

# AGENDA

Greater Shepparton City Council

## COUNCIL MEETING

**3:00PM, Tuesday 21 November 2023**

Studio 1, Riverlinks Eastbank

### COUNCILLORS

Cr Shane Sali (Mayor)

Cr Anthony Brophy (Deputy Mayor)

Cr Seema Abdullah

Cr Dinny Adem

Cr Geoffrey Dobson

Cr Greg James

Cr Ben Ladson

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

## 12.4 Proposed Sale of land - 45 Parkside Drive, Shepparton - Goulburn Valley Health and Victorian Health Building Authority proposal

Author Principal Strategic Planner  
 Approved by Director Sustainable Development  
 Purpose For Decision at a Council Meeting

### 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. abandon the proposal to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd, since the Women's Housing Ltd's funding application under the Big Housing Build program was not successful;
2. note the progress of the Parkside Gardens feasibility assessment;
3. authorise the commencement of a new statutory process pursuant to section 114 of the Local Government Act 2020 to consider an alternative proposal to sell part of the land at 45 Parkside Drive, Shepparton to the Victorian Government (Department of Health) for health infrastructure (new Early Parenting Centre), and Goulburn Valley Health for staff accommodation; and
4. note that following the completion of the consultation process, any submissions received in relation to Council's intent to sell part of the land at 45 Parkside Drive, Shepparton will be considered by Council at a future scheduled Council Meeting.

### Executive Summary

On 27 September 2023 Council received an expression of interest from the Department of Health to purchase part of the land at 45 Parkside Drive, Shepparton. The land will be used for the development of family health related infrastructure on the site.

Specifically, the sale will enable the Department of Health to deliver on Victorian Government's commitment to deliver health infrastructure in Shepparton for a new Early Parenting Centre, which will ensure parents are supported when it comes to sleeping, feeding and extra care for babies with additional needs.

Additionally, on 2 November 2023, the Council received an expression of interest from Goulburn Valley Health (GV Health) to purchase part of the land at 45 Parkside Drive, Shepparton, for the purposes of staff accommodation.

45 Parkside Drive is a vacant Council-owned site that is part of the Parkside Gardens Estate, which was partly developed as a joint initiative between Council and Vic Urban (now Places Victoria) in the early 2000's. The site is appropriately zoned for residential development.

The expression of interest follows an earlier proposal for the site where Women's Housing Ltd requested to buy part of 45 Parkside Drive to facilitate 45 dwellings that would cater for those in need of Affordable Housing.

At the Ordinary Council Meeting held on 15 February 2022, Council resolved to provide in-principle support for the preparation of any funding applications by Women's Housing Ltd to realise approximately 45 dwellings for affordable housing purposes on part of the land at 45 Parkside Drive, Shepparton, and to begin the community consultation process under Section 114 of the *Local Government Act 2020* for the sale of part of the land to Women's Housing Ltd.

Council undertook community consultation between the 14 February to 28 March 2022, in which Council received 61 submissions and seven verbal presentations to this consultation process. At the Ordinary Council Meeting held on 21 June 2022, Council agreed to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd to facilitate affordable housing, and to undertake a feasibility assessment for the development of the remaining stages of the Parkside Gardens estate.

On the 1 September 2022 Women's Housing Ltd informed Council that its funding application to develop the site for affordable housing under the Victorian Government's Big Housing Build program was unsuccessful, thus the sale of 45 Parkside Drive, Shepparton never took place.

As part of the resolution at the Ordinary Council Meeting held on 21 June 2022, Council is to undertake a feasibility study for the development of the remaining stages of the Parkside Gardens Estate. Council officers have engaged a consultant to undertake this study and are currently considering options on how to best develop the remaining stages of the estate for residential purposes. However, the draft development plan for the area is attached.

Council officers are supportive of the latest proposals from the Department of Health and GV Health to develop part of the land for family-health infrastructure and staff accommodation as it will facilitate improved health and social wellbeing for residents in Greater Shepparton and help attract and retain health service professionals in the region. and is compatible with Parkside Garden's vision as a residential area.

Before this can be further considered and determined, section 114 of the *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation.

This report recommends that Council begin this process and further consider this item after the completion of the consultation process.

## Report Detail

The Parkside Gardens Estate in northern Shepparton was established as a joint venture between Greater Shepparton City Council and Vic Urban (now Places Victoria) with the aim of redeveloping the site of the former International Village. The original development plan can be seen in figure one, which envisaged a multi-lot residential subdivision on the site.

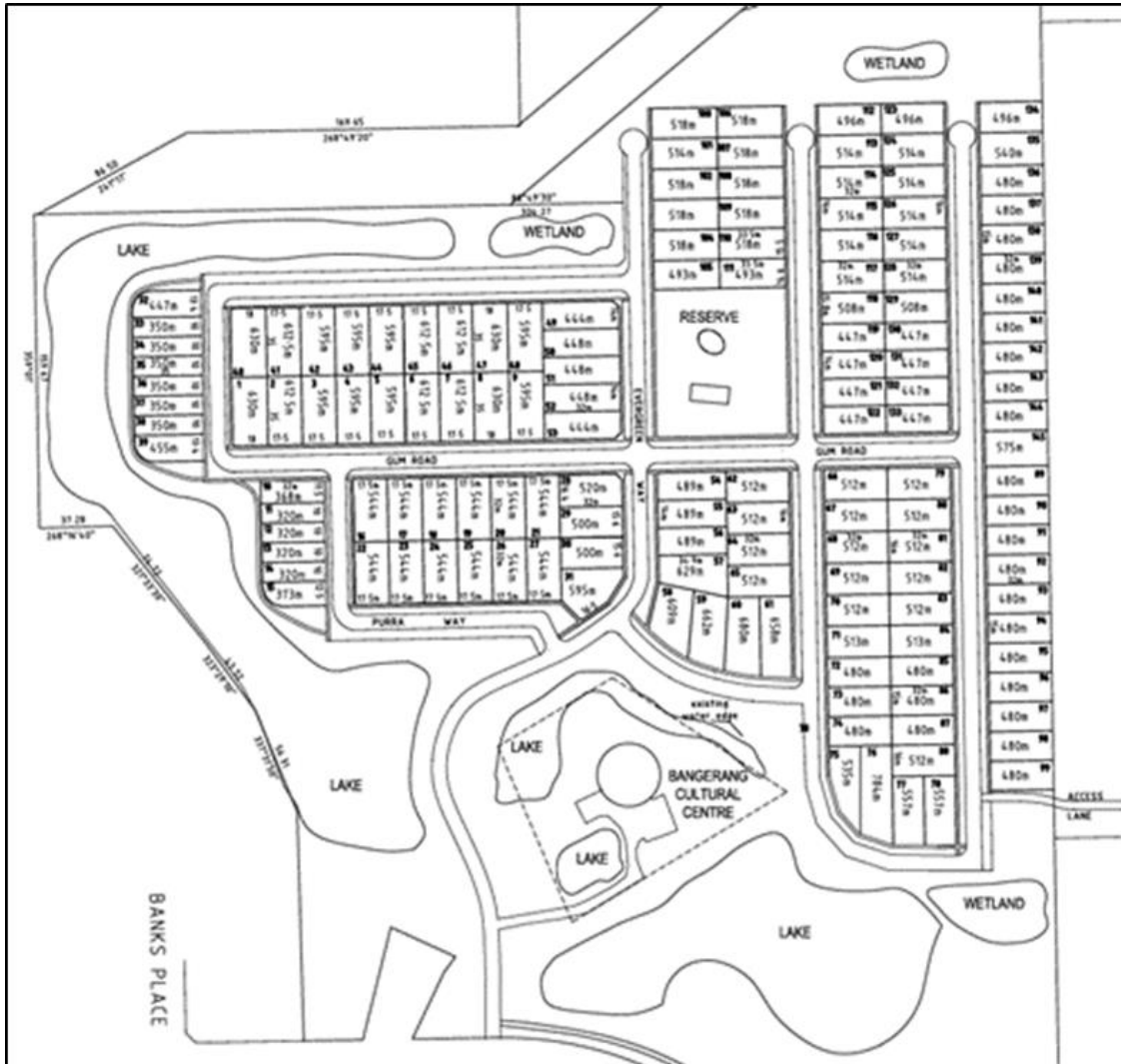


Figure one: The development plan for the Parkside Gardens Estate.

Only the western portion of the site was subdivided and developed for residential purposes. The remainder of the site (now known as 45 Parkside Drive) was never developed and is currently vacant. It is located within the General Residential Zone and is still suitable for residential development.





Figure two: Vacant land at 45 Parkside Drive, Shepparton. The General Residential Zone is highlighted in pink.

On 21 December 2021, Council received a request from Women's Housing Ltd to buy part of the land at 45 Parkside Drive, Shepparton to facilitate an Affordable Housing development. This proposal would have realised 45 dwellings that would cater for those in need of Affordable Housing. At the Ordinary Council Meeting held on 15 February 2022, Council resolved, amongst other things, to provide in-principle support for the preparation of any funding applications by Women's Housing Ltd to realise approximately 45 dwellings for Affordable Housing purposes on part of the land at 45 Parkside Drive, Shepparton.

As part of the requirements of section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Engagement Policy 2021*, Council undertook consultation with the community between 14 February to 28 March 2022 for the sale of part of the land to Women's Housing Ltd to realise affordable housing. Council received 61 submissions and seven verbal presentations to this consultation process.

At the Ordinary Council Meeting held on 21 June 2022, following the completion of the community consultation process, Council agreed to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd to facilitate affordable housing, and to undertake a feasibility assessment for the development of the remaining stages of the Parkside Gardens Estate.

On 1 September 2022 Women's Housing Ltd formally notified Council that their application for funding for the regional round of the Victorian Government's Big Housing Build Program was not successful. As a result, the sale of land to Women's Housing Ltd to facilitate affordable housing did not eventuate.

As per the resolution carried by Council at the Ordinary Council Meeting held in June 2022, Council officers have continued to progress the feasibility study for the yet-to-be-developed land at 45 Parkside Drive, Shepparton on the presumption that the land will be developed as a residential subdivision.

Council officers have engaged a consultant to undertake this study and are currently considering options on how to best develop the remaining stages of the estate, including lot size and layout, review of the road network and improving the interface between the developable area and the sporting precinct and Verney Rd School site (former Wanganui Park Secondary College site).

A report to further consider pathways forward will be presented to Council in due course. However, the latest draft concept plan is attached.

On 27 September 2023 Council received an expression of interest from the Department of Health to purchase part of 45 Parkside Drive, Shepparton for the purposes of family health infrastructure on the site.

In summary, the sale will enable the Department of Health to deliver on Victorian Government's commitment to deliver health infrastructure in Shepparton for a new Early Parenting Centre, which will ensure parents are supported when it comes to sleeping, feeding and extra care for babies with additional needs.

If the site is suitable, the proposed facility would be developed to suit the local environment and the surrounding development, providing health and wellbeing services for children and families. The facility would provide consistent, high-quality service tailored to local needs, and offer a range of other education, programs, and parenting advice.

Early Parenting Centres typically operate Monday- Fridays and are staffed by multi-disciplinary nurse led care team.

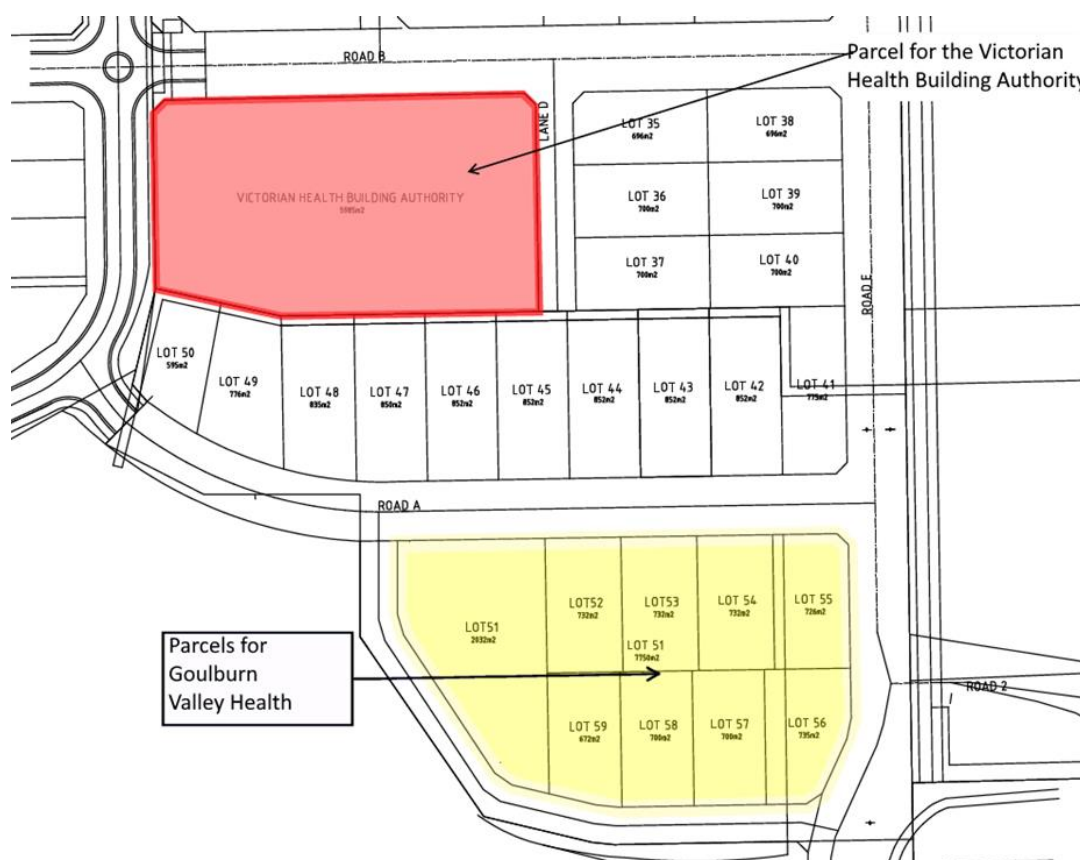
The purchase will involve a 5,985m<sup>2</sup> allotment, outlined in red in Figure three, north of the existing Bangerang Cultural Centre.

On 2 November 2023 Council received an expression of interest from GV Health to purchase part of 45 Parkside Drive, Shepparton for the purposes of providing staff accommodation on the site.

GV Health currently leases over sixty residential properties and thirty hotel rooms within the Shepparton area at any given time. This demand for residential accommodation is increasing and stands as the most limiting factor for GV Health to attract and retain professional talent to the region.

GV Health is planning to consolidate and procure bulk accommodation in Shepparton, to provide contemporary apartment living that will be attractive for clinical personnel. Only GV Health staff will be accommodated in these proposed dwellings.

The purchase will involve nine lot allotments totalling 7,761m<sup>2</sup> which is also outlined in yellow in Figure three.



**Figure three:** Allotments subject of interest from the Department of Health in red, and GV Health in yellow.

Both purchases of the land from the Department of Health and GV Health are subject to their evaluation of the site, and the undertaking of due diligence, investigations, and other government approvals.

Council officers are supportive of the site being developed for family-health infrastructure as it will facilitate improved health and social wellbeing for residents in Greater Shepparton. Utilising the site for staff accommodation will assist in attracting and retaining much needed health services professionals in the region.

The site being used for family-health purposes and staff accommodation is compatible with the feasibility study for the remaining stages for the Parkside Gardens estate being undertaken by Council and will complement the current and future residential uses within the estate. Given this, the 5985m<sup>2</sup> requested by the Department of Health and the 7,761m<sup>2</sup> requested by GV Health is being annexed from the feasibility study given State Government's timeframes for this project, with Council officers continuing the feasibility study as per the Council resolution.

Before this proposal can be fully considered, section 114 of the *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation.

It is recommended that Council begin this process and further consider this item following the completion of the consultation process.

## Council Plan / Key Strategic Activity

### **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.

2.8 Support for families and children at all stages of their learning and development.

### **VIBRANT and DIVERSE ECONOMY**

We will 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.

3.6 Attract people to live, work, study and remain in our region.

3.10 Efficient land use planning to encourage and support future development.

## Risk Management

This recommendation will not result in any unacceptable risk to Council.

## Policy Considerations

There are no conflicts with Council policies. The facilitation of family-health related infrastructure is consistent with the objectives of the 2021-2025 Council Plan, and the Best Start Early Years Plan 2020 – 2025. The use of the site for staff accommodation is consistent with the Greater Shepparton Affordable Housing Strategy April 2020.

## Financial Implications

In January 2022 section of the land that would have been purchased for Women's Housing Limited was valued by Opteon (Goulburn Northeast Vic) Pty Ltd at \$1,350,000. Parts of the site that the Department of Health and GV Health are interested in was included in this original valuation.

The land area for the Department of Health is 5,985m<sup>2</sup> and the land area for the Women's Housing Proposal was approximately 1.9 ha. Applying a pro rata square metre rate would result in an approximate valuation of \$425,000. The land area for GV Health is 7761m<sup>2</sup>, applying a pro rata square metre rate would result in an approximate valuation of \$550,000. These are approximate valuations.

The *Local Government Act 2020* requires Council to obtain an up-to-date valuation of the site prior to the selling of land.

Any costs to facilitate the proposal to sell the land will be budgeted for within the Building, Planning and Compliance Department's Strategic Planning Work Program.

## Legal / Statutory Implications

There are no conflicts with any Council policies arising from the recommendation.

The *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation.

This community engagement process is provided for in section 114(2) of the *Local Government Act 2020*.

This report recommends that Council begin this process and further consider this item after the completion of the consultation process. It is intended that Council will further consider this item following the consultation process.



The following flow chart sets out the process (with Contract of Sale step occurring only if the Council resolves in future to proceed with the sale).



### Environmental / Sustainability Impacts

This recommendation to commence the statutory process will not result in any environmental/sustainability impacts.

### Social Implications

There are no direct social implications arising from the recommendation of the report however the facilitation of family-health related infrastructure by the Department of Health will provide targeted services for families that will improve health and wellbeing.

The facilitation of staff accommodation by GV Health will result in improved health services at the Goulburn Valley Hospital and other GV Health facilities through increased recruitment and retention of health services professionals.

### Gender Impact Assessment

Officers reviewed the Gender Impact Assessment (GIA) which was undertaken during the development of this procedure / policy to ensure it remains compliant with Council's obligations outlined in the Gender Equality Act 2020.

A Gender Impact Assessment was not conducted.

This policy / program / service does not have a direct significant impact on the public.

### Economic Impacts

The facilitation of family health infrastructure and staff accommodation will result in positive economic impacts in the municipality through improved community health and wellbeing and increased provision of health services.

## Consultation

The *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation.

This community engagement process is provided for in Section 114(2) of the *Local Government Act 2020* and requires that:

*Before selling or exchanging the land, the Council must:*

- (a) at least 4 weeks prior to selling or exchanging the land, publish notice of intention to do so*
  - (i) on the Council's Internet site; and*
  - (ii) in any other manner prescribed by the regulations for the purposes of this subsection; and*
- (b) undertake a community engagement process in accordance with its community engagement policy; and*
- (c) obtain from a person who holds the qualifications or experience specified under section 13DA (2) of the **Valuation of Land Act 1960** a valuation of the land which is made not more than 6 months prior to the sale or exchange.*

Council officers will apply the *Greater Shepparton City Council Community Engagement Policy 2021* in ensuring that residents, business owners and visitors will be given detailed information about the proposal and facilitate a range of opportunities to make a submission.

This report recommends that Council begin this process and further consider this item after the completion of the consultation process.

## Strategic Links

- *Greater Shepparton Best Start Early Years Plan 2020 – 2025.*
- *Greater Shepparton Affordable Housing Strategy April 2020.*

## Conclusion

On 27 September 2023, Council received a request from the Department of Health to purchase part of the land at 45 Parkside Drive, Shepparton, to facilitate the use of the site for family-health infrastructure. On 2 November 2023 Council received an expression of interest from Goulburn Valley Health (GV Health) to purchase part of the land at 45 Parkside Drive, Shepparton, for the purposes of staff accommodation. The land is currently zoned General Residential Zone and identified as part of the Parkside Gardens estate but is undeveloped.

Council officers are supportive of part of the site being used for family-health infrastructure and staff accommodation as it will facilitate improved health and social wellbeing for residents in Greater Shepparton and is compatible with Parkside Garden's future vision as a residential area.

This report recommends that Council begin the community engagement process to sell the land and further consider this item after the completion of the consultation process later in 2023.

## Attachments

1. Parkside Gardens LMP [12.4.1 - 1 page]