

14.3 GV Link Enterprise Park - Stage 2 Development Pathways

In accordance with 14.2 (2), Cr Geoff Akers publicly announced Part A of the resolution for Item 14.3 GV Link Enterprise Park - Stage 2 Development Pathways.

14.3 GV Link Enterprise Park - Stage 2 Development Pathways

Moved by Cr Paul Wickham
Seconded by Cr Anthony Brophy

Part A
That the Council:

1. Notes the GV Link Enterprise Park Stage 2 Development Pathway Report by Ethos Urban June 2026 provides support to continue with the current development pathway, outlined as Option 1 within this report for GV Link Stage 2 or part thereof, including a commitment to undertake a request for expressions of interest for some or all of the remaining lots in Stage 2, other than Lots 5 and 6, which can continue to be sold by private treaty on a similar basis as Stage 1, namely that exceptional circumstances continue to apply, being sale of land at a discounted market value for early mover advantage and corresponding purchaser obligations to develop within defined timeframes.
2. Approves a \$300,000 allocation to conduct detailed design for GV Link Stage 2, with a final commitment to continue with the current development pathway to be considered once the outcome of the detailed design is available. This will be a capital expense in addition to the 2026/27 Capital Works Budget.
3. Acting under section 114 of the *Local Government Act 2020* (Vic) (Act), resolves to commence the required statutory processes to give notice of an intention to sell Lots 5 and 6 within the proposed Stage 2 of GV Link Enterprise Park by private treaty, being the land generally shown on the plan titled GV Link – Staging Plan (current) as attached and being part of the land contained in certificates of title Volume 11071 Folios 690 and 695, on the following terms:
 - a. to one or more business operators, manufacturers, producers, or persons of a like nature; and
 - b. in consideration of commitments from the purchaser(s) to the early development of part of both relevant lots.
4. In accordance with section 114 of the Act and the Greater Shepparton City Council's Community Engagement Policy 2021, authorises that a public notice outlining Council's intention to sell Lots 5 and 6 within Stage 2 GV Link Enterprise Park by private treaty, and calling for submissions, be:

- a. placed in the Shepparton News (or such other news publication chosen by Council officers); and
 - b. and published on Council's website
5. Authorises the Chief Executive Officer and/or their nominees to undertake the administrative procedures necessary to carry out Council's functions under section 114 of the Act in relation to this matter.
6. Notes that, following the completion of the consultation process, any submissions received in relation to Council's intention to sell Lots 5 and 6 within Stage 2 of GV Link Enterprise Park will be considered by Council at a future scheduled Council Meeting.
7. Commence the Expression of Interest (EOI) process to test market interest in Stage 2 (not including Lots 5 and 6).
8. Having regard to the Procurement Policy, approves the direct engagement of Spiire to undertake the Stage 2 design services for the GV Link Enterprise Park project, for an amount of approximately \$300,000 (exclusive of GST), given extenuating circumstances: namely, the supplier's unique project knowledge, existing design intellectual property and the need to meet critical project delivery timeframes.

CARRIED