to be filled.</p>	Endorsed 18.06.2015	Attachment 3
2	<p><u>Expiry of Permit</u></p> <p>This permit will expire if the plan of subdivision is not certified within three (3) years of the date of issue of the permit unless the Responsible Authority grants an extension of the permit upon application in writing by the developer within three (3) months of the prescribed expiry date. Once the Plan of Subdivision is certified, the permit will expire five (5) years from the date of certification of the Plan of Subdivision.</p>	The permit expired on 12 June 2018.	Attachment 4
3	<p><u>Infrastructure</u></p> <p>Prior to the certification of the Plan of Subdivision, plans of the design, construction and layout in accordance with Council's Infrastructure Design Manual (www.designmanual.com.au) and Council's Road Asset Management Plan, must be</p>	Preliminary design set	Attachment 6

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	submitted to and approved by the Responsible Authority.		
4	<u>Payment in Lieu of Open Space</u> Before the Statement of Compliance is issued under the <i>Subdivision Act 1988</i> , the applicant or owner must pay to the Responsible Authority 5% of the site value of the Mixed Use Zoned land in the subdivision.		
5	<u>Nature Strips</u> The nature strips fronting the development must be constructed in accordance with levels and specifications submitted to and approved by the Responsible Authority. Once approved all works detailed on the plans must be installed to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance.		
6	<u>Landscaping</u> A landscaping plan must be provided to the Responsible Authority showing: <ul style="list-style-type: none"> • Street tree location and species. • Indigenous trees and shrubs along the southern boundary of the site to effectively screen the development from the Murray Valley Highway. • Indigenous trees and shrubs along the eastern boundary of the Industrial 3 Zoned land. 	Endorsed 18.06.2015	Attachment 5
7	<u>Drainage Discharge Plan</u> Prior to the certification of the Plan of Subdivision, a properly prepared Drainage Discharge Plan with computations 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 plan must be drawn to scale with dimensions.	Approved by Coliban Water	
8	<u>Drainage Retention Dam</u> The proposed lot to contain the drainage retention dam shall be owned and managed by a body corporate.		
9	Street / Road Name Allocation	Confirmation the road name Acacia Drive was available	

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	<p>Before the plan of subdivision is certified under the <i>Subdivision Act 1988</i>, the applicant must lodge an application to the Council’s Street Naming Committee for the approval of any street names and street numbers on the proposed plan of subdivision.</p>	<p>by David Pietsch via email dated May 20, 2016. Application to the Gannawarra Shire was made by Malcolm Wiltshire of MJW Surveys Pty Ltd</p>	
10	<p>Telstra</p> <ul style="list-style-type: none"> a) That the plan of subdivision submitted for certification be referred to Telstra in accordance with Section 8 of the <i>Subdivision Act 1988</i>. b) Telstra will not consent to the issue of a Statement of Compliance until such time as the applicant provides satisfactory evidence of compliance with the above conditions. <p>Note 1 – Approval does not cover alterations to existing Telstra Plant or Network. Locations of existing network can be obtained from Dial Before You Dig – Ph: 1100. Note 2 – For co-ordinated Telstra plant reticulation in this development, please refer to www.telstrasmartcommunity.com to Register your Development and Apply for Reticulation.</p>	<p>Contact with Telstra was commenced. In an email dated September 4, 2018 for subdivision only we require to install a starter pipe on each property.</p>	Attachment 7
11	<p>Country Fire Authority Prior to the issue of a Statement of Compliance under the <i>Subdivision Act 1998</i> the following requirements must be met to the satisfaction of CFA.</p> <ul style="list-style-type: none"> a) Hydrants <ul style="list-style-type: none"> i. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 90 metres and the hydrants must be no more than 120 metres apart. These distances must be measured around lot boundaries. ii. The hydrants must be identified with marker posts and road reflectors as applicable to the 		



	<p>satisfaction of the Country Fire Authority. Note – CFA’s requirements for identification of hydrants are specified in ‘Identification of Street Hydrants for Firefighting Purposes’ available under publications on the Country Fire Authority website (www.cfa.vic.gov.au)</p> <p>b) Roads</p> <p>i. Roads must be constructed to a standard so that they area accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.</p> <p>ii. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degrees) entry and exit angle.</p>		
<p>12</p>	<p>Powercor</p> <p>a) The plan of subdivision submitted for certification under the <i>Subdivision Act 1988</i> shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.</p> <p>b) The applicant shall:-</p> <ul style="list-style-type: none"> • Provide an electricity supply to all lots in the subdivision in accordance with Powercor’s requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. • Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria’s Electrical Safety System. • The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for 	<p>Preliminary application was made to Powercor. Plans were supplied by Powercor outlining the electrical requirements.</p>	<p>Attachment 8</p>

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	<p>certification, which shows any amendments which have been required.</p> <ul style="list-style-type: none"> Any buildings must comply with the clearances required by the Electrical Safety (Network Assets) Regulations. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules. <p>NOTE: It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued once all electricity works are completed (the release to the municipality enabling a Statement of Compliance to be issued). Prospective purchasers of lots in the subdivision should contact Powercor Australia Ltd to determine the availability of a supply of electricity. Financial contributions may be required.</p>		
13	<p>Coliban Water</p> <p>a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision. Services are to be provided in accordance with our specifications.</p> <p>b) All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.</p>	<p>Approval with conditions was provided by Coliban Water.</p> <p>Civil Plans were amended in relation to conditions and verified by Coliban Water</p>	Attachment 9
14	<p>Goulburn-Murray Water</p> <p>a) Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of Coliban Water.</p> <p>b) All works within the subdivision must be done in accordance with EPA Publication 960 "Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites", September 2004.</p> <p>c) All stormwater discharged from the site must meet the urban run-off objectives Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage</p>	<p>GM Water have approved the water and sewer design, though minor amendments are required for final endorsement</p>	

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	<p>stormwater must be in accordance with the requirements of the Responsible Authority.</p> <p>d) The development will be required to retard drainage inflows to the G-MW's Drain 1/12 to 1.2L/sec/ha. The retardation may be via a retarding basin, rain water tanks or alike.</p> <p>e) The applicant must ensure that the development adheres to the criteria for retardation basin design for G-MW drains outlines in the attached document – appendix 1. the applicant must demonstrate to G-MW in the form of a design plan, with supporting calculations, how the development complies with the retardation basin design. This must be provided to G-MW prior to discharging into the 1/12 Drain.</p>		
<p>15</p>	<p>VicRoads</p> <p>a) All access must be via the Cohuna-Koondrook Road as per the permit application and no vehicular access from the subject land to the Murray Valley Highway will be permitted.</p> <p>b) Access roads must be designed so that all vehicles can be driven in a forward direction when entering and leaving the subject land.</p> <p>c) Prior to the Certification of the Subdivision, a Transport Impact Assessment Report (TIAR) must be prepared to the written satisfaction of VicRoads. The TIAR must assess such issues as the predicted traffic generation and distribution of ultimate development, the impact of the subdivision on the existing arterial road network and recommend details of any necessary mitigating works required on the network. The TIAR must also address pedestrian/cyclist connectivity and safety (including suitable pedestrian crossings) on the Murray Valley Highway to provide continuous footpath connectivity to and from the proposed development of the Cohuna township area.</p> <p>d) Prior to the Certification of the Subdivision, a functional layout plan detailing any necessary mitigating works arising out of the TIAR must be designed and constructed to the satisfaction of VicRoads.</p> <p>e) Prior to the issuing of Consent to the Statement of Compliance for the subdivision,</p>	<p>TIAR was prepared and discussed with Vicroads. Plans were updated in accordance with communication.</p>	<p>Attachment 10</p>

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	<p>any mitigating works arising out of the TIAR must be designed and constructed to the satisfaction of VicRoads.</p> <p>f) The discharge of any concentrated drainage onto the arterial road reserve must not exceed predevelopment flow rates.</p> <p>g) The applicant must comply with the Road Management Act 2004, Road Management (Works and Infrastructure) Regulations 2005 and the Road Management (General) Regulations 2005 with respect to any requirements to notify VicRoads and/or seek consent from VicRoads to undertake “works” (as defined in the Act) in, over or under the road reserve. VicRoads, in requesting the inclusion of this condition on this planning permit, is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.</p> <p>h) All works must be at no cost to VicRoads</p>		
16	<p>North Central Catchment Management Authority The finished floor level of any proposed dwellings on any of the allotments must be constructed a minimum of 450 millimetres above natural surface level.</p> <p>Note - Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However information available at North Central CMA indicates that in the event of a 1% AEP flood event it is unlikely that the property would be subject to inundation from any designated waterway.</p>	To be placed on title at time of registration of the subdivision	

3. Development Proposal

3.1 Summary

The proposed development is for the construction of one into 26 Lot Torrens title subdivision. The proposed works includes the following elements:

- Construction of road 16m wide, inclusive of kerb and channelling, capable to permit the movement of a semi-trailer to enter and exit in a forward direction;
- Construction of two access points to Cohuna-Koondrook Road;



- Road widening on Cohuna-Koondrook Road as per the supplied plans and the TIA report contained in **ATTACHMENT 10**;
- Provision of pedestrian and cyclist access between Lot 14 and Lot 15;
- Construction of detention basin, with capacity to suit the proposed development;
- Provision of sewer, water and electricity in accordance with the supplied plans;
- Provision of starter pipe at each allotment for telecommunications;
- Construction of post and wire fence along the perimeter of the allotment

The plan of subdivision is contained in **ATTACHMENT 11**.

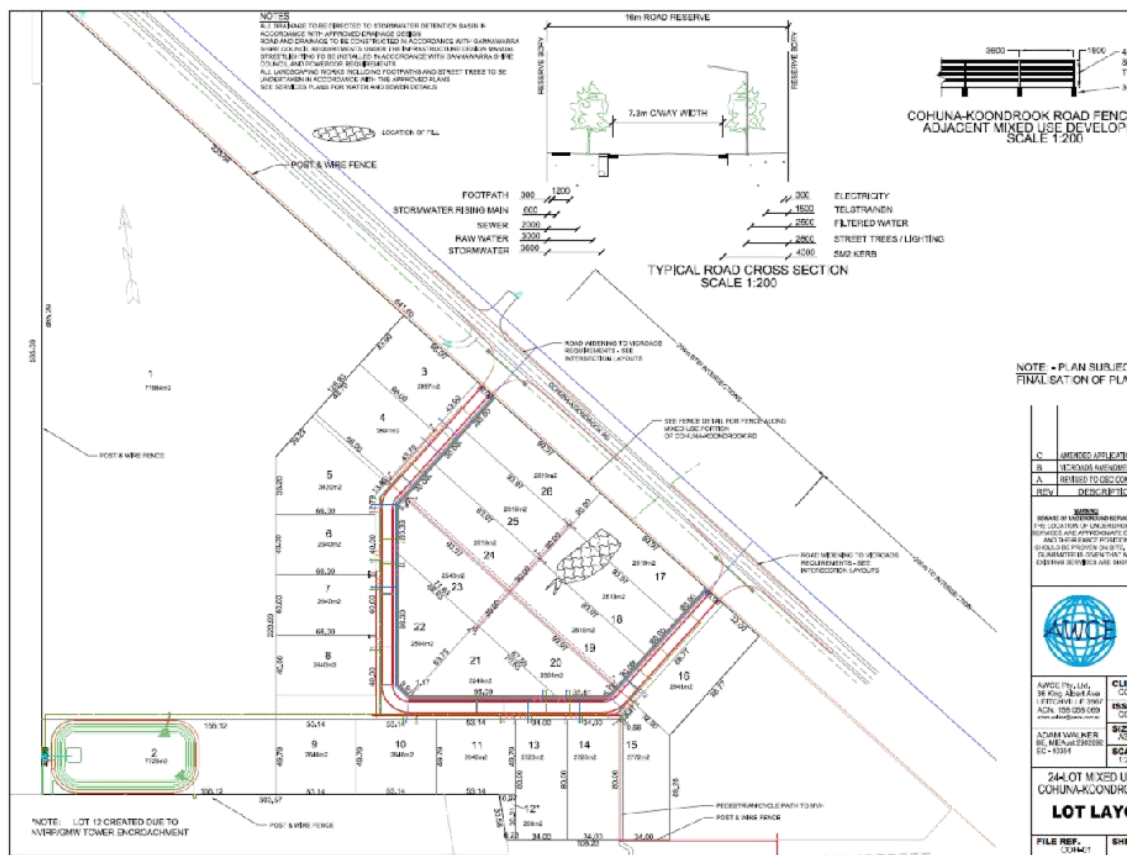


Figure 3: Proposed Lot Layout Plan; Source: AWCE, 2021

3.2 Access and Parking

Proposed access to the site is via two entries off Cohuna-Koondrook Road. Each entrance measures 16m in width. The proposed internal road will have kerb and channelling providing access to Lots 2 through to Lot 26. Each allotment can obtain access via the internal road. The provision of the



driveway layback will be constructed by the individual land owners. Parking for residents, visitors, clients and the like will be facilitated on each allotment.

A Traffic Impact Assessment, contained in **APPENDIX 15**, assessed the capacity of Cohuna-Koondrook Road. It was determined through consultation with VicRoads that road widening is required to enable safe passage of vehicles along Cohuna-Koondrook Road whilst vehicles are entering into the estate. The road treatment, as shown in **FIGURE 4** consists of:

- Widening of the east road shoulder by 2.8m for a distance of 122.5m at each entrance; and
- Inclusion of a turning lane on the west shoulder for a length of 60m

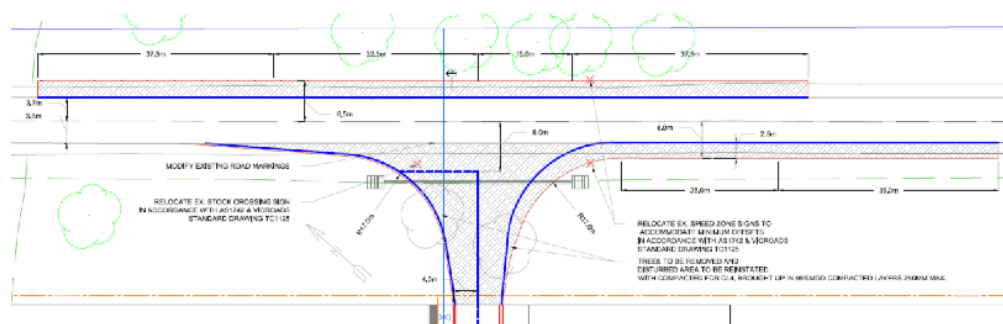


Figure 4: Proposed road treatment

3.3 Stormwater and Drainage

Stormwater collected on site will be directed to the proposed infrastructure adjacent to the road network. The stormwater is drained to the detention basin located on Lot 2. A detention basin with a capacity of 5.5ML is to be constructed in the south west corner of the allotment. A stormwater discharge pump station with a maximum flow of 0.93m/s and rising main is to be installed to discharge to the Goulbourn Murray Water Channel. The civil plans, contained in **APPENDIX 12** outline the water connection and detention basin design. The water design has been approved by Coliban Water, as provided in **APPENDIX 9**.

3.4 Sewer Management

Each allotment will drain to a pump station to be located adjacent to the detention basin. Upgrade of the sewer network along Murray Valley Highway and to the nearest man hole in Western Road is required as per the requirements from Coliban Water. Demonstrated on the plans contained in **Attachment 9**.

3.5 Electricity Connection

Each allotment will be connected to underground reticulated electricity as per the plans supplied by PowerCor contained in **APPENDIX 8**.

3.6 Use of Proposed Lot 12

The detailed survey identified that the NVIRP/GMW Tower encroached onto the subject site. Negotiation with Goulburn Murray Water (GMW) resulted in the creation of proposed Lot 12 in order to sell the land to GMW. This is identified as a caveat on the land registered as AM792698F.

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3.7 Cost of works

The proposed development is estimated to cost \$1.23 Million

4. Statutory Assessment

4.1 Planning and Environment Act

This Planning Report assesses the development proposal against the relevant statutory requirements of Part 4 of the *Planning and Environment Act 1987*, and other deemed to be relevant Victorian planning legislation, plans and policies as applicable. The site is located in Cohuna within the Gannawarra Shire Council Local Government Area. Accordingly, the site is land to which the Gannawarra Planning Scheme applies and accordingly is subject to the provisions of that scheme. The following assessment will address the following:

- State Planning Policy Framework;
- Municipal Strategic Statement;
- Local Planning Policy Framework;
- Zone;
- Overlays;
- Particular Provisions;
- General Provisions; and
- Section 60 of the *Planning and Environment Act 1987*.

4.2 State Planning Policy Framework

4.2.1 Settlement

Cohuna is located three hours north of Melbourne and is one hour north of the major regional town of Bendigo. Kerang is located 45 minutes west with Echuca, a large regional tourist town, located 50 minutes east. The town is situated on the Gunbower River and has a strong dairy industry.

According to the ABS Census data for Cohuna (SSC) the population grew by 4.97% between 2011 and 2016. The most recent population count for the Cohuna-Leitchville district was 3,222 in 2017. The demographic of the area is identified as an aging population; the median age being recorded at 52 years in the 2016 census. However, the proportion of young children being between the ages of 0-19 is only marginally lower (1%) than the state average. The 20-39 age cohort in comparison is considerably lower (3-4%) than the state average, indicating migration of this age group to complete further education or job opportunities. The 40-54 year cohort comes in line to the state average with proportion of people 55 and older exceeding the state average, indicating the people are retiring to the town.

Current trends within the regional area have seen many older farmers seeking to retire from local farms yet purchase a reasonably sized allotment to continue some form industry and or store caravans, boats and the like. Further the implications of COVID-19 has resulted in an urban-regional migration shift. Regional areas are starting to see an influx of residents seeking additional space and a less dense population.

The proposal is considered to be a suitable development for the zone in an appropriate locality. The development whilst on the fringe of the Cohuna urban settlement, provides sufficient space for the



Mixed Use subdivision and the sized allotments allow suitable space to enable a range of business uses within the estate without compromising neighbourhood amenity. The 26 Lot subdivision provides an additional 23 residential / mixed use allotments to accommodate for population growth as demonstrated between 2011 and 2016 and with the influx as result of COVID-19. Cohuna has very limited vacant land available and this subdivision provides an opportunity to support residential growth in the township.

Further to the above, the proposed development includes an access between proposed Lots 12 and 13 and upgrade to Murray Valley Highway to permit pedestrian access to the already constructed footpath along the south side of Murray Valley Highway. This enables active transport to be utilised to access the main township and the local schools.

It is considered that the proposed development meets the strategies 11.01-15

4.2.2 Environmental and Landscape Values

The proposed development has taken into consideration the protection and conservation of biodiversity in the locality. The proposal will require the removal of two mature eucalyptus trees as identified on the landscape plan. As detailed in Section 4.6.1 of this report, a planning permit is required for the vegetation removal. The removal of the tree was assessed under Planning Application P13.011 with the approved landscape plan (**Appendix 5**) considered to provide sufficient planting of native trees to offset the impact of the tree removal. Further the street trees proposed will improve the amenity of the estate and as they mature will enhance the look of the estate.

Overall, it is not anticipated that the development will result in a significant impact on the biodiversity of the area, thus the development is considered to meet the strategies of 12.01.

4.2.3 Environmental Risks and Amenity

The site is identified as being potentially liable to inundation, however, it is not identified as being bushfire prone land. The historic application was referred to both the Victorian Country Fires Association and North Central Catchment Management Authority for assessment. Through the assessment of the previous application, the relevant authorities considered that risk to life and property as a result of the natural hazards can be successfully mitigated provided the conditions stipulated were met.

Bushfire

The historic application was referred to the CFA for assessment. The conditions as outlined in **Table 1** have been met. The proposed fire hydrants have been placed on the civil plan documentation, **Attachment 12**. It is considered that the provisions outlined within the historic condition minimises risk to life and property as a result of bushfire.

Flood

A flood study for the 1 in 100 ARI event has not been prepared for the area. Accordingly, the North Central Catchment Management Authority conditioned the subdivision with any future residential development to be constructed 450mm above the natural ground level. This is considered an appropriate measure to mitigate the risk to life as a result of flood.

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4.2.4 Built Environment and Heritage

The planning property report, contained in **Appendix 13**, does not identify the site as being an area of Aboriginal or European Cultural Heritage. Accordingly, it is considered that the proposed development does not negatively impact upon any heritage item.

Should any Aboriginal object or relic be uncovered during the construction of the development, a cease works will occur and the relevant authority will be notified.

4.2.5 Housing

The site is appropriately zoned to enable residential development. As discussed in Section 4.2.1 of this report, evidence suggests that Cohuna is experiencing population growth and is in short supply of vacant residential land. Accordingly, it is considered that the proposed subdivision will actively support the growth of the township and provide suitable sized allotments for construction of residential development in the coming years.

It is considered that the proposed development meets the strategies of Clause 16.01.

4.3 Municipal Strategic Statement

4.3.1 Settlement and Housing

Key issues identified under Clause 21.02 include:

- Providing for a diverse range of residential opportunities; and
- Accommodating population growth in Kerang, Cohuna and Koondrook

The proposed subdivision creates 23 vacant residential allotments of a suitable zoning not already available within Cohuna. It is considered that by enabling the subdivision the development will contribute to the diversity of residential opportunities. Further the vacant land will allow for residential construction which will not only support the population growth in Cohuna, it will also facilitate economic revenue within the municipality through the provision of construction jobs.

4.3.2 Environmental and Landscape Values and Environmental Risks

As described above in Section 4.2.2 and 4.2.3, the proposed development has taken into consideration the environmental values and risks of the site. The proposed development incorporates a landscape plan which offsets impacts resulting from the removal of two trees within the road reserve along with measures which mitigates risk to life and property as a result of inundation or bushfire. It is considered that the proposed development does not significantly impact upon the biodiversity of the region.

4.4 Local Planning Policies

There are no relevant local planning policies required to be considered as part of this planning permit application for subdivision.

4.5 Local Planning Policy Framework

4.5.1 Land Use Zone

The site is a split zone consisting of Industrial 3 Zone and Mixed Use Zone as shown in **Figure 5**. Pursuant to both Clause 33.03-3 of the IN3 Zone and Clause 32.04-4, a planning permit is required to subdivide land. The proposed subdivision seeks to contain the IN3 zoned land within a single Lot,



being proposed Lot 1. This is considered a suitable proposal to enable the effective use of the IN3 zoned land in the future.



Figure 5: Land use zoning (Property Report, 2021)

The proposed subdivision also applies to the Mixed Use zone, whereby the subdivision seeks to create 23 residential Lots and a single Lot containing the detention basin to be managed under a body corporate. In accordance with Clause 32.04-4 the subdivision must meet the objectives and standards of Clause 56 except Clause 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-33. **Table 2** below assess the subdivision against the relevant clauses of Clause 56 for a subdivision between 16 and 59 Lots.

Table 2: Clause 56 Assessment

Clause	Description	Comment
56.01-1	Subdivision site and context description	The proposed site is a split zone consisting of MUZ Mixed Use Zone and IN3 Industrial 3 Zone. The site from the west through to east is bounded by farming zone. The land to the south of the site and Murray Valley Highway is identified as General Residential Zone (GRZ1) with a small area of a Public Recreation Zone (PCRZ). See the site and context plan provided in the civil plans contained in ATTACHMENT 12 .



		<p>The proposed subdivision of the MUZ creates 23 allotments of regular shape and size consistent with the minimum Lot size requirements under the DDO. The Lot sizes are suitable for appropriate mixed use development in the future. It is considered that the development is a logical extension of the township which enables a new development type to cater for changing industry and work from home dynamics. The design provides suitable access to facilitate movement of vehicles up to a semi-trailer in a forward direction.</p> <p>The proposed subdivision has taken into consideration the existing traffic conditions along Cohuna-Koondrook Road and proposes road widening to facilitate safe movement along the road. The subdivision also provides pedestrian access across Murray Valley Highway to the existing footpath on the southern side. This enables pedestrian access to the township of Cohuna. It is considered that the proposed subdivision has taken into consideration the existing context and responds appropriately for the current land use zone.</p>
56.01-2	Subdivision design response	The subdivision will facilitate appropriate future development to meet the objectives of the zone. The proposal supports the transition of the site into mixed use area which will enable residential accommodation to meet the growing demand within the township.
56.02-1	Strategic implementation objective	The subdivision has been demonstrated to meet the SPPF and MSS and therefore is considered to meet Clause 56.02-1.
56.03-4	Built environment objective	The proposed subdivision is considered consistent with the objectives of the zone. The subdivision will enable future development which will support the character of the estate. Through the rezoning process, it is considered that the Gannawarra Council has assessed the site for future mixed use development which meets the identity and character of the area and township of Cohuna.
56.04-1	Lot diversity and distribution objectives	The proposed Lot layout is considered to provide suitably sized allotments to facilitate residential development with the balance of the site to enable commercial and other uses which complement the mixed-use functionality of the area. Further, the subdivision provides suitable pedestrian access through an easement along Lot 14 and 15 to give access across Murray Valley Highway and the footpath into the township. The easement is to drain sewer and as a carriageway. The

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		area will be dedicated to Council as part of the road and footpath network.
56.04-2	Lot area and building envelopes objective	The proposed subdivision creates lots with a minimum area of 2544m ² . The allotments have sufficient area for a 10m by 15m. As the developer, we seek not to enforce an area on site to restrict residential development on the site. It is the intention to provide flexibility. The sites are suitably sized that a building envelope is not required.
56.04-3	Solar orientation of lots objective	The site is not constrained by topography, thus suitable solar access will be achieved.
56.04-4	Street orientation objective	The proposal provides all new allotments with frontage to the internal road. This enable passive surveillance of the estate. The construction of the subdivision will include street lighting which will further improve safety of the estate. It is considered that the lot layout as suitably considered safety and surveillance.
56.04-5	Common area objectives	The common area consists of the detention basin located on Lot 2. This will be under the management of the body corporate. All owners within the estate will be part of the body corporate which will manage the maintenance of the detention basin and water use rights. The internal road will be dedicated to Council at the completion of the estate.
56.05-1	Integrated urban landscape objectives	A landscape plans is contained in Attachment 5 . It is considered that the landscape plan is suitable for the development.
56.05-2	Public open space provision objectives	During the assessment of the previous subdivision planning permit application, Council sought that there was not dedicated public open space as part of the subdivision. In lieu of public open space, monetary payment to Council was requested.
56.06-2	Walking and cycling network objectives	In coordination with Vicroads, an easement between Lot 14 and 15 to provide pedestrian and cycle access to Murray Valley Highway is provided. Upgrade along Murray Valley Highway to provide a pedestrian refuge when crossing will be constructed.
56.06-4	Neighbourhood street network objective	The proposed subdivision provides an internal road network to provide access to all residential allotments. The road will be constructed to accommodate a maximum size vehicle of a semi-trailer. To ensure the safety of traffic movement throughout the area, road widening along Cohuna-Koondrook Road is proposed.

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56.06-5	Walking and cycling network detail objective	Refer to civil engineering plans contained in Attachment 12 .
56.06-6	Public transport network detail objectives	There are no alterations to the provision of the public transport network as a result of this application.
56.06-7	Neighbourhood street network detail objective	The proposed road network has been designed to meet Standard C20.
56.06-8	Lot access objective	The subdivision has been designed to meet Standard C21.
56.07 – 1	Integrated water management	The subdivision will be serviced by reticulated water and sewer as per the verified design contained in Attachment 9 . Stormwater can be successfully managed in accordance with the proposed stormwater management plan contained in Attachment 12 . The design will be to the requirements and satisfaction of Coliban Water Authority to meet Standard 22.
56.07-2	Reused and recycled water objective	It is proposed that the stormwater captured from the development will be drained to the detention basin located on proposed Lot 2. The detention basin will be maintained and managed by the body corporate to ensure water usage rights are equally distributed. The stormwater will be available for reuse on the new allotments. Dwellings constructed on the new allotments will be required to have a rainwater tank installed to meet the green star energy ratings. This will allow for stormwater to be captured on individual allotments and reused in laundry and toilet facilities and recycled onto gardens.
56.07-3	Wastewater management objective	The site will be connected to reticulated sewer as demonstrated on the civil engineering plans. The design will be to the requirements and the satisfaction of Coliban Water Authority.
56.07-4	Stormwater management objective	A stormwater management plan has been prepared and contained within the civil engineering documentation. The stormwater philosophy ensures that stormwater can be suitably managed with the anticipated increase in impervious ground. As mentioned above, new dwelling will capture water within a rainwater tank with overflow directed to the stormwater infrastructure proposed. The stormwater will be captured in the detention basin, available for reuse within the estate. Overflow of the detention basin is connected to the Murray Golburn water channel located on the south boundary of Lot 2.
56.08-1	Site management objectives	During the construction of the subdivision the appropriate sediment and erosion control measures will

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		be implemented to avoid any sedimentation of the local waterways.
56.09-1	Shared trenching objectives	Shared trenching will be utilised where possible.
56.09-2	Electricity, telecommunications and gas objectives	Gas will not be provided to the subdivision. Electricity and telecommunications will provided to the site in accordance with the requirements of PowerCor and Telstra.
56.09-3	Fire hydrant objective	The civil engineering plans demonstrate the provision of fire hydrants in accordance with Standard C29
56.09-4	Public lighting objective	Public lighting will be provided in accordance with Standard C30

Decision guidelines – Subdivision

As demonstrated in **Table 2** the proposed subdivision meets the objectives and standards of Clause 56. The pattern of subdivision is therefore considered appropriate for the land use zone and locality.

Notification requirements

Pursuant with Clause 32.04-13 and Clause 33.03-3, this application is exempt from notification.

4.5.2 Overlays

4.5.2.1 Design and Development Overlay (DDO) and Design and Development Overlay – Schedule 2 (DDO2)

Pursuant with Clause 43.03-3 Subdivision a permit is required to subdivide the land unless a schedule to the overlay specifically states that a permit is not required. Further the subdivision of land must be in accordance with any requirements specified in a schedule to the DDO.

Section 3.0 of DDO2 does not nominate that a planning permit is not required. Accordingly, a planning permit requirement is triggered under Clause 43.013-3. DDO2 nominates that each lot in a subdivision must be capable of containing a dwelling and a building intended to accommodate a light industrial use. The subdivision pattern and the Lot sizes are sufficient to meet the requirements of DDO2. Under Section 5.0 of DDO2, the application for development must be supported by a Landscape Plan. The Landscape Plan in **Attachment 5** is provided for re-endorsement.

Decision guidelines

It is considered that the preceding discussion has demonstrated that the proposed subdivision is consistent with the Municipal Planning Statement and the Local Planning Policy Framework, whereby it creates 23 residential / light industrial allotments in a regular subdivision pattern. The allotment size can support both a residential dwelling along with area for a shed to house a light industrial use. The internal road network has been designed to accommodate semi-trailer to support light industrial development in the future. A landscape plan has been provided to manage any amenity impacts on the land as a result of the development. Future planning permit applications will deal with bulk and location of buildings.

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Notification requirements

There are no exemptions for notification under Clause 43. Accordingly, notification will be conducted if the Gannawarra Shire Council deem notification necessary.

4.5.2.2 Environmental Significance Overlay (ESO) and Environmental Significance Overlay Schedule 4 (ESO4)

Pursuant with Clause 42.01-2 the proposed subdivision triggers a planning permit requirement. As outlined in ESO4, the objectives of this overlay are to identify land in urban and non-urban areas which is potential liable to inundation by overland flow or sheet flooding and is likely to suffer from poor drainage. Further the objective of the overlay to ensure development is compatible with the flood hazard and the drainage capacity of the land.

In consideration of Planning Permit P13.011 the Northern Catchment Authority prescribed Condition 16 to state:

The finished floor level of any proposed dwellings on any of the allotments must be constructed a minimum of 450 millimetres above natural surface level.

Note - Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However information available at North Central CMA indicates that in the event of a 1% AEP flood event it is unlikely that the property would be subject to inundation from any designated waterway.

Accordingly, it is considered that this Condition be reinstated on the planning approval to ensure that future residential development will reduce the risk of potential inundation. It is considered that the condition is acceptable and results in future development being compatible with the potential flood hazard for the site.

Decision guidelines

It is considered that the proposal has taken into consideration the comments of the catchment authority whereby reinstating Condition 16 on the permit will mitigate risk to life as a result of inundation.

Notification requirements

There are no exemptions for notification under Clause 42. Accordingly, notification will be conducted if the Gannawarra Shire Council deem notification necessary.

4.5.2.3 Specific Controls Overlay (SCO) and Specific Controls Overlay – Schedule 2

Land affected by SCO may be used or developed in accordance with a specific control contained in the incorporated document. SCO2 nominates the incorporated document as the 'Goulburn-Murray Water Connections Project Incorporated Document, (June 2020)', contained in **Attachment 14**.

The site is identified within the Torrumbarry Irrigation Area which is land specified as subject to the specific control. In accordance with Section 5 of the incorporated document, the Control states:

Works undertaken by Goulbourn-Murray Water and their contractors on behalf of private landowners, as part of the Project, are subject to these controls.



*However, the control **does not** apply to connection works and on-farm works undertaken by **private landowners**, or their agents or contractors, whether or not undertaken by agreement with Goulbourn-Murray Water or the former State Owned Enterprise for Irrigation Modernisation in Northern Victoria.*

Accordingly, as the works associated with the subdivision will be undertaken by the private landowners, it is considered that the in accordance with Section 5 the specific control does not apply to the development.

4.6 Particular Provisions

4.6.1 Clause 52.16 and 52.17

Pursuant with Clause 52.17, a permit is required to remove, destroy or lop native vegetation. Accordingly, this application seeks approval to remove two eucalyptus trees to enable the construction of the southern access road. As previously discussed, the proposed subdivision incorporates a landscaping plan which seeks to mitigate the biodiversity impacts of the tree removal. It is considered that the planting schedule of indigenous trees along the Lot 1 boundary will have net positive biodiversity impact for the site against the removal of the two trees. It is respectfully requested that Council grant the permit to remove the two trees in the road reserve.

4.6.2 Clause 53.01 Public Open Space Contribution and Subdivision

Pursuant to Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause. No amount is specified in the schedule to Clause 53.01, therefore the contribution will be in accordance with any requirement under Section 18 of the *Subdivision Act 1988*.

In accordance with Section 1AB of the Subdivision Act, Gannawarra Shire Council does not have an approved infrastructure contributions plans that applies to the parcel of land. Accordingly, Section 1 of the Subdivision Act applies to this planning permit application. Section 1 states:

(1) A Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require the applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to—

- (a) set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or*
- (b) pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or*
- (c) do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 per cent of the site value of all the land in the subdivision.*

During negotiation with Council under Planning Permit Application P13.011, the Council requested payment in lieu of land dedicated for public open space. The rate was set at 5% of the land value.



4.6.3 Clause 53.18 Stormwater management in urban development

The provisions of Clause 53.18 apply to an application to subdivide land for residential purposes. Accordingly, in this instance Clause 53.18 applies, thus the application must meet Clause 53.18-4 and 53.18-6.

The objective of Clause 53.18-4 is to minimise damage to properties and inconvenience to the public from stormwater. The stormwater management system has been designed in accordance with Standard W1. The relevant drainage authority, in this instance is Coliban Water. The design was verified by Coliban Water, thus it is considered that the proposed stormwater management system, contained in **Attachment 9** is suitable for the proposed subdivision and mitigates risk of environmental impact as a result of stormwater generation.

In accordance with Clause 53.18-6 and Standard W3, the appropriate sedimentation and erosion control measures will be implemented to avoid sedimentation of the existing infrastructure.

4.6.4 Clause 56.01 Subdivision Site and Context Description and Design Response

The relevant provisions of Clause 56.01 have been addressed in Section 4.4 of this Report. The proposed subdivision is consistent with the relevant requirements and is considered suitable for the locality and to meet the future demands of residential and light industrial development in Cohuna.

4.7 General Provisions

4.7.1 Clause 65.02 Approval of an Application to Subdivide Land

The preceding assessment is considered to have addressed the matters set out in Clause 65.02. The proposed subdivisions has been identified to meet both the State and Local Planning Policy Frameworks and is not anticipated to have a negative environmental impact. Environmental impacts, such as but not limited to flood, stormwater, sewage, visual amenity and neighbourhood character have been managed and or mitigated where possible.

It is considered that the proposed subdivision is suitable for the land and meets the objectives of the land use zone.

4.8 Assessment of Section 60 of the Planning and Environment Act 1987

Pursuant with Section 60 of the *Planning and Environment Act 1987*, the responsible authority must consider the following:

(1) *Before deciding on an application, the responsible authority must consider—*

- (a) *the relevant planning scheme; and*
- (b) *the objectives of planning in Victoria; and*
- (c) *all objections and other submissions which it has received and which have not been withdrawn;*
- (d) *any decision and comments of a referral authority which it has received; and*
- (e) *any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development; and*

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(f) any significant social effects and economic effects which the responsible authority considers the use or development may have.

The preceding assessment has identified that the proposed subdivision is consistent with the objectives of the relevant planning scheme and the objectives of planning in Victoria. In accordance with Clause 42 and 43 of the LPPF, the Council may request that the application is placed on notification. Should any submissions be made during a period of notification, we welcome the opportunity to respond. It is noted that referral to a number of other responsible authorities is required as part of the assessment process. The application will work with the relevant authorities to meet any conditions of consent.

As demonstrated in this report, the proposed subdivision has taken into consideration the environmental constraints of the land and where possible managed or mitigated any environmental impacts. It is considered that the approval of this subdivision will result in a positive social and economic impacts through the provision of new land for residential accommodation and the monetary expenditure in the municipality during construction.

The proposed subdivision in conjunction with this report has met the requirements of Section 60 of the *Planning and Environment Act* to enable approval with conditions from the consent authority.

Conclusion

This report demonstrates that the proposed subdivision is consistent with both the state and local planning policy frameworks. The report and accompanying documentation meet the requirements stipulated by the legislation and provides details pertaining to existing conditions, siting, design and justification for the Council to issue planning consent for the one into 26 Lot subdivision. It is respectfully requested that Council consider this application for approval.

Should the Council request further information this will be provided to them.

For any queries relating to this application please contact Katrina Walker via the detail provided in the Document Control.

7.6 COHUNA RECREATION RESERVE MASTERPLAN

Author: Paul Fernee, Manager Community Engagement

Authoriser: Stacy Williams, Director Community Wellbeing

Attachments: 1 Cohuna Recreation Reserve Masterplan - Final
2 Masterplan Feedback

RECOMMENDATION

That Council adopt the Cohuna Recreation Reserve Masterplan

EXECUTIVE SUMMARY

The Cohuna Recreation Reserve Masterplan has been under development since July 2021, with a number of community consultation sessions with key users that enabled a co-design process to occur. After a recent community feedback process on the draft Masterplan which saw 31 responses, some minor amendments have been made with the inclusion of a small playground. The document is now presented for Council adoption.

PURPOSE

The purpose of this report is for Council to adopt the Cohuna Recreation Reserve Masterplan.

ATTACHMENTS

1. Cohuna Recreation Reserve Masterplan – Final
2. Masterplan Feedback

DISCUSSION

The Cohuna Recreation Reserve Masterplan process commenced in July 2021 with the appointment of consultancy firm, Insight Leisure Planning.

Over the course of the last 12 months, Insight Leisure Planning and Council officers have met with Reserve user groups including the Football Netball Club, Tennis Club and Parkrun to co-design a masterplan that reflects local issues, industry standards and aligns with Council's other strategic documents such as the Cohuna Waterfront Masterplan.

Three sessions occurred with Reserve user groups including;

1. Initial workshop and site visits (16 August 2021)
2. Follow up session (3 November 2021)
3. Final review (16 February 2022).

The draft Masterplan was supported by user groups at the final review session and was released for public feedback on 10 March 2022 with the process closing at 5pm Thursday, 13 April, to gain broader feedback on the draft Masterplan in line with Council's Community Engagement Policy.

Council received 31 responses (as attached), with many very supportive of the Masterplan directions, and some good feedback regarding the future of the Cohuna Swimming Pool and consideration on how specific components at each facility within the Reserve may work. Three

locations have been suggested for any future pool facility, with the specific outcomes to be identified within Council's Aquatic Strategy.

In response to the overwhelming feedback for a small playground, this has been incorporated in the high priority projects section alongside the netball courts, as this area was determined as the best location to support this infrastructure.

It should be noted that each component of the Masterplan will require its own specific planning and costing, as funding is sought to deliver these projects into the future, which will address much of the feedback received about specific elements. Additionally, all project planning will be conducted in conjunction with the relevant users as has been undertaken with the Master planning process.

RELEVANT LAW

Not applicable.

RELATED COUNCIL DECISIONS

Council adopted the 2021/22 Budget which allocated funding to support the development of the Cohuna Recreation Reserve Masterplan.

OPTIONS

It is recommended Council adopt the Cohuna Recreation Reserve Masterplan.

SUSTAINABILITY IMPLICATIONS

The recommendations seek to modernise and enhance the reserve in line with works at Apex Park and Garden Park and will require investment by all users and Council, with external funding, as projects are slowly progressed through the life of the Plan.

COMMUNITY ENGAGEMENT

An extensive co-design process was undertaken with clubs and user groups of the reserve. Broader community feedback was sought on the draft masterplan document, with 31 responses received. This feedback has been attached to this report.

INNOVATION AND CONTINUOUS IMPROVEMENT

The focus of the recommendations within the strategy has been to explore best practice both in provision of accessible and equitable infrastructure, whilst considering the point of difference this Reserve has compared to other recreation reserves, through its alignment to the Gunbower Creek and recognition in Council's Waterfront Masterplan.

COLLABORATION

Local collaboration on the development of the Masterplan occurred with key user groups in alignment with Council's Community Engagement Policy.

FINANCIAL VIABILITY

The recommendations within the Masterplan provide strategic guidance for Council, user groups, community and State and Federal Governments to further develop the Cohuna Recreation Reserve for the betterment of the broader community. Delivery of identified projects will require significant investment through external funding and community fundraising. Council will be unable to deliver outcomes within this Masterplan in isolation.

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

Not applicable.

COUNCIL PLANS AND POLICIES

Theme: Liveability – 1.2 Build unique transformational infrastructure that enhances liveability and passive and active recreation.

TRANSPARENCY OF COUNCIL DECISIONS

This report will be considered in an open Council meeting.

CONFLICT OF INTEREST

The officer preparing this report declares that they have no conflict of interest in regards to this matter.



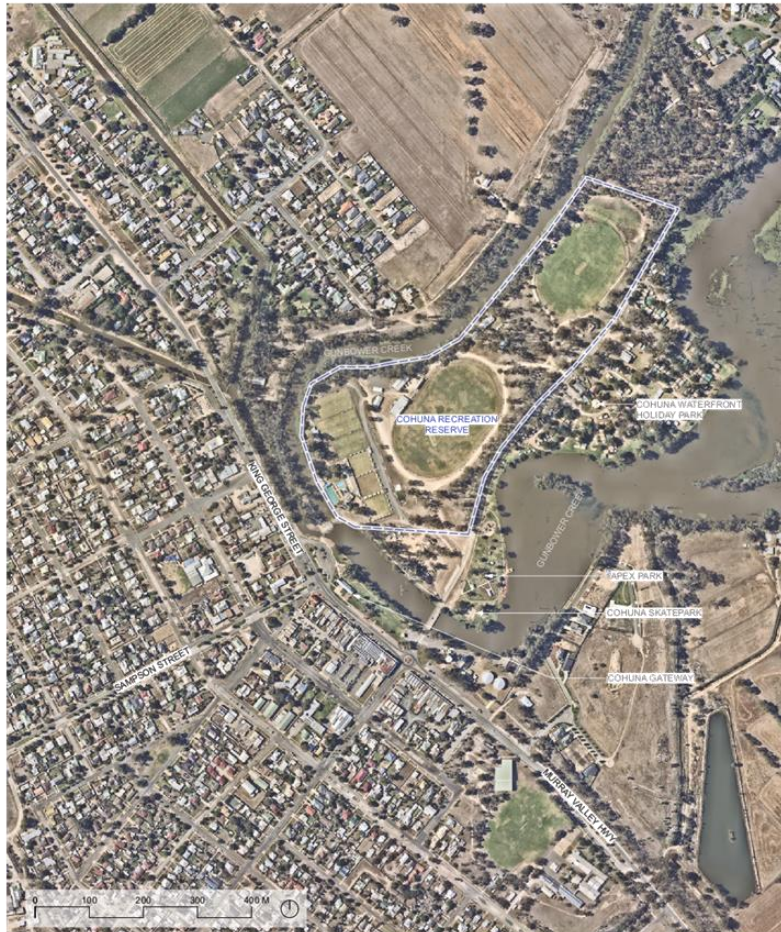
COHUNA RECREATION RESERVE
FINAL Master Plan
May 2022

Contents

1. Strategic Context	1
Location	1
Tourism positioning	1
Population and demographics	2
Existing strategies / influences	3
2. Site issues and observations	4
3. Club aspirations	6
4. Demand assessment	7
5. Master Plan	8
6. Implementation	9
Appendix A: Summary of Council strategic documents	



1. Strategic Context



1.1 Location

Gannawarra Shire Council is based in northern Victoria, approximately 250 kilometres north-west of the Melbourne CBD. Gannawarra Shire Council is the Committee of Management to the Department of Environment, Land, Water and Planning (DELWP) for the Cohuna Recreation Reserve.

The reserve is home to Australian Rules Football, Cricket, Netball, Tennis, Lawn Bowls, Little Athletics, active recreation and the local public swimming pool, whilst also being the location for the annual Cohuna Show.

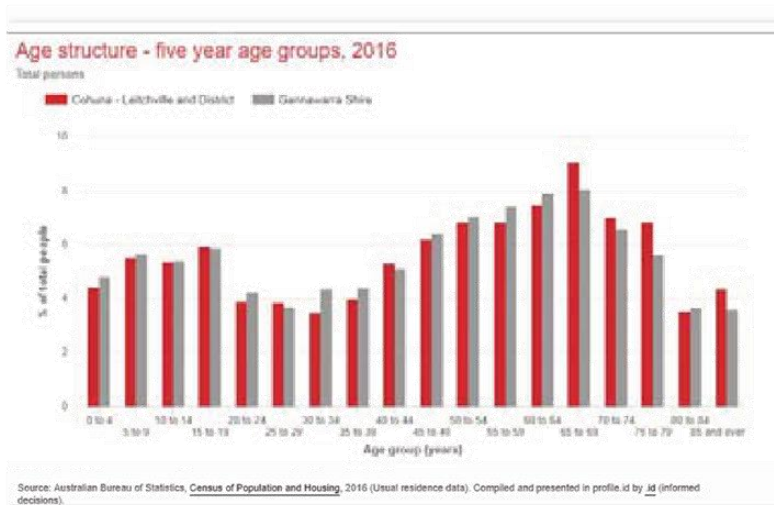
The Recreation Reserve is located adjacent to the Gunbower Creek, which separates the Reserve from the Cohuna Central Business District (CBD). To the east of the reserve lies Flora Reserve and Apex Park, where the Cohuna Skate Park, Cohuna Beach and adventure playground is located. This open space is connected via tracks and trails to the Recreation Reserve and CBD.

The Gunbower Creek precinct in Cohuna is located at the juncture of the commercial area of the town centre on the Murray Valley Highway and Gunbower Island. The key areas of the precinct include Garden Park, Apex Park and free RV Camping site. The precinct is generally bounded by the Cohuna Recreation Reserve in the north, the town centre in the south, the Cohuna Holiday Park in the north-east and the Murray Sound residential development site in the east.

1.2 Tourism positioning

Council's Strategic Tourism Plan aims to encourage demand for the Shire's visitor experiences and services, and to improve the quality and range of experiences to generate higher visitor satisfaction and encourage return visits. Gannawarra Shire Council is investing heavily in the transformation of the Cohuna waterfront including areas immediately adjacent to the Recreation Reserve. Initiatives underway or recently completed include upgrading of the skate park, new adventure playground, Apex Park beach access, and improvements to Garden Park, Cohuna Gateway, Flora Reserve and entry to the Recreation Reserve.

In addition to addressing community demand for appropriate sporting facilities, the Recreation Reserve Master Plan will explore opportunities to enhance visitor experiences, including connections / relationship to Gunbower Creek, additional tourism accommodation, RV parking, informal recreation (including walking/cycling/canoeing) and multi-use facilities that are capable of accommodating sporting, community or tourism uses.



1.3 Population & Demographics

The Cohuna - Leitchville and District area accounts for roughly 30% of the total Shire population. However, like elsewhere across the Shire, the population has experienced a modest decline over the 12-months preceding 2020.

The estimated resident population of Gannawarra Shire as at 30th June 2020 was 10,400 people. The estimated resident population of the Cohuna - Leitchville and District area was 3,175 people, which had declined by 0.68% since the previous year (in contrast to the Regional Victoria average population growth of 1.3% in the same period).

In 2016, Cohuna - Leitchville and District had lower proportion of children (under 18) and a higher proportion of persons aged 60 or older than Gannawarra Shire. Overall, 18.7% of the population was aged between 0 and 17, and 38.2% were aged 60 years and over, compared with 20.0% and 35.5% respectively for Gannawarra Shire.

The graph below highlights the differences in age structure of Cohuna (and District) compared to Gannawarra Shire. With a lower proportion of children and adults below 40 years old, this will influence physical activity participation demands and preferences. Specifically, research indicates that younger age groups are more likely to participate in formal sports and club-based recreation, whereas older age groups are more likely to participate in informal recreation activities and non-combative sport.

This will likely influence (i.e. increase) demand for activities such as walking and cycling, whilst decreasing demand for AFL football and netball. However, activities such as cricket and tennis are known to attract and retain participants throughout life stages, whilst lawn bowls is typically characterised by participants aged over 40 years.

Despite previous predications¹ that the Shire population may continue to decline to around 10,000 people by 2036, growing migration to regional Victoria (particularly since Covid-19) suggest a reversing of recent population declines.

In Gannawarra Shire there were 65 residential buildings approved to be built in the financial year 2020-21. This is the highest number of building approvals issued in any single year over the last 20-year period. This suggests a stabilising (indeed reversing) of recent population declines; however, the scale of population change is not likely to significantly influence (increase or diminish) existing levels of demand for formal sport at Cohuna Recreation Reserve.

¹ Victoria in Future projected population growth expected for Gannawarra LGA 2016 to 2036 (Department of Environment Land Water and Planning, 2019)



Cohuna Recreation Reserve
FINAL Master Plan

1.4 Existing strategies / influences

There are several existing Council plans, strategies and documents that influence the development of the Cohuna Recreation Reserve Master Plan. Including, but not limited to, the Council Plan (2021-2025) which calls for “unique transformational infrastructure that enhances liveability and passive and active recreation”.

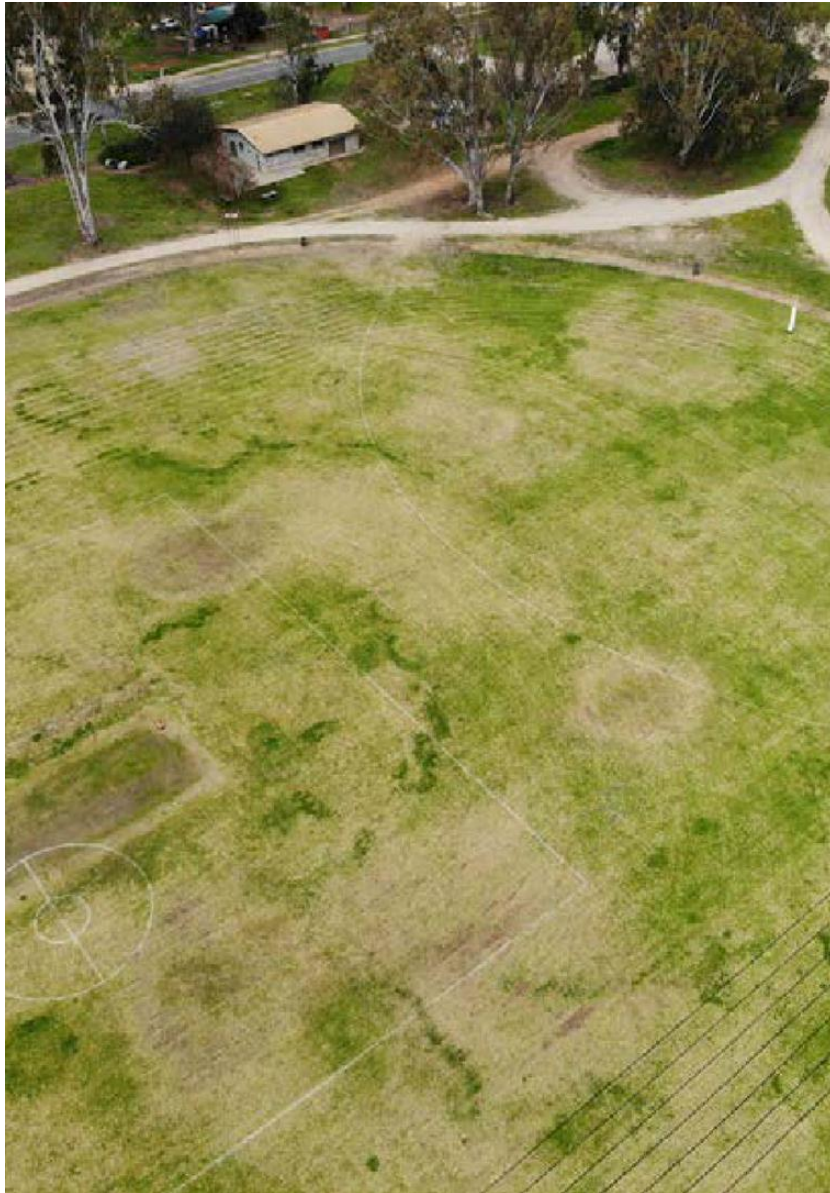
A selection of key documents are summarised in the appendix, however it is clear that the Recreation Reserve Master Plan must complement proposed new and/or upgraded recreational spaces outlined in the Cohuna Waterfront Masterplan. In particular, the Recreation Reserve Master Plan will consider opportunities for broader community and tourism benefit from any improvement initiatives, including opportunities for additional tourism infrastructure (i.e. accommodation and RV parking) within the reserve, in addition to initiatives that support formal sport groups.

The Waterfront Master Plan specifically suggests consideration of the relocation or reconfiguration of the recreation reserve (i.e. bowls, tennis and swimming pool) in order to enable future commercial development along the waterfront area. The plan also suggests the inclusion of a Tan Track - track looping around the northern side of Cohuna - in addition to RV parking and waterfront accommodation within the Recreation Reserve.

Strategically, the Recreation Reserve Master Plan will align with Council’s Sport & Recreation Strategy (2019-2029), which suggests a strategic focus on:

- Multi-use facilities,
- Improving opportunities for physical activity participation,
- Improving opportunities for walking and cycling, and
- Waterfront redevelopment and improved access to waterways.





Cohuna Recreation Reserve
FINAL Master Plan

2. Site Issues & Observations

At a 'helicopter' level, the Recreation Reserve is characterised by the natural landscape features (i.e. Gunbower Creek and existing vegetation, including significant River Red Gums). However, beyond the natural features, the reserve is characterised by its two over-sized playing fields and existing sporting infrastructure.

It appears that existing sporting and Show facilities have been developed separately or independently to service the needs of individual groups, single sports or users. That is, provision of shared use or multi-use facilities is limited. This may partially reflect the significant distances between facilities and overall size of the reserve, however it presents challenges in terms of effective asset management, maintenance and long-term sustainability.

The practice of providing individual facilities also appears somewhat culturally ingrained reflected by the recent development of netball toilet/change rooms and separate Show pavilion (immediately adjacent to the netball courts). This leads to unnecessary duplication of facilities, increasing asset maintenance obligations and ineffective use of valuable public open space.

Reserve functionality also reflects disparate and separate core facilities resulting in large areas of the reserve being required for vehicle movement, circulation and access. There are significant opportunities to rationalise internal roads and fencing to improve functionality, enhance pedestrian safety, connections and overall amenity, including interface with Gunbower Creek.

The following images on the following page reflect existing site conditions.

Cohuna Recreation Reserve
FINAL Master Plan



Recently completed upgrade to the reserve entrance



View across the main oval to pavilion and grandstand



Interface between the tennis courts and the waterway



Entrance to the tennis courts and clubhouse



Entrance to the bowling club with the clubhouse in the background



Old scoreboard for the main sports oval



Agricultural show and camping infrastructure located between the ovals



Existing play space and player boxes next to the main oval



Free camping for visitors within the reserve



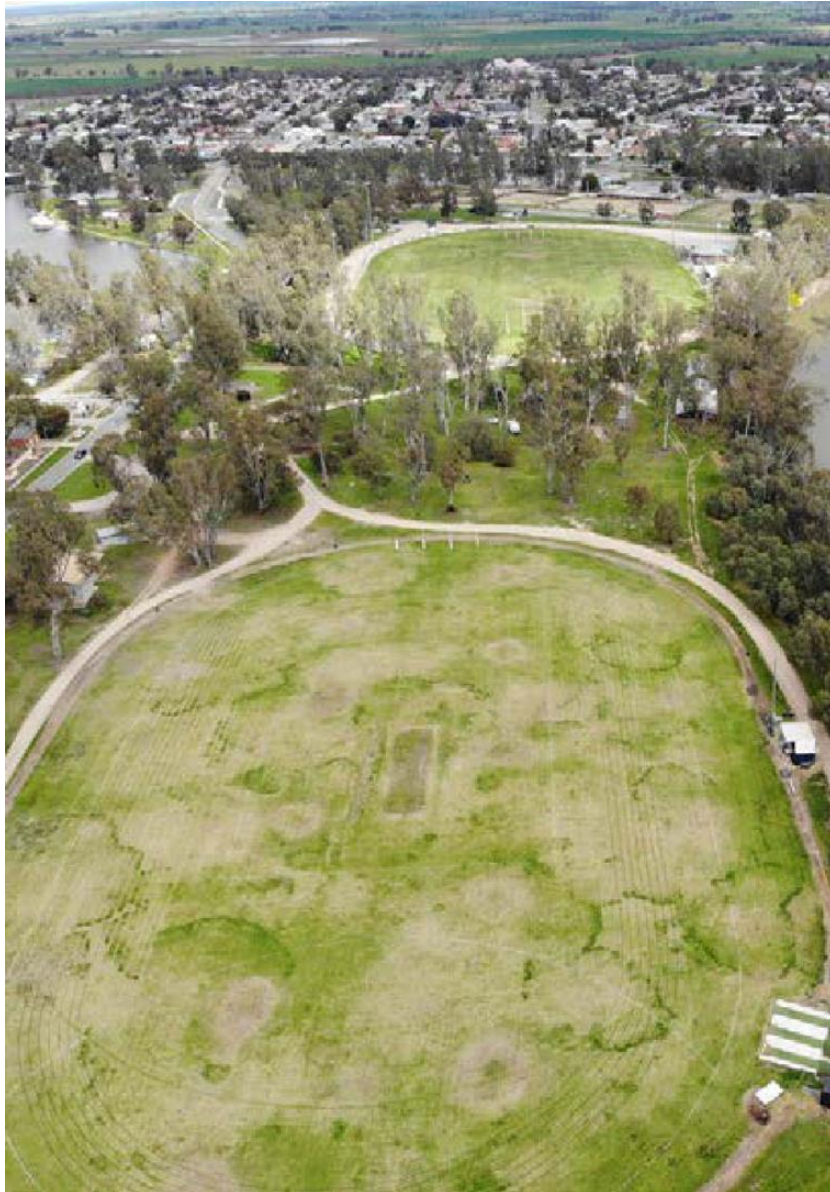
Athletics club building and toilets next to the northern oval



Recently resurfaced netball court and new agricultural society building under construction



Recently constructed netball change and toilet facilities



Cohuna Recreation Reserve
FINAL Master Plan

3. Club Aspirations

Several meetings have been held with existing user groups. Representatives outlined current use of facilities, historical infrastructure development and suggested priorities for improvement. Groups acknowledged that the existing pavilions facilities for each individual sport were either ageing, failed to meet contemporary standards (including mixed gender use) or otherwise required upgrade.

Representatives expressed a desire for the Master Plan to explore options for a range of new facilities and potential reconfiguration of the reserve to provide a suite of contemporary facilities to service club and community needs. In particular a contemporary new shared use pavilion that could support broad community use, functions and meetings.

There was acknowledgment that establishment of an overarching governance committee (or similar) may need to be considered that brings all existing clubs together under a collective management model to help oversee implementation of the Master Plan and future operation of any shared use facilities (i.e. new multi-use pavilion). Potential management models and specific design requirements will need to be further explored as part of detailed planning for the proposed new sports pavilion.

Having regard to existing assets, the suggested priorities for improvement included: Football Netball Pavilion upgrade, improved spectator amenity (including Grandstand and netball viewing), replace the two existing netball courts with two new courts (with improved orientation, viewing and support facilities) and a new pavilion to service the second oval.

A range of other suggested improvements will also be explored including, walking/cycling paths, improved traffic management, canoe launch, fishing platform, family picnic facilities, RV Parking, Tourism accommodation and power capacity upgrade to the reserve.

4. Demand Assessment

Activity	Existing Playing Facilities	Membership (2021) & Trend	Benchmark Ratios (Cohuna & District pop = 3,175)	Comment / Facility Provision
Football	<ul style="list-style-type: none"> Main Oval Second Oval 	<ul style="list-style-type: none"> Junior FB = 52 Senior FB = 56 Junior FB has declined since 2018. 	<ul style="list-style-type: none"> One Oval per 4,500 people. 	<ul style="list-style-type: none"> Two ovals will be adequate to meet existing and future demands.
Netball	<ul style="list-style-type: none"> 2 courts 	<ul style="list-style-type: none"> Junior NB = 49 Senior NB = 37 Membership remains stable. 	<ul style="list-style-type: none"> One outdoor court per 3,500 people 	<ul style="list-style-type: none"> Two courts are required to accommodate existing participation.
Cricket	<ul style="list-style-type: none"> 3 ovals Practice nets (Main oval and second oval) 	<ul style="list-style-type: none"> TBC 	<ul style="list-style-type: none"> One oval per 3,000 people 	<ul style="list-style-type: none"> Potential surplus of one oval. Two ovals likely to be adequate based on population ratios.
Tennis	<ul style="list-style-type: none"> 1 hard court 14 grass courts 	<ul style="list-style-type: none"> Adults = 10 Juniors = 10 Social = 20 Membership reportedly declining. 	<ul style="list-style-type: none"> One court per 1,500 people 	<ul style="list-style-type: none"> Two courts required to accommodate regular participation. Plus access to additional courts for annual tournament (i.e. 10-courts).
Bowls	<ul style="list-style-type: none"> 3 greens 	<ul style="list-style-type: none"> Male = 45 Female = 30 Social = 15 Membership reportedly increasing. The club reportedly averages 28 (Wed) and 48 (Sat) pennant players on main competition days. Special events can attract 80 players. 	<ul style="list-style-type: none"> One green per 10,000 people 	<ul style="list-style-type: none"> Two greens should be adequate to cater for regular demand. Special events may require access to a third green. The Cohuna Bowls Club building can accommodate dining for 250 guests. Although separate Clubs, it is noted that there is another Bowls Club at Cohuna Golf Course with two greens.
Little Athletics	<ul style="list-style-type: none"> Grass track (2nd Oval) Jumping pits 	<ul style="list-style-type: none"> TBC 	<ul style="list-style-type: none"> One synthetic track per 75,000 people. 	<ul style="list-style-type: none"> Retain access to a grass athletics track and jumping pits.
Park Run	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Weekly event Average 37 participants plus 12 volunteers. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Over 194 events conducted since establishment in 2016, with over 7,000 participants. Require a 5km route, without road crossing.

A high-level demand assessment has been undertaken to guide future facility and infrastructure provision at Cohuna Recreation Reserves to service the existing and long-term needs of the community. The demand assessment has considered existing facility provision, current uses, membership profile, participation trends, population data and industry provision ratios for existing activities.

The 'benchmark ratios' are an industry guide for the provision of playing fields or courts per head of population. The ratios consider sport/physical activity participation rates within Victoria as well as the capacity of each facility to accommodate regular use. The ratios do not take into account potential additional facility demands that may be required to host special events, carnivals or tournaments.

The adjoining table provides a summary of key findings. The scope of existing playing facilities at Cohuna Recreation Reserve could potentially be considered in excess of requirements for a community of this size. In particular, the number of cricket, tennis and lawn bowls facilities. However, the capacity to continue to host a range of events and tournaments remains critical to club sustainability (i.e. revenue generation and participation pathways) as well as broader tourism attraction to the region.

However, it is also recognised that ongoing asset management, maintenance and provision imposes a significant burden on a limited number of existing volunteers and therefore opportunities for asset consolidation, rationalisation and shared use will be explored in the Master Plan.



Cohuna Recreation Reserve
FINAL Master Plan

5. Master Plan

Consistent with Council's Sport and Recreation Strategy (2019-2029) and Council Plan (2021-2025), the Recreation Reserve Master Plan reflects key strategic focus areas - multi-use facilities, physical activity participation, walking and cycling, and waterfront redevelopment - to deliver transformational infrastructure that enhances liveability whilst reflecting the recreational needs and aspirations of the community.



Key: (in order of priority)

Cohuna Recreation Reserve
FINAL Master Plan

- 1 Site Power Upgrade
- 2 Construct a shared trail along the river frontage
- 3 Construct a new multi-use pavilion to service the needs of the sporting clubs (i.e. football, netball, little athletics and tennis) and to improve the capacity to host community events and gatherings. Pavilion works to include pedestrian forecourt.
- 4 Construct 2 new lit netball courts and associated paving, spectator areas, players benches, etc. as well as a small fenced playground to service sporting club users. Existing toilet block to be removed.
- 5 Construct a new cricket pavilion and precinct
- 6 Construct new fishing platforms
- 7 Construct a new car park. Parking around the reserve to be retained for match days with this car park located outside the ticketed area to support access to the river precinct, tennis courts and pedestrian access to the new pavilion.
- 8 Convert the existing netball court to a landscaped forecourt for the agricultural building and improved interface with the river.
- 9 Refurbish or replace the existing grandstand and incorporate new storage facilities for Little Athletics and other clubs
- 10 Northern oval for use as 2x cricket fields and 1x junior AFL
- 11 Retain and refurbishing existing cricket nets, noting that run-ups are likely to extend onto the playing surface
- 12 Demolish the existing little athletics building and toilet block
- 13 Little athletics moved to main oval. Indicative linework shown.
- 14 Construct 10 synthetic grass tennis courts, including 5 with lighting to service club and future tournament needs, and associated paving, spectator areas etc. - subject to future feasibility investigation.
- 15 Potential area for additional tourism accommodation
- 16 Area to be repurposed for family recreation and picnic facilities pending implementation of the Shire Aquatic Strategy.
- 17 Complete the waterfront shared trail as part of future family recreation zone
- 18 Future pedestrian bridge
- 19 Potential site for aquatic facilities, RV camping and/or tourism accommodations, as per the Cohuna Waterfront Masterplan.
- 20 Retain and refurbish existing sheds and stables as required to retain the Cohuna show on site
- 21 Potential future refurbishment of bowls club house
- 22 Potential removal of existing cricket nets at end of useful life, thereby providing an area for additional RV parking if required, or another alternate solution to be determined.
- 23 Retain and refurbish toilet block as required

Riverfront activation

A number of items are proposed to increase recreation opportunities along the waterfront which adjoins the reserve. The images below outline some of the proposed activities including a shared trail, accommodation, fishing platforms and canoeing.

Family barbecue and picnic facilities

A new family friendly recreation zone is proposed to include barbecues, shelters, a multi-purpose half court, picnic facilities, and seating. The proposed facilities are subject to the recommendations of the aquatic strategy. This precinct is intended to cater to people of all ages and abilities and be used by local residents, visitors and the sporting groups that use the reserve.

The images below outline some of the key facilities and materials proposed for the space including multi-purpose half court, shelters, paths and furniture.



6. Implementation

The tables below outline the high, medium and low priorities for implementation. The order of priorities considers logistical construction sequencing, community needs and the operational capacity of Council and key stakeholders to implement actions. Priorities are provided as a guide only and will be subject to Council's annual budget considerations, competing resource demands and the capacity to attract external funding which could promote or downgrade individual actions as opportunities arise. The plan provides a framework for staged implementation within an indicative ten-year timeframe.

Prior to implementation of several key items, a number of pre-planning activities need to occur as outlined below. These items should be actioned as soon as possible to support implementation of the Master Plan.

ID	Action Item
PRE - PLANNING PRIORITIES	
i	Club Governance: Council to facilitate stakeholders to establish an overarching Management Committee (or similar) and Operational Plan for the proposed new pavilion.
ii	Multi-use Pavilion: Facilitate pavilion design and tender documentation in consultation with sporting clubs. (NB: i and ii to be undertaken concurrently).

High Priorities

High priorities items focus on critical facilities to support formal sporting clubs, in particular contemporary new pavilions and compliant netball courts, as well as infrastructure to support increased community use (i.e. River Trail, fishing platforms and social space in new pavilion). High priorities should be considered for implementation within 1-3 years from adoption.

ID	Action Item
HIGH PRIORITY	
1	Site Power Upgrade
2	Shared path trail: Construct a 3m wide, 2.5km circuit shared trail along the river frontage
3	Pavilion and forecourt: Construct a new multi-use pavilion to service the needs of the sporting clubs (i.e. football, netball, little athletics and tennis) and to improve the capacity to host community events and gatherings. Pavilion works to include pedestrian forecourt.
4	Netball Courts: Construct 2 new lit netball courts and associated paving, spectator areas, players benches, etc. as well as a small fenced playground to service sporting club users. Existing toilet block to be removed.
5	Cricket Pavilion: Construct a new cricket pavilion
6	Fishing platforms: Construct 2 x new fishing platforms

Medium Priorities

Medium priorities focus on additional improvements to reserve facilities to enhance functionality, appeal and capacity for sporting and community use. Medium priorities should be considered for implementation within 4-6 years from adoption, however access to external funding may influence implementation timing.

ID	Action Item
MEDIUM PRIORITY	
7	Car park: Construct a new car park. Parking around the reserve to be retained for match days with this car park located outside the ticketed area to support access to the river precinct, tennis courts and pedestrian access to the new pavilion.
8	Agricultural forecourt and garden: Convert the existing netball court to a landscaped forecourt for the agricultural building and improved interface with the river.
9	Grandstand: Refurbish or replace the existing grandstand and incorporate new storage facilities for Little Athletics and other clubs
10	Cricket and Junior AFL: Northern oval for use as 2x cricket fields and 1x junior AFL

ID	Action Item
MEDIUM PRIORITY	
11	Retain and refurbish existing cricket nets: Run-ups are likely to extend onto the playing surface
12	Remove Little Athletics Building: Demolish the existing little athletics building and toilet block
13	Relocate Little Athletics to main oval: Linework for track, shotput, discus and long jump ect.

Low Priorities

Low priorities reflect longer-term aspirations including opportunities for community use, tourism accommodation and river connections (i.e. family precinct) and asset renewal planning. Low priorities should be considered for implementation within 7-10 years from adoption.

ID	Action Item
LOW PRIORITY	
14	Tennis courts: Construct 10 synthetic grass tennis courts, including 5 with lighting to service club and future tournament needs, and associated paving, spectator areas, etc. - subject to future feasibility investigation.
15	Camping area: Potential area for additional tourism accommodation
16	Family recreation and picnic areas: Area to be repurposed for family recreation and picnic facilities pending implementation of the Shire Aquatic Strategy.
17	Connecting Paths: Complete the waterfront shared trail as part of future family recreation zone
18	Future pedestrian bridge: Cost to be determined pending detailed designs
19	Aquatic facilities and tourism: Potential site for aquatic facilities and tourism accommodations, as per the Cohuna Waterfront Masterplan.
20	Retain Sheds: Retain and refurbish existing sheds and stables as required to retain the Cohuna show on site
21	Bowls club: To be refurbished
22	RV camping: Potential removal of existing cricket nets at end of useful life, thereby providing an area for additional RV parking if required, or another alternate solution to be determined.
23	Existing Toilet Block: Retain and refurbish as required

External Funding Opportunities:

Stakeholders will need to carefully explore external grant and funding opportunities to assist with implementation of major capital items in the master plan. Funding programs regularly change, however two key Victorian Government sources currently available that could be targeted include (NB: all subject to different closing dates and stages / funding rounds):

- **Sport and Recreation Victoria:**
<https://sport.vic.gov.au/grants-and-funding/our-grants>
 - » Local Sports Infrastructure Fund- i.e. Female Friendly Facilities, Community Sports Lighting, Community Facilities and Planning programs.
 - » Community Cricket Program – i.e. community cricket facilities.
 - » Country Football and Netball Program- i.e. Pavilion facilities and netball courts.
- **Regional Development Victoria:**
<https://www.rdv.vic.gov.au/grants-and-programs/grants-and-programs-search>
 - » Regional Infrastructure Fund – i.e. projects that have the potential to stimulate economic and community activity.
 - » Stronger Regional Communities Plan - i.e. projects that support towns in attracting families and young people to live and work.
 - » Regional Tourism Infrastructure Fund – i.e. projects that help grow and realise the potential of regional Victoria's visitor economy.

Appendix A: Summary of Council strategic documents

The following table provides a summary of key directions and influences from relevant background plans and strategies that may impact on the development of the Cohuna Recreation Reserve Master Plan.

Document /Source	Key Directions / Influences	Implications for Master Plan
Council Plan 2021 – 2025 (Draft)	<ul style="list-style-type: none"> • Vision: <ul style="list-style-type: none"> - Our community will be proud, connected and inclusive as we actively seek opportunities that enhance lifestyle and liveability. - We will recognise and appreciate the value of the natural environment and how it connects our communities. - We will strive to be resilient to a changing environment through innovation and collaboration. - The Gannawarra will grow through encouraging economic diversity, creating unique tourism destinations, and embracing our cultural and natural assets. • Goals: <ul style="list-style-type: none"> - Liveability - Enhance the wellbeing and liveability of the Gannawarra through creative infrastructure and services. - Growth - Grow the Gannawarra through a diverse and broad economy. - Sustainability - Achieve long-term financial and environmental sustainability. 	<ul style="list-style-type: none"> • Build unique transformational infrastructure that enhances liveability and passive and active recreation.
Cohuna Future Vision	<p>The essence of Cohuna can be summarised in four words:</p> <ul style="list-style-type: none"> • FOREST The town is a gateway to the nationally significant Gunbower river red gum forest. • FARMS The town is surrounded by farmland, significantly contributing to the state's dairy industry. • FACTORIES The town is bordered by businesses that support the regional and state economy. • FAMILY The town is bound a strong sense of community and belonging. <p>The future plan outlines the role of key areas:</p> <ul style="list-style-type: none"> • FLORA PARK: This site will be transformed into a nature park attraction inspired by the Gunbower red gum forest. This would bring the essence of Cohuna's natural attractions - the waterways, fish, the bush and the wildlife right into the heart of town. • GARDEN PARK: This is Cohuna's 'showroom'. Here the town shows off to visitors, puts on events, performances and activities and generally celebrates country living and the people who have made major contributions to the town and region. • THE GATEWAY CENTRE: The Gateway Centre is the ideal place to celebrate everything about Cohuna. • COHUNA TAN TRACK: A major track looping around the northern side of Cohuna will encourage group walks, use of 'gophers', walks with pushers, as well as fun-runs and cycling. • INTERIM RECREATIONAL VEHICLE (RV) PARKING: Interim sites and other sites to be investigated and evaluated, close to RV amenities and within walking distance from town will be developed and marketed to attract this growth market and encourage a longer stay. • Overflow caravan parking will also be provided for peak events e.g. Easter in the powered sites nearby around the existing football ground. 	<ul style="list-style-type: none"> • Implications within the study areas include: <ul style="list-style-type: none"> - Tan Track - track looping around the northern side of Cohuna. - RV parking – incorporate into the Recreation Reserve Master Plan as appropriate. • Acknowledge and incorporate proposed directions adjacent to our study area including: <ul style="list-style-type: none"> - Flora Park - nature park attraction. - Garden Park – events showroom. - The Gateway Centre – visitor information.

Document /Source	Key Directions / Influences	Implications for Master Plan
Sport & Recreation Strategy 2019-2029	<ul style="list-style-type: none"> • Strategic Priorities: <ol style="list-style-type: none"> 1. Multi-use facilities – to support a range of activities - this may include consolidation of facilities. 2. Energy Saving initiatives – particularly water, shade and solar. 3. Improving opportunities for participation - particularly for disadvantaged children and youth, females, those with disabilities, the elderly and our Aboriginal community members. 4. Improved opportunities for walking and cycling. 5. Waterfront development - improved access to waterways. • Key Focus Areas: <ol style="list-style-type: none"> 1. Structured sports 2. Non-structured sports 3. Social / family passive recreation 4. Nature based activities • Priority Projects: <ul style="list-style-type: none"> - Cohuna Aquatic Centre – redevelop outdoor pool precinct. • Cohuna Rec Reserve – Club requests: <ul style="list-style-type: none"> - Installation of an electronic scoreboard at the Cohuna Recreation Reserve (completed). - Upgrade of entrance to the Cohuna Recreation Reserve (completed). - Netball court resurfacing and possible realignment to meet Netball Victoria standards. - Development of a new multi-use space on the second oval at Cohuna Recreation Reserve that includes female friendly change rooms and toilets. 	<ul style="list-style-type: none"> • Strategic priorities to focus on: <ul style="list-style-type: none"> - Multi-use facilities. - Improve opportunities for participation. - Improved opportunities for walking and cycling. - Waterfront development - improved access to waterways. • Review netball court provision (compliance, quality and orientation). • Consider facility requirements to service the 2nd oval.
Gannawarra Waterfront Masterplans Final Report, March 2019.	<ul style="list-style-type: none"> • GUNBOWER CREEK PRECINCT, COHUNA <ul style="list-style-type: none"> - The Gunbower Creek precinct in Cohuna is located at the juncture of the commercial area of the town centre on the Murray Valley Highway and Gunbower Island. The key areas of the precinct include Garden Park, Apex Park and free RV Camping site. The precinct is generally bounded by the Cohuna Recreation Reserve in the north, the town centre in the south, the Cohuna Holiday Park in the north-east and the Murray Sound residential development site in the east. - The main street fronts the Gunbower Creek, providing striking visual amenity for the town centre. Cohuna has significant potential to grow its visitor economy and this precinct can play a key role in facilitating this growth. • Projects listed within this project study area: <ul style="list-style-type: none"> - Long term reconfiguration of rec reserve and new multipurpose pavilion. - Potential new oval entry point - New walking/ cycling track linked to Gunbower state forest. - Future road expansion bowls club/rec reserve potential to consider long term relocation and creation of future waterfront development opportunities. 	<ul style="list-style-type: none"> • The concept masterplan provides for the long term consideration of the relocation or reconfiguration of the recreation reserve (bowls/lennis) to enable future commercial development along the waterfront area. This would open up land for redevelopment, whilst providing new recreation facilities and infrastructure. • There is opportunity to consider relocating the community swimming pool within the foreshore area. • Relocation of the swimming pool would enable new connections to be developed to the north east, including new walking trails. • Recreation Reserve Masterplan to complement proposed new and/or upgraded informal recreation spaces proposed in the Waterfront Masterplan.
Strategic Tourism Plan 2015-2020	<ul style="list-style-type: none"> • The strategic directions aim to encourage demand for the shire's visitor experiences and services, and to improve the quality and range of experiences and services to generate higher visitor satisfaction and encourage return visits. 	<ul style="list-style-type: none"> • Recreation Reserve improvements to consider opportunities for broader community and tourism benefit as well as use by formal sport groups. • Consider opportunities for additional tourism infrastructure (i.e. accommodation and RV parking) within the reserve.

No.	What do you like about the Draft Cohuna Recreation Reserve Masterplan?	Do you have any suggestions to improve the Draft Cohuna Recreation Reserve Masterplan?	Is there any additional feedback regarding the Draft Cohuna Recreation Reserve Masterplan that you would like to provide?
1	I think it well done, throughout and meets all the requirements of the reserve users.	My only thoughts is that the seeing what the cricket club have now a new facility at the second oval should be a higher priority than that of the first oval facility.	Better walking tracks and bridge access to the other side of the creek are great ideas and will complete the whole reserve
2	It's a well thought plan. The walk path is a great idea as the amount of walkers, dogs and parents who walk around the ovals, this give them a safe path.	Will there be a toilet close to the far two ovals? Removing the little athletics toilet block, is that practical if there's not a toilet near the ovals? A Kid area is needed. Disappointing not to see a playground. Number 19) "Potential site for aquatic facilities" The current pool is a aged facility but is well loved by the town. If the local Cohuna pool is closed and replaced with a lagoon, I won't support Kerang pool. Instead I will support a different shire. Due to the lack of thought of the other towns from certain council members.	The agricultural and camping infrastructure located between the two ovals is very disappointing. There seems to be a lack shelter for animal and agriculture events held. A small playground (fully fenced) would be a safe kid zone for children, welcoming the whole family at the grounds. This is the first football/netball grounds I have ever seen with a lack of proper resources or safe non vehicle areas.
3		New clubrooms, toilets facilities would be a major improvement. Public should not share these facilities with players	
4		Power at various points round one of the ovals like some other country town ovals have done. This works well for large caravan and motor home groups and encourages more visitors.	
5	It is important to keep our local sporting facilities upgraded and safe, as well as the local pool functioning. It is important to the town and the future and well-being of our children.	Don't forget the tennis club. The youngsters learn on the asphalt court which is not visible in the new plan, and the tennis clubhouse building is no longer there???? The tennis club relies on those kitchen facilities during tournaments to make money to keep the club alive. The venue needs toilets for its members. Please explain why there are so many revamps going on in the area with the football/cricket clubhouse and pavilion, the bowls club revamp, but the tennis club has nothing. Please explain!	
6	Upgrade of grandstands and netball courts greatly needed. I thought the pavilion was already under construction?	A pool. The community needs a pool going into the future, not a lagoon in apex park.	Don't take away our facilities, provide improvements to them! Please include a new pool.
9	Upgrades not needed as most small towns are struggling to field sports teams but we DO need a new pool I actually don't really like it. I believe we need to build an all season pool gym at footy oval with new amenities. Tennis and bowls need no upgrades they can barely keep going	Yes build a new pool. Indoor and heated would be great and would benefit everybody, locals and tourists alike.	I would suggest that you LISTEN to the residents who pay rates in this town. I know I'm thinking of leaving because of the useless shire we have.
10		Build a pool.	Build a pool. We need a pool. Kids are going to drown
11	I think it is all fantastic for our small town.	We need a small playground at the football/netball grounds. While parents are playing sport there is know where for kids to play. Having a playground is attractive to families and keeps families involved in sport.	
12	The whole thing	A playground at the football oval to be able to watch the kids and football all at once would be fantastic	
13		If a playground was to be erected near the south end of the complex, parents & carers would be in a position to watch the children & all sports at the same time. This would encourage families to stay involved in sports that will be utilised within sporting precinct & the children have a safe environment to access & play.	
14	The tennis courts New club rooms The cricket being on one oval. Seeing there is only one club.	Playground between netball and oval. Children need to have something to do if they are there with parents . Over the years I have always felt parents are stressed about water and cars. I think a small playground for children to use while parents & grandparents watched football or netball would be a wonderful asset here.	I just have questions . What is happening to can bar? The hill? Traditional, sorry What is happening to the toilets that are not that old? Are they not staying?
15		Add a small playground at the main oval so parents can play/watch netball or footy while still being able to watch their children	
16	Shared complex idea	Install a playground close to netball & tennis courts so parents can play and kids entertained	
17		Possibly putting a playground of some sort that is fully fenced and secure near the netball courts or the new grandstand. Not a lot to do for younger kids as is	This should've been done ten years ago, hopefully it goes ahead as desperately need it
18	New grandstand is much needed	I believe it is vital to provide a play area for the children to make it a child friendly space and encourage parents to play sport knowing the grounds are child safe and there are areas to entertain them especially away from cars. Another suggestion is not to have buildings between the football oval and netball courts, we are one club who often have many family members playing at the one time and would be great if there was a viewing spot where you can simply turn to watch one or the other.	
19	I like that we will be getting a new multi purpose pavilion, ensuring we have a space that is modern for not only the club to use but outside parties to use the space for celebrations of birthdays, anniversaries, and community life celebrations. A space for the club to have functions as spaces in the town are limited.	A small playground for children in between netball courts and football field to allow parents to supervise children whilst still supporting the club and players. Include the pool or create an entire indoor pool, so that we can have swimming lessons and low impact aqua exercise classes all year! Not everyone plays, netball, football, cricket, tennis, or bowls. Some people need options for low impact exercise.	
20	The inclusiveness of the netball courts to the football.		No
21			
22	The option to have dedicated cricket facilities down at the second oval/s makes a lot of sense. Having cricket pitches in the football oval isn't ideal and creates a hazard for participants. In the winter months the rooms can be used for junior football and also school sports. I like the link with the creek. It's such a nice spot and makes sense to utilise this asset for tourism benefits. Overall a good compromise to ensure our local community sports teams have the required facilities to support participants and volunteers. If we are to continue to rely on tourism we really need a facility that can allow groups to host major events within the reserve ie. Movie Nights, Fishing Comps, Art Shows and events that align with the Ag Society (Horse & Dog shows).	I think the option to keep Little Aths as part of the second oval facility makes more sense, although the oval sizes could create an issue. This plan and the Aquatic Strategy need to be aligned to ensure the best location for a pool is considered. The current location might be the best spot. Could the current free RV site be an option for a new accommodation location and the RVers moved into the main oval around the Island Road side? Individual 'bays' that could also be used for Horse Show participants?	1. It's great starting point 2. Need to incorporate a fenced playground near the new multi use pavilion 3. Maybe move the netball courts to the South to allow the new pavilion to 'overlook' the tennis courts 4. I'm not sure about the walking track within the reserve along the Island Rd side. Doesn't make much sense to me. Great job to all involved.
23	The idea to have a multiuse facility.	A new/rebuilt pool is definitely needed and this should have been included in the MasterPlan. I believe a plan was put to the shire to have a 25m pool that was indoor/outdoor and that could be used all year round. Also incorporating cafe/library. There is space relocate the pool to just over the town bridge on the left, where the RV Park is. This should have been included in the high priority section.	The tennis club will need to have viewing/seating areas around the courts, to be able to watch. Also spectators would be looking into the sun on that side of the courts, whereas the sun is currently behind the current clubhouse. So extra shade/shelter may be needed. The pavilion may be too far away for bathroom and kitchen/bar facilities. The Carpark is marked as medium priority and the tennis courts are low priority, so if the carpark goes ahead, this will take out 4 grass and 1 hard court, current storage sheds and probably the clubhouse as well, with the road going along the creek. There is also a pump shed that the tennis club uses to pump water to the watering system on the grass courts. Any remaining grass courts will still need watering. What will the tennis club do then? The watering system will need to be reconfigured. The synthetic courts may not be available to be built for a further 5 years if at all. What do the clubs do with all their club trophies/flags photos etc. Will there be room to display these for each club that uses the pavilion? Also if each club runs a kiosk/bar how will they account for their own stock. Storage for each club will need to be separate and lockable, so that items don't go missing or get damaged. Netball courts may not work side by side as there has to be a certain distance between courts and also a specific distance between edge of court and spectator seats. Netballers need their own changerooms/toilets, like what they have just built. They also need enough undercover sheds for teams and scorers to sit. In relation to accommodation being built as the end of the tennis courts. I was under the impression that this land is Crown Land. Am you able to build on Crown Land for tourism purposes??

24	I like the fact that there is a master plan that provides targets and objectives that the Council can budget towards that addresses the needs of the community.	I also recommend that you remove the reference to the bridge over the creek near the fountain (as per page 3 drawings). People have two access points (the main bridge and the Cohuna Weir) to get from the football oval to the shops. We don't need another structure in the main street filling up our water views. The creek is our primary feature of the town. If it needs to go anywhere it should be down near the old sawmill to link up the walking track to the northern side of the creek. If the little athletics are proposed to be shifted to the main oval then why not convert their existing facilities into new cricket club rooms. It makes more sense in my eyes to utilise this building rather than the current Nordus Hut. It provides elevation to watch both cricket fields.	I am somewhat frustrated that page 4 of the document suggests that the recent (in the last 5 years) development of the netball change facilities has been done in isolation to other groups needs and the future requirements of the precinct. The Cohuna Football Netball Club explored options to incorporate the facilities into the existing club rooms but they were neither encouraged or recommended to do so. It was actually the contrary, despite their willingness to improve facilities within the main complex. The committee followed the direction of council and hence the new change rooms were constructed. The removal of these change rooms is typical of the lack of foresight (similar to the planting of trees in the main street only to remove them now that they have matured). The football club has invested considerable money to part (large part) fund the change rooms and the lighting upgrades of the netball courts and football oval. It will be disappointing to see that this money will have been spent (wasted) on redundant assets that are intended to be demolished. While it is accepted that the resulting changes will be equal to or better than those that exist now, it is frustrating that they were not provided with the necessary guidance to make informed decisions. I hope that the club is not asked to contribute again to these funding streams from
25	I like the idea of having the facilities in one location, however I do foresee some issues.	1. Has Little Aths been properly consulted about their move? 2. The swimming pool should be an integral part of this complex. 3. An art trail/historic information walking loop out to the sawmill and across the creek back to town. 4. Redevelop the sawmill site as the accommodation site. Not as a built up environment across the creek from the park and shops.	Accommodation - I think no one wants it on the creek bank in town. An earlier plan suggested an eco tourism village at the old saw mill site. It's a 2km walk and has easy access to nature based activities. I think we need to be very careful not to over develop the waterfront as the open space is one of the main draw cards and appeals of the Cohuna township. The indicated RV site is prone to flooding. Drainage will need to be addressed properly. Why, after spending money on an entrance would you waste money on creating a new entry? No one wants a "natural" pool We want a proper swimming pool where children can be safely taught to swim, where schools can hold their swimming carnivals and do lessons, where our older and rehabilitation members of the community can easily access the facility without having to travel out of town. Historically, we had a natural pool. There was a reason this was replaced!! We don't need another pedestrian river crossing in the middle of town. This is pointless. A better idea would be if accommodation was established at the sawmill site to have one at that point, thereby creating a walking loop on both sides of the creek. Not sure if a basketball court would make that area too crowded? A bridge to the island? No because kids will disturb birds nesting out there, plus how will people kayaking and paddle boarding go around the island? This is how people use this space now. Check with locals and holiday makers who paddle! Putting car parking directly over the bridge will impede traffic (caravans, farm vehicles) and isn't really a safe place for families to transport things from their cars across to the creek.
26	I like the fact that there is a plan. The construction of the lovely new AP&H Society limited purpose building highlights the fact that planning is needed to avoid waste of spending in an ad hoc manner which appears to have been occurring in recent years.	It seems extremely wasteful to be planning to remove recently constructed facilities which have relied on the various clubs asking for donated materials from local businesses. These include the new cricket net on Pool Road, the newly refurbished netball courts and the new changing rooms and toilet block adjacent to the netball courts. These all seemed to be earmarked for demolition where planning to incorporate them into a plan moving forward seems more respectful to the sporting groups that went to the trouble and expense of constructing them.	1. It seems to me that the main facility requiring refurbishment in the rec. reserve is the swimming pool and it is only mentioned as an afterthought. 2. I'm sure the footy club would love to have new club rooms. Requirement for girls' changing facilities has been mentioned as a justification I don't see AFLW expanding into Cohuna with numbers being restricted in the region. 3. Increasing tourism is mentioned as a justification for the development plan. Over many years Cohuna Tennis Club has attracted thousands of visitors for their Easter Tournament where the attraction has primarily been the lovely grass courts which are not available in Melbourne. It is notable that many clubs across the Murray Valley and northern Victoria work very hard to maintain their grass courts. Rather than destroying them because the club is diminishing in player numbers, the shire could recognise their value to the community and assist in maintaining them by providing outdoor staff hours. 4. There is adequate room for car parking between the existing road and the existing tennis court boundary. It is not necessary to remove tennis courts to make a car park. 5. Construction of holiday units should be located within the caravan park precinct.
27	Investment in improving facilities. Opportunity for a co-ordinated approach to development (once both Masterplans are pulled together).	Combining the Aquatic and Recreation Reserve plans thus providing an integrated approach to the development of this area. Confirming the Swimming Pool location generally in the current free camping area would allow for a holistic approach to the development.	Using the existing swimming pool site (once new pool is built) as road access to the creek (canoe launching), weir/fish ladder viewing and the tennis courts. Closing the existing tennis court road where it runs parallel to the creek and using this area for camping cabins. Widening the existing tennis court road opposite the bowling greens for extra parking (both sides of the road).
28		On behalf of Cohuna Little Aths. If we are moving to the main oval, we need the following, and these are not just suggestions these are necessities and non-negotiable. 1. A Javelin area (this doesn't seem to be allowed for) 2. A Discus area with cage (very important) 3. Long jump and Triple Jump pits with permanent run up preferably synthetic based with decent sand pit. Two side by side is what we currently have.	As stated above, if Little Aths is to move to the main oval we need all the current facilities we have also provided for, especially Javelin, Discus and the Long jump/ Triple jump pits.
29	I think its great, strong focus on aligning the interests of the community and the respective sporting organizations.		
30	Upgrade of Multi-use Pavilion. Construct a shared trail along the river frontage.	Parking - (Over the main town bridge) which would accommodate parking for - Playground, Skate Park, Beach and Picnic area at Apex park and also Aquatic precinct (which is badly needed for the LOCALS) is very inadequate. Only have to go over there now on a nice day at the weekend and parking is hard to get. Has the roundabout at the entrance to Bowling club, Reserve been eliminated? (it is a nightmare for tankers, large RV's, Trucks and Show Trucks with long trailers to get around). New playground is not in the right spot on the plan and thus looks like there is plenty of space for picnics etc, but this is slowly getting filled up with other things! The plan talks about in 1.1 of "local public swimming pool". (Need to look after locals and the public, and not take this amenity away from us). 4. Demand Assessment - on one hand it says that "The ratios do not take into account potential additional facility demands that may be required to host special events, carnivals or tournaments. and then it says that "Plus access to additional courts for annual tournaments (ie 10 Tennis courts). Construct a new multi-purpose pavilion to service (will there be enough parking provided to allow for the number of people that may be going to use it??? Same goes for the parking for the Agricultural building, and easy access at Show times for exhibitors? Also access for Food trucks, Ambulance, etc into the Pavilion area. And then the landscaped forecourt for the Agricultural building for how many times is it going to be used??? Potential site for aquatic facilities as per the Cohuna Waterfront Masterplan. (this seems to have been put on the back burner, perhaps hoping that we all forget about it!!!) But the Shire need to look at who pays the rates and look after what they want!!!!	
31	I like the upgrades to netball and tennis area, incorporating an car park will be great. little aths moved to new pavilion and main oval.	will there be storage options eg sheds available for netball, little aths, greens keepers (?) as this is already limited and the 'old football gym' building gets used for alot of storage.	We are heavily looking at tourism to the area, which is good, but who is it going to benefit????? looks great!

8 URGENT BUSINESS

9 NOTICES OF MOTION

Nil

10 QUESTION TIME

Question Time provides an opportunity for members of the public to submit questions, in advance, to gain a response at the Council meeting.

QUESTIONS FROM THE GALLERY

Completed Question Time forms must be submitted to the Chief Executive Officer via email council@gannawarra.vic.gov.au no later than 5.00 pm on the day prior to the Council meeting.

A maximum number of two questions may be submitted in writing by any one person.

Questions will be read by the Mayor or Chief Executive Officer.

The Mayor or Chief Executive Officer may indicate that they require further time to research an answer. In this case, an answer will be provided in writing generally within ten (10) business days.

Questions will be answered at the meeting, or later in writing, unless the Mayor or Chief Executive Officer has determined that the relevant question seeks confidential information defined in Section 3 of the Local Government Act 2020 such as:

- Council business information
- security information
- land use planning information
- law enforcement information
- legal privileged information
- personal information
- private commercial information
- confidential meeting information
- internal arbitration information
- Councillor Conduct Panel confidential information
- an issue outside the Gannawarra Shire Council core business

or if the question is:

- defamatory, indecent, abusive or objectionable in language or substance
- repetitive of a question already answered (whether at the same or an earlier meeting)
- asked to embarrass a Councillor or Council officer.

No debate or discussion of questions or answers shall be permitted and all questions and answers shall be a brief as possible.

11 DELEGATES REPORTS

11.1 DELEGATES REPORTS

Author: Mel Mathers, Executive Assistant - Chief Executive Office

Authoriser: Tom O'Reilly, CEO

Attachments: Nil

EXECUTIVE SUMMARY

Council has memberships with peak Local Government associations, local and regional forums along with statutory committees. Some memberships require that a Councillor be appointed to act as a delegate to formally represent Council; typically in a voting capacity. This Agenda item provides an opportunity for Council appointed delegates to present a verbal update on any pertinent matters arising from Council's membership on the following associations.

Association	Appointed Council Delegate
Central Victorian Greenhouse Alliance	Cr Stanton
Community Halls Community Asset Committee	Cr Burt
Loddon Campaspe Group of Councils	Mayor
Loddon Mallee Waste and Resource Recovery Group (LMWRRG) Forum	Cr Ogden
Municipal Association of Victoria	Cr Collier
Municipal Fire Management Planning Committee (MFMPC)	Cr Link
Murray River Group of Councils (MRGC)	Mayor
Rail Freight Alliance	Cr Stanton
Rural Councils Victoria	Cr Smith
Timber Towns Victoria	Cr Smith

NB: * Audit and Risk Committee - no delegate report is required as the Audit and Risk Committee formally reports back separately to Council in accord with the Audit and Risk Committee Charter.

12 CONFIDENTIAL ITEMS

Nil