

# AGENDA

Greater Shepparton City Council

## COUNCIL MEETING

**3:00PM, Tuesday 21 December 2021**

Function Room, Riverlinks Eastbank

### COUNCILLORS

Cr Kim O'Keeffe (Mayor)

Cr Anthony Brophy (Deputy Mayor)

Cr Seema Abdullah

Cr Geoffrey Dobson

Cr Greg James

Cr Robert Priestly

Cr Shane Sali

Cr Sam Spinks

Cr Fern Summer

### VISION

**GREATER SHEPPARTON, GREATER FUTURE**

A thriving economy in the foodbowl of Victoria with excellent lifestyles, innovative agriculture a diverse community and abundant opportunities

## 12.9 Munarra Lease Agreement

Author	Senior Strategic Planner
Approved by	Director Sustainable Development
Purpose	For Decision by Council

### Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

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

### RECOMMENDATION

**That the Council:**

- 1. undertake a community engagement process in relation to the Council's intention to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project and the Lease of the Land to Munarra Limited as per the *Local Government Act 2020* and Council's Community Engagement Policy; and**
- 2. receive a further report, after the community engagement process has been completed, in order to consider the proposal to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project.**

### Executive Summary

In August 2016, Council agreed to support, in principle, a proposal to provide land on the Sports Precinct site to the Munarra Centre for Regional Excellence (MCRE) project.

The Munarra Centre Project Heads of Agreement (HoA) was signed by the project partners (including Council) in 2018. The project partners included the Department of Premier and Cabinet (DPC), Department of Environment, Land, Water and Planning (DELWP), Kaiela Institute Ltd and Rumbalara Football and Netball Club Inc (RFNC), and the University of Melbourne (UoM).

The HoA set out the terms upon which the project partners would seek to develop and deliver the MCRE in Shepparton. The MCRE is intended to be a national, state-of-the-art centre designed as a hub of connection and transformation for Indigenous and non-Indigenous people across Australia. The HoA also recorded some of the project partners' intention to incorporate an entity to be known as Munarra Incorporated, as a not for profit entity to operate the MCRE. The intended entity has since been incorporated and is known as Munarra Limited and was founded by members of the local indigenous community.



In July 2009, a masterplan for Munarra Centre for Regional Excellence (MCRE) was launched (see Figure 2 and 3 below).



Figure 2: MCRE Master Plan



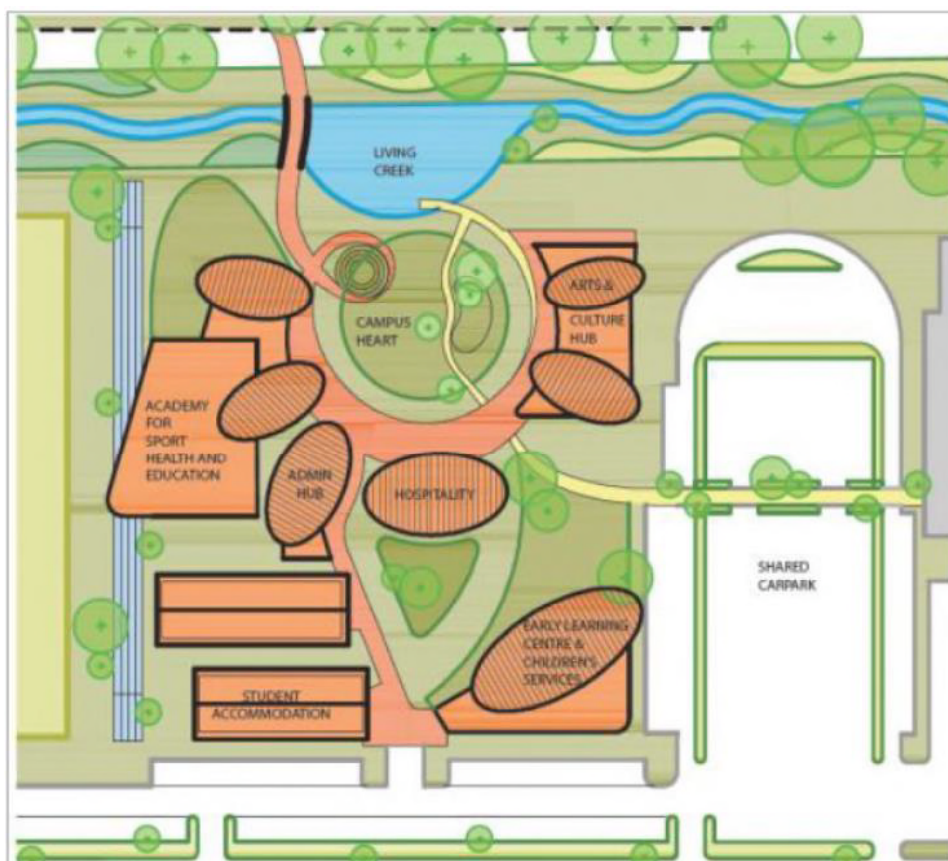


Figure 3: MCRE Conceptual Campus Layout

In January 2010, a feasibility study was developed for the redevelopment of RFNC and ASHE. The then Mayor provided written support to the project, further highlighting Council's endorsement of the project and the project team to seek funding.

In 2013, Council received \$7.19 million from the Federal Government, \$750,000 from the Victorian State Government and \$200,000 from sporting club contributions to the Greater Shepparton Sports Precinct Redevelopment. Council contributed the remaining amount of \$21 million redevelopment.

In 2016, an Overall Development Plan including the MCRE and SSEC was prepared by GMR Engineering.

In August 2016, Council agreed to provide the following in principle commitments to the MCRE including;

1. The provision of land to the west of the Shepparton Sports Stadium for the development of the MCRE. This position will be subject to caveats:
  - a. identify the need for approval to be granted from a number of external bodies in relation to the development restrictions on the land proposed;
  - b. An appropriate area is able to be negotiated in the context of available space post recent synthetic field construction and in consideration of future needs of the sports precinct and Shepparton Sports Stadium; and
  - c. Details of the final land tenure arrangements are to be confirmed.
2. In-kind support to assist with advice and direction relating to the project, planning and development requirements.
3. Supporting funding submissions made by RFNC to further progress the project.

In late 2017, Council engaged Chris Smith & Associates Pty Ltd and Water Technology Pty Ltd to prepare a Drainage Catchment and Flood Analysis for the Subject Land (see Figure 4 below). Gresley Abas Architects & Gregory Burgess Architects Pty Ltd also prepared a Preliminary Overview and Master Plan to demonstrate how the MCRE could be realised on the Subject Land.



Figure 4: Drainage Catchment and Flood Analysis

In 2018, the Victorian Budget 2018-19 allocated \$23M over three years in funding, to the project. The MCRE Project Control Group and Technical Working Group had been meeting on a regular basis to progress the project. A draft Project Plan was developed which identifies the purpose, objectives and scope, deliverables for each stage of the Project, describes the people and resources required to deliver the project outputs, allocates costs, specifies the timeframe, identifies uncertainties in the project, identifies stakeholders and a scheduling or communications dependencies with other projects.

In 2018-2019, Council prepared a Planning Scheme Amendment (Amendment C211) under Section 20(4) of the *Planning and Environment Act 1987* to expedite the development of the MCRE and the SSEC. The Minister for Planning approved and gazetted Amendment C211 to the Planning Scheme on 24 December 2019.

In early 2020, the PCG also endorsed the Drainage Strategy Report prepared by Spiire. This report confirmed the options to progress to the detailed design phase and also set out the agreed contributions toward drainage infrastructure.

Broader project scoping and development has also continued.

In November 2020, the Council engaged Spiire Australia Pty Ltd to prepare the detailed design and tender documentation for the construction of drainage infrastructure and utilities and services which would be needed in order to develop the Munarra site for the proposed MCRE and to enable the future proposed Sports Stadium expansion. The Victorian Government contributed 50% of the funds for the design contract.

The design contract also included provision for a landscape masterplan to be prepared for the wider project area. This includes what is referred to as the northern campus (RFNC)

and the southern campus (MCRE) and broader integration with the sports precinct and proposed stadium redevelopment (see Figure 5 below).

#### MUNARRA CENTRE FOR REGIONAL EXCELLENCE OVERALL LANDSCAPE MASTER PLAN



Figure 5: Indicative Draft Landscape Masterplan. Buildings indicative only.

The construction contracts for the drainage infrastructure components are currently being tendered, with construction expected to commence early in 2022. It is noted that the delivery of the drainage infrastructure will future proof the future development of the Munarra site and the future proposed expansion of the Sports Stadium.

The AfL will also set out contributions to be made by the Victorian Government and by Munarra Limited toward the drainage and utilities infrastructure components of the proposed MCRE. The contributions of the Victorian Government are likely to also be set out in a funding agreement to be finalised with the Victorian Government.

In accordance with section 115 of the LGA 2020, the Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering into the AfL and the Lease.

In August 2021, the Council were also advised that there would no longer be a PCG for the MCRE project. The Minister for Aboriginal Affairs approved a new governance structure and as such the authority for decisions was transferred to Munarra Limited.



## Council Plan/Key Strategic Activity

### COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

- 1.1 Council to take an active leadership role for access and inclusion in our community.
- 1.4 Communities have resources and abilities to self-advocate.
- 1.9 Provide a high profile collaborative advocacy role.

### SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

- 2.5 Recognise First Nations history and advance reconciliation.
- 2.9 Community members are supported to achieve and sustain physical, emotional and creative wellbeing.

### VIBRANT and DIVERSE ECONOMY

This project could drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

- 3.2 Council to prioritise the redevelopment of the Shepparton Sports and Events Centre.
- 3.5 Encourage and facilitate investment and expansion.
- 3.6 Attract people to live, work, study and remain in our region.
- 3.8 Maximise utilisation and investment return on Council assets.
- 3.10 Efficient land use planning to encourage and support future development.

## Risk Management

This project has been discussed for a number of years and will need continued support financially from levels of Government to be sustainable.

Risks	Likelihood	Consequence	Rating	Mitigation Action
Delay of the project due to budget limitations	possible	minor	Low	Work closely with all partners to keep the project timely
Project suitability for the Sports precinct	possible	moderate	Medium	Ensure the lease is managed as per the document in relation to this issue
Financial sustainability	possible	major	high	Through the project partners ensure the long term financial sustainability of this project is worked through.

## Policy Considerations

There are no conflicts with existing Council Policies. This project is supports the objectives of the Council Plan.



The Shepparton Sports Precinct Master Plan, incorporated provision of space for the development of ASHE / Munarra Regional Centre of Excellence, was adopted by Council on 3<sup>rd</sup> February 2009.

### Financial Implications

The costs of the preparation and negotiation of the AfL and Lease costs have been met by Council. The costs have been budgeted for in the 2020-21 budget.

Any future proposals by the MCRE project will be required to be undertaken via Council's normal budget process.

### Legal/Statutory Implications

There are a number of statutory and legal processes to be considered, particularly the requirements of the Local Government Act (LGA) 2020. Council must complete a community engagement process in relation to the proposal to enter into the AfL and the Lease prior to entering into those documents.

### Environmental/Sustainability Impacts

The land identified for the project in the Sports Precinct Master Plan is primarily located in Land Subject to Inundation Overlay with small sections to the east and north in Urban Floodway Zones. Appropriate consideration and planning for flood management both relating to the MCRE as well as the broader Sports Precinct will need to be considered in the project development. The requirements to be met are set out in the Incorporated Document.

### Social Implications

The project has the potential to deliver significant social benefits to the community of Greater Shepparton.

The MCRE will provide a place where Aboriginal and non-aboriginal communities will engage through education, sporting and cultural services. The centre is expected to deliver the following benefits:

- Indigenous and regional prosperity
- Increased regional participation and visitation
- Improved social cohesion and pride in indigenous history and culture.

### Economic Impacts

The project has the potential to deliver significant economic benefits to the region and in particular to the local Aboriginal people.

### Consultation

Council is required to complete a consultative community engagement process in relation to the proposal to enter into the AfL and the Lease.

### Strategic Links

#### a) Greater Shepparton 2030 Strategy

- Community Life
  - Objective 1
  - To make Greater Shepparton a regional centre of education facilities for a variety of education requirements, including ongoing facilitation and support of the University City concept.

#### B) Reconciliation Action Plan objectives

## Conclusion

Council is now required to complete a public community engagement process in relation to the proposal to enter into the AfL and the Lease in accordance with section 115 of the *Local Government Act 2020*. After that process has been completed, the proposal will be the subject of another report to the Council for the Council to make a decision about whether or not to enter into the AfL and, once the preconditions in the AfL are met, to enter into the Lease.

## Attachments

Nil