

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 May 2018

Agenda Item 10.2 Maude Street Mall Concept Options

Attachment 1 Concept Plans- Maude Street Mall Concept Options81

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\$15.8M
Estimated cost

- 1 **Entry statement/ Events banner**
An entry statement defines the gateway experience of the new streetscape precinct.
- 2 **Loading zone**
For deliveries and pick-ups.
- 3 **Raised pedestrian crossings**
Traffic calming desired by level changes, tree and paving treatments.
- 4 **Custom paving/ furniture pallets**
Decorative paving and custom seating have a site specific theme significant to the Goulburn Valley Region. An allowance has also been made for decorative lighting and power access along the streetscape to support events.
- 5 **'Riverine Pocket Park'**
Inspired by the journey of water. Patterning's here are reminiscent of the surrounding riverine environment. Shaded open lawns/ event spaces, textured planting and timber seating create a small and intimate CBD pocket park for users.
- 6 **Public Art/ Sculpture**
Space in the central paved area is available for a large sculpture/ public art work to be commissioned.
- 7 **Central Shared Zone**
A raised central shared zone and meeting place forms the centrepiece of the Maude Street streetscape experience. Raised crossings provide safe access for pedestrians/ cyclists. A large decorative tree provides interest and shade. Decorative paving, custom furniture and allocated space for a large public artwork interface with the Riverine Pocket Park and Stewart Street Arts Walk.
- 8 **Stewart Street 'Arts Walk'**
Bangkok paving treatments, installations, street art and colourful overhead lighting visually connect pedestrians in Maude Street to the Arts Walk in Stewart Street.
- 9 **Parallel Parking**
Parallel parking bays are along both lengths of the street.
- 10 **Streetscape soft scaping**
Streetscape plantings and street trees provide shade and greenery.
- 11 **Pedestrian Promenade**
Generous 5-8m wide footpaths allow for outdoor seating and alfresco dining.
- 12 **New Road**
Re-Introduction of two-way traffic into Maude Street.

Shared Bike Lanes	8010m²	Estimated Events Space	Existing Trees Retained	10
54 New Trees	5m-8m wide Footpaths	42 Existing Trees Removed (T.B.C)	2 Loading Zone	
New Car Parks 34	Proposed Speed Limit 20Km/h	3 Disabled Car Parks		

Removal of wisteria & growing structure, stage and seating, rotunda, shade sails, playground, some trees, all paved surfaces & garden beds.

■ Signalled Intersection



Scale: 1:500 @ A1, 1:1000 @ A3
DATE: 17.04.2016 REVISION: C

MAUDE STREET MALL REDEVELOPMENT
OPTION 1 (LONG - TERM) | **RE-INTRODUCTION OF TWO-WAY TRAFFIC** **spiire**

“ Cultures and climates differ all over the world, but people are the same. They’ll gather in public if you give them a good place to do it ”

Jan Gehl



- 1 **Entry statement/ Events banner**
An entry statement defines the gateway experience of the new streetscape precinct.
- 2 **New Road**
One way road connecting Fryers St to Maude St.
- 3 **Water Sensitive Urban Design**
Raising garden filter stormwater runoff along the streetscape.
- 4 **Raised pedestrian crossings**
Traffic calming defined by level changes, tree and paving treatments.
- 5 **Loading zone**
For deliveries and pick-ups.
- 6 **'Pop Up' Event Space**
A small and flexible event/ market space sits adjacent to the central shared zone where it can become part of a larger events space if required.
- 7 **'Riverine' Pocket Park**
Inspired by the journey of water. Paving/ seating here are reminiscent of the surrounding riverine environment. Shaded open lawns/ event spaces, textured planting and timber seating create a small and intimate CBD pocket park for users.

- 8 **Central Shared Zone**
A raised central shared zone and meeting place forms the centrepiece of the Maude Street streetscape experience. Raised crossings provide safe access for pedestrians/ cyclists. Large events spaces, decorative paving, custom furniture and space for a large public artwork inter-face with the Riverine Pocket Park and Stewart Street Arts Walk.
- 9 **Pedestrian Promenade**
Generous 4-12m wide footpaths allow for outdoor seating and alfresco dining.
- 10 **Stewart Street 'Arts Walk'**
Bespoke paving treatments, installations, street art and colourful overhead lighting decorate the street either side of the road and visually connect pedestrians in Maude Street to the Artists Walk in Stewart Street.
- 11 **New Road**
One way connection to the Multi dock car park along Stewart Street.
- 12 **Parallel Parking**
Parallel parking bays are along both lengths of the street.
- 13 **Custom paving/ furniture pallets**
Decorative paving and custom seating have a site specific theme significant to the Geulburn Valley Region. An allowance has also been made for decorative lighting and power access along the streetscape to support events.
- 14 **New Road**
One way street connecting High St to Maude St.

\$15.9M
Estimated cost

New Car Parks	37	Existing Trees Removed (T.B.C)	52	4m-12m wide Footpaths
64 New Trees	Shared Bike Lanes	Existing Trees Retained	0	2 Loading Zone
2 Disabled Car Parks	Proposed Speed Limit	20Km/h	3,090-8010m²	Estimated Events Space

Removal of wisteria, stage and seating, rotunda, shade sails, playground, all trees, all paved surfaces & garden beds.

■ Signalled Intersection ■ Signage Controlled Traffic Interface



MAUDE STREET MALL REDEVELOPMENT
OPTION 2 (LONG-TERM) | **OPPOSING ONE WAY TRAFFIC** **spiire**

OPTION 2 (LONG-TERM) | OPPOSING ONE WAY TRAFFIC

“If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.”

Fred Kent



- 1 Entry Statement/ Public Artwork**
Defines the gateway experience of the precinct.
- 2 'The Urban Lawns'**
Three large lawn areas are set amongst decorative paving and shaded by trees. These green spaces offer the community a place to gather and lounge throughout the day/night and during events.
- 3 'The Orchardists' Garden'**
Seasonal plantings reference Shepparton's culturally diverse community and fruit bowl heritage.
- 4 Flexible Events Space/ Mall Space**
Overall the Mall provides opportunities for different-sized events/ festival to take place including food truck festivals where the size and requirements of food van and marquees have been allowed for in the design of the northern end of the Mall.
- 5 Public Sculpture/ Art**
Space in the paved areas is available for a large sculpture/ public art work to be commissioned.
- 6 Decorative paving pattern/ Custom Seating**
Inspired by the journey of water, patterning's here are reminiscent of the surrounding riverine environment. An allowance has also been made for decorative lighting and power access along the Mall to support events.
- 7 Outdoor Dining**
Seating nodes surround 'The Urban Lawns' and 'Orchardists Gardens' providing outdoor seating and alfresco dining. Decorative paving and custom seating have a site specific theme significant to the Goulburn Valley Region.
- 8 Outdoor Stage**
The existing stage and 'Common Ground' artwork have been expanded into a larger outdoor stage with a decorative canopy which supports larger performances and events.
- 9 Stewart Street 'Artists Walk & Arcade'**
Bespoke paving treatments, ping pong tables, public art, street art and colourful overhead lighting visually connect pedestrians in Maude Street to the Artists Walk in Stewart Street.
- 10 The Central Plaza**
The central plaza and meeting place includes a water play space nicknamed 'The Wake Setter'. The water play is inspired by the regions love of water skiing. The bespoke paving pattern references Sheppartons surrounding floodplain landscape. Amonolithic public artwork/ sculpture, custom seating and space for large markets, events & festivals (like the popular Bush Market) form the centerpiece of the Mall experience.
- 11 'Riverine' Pocket Playspace'**
A space inspired by the journey of water. A shaded custom design playground suitable for ages 2-16 is broken up into 3 offering spaces and connected by the key theme of fruit production. Street trees, textured planting and bespoke timber seating, create a small and intimate CBD playspace for families to enjoy.
- 12 Outdoor Screen**
At the central plaza end of 'The Urban Lawns' sits a large outdoor screen which can be viewed from both sides. It is here that the Shepparton community can enjoy watching major sporting events, documentaries and movies, learn about local culture, upcoming events and local businesses can advertise.
- 13 The Canopy**
A large permanent custom canopy structure provides shade and shelter to the central and southern end of the mall all year round.
- 14 'The Knowledge Hub'**
The existing raised planters and community artwork form the bones of a new outdoor knowledge hub. Here students, individuals, professionals and businesses can utilize a host of smart city technologies. Free wifi, charging stations, workspaces and sheltered meeting spaces make this outdoor space a dynamic and inspirational place for people to gather and use.
- 15 The Kiosk & Games**
A multipurpose kiosk which can house multiple businesses sits alongside a large chess board in 'The Knowledge Hub'. Here people can enjoy small business offerings in the kiosk benches and group games/ activities.
- 16 Soft scaping**
The retention of some existing street trees, new streetscape planning and custom timber seating platforms provide users with a shared and shaded green buffer to the busy High Street intersection beyond.

\$18.4M
Estimated cost

Shared Landscape
20 New Trees

Existing Trees Removed (T.B.C) **13**
Existing Trees Retained **46**

Various sizes available up to 8010m2
Estimated Events Space

Removal of the wisteria, rotunda and seating, shade sails, playground, some trees, all paved surfaces & garden beds.



MAUDE STREET MALL REDEVELOPMENT
OPTION 3 (LONG-TERM) | **A NEW CENTRAL PUBLIC SPACE**



“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody”

Jane Jacobs



- 1 **New Road**
One way single lane entry into Maude Street from Fryers Street.
- 2 **Entry statement/ Events banner**
An entry statement defines the gateway experience of the new streetscape precinct.
- 3 **Water Sensitive Urban Design**
Raingardens filter stormwater runoff along the streetscape.
- 4 **'The Urban Lawns'**
Two large lawn areas are set amongst decorative paving and shaded by trees. These green spaces offer the community a place to gather and lounge throughout the day/night and during events.
- 5 **Parallel Parking**
Parallel parking bays are along one side of the one way street. Car spaces also allow for food van access during events.
- 6 **'The Orchardists' Garden'**
Seasonal plantings reference Shepparton's culturally diverse community and fruit bowl heritage.
- 7 **Flexible Events Space**
A paved area allows for small scale intimate events and markets. An allowance has been made for decorative lighting and power access along the streetscape to support events.
- 8 **Loading zone**
For deliveries and pick-up's.
- 9 **Public Art/ Sculpture**
Opportunities for public sculpture & artworks/ performances.
- 10 **Outdoor Dining**
Seating nodes surround 'The Urban Lawns' for outdoor seating and alfresco dining. Decorative paving and custom seating have a site specific theme significant to the Goulburn Valley Region.
- 11 **Stewart Street 'Arts Walk'**
Bespoke paving treatments, installations, street art and colourful overhead lighting decorate the street either side of the road and visually connect pedestrians in Maude Street to the Artists Walk in Stewart Street.
- 12 **New Road**
One way connection to the multi-deck car park along Stewart Street.
- 13 **The Central Plaza**
The central plaza and meeting place includes: a water playspace nicknamed 'The Wake Setter'. The water play is inspired by the regions love of water skiing, the bespoke paving pattern references Shepparton surrounding floodplain landscape. A large public artwork/ sculpture, custom seating and space for large markets and events/ festival (like the popular Bush Markets) form the centrepiece of the streetscape experience.
- 14 **'Riverine' Pocket Park**
Inspired by the journey of water. Paving's here are reminiscent of the surrounding riverine environment. A shaded custom design playground suitable for ages 3-12, open lawn/ event spaces, textured planting and bespoke timber seating, create a small and intimate CBD pocket park for users.
- 15 **Raised Turning Circle**
A raised turning circle with large decorative shade tree provide car park users with entry/ exit access to the new carpark.
- 16 **Pedestrian Promenade**
Generous 4-12m wide footpaths allow for outdoor seating and alfresco dining.
- 17 **Raised pedestrian crossings**
Traffic calming defined by level changes, tree and paving treatments.
- 18 **New Carpark**
A shaded carpark with 90 degree parking integrated WSUD and an additional 34 car spaces occupies the southern end of the street. Car spaces also allow for food vans' stall access.
- 19 **New Road**
A signalised intersection is supported by digital carpark technology which tells people that there is up to 34 new carparks available.

\$16.4M
Estimated cost

New Car Parks 41	Existing Trees Removed (T.B.C) 42	4m-12m wide Footpaths
57 New Trees	Shared Bike Lanes	2 Loading Zone
3 Disabled Car Parks	Proposed Speed Limit 20Km/h	Existing Trees Retained 10
	3,090-8010m² Estimated Events Space	

Removal of the wisteria, stage and seating, rotunda, shade sails, playground, some trees, all paved surfaces & garden beds.

Signalised Intersection Signage Controlled Traffic Interface



MAUDE STREET MALL REDEVELOPMENT
OPTION 4 (LONG-TERM) | **A SHARED STREETSCAPE** **spiire**

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G R E A T E R S H E P P A R T O N
G R E A T E R F U T U R E



Consultation Plan Template

Consultation:	Maude Street Mall Concept Options Consultation
Date:	May 2018
Contact	Fiona Le Gassick and Tim Russell
Phone:	Ext 716 or 501
TRIM Reference:	M18/21083

1. Background

In April- Greater Shepparton City Council will receive a package of conceptual designs for a redevelopment of the Maude Street Mall area from Spiire. These conceptual designs will outline a number of different options to redevelop the space – including the reintroduction of traffic and parking in various formats as well as retaining the Mall as a pedestrianised open public space.

The contract for this work was endorsed by Council at the August 2017 Ordinary Council Meeting Council.

2. Objectives

The purpose of this consultation is to introduce the conceptual designs to the community and gather feedback in order to assist Council in determining which of the options to progress to further design phases. This is part of the overall aspirational timeline to develop and deliver a redevelopment of the Maude Street Mall area. A key aspect of this is progressing to a detailed design for sourcing funding and construction procurement.

The Maude Street Mall and CBD have the potential to evolve to become the central focus of daily life within Greater Shepparton through the delivery of an integrated approach to economic development, structure planning and proactive place activation as detailed in the following strategies:

- Economic Development, Tourism and Major Events Strategy 2017-2021
- Commercial Activity Centres Strategy 2016
- CBD Strategy 2008
- Draft Movement and Place Strategy

These integrated strategies aim to provide the vision, strategic direction and practical implementation to commence the delivery of a revitalisation program for the CBD that results in a lively, inclusive and viable place.

Public spaces are critical to the heart of any community where they strengthen the connection between people and the places they share. Creating public spaces adds value to urban design; it facilitates creative patterns of use, paying particular attention to the physical, cultural, and social

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identities that define a particular place or space. With community-based participation at its centre, the creation of an effective public space process capitalises on a community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to the health, happiness and well-being, and in this case provides economic generation potential.

3. Target Markets

- Current Mall/CBD shoppers
- Non-Mall/CBD shoppers
- Existing traders
- Potential traders
- Property owners
- Developers
- Peak bodies – e.g. The Shepparton Chamber of Commerce and Industry, Tourism Greater Shepparton, Shepparton Show Me, Committee for Greater Shepparton.
- Visitors

4. Key Message/s

- Council is seeking feedback on the conceptual designs in order to assist Councillors to determine the preferred option for the redevelopment.
- The conceptual designs have each been developed to current standards around road design, accessibility and safety.
- Each conceptual design has an associated cost included.
- The designs are only at conceptual level and give an idea of what the space may look like and the basic layout– the final format and cost may vary once detailed designs are undertaken.
- Final determination on the future of the Maude Street Mall will be made via formal resolution by Councillors.
- Feedback from this public consultation will be incorporated as one of many factors for consideration in the final decision- including cost, feasibility and associated traffic impacts.

5. Consultation Methods

- Online survey via the GSCC website¹
- On-location iPads survey – Think CBD office, outside events / Council facilities
- Consultation briefing/workshop x 3
 - Conducted by Spiire
 - Outside business hours
 - Stakeholder specific
- On-site walkthroughs in the Mall
- One-on-one surveys with traders in boundary of High, Wyndham, Fryers and Corio Streets.

¹ It is the recommendation of Marketing & Communications that the survey be limited to a digital platform. This is the best method of verifying participants and ensuring the integrity of the consultation process. Participants can verify their entry with a valid email address in order to prevent duplicate or fraudulent entries being made.

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GREATER FUTURE



6. Consultation Questions (currently not in any specific order)

- What is your relationship with the Maude Street Mall area? Shopper, trader, contractor, etc.
- Please rank the provided options in order of your preference (with 1 being your most preferred and 4 being your least preferred)
- What do you like about your most preferred options?
- What do you dislike about your non-preferred option?
- Demographics information – what is your: Age, Gender, Household Type, Postcode

7. Consultation Promotion

Tactic	Action	Responsibility	Date
Video – seeking input from shoppers and traders	Script and storyboard video – in-house production – free LA Vision – tbc	Sonja/Karlee	
Social media and online assets	Create assets	Graphic Designer	
Website promotion /Survey	Develop survey Publish to website Promote	Fee/Tim Mikey Karlee	
Facebook – GSCC, MSG, Discover Shepparton / YouTube ads	Schedule posts / set up ads	Karlee	
Stakeholder consultation	Onsite in mall iPad surveys at events in the mall or shop – live video (Karlee)	Tim Exec Rep	
Branded shop front containing the screen / projection / displays	Display of concepts Organise screen	Tim Graphic Designer	
Double page newspaper spread	Artwork Bookings – News and Adviser	The Adviser / News Sonja	
Brochure/flyer	Artwork based on newspaper ad	Graphic Designer	
Peak body newsletters – Business Centre, SSM, Chamber, C4GS, TGS	Write content, talk to stakeholders	Tim	
Mayoral radio program	Dot points	Sonja	
Radio advertising	Script Production & Bookings	Tim / Sonja	
Mobile billboard	Artwork Booking	Graphic Designer Sonja	
Greater Shepparton Update	Dot points	Sonja	
Media release	Write & distribute	Tim/Sonja	

GREATER SHEPPARTON
GREATER FUTURE



Tactic	Action	Responsibility	Date
	Manage media enquiries	Sonja	
Pop Up Activations at Events	Coordinate bookings Coordinate staffing	Tim	
Visual Graphics	Spiire to produce	Spiire	
Mail out – Mall Property owners	Draft a letter and mail out to property owners as per rates database	Place Manager	
Radio Segment- One FM	Radio segment outlining the process and informing listeners of the consultation	Place Manager	

8. Potential Risks

Risk	Likelihood	Mitigation
Stakeholder groups attempt to influence the consultation process to preference a specific outcome	High	<ul style="list-style-type: none"> Communicate that all options are being considered. Gathering demographic data to identify stakeholder cohorts when undertaking data analysis. Broad consultation methodology undertaken to gather a broad spectrum of views. Ensure confidentiality to encourage all to participate
Consistent feedback regarding concepts being subjected to vandalism and being weather effected.	High	<ul style="list-style-type: none"> Clear communication regarding strategies how this is to be managed. Aspiration to increase community participation and engagement – public safety CPTED principles considered in design
Lack of secured funding	Medium	<ul style="list-style-type: none"> Clearly articulate the indicative project timeline, benefits of the project and associated costings CBD Revitalisation funding being sought from other levels of government
Consultation Fatigue	High	<ul style="list-style-type: none"> “Here we go again” Minimise Spiire involvement – not paying consultants More detail provided than ever before <ul style="list-style-type: none"> Engineering Costings Traffic Study Overall aim – preferred conceptual design to progress to detailed and ‘shovel-ready’

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GREATER FUTURE



9. Consultation Timelines

Consultation Plan Adopted	16 May 2018 (OCM)
Campaign commences	17 May 2018
Campaign closes	30 June 2018
Campaign results briefing	28 August 2018 (latest)
Resolution to determine option to progress to detailed design	18 September 2018 (OCM)

10. Budget

Item	Cost
Video – In house	No cost
Printing- Design Posters (A0)	\$200
Printing – Pamphlets x300	\$300
Newspaper Advertising – Two page Spread Shepparton News & Adviser	\$3000
Social Media – Sponsored Content?	\$200
Digital Screen – Main Event Billboards	\$800
Pull Up banner	\$290
Signage – small teardrop flag with base	\$600
Mail out to households	\$10,000
Spiire – presentation development and briefing sessions x3 2 x Community 1 x Traders	\$2400
Total	\$17,790

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 May 2018

Agenda Item 10.3	Instrument of Appointment and Authorisation (Planning and Environment Act 1987)	
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Maddocks Delegations and Authorisations

*S11A. Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*

Greater Shepparton City Council

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987* only)**

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Maddocks

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

MITCHELL JOHN STOTER

By this instrument of appointment and authorisation Greater Shepparton City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- (a) comes into force immediately upon its execution;
- (b) remains in force until varied or revoked.

This instrument is authorised by a resolution of the Greater Shepparton City Council on 15 May 2018.

The COMMON SEAL of the GREATER)
 SHEPPARTON CITY COUNCIL was affixed)
 on the day of2018)
 in the presence of the Chief Executive Officer)
 being a delegated officer pursuant to Local)
 Law No. 2 of the Council)

.....
CHIEF EXECUTIVE OFFICER
Peter Harriott

Maddocks Delegations and Authorisations

*S11A. Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*

Greater Shepparton City Council

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987* only)**

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Maddocks

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

MICHELLE LARRAE EDWARDS

By this instrument of appointment and authorisation Greater Shepparton City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
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CHIEF EXECUTIVE OFFICER
Peter Harriott

Maddocks Delegations and Authorisations

*S11A. Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*

Greater Shepparton City Council

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987* only)**

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Maddocks

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

GERALDINE MARY CHRISTOU

By this instrument of appointment and authorisation Greater Shepparton City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
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CHIEF EXECUTIVE OFFICER
Peter Harriott

Maddocks Delegations and Authorisations

*S11A. Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*

Greater Shepparton City Council

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987* only)**

||||| | ||| ||| ||| ||| |||
Maddocks

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

TRACEY MAREE MERCURI

By this instrument of appointment and authorisation Greater Shepparton City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
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CHIEF EXECUTIVE OFFICER
Peter Harriott