

# MINUTES

FOR THE  
GREATER SHEPPARTON CITY COUNCIL

## SPECIAL COUNCIL MEETING

HELD ON  
MONDAY 17 AUGUST 2009  
AT 9.30AM

IN THE COUNCIL BOARD ROOM  
90 WELSFORD STREET

**COUNCILLORS:**

Cr Geoff Dobson (Mayor)  
Cr Kevin Ryan (Deputy Mayor)  
Cr Cherie Crawford  
Cr Chris Hazelman  
Cr Jenny Houlihan  
Cr Milvan Muto  
Cr Michael Polan

***VISION***

***GREATER SHEPPARTON***  
AS THE FOOD BOWL OF AUSTRALIA,  
A SUSTAINABLE, INNOVATIVE  
AND DIVERSE COMMUNITY  
***GREATER FUTURE***

**M I N U T E S**  
**FOR THE**  
**SPECIAL COUNCIL MEETING**  
**HELD ON**  
**MONDAY 17 AUGUST 2009 AT 9.30AM**

**CHAIR**  
**CR GEOFF DOBSON**

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**PRESENT: Councillors Geoff Dobson, Kevin Ryan, Cherie Crawford,  
Chris Hazelman, Jenny Houlihan and Michael Polan**

**OFFICERS: Phil Pearce – Chief Executive Officer  
Dean Rochfort – Director Corporate and Economic Development  
Dwight Graham – Director Business and Finance  
Ian Martin – Director Services  
Peter Harriott – Director Development and Infrastructure  
Fiona Sawyer – Official Minute Taker**

### **1. ACKNOWLEDGEMENT**

“We the Greater Shepparton City Council, begin today’s meeting by acknowledging the traditional owners of the land which now comprises Greater Shepparton. We pay respect to their tribal elders, we celebrate their continuing culture, and we acknowledge the memory of their ancestors”.

### **2. APOLOGIES**

**Moved by Cr Hazelman  
Seconded by Cr Crawford**

That the apology from Cr Muto be noted and a leave of absence be granted.

**CARRIED**

### **3. DECLARATIONS OF CONFLICTS OF INTEREST**

Nil.

## 4. MANAGEMENT REPORTS

### FROM THE DEVELOPMENT AND INFRASTRUCTURE DIRECTORATE

#### 4.1 Greater Shepparton Housing Strategy

##### **Disclosures of conflicts of interest in relation to advice provided in this report**

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest in relation to the matter under consideration.

##### **Summary**

In response to a recommendation of the Greater Shepparton 2030 Strategy Plan, the Greater Shepparton Housing Strategy (GSHS) has been developed by consultants David Lock and Associates. After exhibition and consideration of feedback and comments, it has been finalised.

At the Ordinary Council Meeting held on 4 August 2009 the Council resolved to table a decision on the GSHS to allow a written response to be sent to all submitters as indicated by previous correspondence by Council officers. This response was sent on 5 August 2009 and therefore the GSHS is now presented to the Council for adoption and incorporation into the Greater Shepparton Planning Scheme.

**Moved by Cr Ryan  
Seconded by Cr Polan**

That the Council:

1. adopt the Greater Shepparton Housing Strategy.
2. under section 9(2) of the *Planning and Environment Act 1987*, seek authorisation to prepare an amendment to the Greater Shepparton Planning Scheme to implement the recommendations of the strategy.

**CARRIED**

##### **Applicant/Property Details**

The GSHS affects all land within Greater Shepparton, in particular land within and surrounding the major urban areas and towns.

##### **Proposal in Detail**

The aim of the GSHS is to provide an overall vision and direction for housing in the municipality. The document includes:

- A summary of the key issues and challenges relating to housing including demographic trends, economic and environmental considerations and affordability.
- The following vision statement for future housing:

*Housing development in the City of Greater Shepparton will be more than just dwelling construction but will be about creating the building blocks of sustainable communities.*

*The residential areas of Greater Shepparton will be pleasant and attractive places to live and play, socially inclusive, promote the health and well-being of its residents, and provide for a range of housing needs and preferences.*

## 4. MANAGEMENT REPORTS

### 4.1 Greater Shepparton Housing Strategy (continued)

*At the same time residential growth will be effectively managed to reduce its impacts on the natural environment and lead to benefits for the entire community whilst protecting the character of Greater Shepparton and its various housing settings.*

- The Identification of five broad housing objectives and outlines strategies and actions for achieving each.
- A development framework including a series of Change Management Plans (to guide redevelopment in established neighbourhoods) and Growth Management Plans (to guide the supply and sequencing of future growth).
- Sets out an implementation plan to enact the key recommendations of the GSHS.

In addition to the main strategy document, the GSHS also includes a range of background material:

- The Key Issues Paper which details policy context, general trends, the range of topics relevant to housing and includes a summary of the key points raised during the consultation.
- The Background Report containing supply and demand analysis, detailing of future housing requirements, and an assessment of infrastructure.
- The Background Report: Profile Series with demographic, housing stock and land supply profiles presented in graphs, charts, tables and maps.

#### **Background**

The Greater Shepparton 2030 Strategy Plan (GS2030) established a number of goals and objectives in relation to housing in the municipality. The preparation of a housing strategy was identified as strategic work of high priority.

The project aim has been 'to prepare a municipal wide strategy that provides a basis for managing housing needs, change and character'. The Council engaged David Lock and Associates in September 2007 to undertake this work. After a consultation and research process an Issues Paper, Background Paper and Profile Series was produced to inform the GSHS.

The second stage of the consultancy occurred in September 2008 when the draft GSHS was completed and adopted in principle by the Council. A public exhibition period followed including presentations and the distribution of feedback forms. Over 50 submissions were received which are summarised and included in the appendices of the Background Report.

Since the exhibition period the draft GSHS and Appendices have been reviewed by the project team. Comments from an independent peer review, and the submissions and feedback from stakeholders and the public have also been considered. The final documents now being presented for adoption include the following changes to the previous documents adopted in-principle by the Council:

- In Chapter 4.0, actions have been reworded to provide a more achievable set of outcomes.
- The format and content of the Growth Management Plans and Change Management Plans in Chapter 5.0, which were the main focus of many submissions.
- Also in Chapter 5.0, more direction has been given in relation to growth management, in particular future rural living development.

## 4. MANAGEMENT REPORTS

#### **4.1 Greater Shepparton Housing Strategy (continued)**

- In Chapter 6.0, a more detailed framework for monitoring and review has been provided based on the Urban Development Program.
- Text has been amended throughout the GSHS to reflect these other changes.
- A range of changes have been made in the Land Supply Profile series in the Background Report to provide more accurate identification of existing services, facilities and constraints.

#### **Assessment under the Planning and Environment Act**

The GSHS has been developed with consideration of the provisions of the *Planning and Environment Act 1987*. A planning scheme amendment is also proposed as the first action following the adoption of the strategy. This will introduce the key components, policies and recommendation of the strategy into the Municipal Strategic Statement (MSS) in the Greater Shepparton Planning Scheme.

Prior to undertaking an amendment to the planning scheme, the Council is required to seek authorisation from the Minister for Planning to prepare the amendment. The adoption of the GSHS by the Council will provide strategic justification for the authorisation of this amendment, as well as amendments to rezone land in the future.

#### **Policy Implications**

The GSHS, through its recommended actions, has a number of policy implications to ensure that the vision for housing in Greater Shepparton established by the strategy can be achieved. The major policy implication is the amendment of the Municipal Strategic Statement (MSS) in the Greater Shepparton Planning Scheme. A range of other Council policies will also need to reflect the recommendations of the GSHS including the Greater Shepparton 2030 Strategy Plan and the Municipal Health Plan.

#### **Financial Implications**

The GSHS does have financial implications associated with the implementation of actions it recommends, such as the identified need for ongoing monitoring and review. Details of the cost will depend on how the actions are implemented. One key option recommended is for the appointment of a specific staff position, or alternatively for a series of specific tasks being outsourced. Budget provision will need to be made for these in the future.

The *Planning and Environment (Fees) Regulations 2000* sets the statutory fees for the preparation, exhibition and adoption of planning scheme amendments. In this case, the Council will meet the cost of approving the amendment as it will be the proponent.

#### **Victorian Charter of Human Rights and Responsibilities Act 2006 Implications**

This proposal does not limit any of the human rights provided for under the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

#### **Legal/Statutory Implications**

The major statutory implication is provision of an amendment to incorporate the content of the Housing Strategy into the Greater Shepparton Planning Scheme in accordance with the *Planning and Environment Act 1987*.

#### **Consultation**

There has been an extensive consultation process throughout the development of the GSHS through information and consultation sessions, bulletins and feedback sheets. All relevant stakeholders have been consulted including developers, infrastructure providers, housing groups and the general community.

## 4. MANAGEMENT REPORTS

### 4.1 Greater Shepparton Housing Strategy (continued)

Over 50 submissions have been received by the Council since feedback was called for in October 2008. Many of the submissions were specific to parcels of land in response to the draft growth and change management plans. A number of changes have been made to these plans in Chapter 5.0 in the revised GSHS based on these submissions. Other comments from submitters have been incorporated into the amended documents where possible, including the content, structure, layout of the GSHS and consistency with the background documents. Issues such as environmental sustainability, affordability and housing density were also discussed.

In addition, an independent peer review was also conducted by the firm Underwood and Hume Pty Ltd in January 2009 and a number of changes have resulted from this, including the use of the Urban Development Program as a model for monitoring and evaluation of the development cycle. Ongoing consultation with stakeholders and land developers is a critical component of this implementation.

A written response with an expected timeline for completion of the strategy was sent to all submitters on 5 June 2009. Council also advised in this correspondence that a summary of their submission and the Council's response to the points raised in the submissions would be sent in the lead up to the August Council Meeting. This summary was not sent.

At the Ordinary Council Meeting on 4 August 2009, Council resolved that the GSHS "*lay on the table until all relevant submitters have received written response to their letters*". A written response to submitters was sent on 5 August 2009. This response provided submitters with a detailed response to their submission including a copy of the relevant Growth Management and Change Management Plan which related to their submission.

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

The preparation of a housing strategy was a key recommendation under the Settlement and Housing section of GS2030.

##### b) Council Plan

The Council Plan 2009-2013 lists the preparation, adoption and implementation of a housing strategy as the key action to achieve the following strategy under Settlement and Housing: "*Encourage innovative, appropriate, sustainable and affordable **housing solutions***".

Policies and strategies to promote universal housing and a mix of housing types will be developed in 'partnership with developers, housing organisations and providers'.

##### c) Other strategic links

The MSS includes the strategy to undertake a housing strategy 'to determine the need for rural residential subdivision adjoining smaller townships.' The GSHS also recognises a range of other Council strategies which relate to housing. The mapping for the Campaspe, Moira and Greater Shepparton Regional Rural Strategy has also been aligned with the proposed Growth Management Plans of the GSHS.

#### **Attachments**

Nil.

**5. URGENT AND OTHER BUSINESS NOT INCLUDED ON THE AGENDA**

Nil.

**MEETING CLOSED AT 9.38AM**

**CONFIRMED**

**CHAIR**