

Conversation Report

Proposed sale of two parts of land at 45 Parkside Drive, Shepparton to Department of Health and Goulburn Valley Health respectively.

January 2023

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1.0 Background

45 Parkside Drive is a vacant Council-owned site that was established as part of the Parkside Gardens Estate; which was a joint venture between Greater Shepparton City Council and Vic Urban (now Places Victoria) with the goal of redeveloping the site of the former International Village. The original development plan for the site envisaged a multi-lot residential subdivision on the site, but only the western portion of the site was subdivided and developed for residential purposes, with the remainder of the site currently sitting vacant.

At the Ordinary Council Meeting held on 21 June 2022, Council resolved, amongst other things, to undertake a feasibility study of the yet-to-be-developed land at 45 Parkside Drive, Shepparton on the presumption that the land will be developed as a residential subdivision.

1.1 Department of Health

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. The sale will enable the Department of Health to deliver on Victorian Government's commitment to deliver 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. The purchase will involve a 5,985m² allotment approximately, outlined in red in Figure one, north of the existing Bangerang Cultural Centre.

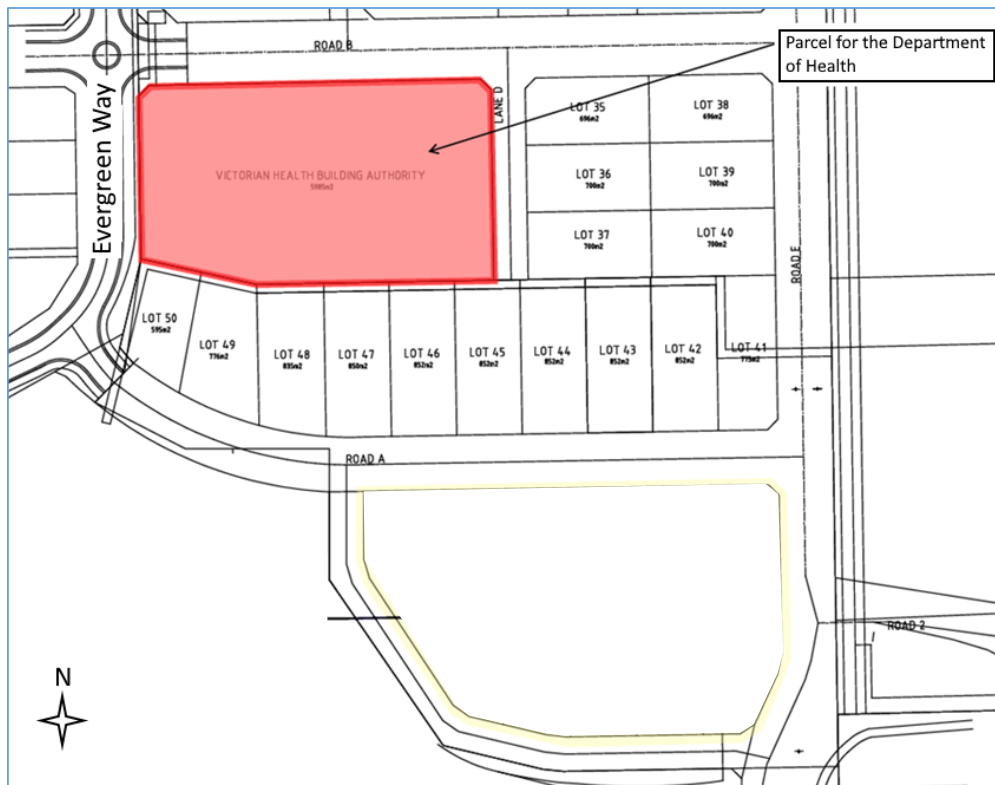


Figure One: 45 Parkside Drive, Shepparton, proposed Early Parenting Centre site.

1.2 Goulburn Valley Health

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

GV Health currently lease 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 7,761m² approximately, which is also outlined in yellow in Figure One.

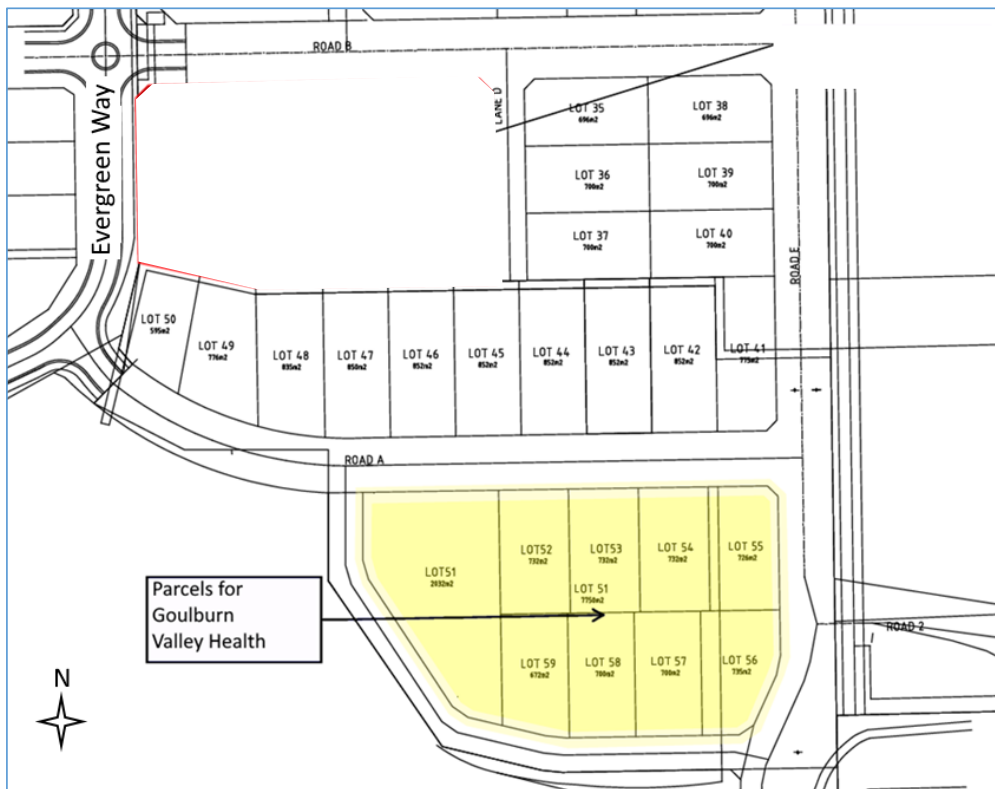


Figure Two: 45 Parkside Drive, Shepparton, proposed lots for sale to GV Health.

2.0 Summary of Consultation

At the Ordinary Council Meeting held on 21 November 2023, Council resolved, to undertake a community engagement process in relation to its intention to sell by private treaty the two relevant parcels of land to the Department of Health and GV Health respectively, in accordance with the requirements of Section 114 of the *Local Government Act 2020* (the Act).

Community consultation for both proposals occurred in conjunction with each other commencing on Monday, 27 November 2023 and concluded on Friday 22 December 2023.

Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the additional community consultation phase, including:

- a letter to adjoining landowners and occupiers of land;
- a public notice in the Shepparton News;
- a letter to relevant stakeholders and referral agencies;
- a media release, which attracted media attention from the Shepparton News; and
- an online submission portal on the 'Shaping Greater Shepp' website.

Submissions were invited via an online submission form, by email and by post.

At the conclusion of the consultation period nine submissions were received.

3.0 Department of Health's request

3.1 Who did we hear from?

Of the nine submissions received, eight submissions specifically related to the Department of Health's request. Of those eight submissions, two verbal submissions were (at the request of those submitters) heard by Council during the consultation process.

- one submission from Goulburn Valley Water;
- one submission from a community organisation, and
- six submissions from landowners and residents within Greater Shepparton.

Council received four objections to the proposals. Submissions that objected to the proposal were:

- Submissions 1, 7, 8, 9.

Council received two submissions that supported the proposals. Submissions that supported the proposal were:

- Submissions 2, 5.

Council received two submissions that neither supported nor objected to the proposals;

- Submissions 4, 6

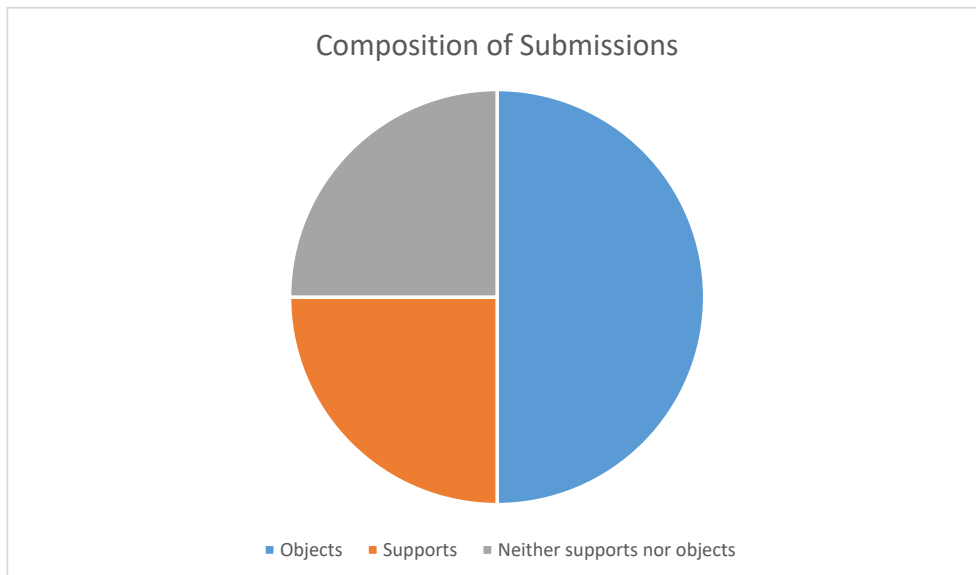


Figure Two: Composition of Submissions.

3.2 What we heard

Through the submissions, Council heard a range of comments, queries and concerns. The themes identified in the submissions are listed below, they are also listed in Figure Three:

- The site is unsuitable for an Early Parenting Centre and that alternative sites should be considered.
- Parking at the centre
- The site should be used for alternative uses, including public housing.
- Supports the proposals; and
- Does not object to the proposals.

Council officers' responses to each of these themes is outlined in Table 1.

Table 1: *Feedback received to the Department for Health land purchase and Council officers' responses.*

Submission Numbers	Feedback Received	Council Officers' Responses
1	The site should be used for alternative uses such as public housing	<p>The site at 45 Parkside Drive is vacant land that is zoned appropriately for residential development.</p> <p>Council previously resolved at the Ordinary Council Meeting held on 21 June 2022 to sell part of the site to Women's Housing Ltd to facilitate affordable housing on the site. On 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 land never took place.</p> <p>Council officers are currently undertaking a feasibility study to consider options of how to best develop the remaining</p>

Submission Numbers	Feedback Received	Council Officers' Responses
		stages of the Parkside Gardens estate on the presumption that the land will be developed as a residential subdivision. This may include a component of affordable housing.
2, 5	Supports the proposals	Council officers note the support for the proposals outlined in these submissions.
5	Parking	Parking would be a consideration of the planning permit for the Early Parenting Centre. This will be considered by the Victorian Planning Authority.
5	Timing of the remainder of the Parkside Gardens Estate	<p>Council officers are currently undertaking a feasibility study to consider options of how to best develop the remaining stages of the Parkside Gardens estate. This will include lot size and layout, staging, 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).</p> <p>A report to further consider pathways forward will be presented to Council in due course.</p>
4, 7, 8, 9	The site is unsuitable for an early parenting centre and that alternative sites should be considered.	<p>Land acquisition for the Early Parenting Centre is undertaken by the Victorian Health Building Authority (VHBA). The VHBA utilise a three staged approach in land acquisition which are identification, site evaluation (due diligence) and acquisition.</p> <p>This site evaluation process is a requirement of the Victorian Land Monitor, and must be undertaken by the Department. The site evaluation is undertaken by an evaluation committee of experts which does not include community representatives due to probity, transparency and impartiality.</p> <p>At its 9 January 2024 meeting the VHBA minutes indicate a site evaluation for 45 Parkside Drive and also a site at Wyndham Street. The objectors indicated the Wyndham Street site as their preferred location.</p> <p>In selling land Council is required to undertake its own due diligence in the form of consideration of the zoning, availability of infrastructure and community benefit. An Early Parenting Centre 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.</p>
6	Does not object	Council officers note the contents of this submission and the matters raised will need to be addressed during the design of infrastructure to service the subdivision.

4.0 Goulburn Valley Health Request

4.1 Who did we hear from?

Of the nine submissions received, five submissions specifically related to the GV Health's request. Of those five submissions, no submitters requested to be heard by Council during the consultation process.

- one submission from Goulburn Valley Water; and
- four submissions from landowners and residents within Greater Shepparton.

Council received two submissions that supported the proposals. Submissions that supported the proposal were:

- Submissions 2, 5.

Council received one objection to the proposals;

- Submission 1.

Council received one submission that neither supported nor objected to the proposals;

- Submission 3.

Council received one submission which raised no objection to the proposals.

- Submission 6.

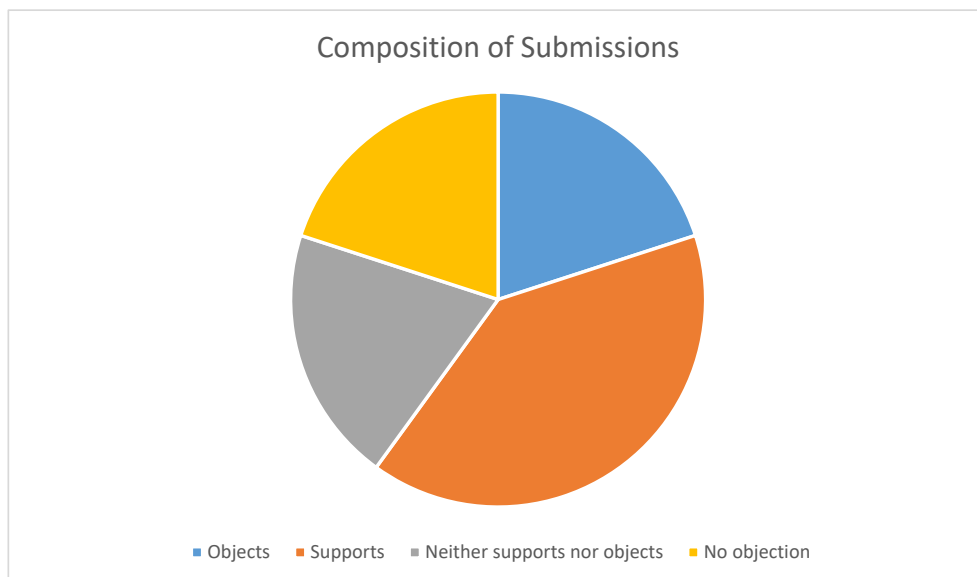


Figure Two: Composition of Submissions.

4.2 What we heard

Through the submissions, Council heard a range of comments, queries and concerns. The themes identified in the submissions are listed below, they are also listed in Figure Three:

- Impact of the lake's stability

- The site should be used for alternative uses, including public housing.
- Supports the proposals; and
- Does not object to the proposals.

Council officers' responses to each of these themes is outlined in Table 2. Table 2: *Feedback received to the GV Health land purchase request and Council officers' responses.*

Submission Numbers	Feedback Received	Council Officers' Responses
1	The site should be used for alternative uses such as public housing	The site at 45 Parkside Drive is vacant land that is zoned appropriately for residential development. Key Worker accommodation (which is what is proposed by GV Health) is part of the affordable housing discussion to address the housing shortage within Shepparton. Council officers are currently undertaking a feasibility study to consider options of how to best develop the remaining stages of the Parkside Gardens estate on the presumption that the land will be developed as a residential subdivision.
2, 5	Supports the proposals	Council officers note the support for the proposals outlined in these submissions.
3	Impact on the lake's stability	Council officers are currently undertaking a feasibility study to consider options of how to best develop the remaining stages of the Parkside Gardens estate. Concepts for the future development of the 45 Parkside Drive do not show the existing lake or parks being impacted.
6	Does not object	Council officers note the contents of this submission and the matters raised will need to be address during the design of infrastructure to service the subdivision.

5.0 What happens next?

Council will consider the findings of this community consultation before considering the potential sale of parts of the land at the Ordinary Council Meeting to be held on 27 February 2024.