ORDINARY MEETING OF COUNCIL

Notice is hereby given of the
Ordinary Meeting of Council to be held at
Council Chamber, 15 Stead Street, Ballan on
Wednesday 01 August 2018,
commencing at 6:00 p.m.

Members:

Cr. Paul Tatchell (Mayor)	Central Moorabool Ward
Cr. John Keogh (Deputy Mayor)	East Moorabool Ward
Cr. David Edwards	East Moorabool Ward
Cr. Tonia Dudzik	East Moorabool Ward
Cr. Jarrod Bingham	East Moorabool Ward
Cr. Tom Sullivan	West Moorabool Ward
Cr. Pat Toohey	Woodlands Ward

Officers:

Mr. Rob Croxford	Chief Executive Officer
Mr. Phil Jeffrey	General Manager Infrastructure
Mr. Satwinder Sandhu	General Manager Growth and Development
Mr. Danny Colgan	General Manager Social and Organisational Development

Rob Croxford
Chief Executive Officer

AGENDA

1. OPENING OF MEETING AND PRAYER....4

2. ACKNOWLEDGEMENT TO COUNTRY....4

3. RECORDING OF MEETING....4

4. PRESENT....4

5. APOLOGIES....4

6. CONFIRMATION OF MINUTES....4

6.1 Ordinary Meeting of Council – Wednesday 04 July 2018....4

7. DISCLOSURE OF CONFLICT OF INTEREST....5

8. PUBLIC QUESTION TIME....7

9. PETITIONS....8

10. PRESENTATIONS / DEPUTATIONS....9

11. OFFICER'S REPORTS....10

11.1 CHIEF EXECUTIVE OFFICER....10

11.2 GROWTH AND DEVELOPMENT....11

11.2.1 Parwan Employment Precinct - Update on the Business Case, other studies and recent initiatives....11

11.2.2 Amendment C79 – Bacchus Marsh Housing Strategy.... 81

11.3 SOCIAL AND ORGANISATIONAL DEVELOPMENT....191

11.3.1 Moorabool Health and Wellbeing Plan 2013-2017 – Year Four Review Report....191

11.3.2 Draft Report- Youth Strategy 2018-2021....206

11.3.3 Memorials Policy (August 2018)....272

11.3.4 Fourth Quarter (April – June) Report – 2017/18 Council Plan Actions....284

11.4 INFRASTRUCTURE....326

11.4.1 Capital Improvement Program Quarterly Report – June 2018....326

11.4.2 Kerbside Greenwaste Collection Service....346

12. OTHER REPORTS....354

12.1 Assembly of Councillors....354

12.2 Section 86 – Delegated Committees of Council – Reports....357

12.3 Advisory Committees of Council – Reports....374

13. NOTICES OF MOTION....384

13.1 Cr. Keogh: N.O.M No. 273 – Car Parking Policy....384

14. MAYOR'S REPORT....387

15. COUNCILLORS' REPORTS....388

16. URGENT BUSINESS....389

17. CLOSED SESSION OF THE MEETING TO THE PUBLIC 390

17.1 Confidential Report.....391

18. MEETING CLOSURE 392

1. OPENING OF MEETING AND PRAYER

Almighty God be with us as we work for the people of the Shire of Moorabool.

Grant us wisdom that we may care for the Shire as true stewards of your creation.

May we be aware of the great responsibilities placed upon us.

Help us to be just in all our dealings and may our work prosper for the good of all.

Amen

2. ACKNOWLEDGEMENT TO COUNTRY

We respectfully acknowledge the traditional owners of this land, their spirits and ancestors.

3. RECORDING OF MEETING

In accordance with Moorabool Shire Council's Meeting Procedure Local Law, the Council will be recording this meeting. The following organisations have been granted permission to make an audio recording also:

- **The Moorabool News; and**
- **The Star Weekly**

4. PRESENT

5. APOLOGIES

6. CONFIRMATION OF MINUTES

6.1 Ordinary Meeting of Council – Wednesday 04 July 2018

Recommendation:

That Council confirms the Minutes of the Ordinary Meeting of Council held on Wednesday 04 July 2018.

7. DISCLOSURE OF CONFLICT OF INTEREST

Under the Local Government Act (1989), the classification of the type of interest giving rise to a conflict is; a direct interest; or an indirect interest (section 77A and 77B). The type of indirect interest specified under Section 78, 78A, 78B, 78C or 78D of the Local Government Act 1989 set out the requirements of a Councillor or member of a Special Committee to disclose any conflicts of interest that the Councillor or member of a Special Committee may have in a matter being or likely to be considered at a meeting of the Council or Committee.

Definitions of the class of the interest are:

- a direct interest
  - (section 77A, 77B)

- an indirect interest (see below)
  - indirect interest by close association (section 78)
  - indirect financial interest (section 78A)
  - indirect interest because of conflicting duty (section 78B)
  - indirect interest because of receipt of gift(s) (section 78C)
  - indirect interest through civil proceedings (section 78D)
  - indirect interest because of impact on residential amenity (section 78E)

Time for Disclosure of Conflicts of Interest

In addition to the Council protocol relating to disclosure at the beginning of the meeting, section 79 of the Local Government Act 1989 (the Act) requires a Councillor to disclose the details, classification and the nature of the conflict of interest immediately at the beginning of the meeting and/or before consideration or discussion of the Item.

Section 79(6) of the Act states:

While the matter is being considered or any vote is taken in relation to the matter, the Councillor or member of a special committee must:

(a) leave the room and notify the Mayor or the Chairperson of the special committee that he or she is doing so; and
(b) remain outside the room and any gallery or other area in view of hearing of the room.

The Councillor is to be notified by the Mayor or Chairperson of the special committee that he or she may return to the room after consideration of the matter and all votes on the matter.

There are important reasons for requiring this disclosure immediately before the relevant matter is considered.

- Firstly, members of the public might only be in attendance for part of a meeting and should be able to see that all matters are considered in an appropriately transparent manner.

- Secondly, if conflicts of interest are not disclosed immediately before an item there is a risk that a Councillor who arrives late to a meeting may fail to disclose their conflict of interest and be in breach of the Act.

8. PUBLIC QUESTION TIME

The aim of Public Question Time is to provide an opportunity for the public to ask general questions at Council Meetings requiring routine responses. Public Question Time is conducted in accordance with Section 6.9 of the Council's Meeting Procedure Local Law No. 9.

Questions must be in writing on the form provided by the Council and submitted by 5.00pm on the day before the meeting. Members of the public can contact a Councillor and raise a question which the Councillor will submit on their behalf.

A question will only be read to the meeting if the Chairperson or other person authorised for this purpose by the Chairperson has determined that:

i) the person directing the question is present in the gallery;
ii) the question does not relate to a matter of the type described in section 89(2) of the Act (for confidential matters);
iii) the question does not relate to a matter in respect of which Council has no power to act;
iv) the question is not defamatory, indecent, abusive or objectionable in language or substance;
v) the question is not a repetition of a question already asked or answered (whether at the same or an earlier meeting); and
vi) the question is not asked to embarrass a Councillor, member of Council staff or member of the public.

A Councillor or Council officer may:
i) immediately answer the question asked; or
ii) elect to have the question taken on notice until the next Ordinary meeting of Council; at which time the question must be answered and incorporated in the Agenda of the meeting under Public Question Time; or
iii) elect to submit a written answer to the person asking the question within 10 working days.

Responses to public questions answered at the meeting, will be general in nature, provided in good faith and should not exceed two minutes. These responses will be summarised in the minutes of the meeting.

Public Question Time does not substitute for other forms of communication with or other formal business procedures of the Council.

9. PETITIONS

No petitions have been made to Council for consideration as part of this Agenda.

10. PRESENTATIONS / DEPUTATIONS

The Council has made provision in the business of the Ordinary Meetings of the Council for the making of presentations or deputations to Council in relation to matters presented on the agenda for Council consideration.

Presentations or deputations are required to be conducted in accordance with the requirements contained within the **Presentation/Deputations Protocols and Procedural Guidelines.**

Persons wishing to make a presentation or deputation to Council on a matter included in the agenda shall inform Council prior to the meeting by contacting the Chief Executive Officer's office and registering their name and agenda item being spoken to.

At the meeting the Mayor will invite the persons wishing to make a presentation or delegation to address the Council on the agenda item.

The person making the presentation or deputation is to stand and address Council on the item. No debate on the item is permitted between the person making the presentation or delegation and the Council.

A maximum of three minutes per presentation or delegation will be allocated. An extension of time may be granted at the discretion of the Mayor.

Councillors, through the Mayor, may ask the person making the presentation or delegation for clarification of matters presented.

The Mayor may direct that a member of the gallery ceases speaking if the above procedure is not followed.

List of Persons making Presentations/Deputations other than in relation to a planning item listed on the agenda:

Item No	Description	Name	Position
-	-	-	-

List of Persons making Presentations/Deputations to a planning item listed on the agenda:

Individuals seeking to make a presentation to the Council on a planning item listed on the agenda for consideration at the meeting will be heard by the Council immediately preceding consideration of the Council Officer's report on the planning item.

Item No	Description	Name	Applicant/ Objector
-	-	-	-

11. OFFICER'S REPORTS

11.1 CHIEF EXECUTIVE OFFICER

Item 17.1 – Confidential Report

11.2 GROWTH AND DEVELOPMENT

11.2.1 Parwan Employment Precinct - Update on the Business Case, other studies and recent initiatives

Introduction

Manager: Andrew Goodsell
General Manager: Satwinder Sandhu

Background

The purpose of this report is to brief Council on the findings of the recently completed Parwan Employment Precinct (*PEP*) Business Case (SED, March 2018).

A copy of the Parwan Business Case is provided at **Attachment 11.2.1**.

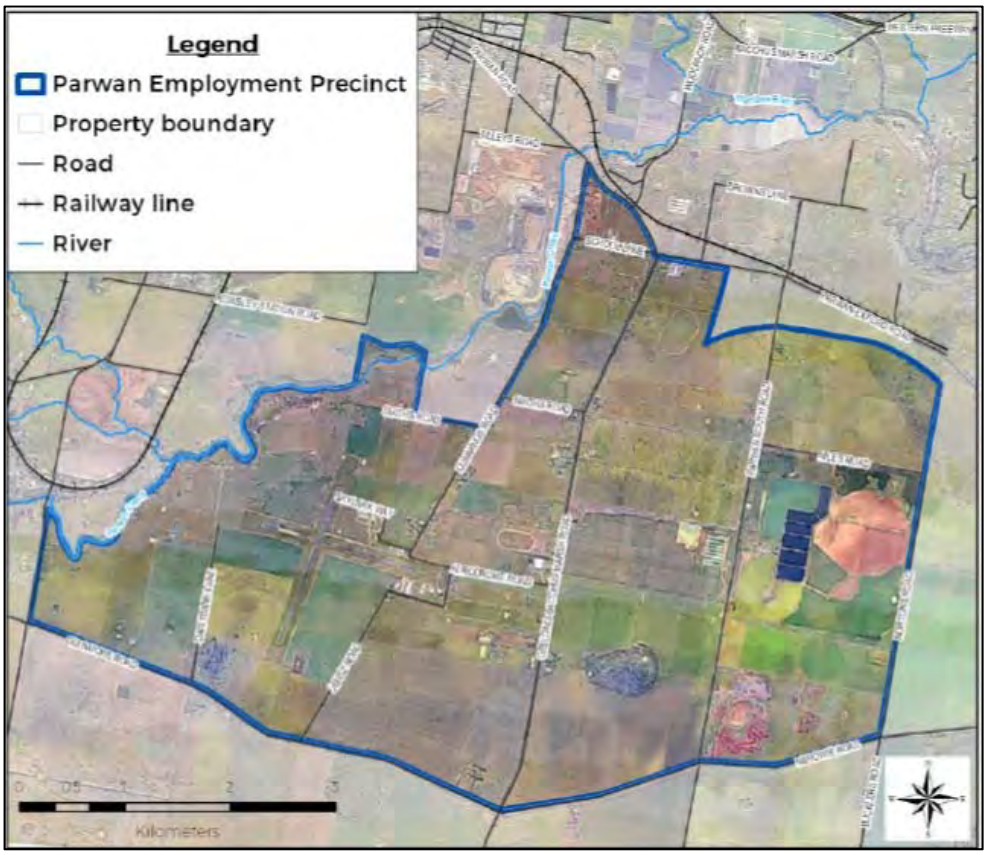

Figure 1 Boundaries of the Parwan Employment Precinct Study Area (source: SED, March, 2018)

The Business Case underpins Council's recent *Streamlining for Growth* funding application to the Victorian Planning Authority (*VPA*) for the 2018-2019 and 2019-2020 financial years. The Business Case also sets an important financial base line argument that quantifies what key investments and initiatives are needed to realise Parwan as a major employment generator for the region.

Economic modelling that determined the key findings of the Business Case

The following were modelled to determine the preferred scenario for the Business Case:

- Infrastructure costs with costs sourced from infrastructure providers;
- Potential development and activation driven by consultation from existing businesses;
- Sequence of infrastructure development to meet the activation of the precinct; and
- Value added per employee.

Figure 1 below shows the annual economic value generated once the precinct is fully developed. Scenario 1 been modelled to take three (3) years, Scenario 2 been modelled to take nine (9) years and Scenario 3 been modelled to take 13 years.

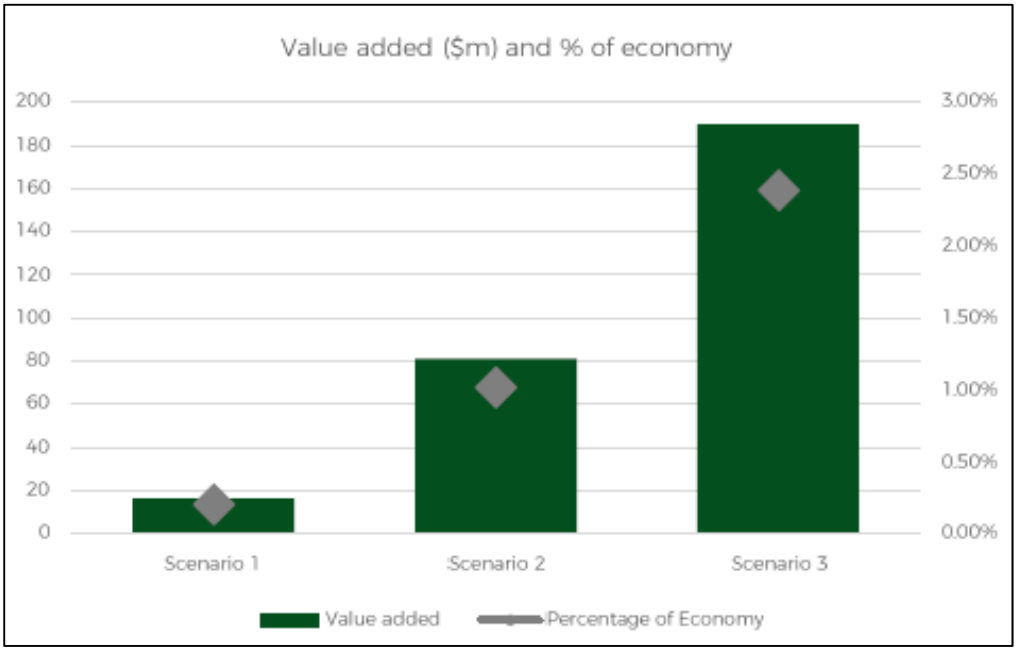

Figure 1 Economic value added (source: SED March, 2018)

Key findings of the Business Case

The PEP comprises a number of businesses and activities that generate economic wealth and local employment (see Figure 2). However, for the PEP to develop to its full potential it must establish a competitive advantage compared with other employment precincts in the region.

The preferred option is a staged development approach realised over a decade.

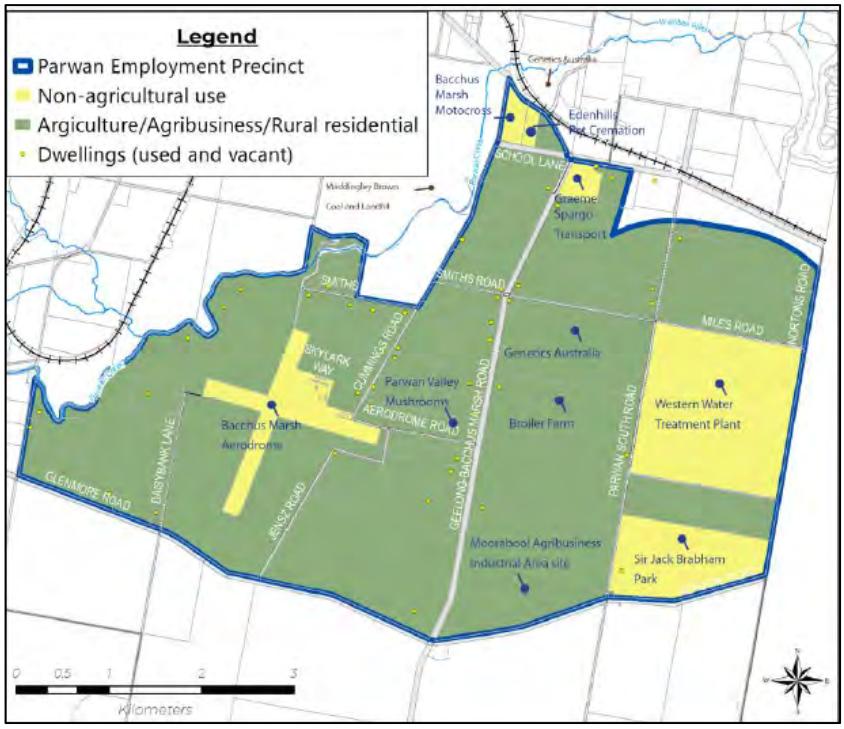

Figure 2 Existing Businesses (source: SED March, 2018)

Findings confirm that PEP has the potential to generate over 1560 FTE and potentially add $16 million to the Central Highlands economy within five (5) years increasing to $189 million within 15 years. This option depends on:

- Access to the Western Freeway being improved;
- Full infrastructure and land use planning, cultural heritage and development controls completed within 3 years;
- In two (2) to three (3) years, the provision of gas and electricity supplies;
- In three (3) to four (4) years, the provision of local roads;
- In four (4) to six (6) years the provision of potable water, sewerage and trade waste services; and
- In six (6) to nine (9) years the provision of Class A water, drainage and additional roads and power.

The land use scenario which underpins the Business Case is found in the planning study.

Gas and Electricity

Gas infrastructure has been singled out within the Business Case as one of the key enabling investments which need to be delivered to attract business to the PEP. Council is presently working with Regional Development Victoria (RDV) and other stakeholders on the optimal system of gas delivery (reticulated versus virtual network) along with finalising costings and timing of construction. Likewise, Council is also working with utilities to confirm sufficient power supply for businesses to establish in PEP.

Whilst many of the infrastructure investments required in PEP can be designed and costed through the Precinct Structure Plan, for which the VPA will be the Planning Authority, it is generally the responsibility of Government to ensure sufficient gas and electricity supply exists.

Key documents that advised the Business Case

The Business Case draws on a number of strategic plans and infrastructure projects either underway or completed. They are summarised below in Table 1:

Table 1: Key documents

Study	Influence on the Business Case
PEP Planning Study	**Status: Completed.** The Planning Study provides high level recommendations for land use zones in the *PEP*. It was undertaken to ensure that employment number estimates (EFT) provided in the Business Case were consistent with likely land use and development typologies. The study also considered key physical features which may restrict development and reduce the potential for employment generating investment through increased setbacks and environmental buffers to: • Environmental features (such as Bingham's swamp); and • The Western Water plant and Maddingley Brown Coal. The study also considered: • The positive impact of the Eastern Link Road and the likelihood that it will boost investment along a (yet to be confirmed) preferred alignment; • Comments from key land owners and infrastructure providers and their future expansion, relocation plans. For example, Westside Meats, Parwan Valley Mushrooms, Western Water and Stankovic's chicken broiler operation are all planning upgrades or growth; and • Projects currently underway in the area including the UGF. The findings of the report will be used to inform the Precinct Structure Plan proposed to commence in the 2018-19 financial year.
Bacchus Marsh UGF	**Status: Awaiting final panel report (due August, 2018).** The UGF provides a critical high level strategic context for future land use and infrastructure planning for Bacchus Marsh, including the *PEP*. It sets the policy context for the forthcoming Precinct Structure Plan which will provide future planning controls for the *PEP*. The controls will facilitate employment generating development to enable the Business Case.
Western Irrigation Network	**Status: WW have committed up to $4.4 million for a pipe extension.** Western Water's recently completed feasibility study has provided a basis for the $4.4million commitment for a pipe extension providing Class C water to the *PEP*.
Eastern Link Road	**Status: VicRoads have committed $3million for a feasibility study for the new road.** VicRoads' commitment to undertake this comprehensive study confirms a financial commitment to the region and the economic value in this transport link.

Consultation

The consultants engaged on key infrastructure needs to inform the Business Case. The outcomes are summarised below in Table 2:

Table 2: Consultation Activity

Infrastructure type	Stakeholders	Influence on the Business Case
Gas	**Providers:** SPAusnet, and APA Gasnet for reticulated gas. Brookfield for compressed natural gas (CNG).	These companies provided high level estimates for the cost of providing gas.
	Land owners and potential investors: Westside Meats, Parwan Valley Mushrooms, Maddingley Brown Coal, Latrobe Fertilisers Limited, Stankovic's chicken broiler farm and others.	Land owners and potential investors confirmed a strong preference for reticulated gas given the high volumes needed. There was a fear that CNG would not a reliable and plentiful enough. An approach for sharing the cost of this infrastructure with the private sector, council and the state government will be provided in the Infrastructure Delivery Plan and Infrastructure Contributions Plan.
Electricity	**Provider:** Powercor.	Powercor provided high level estimates for the cost of upgrading power in the *PEP.*
	Land owners and potential investors: Westside Meats, Parwan Valley Mushrooms, Maddingley Brown Coal, Latrobe Fertilisers Limited, Stankovic's chicken broiler farm and others.	Land owners and potential investors confirmed the need for power upgrades. One potential investor needed 4 megawatts of power. Powercor requires applications from individual investors in order to quantity costs and lead times. Further review is required.
Local and State Road Connections	**Providers:** Council and VicRoads.	The Eastern Link Road and improvements to the Western Freeway are critical for heavy vehicle movements both locally and regionally. Local upgrades are critical for site access and permeability.
Sewerage and Water	**Provider:** Western Water.	Western Water has committed $4.4milion for a Class C water pipe extension. This will increase the capacity of certain types of agribusinesses in the *PEP* in the short term whilst the planning for Class A water is confirmed.

Infrastructure type	Stakeholders	Influence on the Business Case
	Land owners and potential investors: Westside Meats, Parwan Valley Mushrooms, Maddingley Brown Coal, Latrobe Fertilisers Limited, Stankovic's chicken broiler farm and others.	Land owners and potential investors confirmed a strong preference for potable and Class A water for agribusiness operations.

Key Business Case Outputs

Taking the studies and consultations into account, the Business Case has:

- Quantified the costs and benefits of providing gas, water, electricity and other services;
- Identified a high level 'road map' to facilitate and attract potential business and investment;
- Acknowledged key land uses in the area being cognisant of the key drivers for continuing to invest; and
- Identified opportunities and constraints.

Business Case Total Costs to Moorabool Shire

The Business Case and associated land use planning study were funded by Council with contributions from the RDV and the VPA respectively:

Table 3: Business Case Total Costs

Organisation	Total Funds Business Case	Total Funds Planning Study
RDV	$30,000.00	-
Council	$39,417.70	$8000
VPA	-	$30,000
Total Project Cost	**$69,417.70**	**$38,000**

Project Governance

The Business Case has been overseen by a Project Control Group (PCG) comprising Moorabool Shire Council (MSC), the Victorian Planning Authority, Regional Development Victoria, Western Water and VicRoads who continue to meet on a monthly basis.

Key Council officers include the General Manager Growth and Development, the Manager Strategic & Sustainable Development and the Parwan Project Officer.

There have also been regular internal reporting and updates to the Chief Executive Officer and Council as required.

The *PCG* will continue to function to oversee the *PEP* projects for the 2018-19 and 2019-20 financial years.

Policy Implications

The Council Plan 2017–2021 identifies the importance of best practice planning for Bacchus Marsh and Parwan through its direction to "Facilitate Parwan Employment Precinct Planning and marketing".

Strategic Objective 3: Stimulating Economic Development

Context 3a: Land Use Planning

In partnership with the VPA and RDV, Council has shown leadership in best practice land use planning in the ongoing delivery of the *PEP* and associated Bacchus Marsh UGF.

Council Plan 2017-2021 also notes the importance to deliver "improved economic, social, and environmental outcomes" and "improved ability to access employment" across the Shire.

Strategic Objective 3: Stimulating Economic Development

Context 3b: Investment and Employment

In partnership with the VPA, RDV and other key stakeholders VicRoads and Western Water, Council has worked successfully to plan key infrastructure for Parwan. To date, this work has largely been funded by Council's strategic partners.

Plan Melbourne 2017-2050 and the Central Highlands Regional Growth Plan 2014

The Victorian Government has an ongoing commitment to invest in regional Victoria.

Plan Melbourne 2017-2050 and the Central Highlands Regional Growth Plan 2014 (CHRGP) identifies Parwan as a priority future employment precinct for the region. The CHRGP directs that for Bacchus Marsh, "Undertake investigations for employment and agribusiness opportunities at the Bacchus Marsh aerodrome and in Parwan".

Outcome 7 of Plan Melbourne seeks to ensure that "Regional Victoria is productive, sustainable and supports jobs and economic growth." It notes Bacchus Marsh as a key regional centre within 100km of central Melbourne in relative close proximity to an airport and seaport interconnected to Victoria's major centres by rail and major road networks.

Policy 7.1.2, "Support planning for growing towns in peri-urban areas" identifies the opportunity for peri urban towns such as Bacchus Marsh and Ballan to have capacity for more housing and employment-generating development without impacting on the economic and environmental roles that surrounding non-urban areas serve.

To deliver on these policies, Plan Melbourne's Implementation Plan prioritises planning for peri urban townships and improving freight and transport linkages across regional Victoria and to Melbourne. This has been enabled through funding from the Victorian Planning Authority, Regional Development Victoria and VicRoads who will be commencing a feasibility study on the Geelong Bacchus Marsh Road shortly.

Financial Implications in Delivering PEP

There are two key components:

(i) $7.8 million for studies, consultancies and on-ground works scheduled for the next two financial years:

- $200,000 of funding has been sought from the VPA's *Streamlining for Growth* programme with $200,000 of matching funding from Council for the 2018-19 and 2019-20 financial years to provide for ongoing studies and planning.

- Additional funding recently committed by other agencies includes:
  - $3 million from VicRoads for the Eastern Link Road feasibility study; and
  - $4.4 million from Western Water for the water pipe extension.

(ii) $17.2 million for infrastructure upgrades:

The Business Case provides a high level estimate of $17.2 million for capital costs for the delivery of gas, potable water, trade waste and local road upgrades.

Gas was costed as a reticulated system and a new Citygate following engagement with key stakeholders who confirmed that a constant supply was needed to meet the demands of intensive operations proposed. The lower cost option, compressed natural gas estimated at $2million, was not preferred by existing stakeholders with landholdings and business operations in the *PEP.*

These high level costs will be further refined in a staged programme set out in the proposed Infrastructure Delivery Plan (IDP) and Infrastructure Contributions Plan (ICP) to be undertaken in 2019.

To respond to investors and land owners in the short term, an RFQ led by Council is currently being prepared for reticulated gas. This will quantify the actual costs and time frames to enable Council to provide more clarity to investors and applicants.

Risk & Occupational Health & Safety Issues

A high level risk plan was provided in Project Plan.

Community Engagement Strategy

A high level stakeholder/community engagement approach was provided in the Project Plan.

A detailed Advocacy Plan will be provided to the *PCG* for review in late July, 2018.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Satwinder Sandhu
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Alison Blacket
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The Parwan Employment Precinct Business Case confirms the investment value in providing gas infrastructure to the *PEP* and the need to confirm the merits of allocating appropriate funds in future budgets.

Recommendation:

That Council adopts the Parwan Employment Precinct Business Case to be used as a supporting document for ongoing advocacy in reference to Council and State Government funding initiatives.

Report Authorisation

Authorised by:
Name: Satwinder Sandhu
Title: General Manager Growth and Development
Date: Thursday, 15 March 2018

Attachment - Item 11.2.1

Parwan Employment Precinct Business Case

Regional Development Victoria and
Moorabool Shire Council

March 2018

Report statement

The Parwan Employment Precinct Business Case has been prepared specifically for Regional Development Victoria and Moorabool Shire Council as the client. The Parwan Employment Precinct Business Case and its contents are not to be referred to, quoted, or used by any party in any statement or application, other than by Regional Development Victoria and Moorabool Shire Council without written approval from SED.

The information contained in this document has been gained from anecdotal evidence and research. It has been prepared in good faith and in conjunction with Regional Development Victoria and Moorabool Shire Council. Neither SED, nor its servants, consultants, agents, or staff shall be responsible in any way whatsoever to any person in respect to the report, including errors or omission therein, however caused.

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Contents

Executive Summary iv

1. Introduction 1
1.1 Business Case Methodology 1
1.2 Strategic Context 2

2. Existing site and infrastructure 7

3. Determining demand scenarios 9
3.1 Existing land uses and businesses 9
3.2 New (known) potential economic activity 12
3.3 New (unknown) economic activity - competitive advantage 13
3.4 Estimated demand 17
3.5 Base case (Scenario 1) 17
3.6 Scenario 2 (Expansion of existing business)) 18
3.7 Scenario 3 – Competitively positioned for new business 19
3.8 Scenario summary 19
3.9 Service infrastructure demand 21

4. Service infrastructure provision 23
4.1 Gas 24
4.2 Electricity 25
4.3 Potable water 26
4.4 Sewage / Trade waste 27
4.5 Drainage 27
4.6 Roads 27
4.7 Class A water 30
4.8 Biogas 30
4.9 Capacity 31
4.10 Cost estimates 31
4.11 Scenario infrastructure costs 32

5. Critical Success Factors 33
5.1 Competitive positioning 33
5.2 Governance 33
5.3 Proactive marketing and branding 33
5.4 Securing Government support and investment 33
5.5 Developing the site in line with market needs 33
5.6 Attracting anchor and large-scale investment 33

6. Economic analysis 35
6.1 Model inputs 35
6.2 Results 36
6.3 Conclusion – economic analysis 39

7. Risk analysis 41

8. Implementation and recommendations 43
8.1 Drainage, trade waste and sewerage investigations 43
8.2 Roads improvement 43
8.3 Gas and Electricity Options 43
8.4 Class A water supply 44
8.5 Sequenced development 44
8.6 Private sector co-investment 44
8.7 Positioning 46
8.8 Marketing 46

8.9 Partnering 47
8.10 Funding 47

9. Reference Documents 48

APPENDIX A – CONSULTATION LIST 49

List of Tables

Table 1 - National freight and logistics network projects....4
Table 2 - Regional transport network projects....5
Table 3 – Existing users and potential future requirements....10
Table 4 – New potential economic activity....12
Table 5 – Competitiveness Framework....13
Table 6 – Competitive analysis....15
Table 7 – Basis of scenarios....20
Table 8 – Service Infrastructure demand – direct industry use....22
Table 9 – Potable water costs....26
Table 10 – PEP Roads Analysis....28
Table 11 – Estimated capacity....31
Table 12 – Cost estimates....32
Table 13 – Staged infrastructure cost estimates....32
Table 14 – New FTE by Industry....38
Table 15 Demand risk analysis....38
Table 16 – Scenario analysis summary....39
Table 17 – Risk Analysis....41
Table 18 – Sequenced development model....44

List of Figures

Figure 1 - Bacchus Marsh strategic location in terms of transport connections (source: DELWP)....3
Figure 2 - National freight network upgrade projects (source: Infrastructure Victoria)....5
Figure 3 - Parwan Employment Precinct boundaries....7
Figure 4 Utility and service infrastructure within the PEP....8
Figure 5 - Existing road network within the PEP....8
Figure 6- Key existing land uses in the PEP....9
Figure 7 - Land use concept (draft) for the Parwan Employment Precinct....17
Figure 8 - Land use concept Scenario 1 (Base case)....18
Figure 9 - Land use concept Scenario 2....19
Figure 10 - Land use concept Scenario 3....19
Figure 11 - Comparison of proximity (1km) to conceptually augmented utility and service infrastructure....24
Figure 12 - Economic benefits....35
Figure 13 – Economic Value added....36
Figure 14 - Investment analysis....37

Executive Summary

This business case seeks to develop the economic argument for the development of the Parwan Employment Precinct (PEP). The business case uses the background materials previously undertaken as the starting point for the analysis, and in doing so provides a line of sight between work completed over a long period of time in relation to the precinct.

The PEP is approx. 2,880 hectares in extent and incorporates over 80 properties, including Western Water's Bacchus Marsh Purification Plant and Bacchus Marsh Aerodrome.

At present PEP is predominantly used for agriculture and rural residential (near the aerodrome), with limited commercial, recreational, and utility uses on isolated properties within the Precinct including the Bacchus Marsh Aerodrome, Parwan Valley Mushrooms, Genetics Australia, Graeme Spargo Transport, a broiler farm, Bacchus Marsh Purification Plant and Sir Jack Brabham Park motor sport complex.

At present the site is well located in terms of its proximity and access to Melbourne and Avalon Airports, and the Port of Melbourne and Geelong sea terminals. The PEP includes large un-fragmented tracts of land that are suitable for agribusiness and industrial employment uses and can accommodate uses requiring larger buffers. Transport access to the Western Freeway is a major site constraint that is likely to inhibit development until the delivery of the Eastern Link Road which will, if developed significantly improve freeway access. The site has advantageous access to raw materials, particularly grain and livestock from regional areas.

The PEP is currently serviced to varying degrees with utility and service infrastructure; the area has access to reticulated potable water, recycled water (Class C), telecommunications and power. Although both a gas transmission main and sewer main are located within the PEP, the area does not have access to these utilities. with augmentation of infrastructure required to support any significant increase in land use activity.

Without intervention primarily focussed on infrastructure upgrades, the site has some, but not compelling competitive advantages for industrial development over other precincts in Western Melbourne, Ballarat, Bendigo, and Geelong. Should access to services be improved, competitive advantages would be achieved for agribusiness and industrial development given the PEP's characteristics, thereby underpinning future activation. The recommended development option (scenario 3) provides the framework for this expansion and development of the PEP.

To complete the economic assessment three scenarios were developed based on the background materials previously prepared and extensive consultations held with current landholders, businesses, and infrastructure developers. The scenarios represent the following development options:

1. Scenario 1 (Base case) – assumes no infrastructure investment with an employment outcome of around 124 FTE's
2. Scenario 2 (Moderate) - development to a standard that will facilitate some investment but does not provide the PEP with a competitive advantage in the market. This scenario models mostly known expansions being contemplated by a number of proponents with an employment outcome of around 805 FTE's
3. Scenario 3 (High) - development that will maximise the potential development of the PEP through the inclusion of Class A water to the

precinct to maximise employment outcomes to a potential 1,564 FTE's

Each of these scenarios builds on the preceding one and therefore effectively increases the competitiveness of the precinct by leveraging its location and suitability for agricultural industry development (which will provide firms that locate in the precinct a competitive advantage) through infrastructure development. This will make the precinct more attractive for firms to invest and locate, increasing the employment outcomes and economic returns generated for the region.

The respective scenarios have been modelled from a land use, demand, capacity, and likely infrastructure development perspective allowing employment and economic outcomes to be determined.

Extensive consultation and engagement with infrastructure providers have enabled infrastructure costs to be established for each scenario, and the development risk to be identified. There are three exceptions:

1. Due to restrictions around the application process, only the power requirement for the full Moorabool Agribusiness Industrial Area scope of works (rendering plant, cold store and abattoir) have been modelled (scenario 2), however the longer-term infrastructure requirement considerations for power have been addressed.
2. Drainage at the precinct has been identified as an issue that needs further attention. Preliminary drainage works has been costed and included in scenario 2, but further and larger scale works may be required, and as such a provision for these has been included in scenario 3.
3. Recent advice is that Latrobe Fertilisers have expressed an interest in locating a urea plant within the precinct. While it is too early to understand the full-service infrastructure requirements for the development, we note that such a plant has the capacity to be both a major user and/or producer of gas and electricity. As such, should the development go ahead, the final design of the plant could significantly impact gas, electricity, and water availability (the plant does not need Class A water) within the PEP. The scale of net effect could significantly alter, perhaps positively the cost of service provision.

The development for each scenario, is as follows:

Company	Expansion plans	Project	Service infrastructure required	Likelihood of expansion	Scenario
Genetics Australia			Not infrastructure dependent		1
Graeme Spargo Transport			Not infrastructure dependent		1
Parwan Valley Mushrooms	Yes	Doubling current production	LPG & Potable water	Very High	1
Stankovic Broiler Farm	Yes	Doubling of production capacity	LPG & Potable water	Very High	1
Moorabool Agribusiness Industrial Area	Yes	Rendering Plant	Gas, electricity & water	High	2
		Cold Store Facility	Electricity	High	2
		Relocate abattoir & boning room	Gas, electricity, water, sewage & trade waste	High	2
Farm 88	Yes	Meat processing	Gas, electricity, water, sewage & trade waste	High	2
Latrobe Fertilizers	Yes	Urea Plant	Gas, electricity, water, sewage & trade waste	Moderate	2
New economic activity	Unknown	Glasshouse development	Class A water & gas	Untested	3
New economic activity	Unknown	Food processing	Gas, electricity, water, sewage & trade waste, Class A water & gas	Untested	3

New economic activity represents industry development that is not yet qualified, but that can be accommodated on the site. It is expected that this development will come from multiple sources, and industries. The hydroponic industry has been identified as an industry that is likely to benefit from locating at the PEP.

The activity arises due to investments made by firms wishing to locate at PEP because of the competitive advantages afforded to them from the infrastructure investments on the site (primarily Class A water). The business case concludes that this investment is unlikely to arise to under scenario 1 or 2 but will occur under scenario 3.

The estimated cost (2017 $, including 20% contingency) for scenario 1 is $0.5m, scenario 2, $17.2m and scenario 3 $29.2m.

Economic outcomes will be driven from several sources including construction, industry development, improved productivity, and the relocation of families to the region to take up employment opportunities.

The results of the economic analysis are as follows:

	Scenario 1	Scenario 2	Scenario 3
Investment period	Yr 1	Yr 1 - 3	Yr 1 - 6
Fully Developed	Yr 5	Yr 9	Yr 13
Value added ($m, 2017 once developed)	16.3	79.6	187.2
Growth in economy (%, 2017)	0.21%	1.02%	2.39%
Cost Benefit	32.7	5.2	4.5
NPV ($m)	11.9	32.4	60.6
Capital cost / FTE ($000's)	4.0	19.2	26.4
Additional cost / FTE (000's)		22.6	29.3
FTEs	124	805	1,564
Growth in employment (%, 2017)	0.16%	1.04%	2.02%
Additional jobs		680	883
Capital investment ($m)	0.5	17.7	46.9
Additional investment ($m)		17.2	29.2

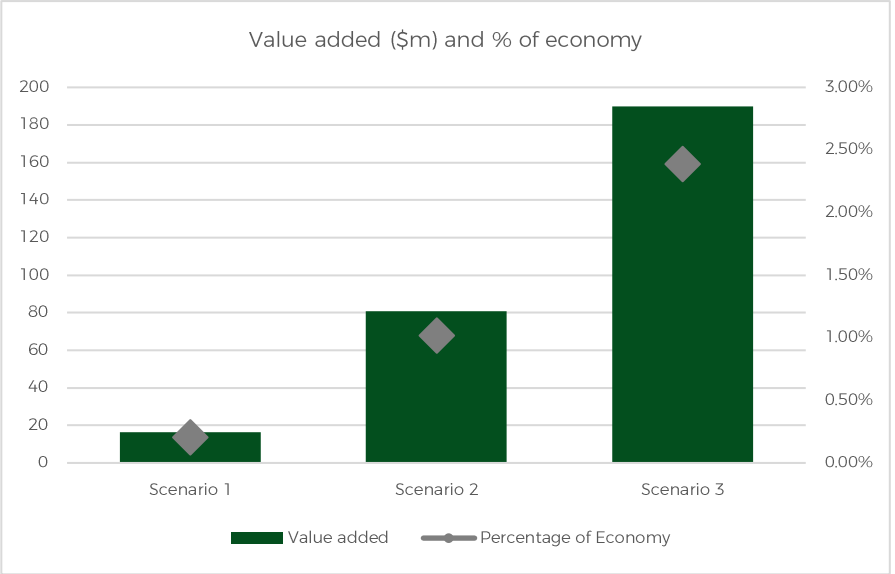
The recommendation of this business case is that for the PEP to develop to its full potential (scenario 3), it must provide firms who locate within the precinct with a competitive advantage. The competitiveness of this site will be enhanced through the provision of high quality infrastructure. The development of transport access, particularly Western Freeway access and Class A water will provide unique advantages for PEP and therefore support greater levels of industry attraction of firms to support the employment creation opportunities outlined in this business case.

Scenario 3 provides for the greatest employment growth (around 1,560 FTEs) and reduces the risk of the site remaining underdeveloped (at 805 FTEs) by creating a competitive advantage (through Class A water being installed) for the precinct. Moreover, this scenario presents the best case of leveraging future potential road developments, specifically the proposed Link Road.

The scenarios support a sequenced development pathway for the site that provides a roadmap for a long-term employment and economic development at PEP. Economic and employment outcomes are linked to the infrastructure investment made through a sequenced development approach.

Sensitivity analysis completed for each scenario shows that if only 25% of the hydroponics forecast to be established in PEP (under scenario 3) are activated, the project still has positive economic outcomes,

The economic value added (2017 $) to the Central Highlands economy from developing the PEP is $16m under the base case (within 5 years) and increases to $187m under scenario 3 (within 15 years). This represents 2.4% per cent of the current value added of the Central Highlands economy.



Strong levels of demand for growth and relocation were identified during the consultations. Around 659 of the 805 FTES created under scenario 2 can be linked to specific business development opportunities identified through consultation undertaken and detailed in the business case. This is not to accept that all these opportunities will come to fruition, however it does point to an underlying demand for industry development in the precinct.

The vision for the site should remain as:

> *The promotion of natural site attributes, proximity to one of Australia's largest residential areas, favourable access to sea, rail and air freight, and clear access to Australia's major arterial road linkages, with the right support, will drive development demand. Over the long term, the proposed PEP should drive local Gross Domestic Product and could be a key contributor to the region's economic prosperity.*

The business case notes that development to scenario 3 level is unlikely to be fully realised until improved Western Freeway access is provided through the Eastern Link Road project. Investing the additional $27.9m represented by scenario 3 should sequence with this road development.

The uncertainty pertaining to the development of the road therefore presents some timing risks to this business case. To manage this risk and align infrastructure development to expected demand, the following project sequence, including 20% contingency is recommended:

Stage	Timeframe	Infrastructure	$m	Comment
1 - Basecase	1 – 3 years	Planning	0.5	Industry support critical activity
2A – Scenario 2	2 – 3 years	Gas, electricity	5.6	Supports immediate employment opportunities
2B – Scenario 2	Year 3 - 4	Roads	3.3	50% of roads developed to sequence to industry needs (after gas, power before full scenario 2 investment completed)
2C – Scenario 2	4 – 6 years	Potable water, sewage, trade waste	8.3	Remainder of scenario 2 development completed Platform for scenario 3 investment
3 – Scenario 3	6 – 9 years, depending on link road development	Class A water, drainage, additional roads and power	29.2	Assess demand needs at this time Uncertainty on drainage needs resolution Do not complete until link road situation finalised and agreed

This model points to three immediate projects for commencement:

1. $0.5m for short term and immediate planning needs on the site, including investigations on issues relating to drainage and cultural heritage;
2. Between $5.6m for gas ($4m), and electricity ($0.7m) infrastructure. The business case recommending the City Gate option to be pursed
3. $3.3m for road works needed to service the initial business development opportunities

This staging will support the initial demand identified by this business case and underpin significant employment creation.

Several risks are identified, and mitigation strategies are suggested. Two issues are particularly important over the short term:

1. Ensuring there is ongoing and continuing dialogue with existing businesses and those who have expansion plans
2. Maintaining appropriate governance practices and ensuring coordination of respective parties, particularly infrastructure providers.

There are ten implementation recommendations outlined to support the establishment of the PEP covering the following areas:

- Drainage, trade waste and sewerage investigations
- Internal roads development and sequencing
- Recommendations in relation to gas and power infrastructure
- Class A water supply
- Private sector co-investment
- Positioning
- Marketing
- Partnering
- Funding.

The business case concluded that the PEP should proceed using a staged development approach towards scenario 3.

This approach will produce the best economic outcomes with the highest NPV, greatest employment outcome, leverage future roads infrastructure, and deliver the most significant increase in economic growth for the

Central Highlands region. The investment commitments that are required to deliver scenario are the most efficient in terms of matching investment to economic outcomes.

Funding options are considered including DCP, State and Federal Grant support, as well as the development of incentive packages for firms to invest within the PEP.

Adoption of the Bacchus Marsh District Urban Growth Framework into the Moorabool Planning Scheme via Amendment C81 (currently underway) will embed strategic policy direction for the PEP in the Planning Scheme and support future land use planning and infrastructure planning. Development and activation of the PEP will be guided by a growth framework plan and infrastructure contributions plan to be finalised though a Precinct Structure Plan process in the short term.

1. Introduction

The Parwan Employment Precinct (PEP) project has the potential to deliver employment and industry development opportunity within an integrated agribusiness and industrial precinct located in the Bacchus Marsh food bowl.

PEP has the potential for private agribusiness investment and a flexible range of industrial uses, supported through infrastructure provision, to add higher value export-oriented jobs to the Moorabool Shire Council area and broader region. This project will also help redress the large number of people leaving the Shire daily for employment, providing an increasing level of local employment.

The PEP can directly assist in the implementation of the *Central Highland Regional Growth Plan* and *Plan Melbourne,* through supporting export-based employment in the regional economy via agribusiness and value adding enterprises that are vertically or horizontally integrated with the local agricultural sector.

The Bacchus Marsh District Urban Growth Framework (UGF) identifies the PEP as regionally significant employment hub of value-adding agribusiness and export –led business. Development of the PEP will be guided by a growth framework plan and infrastructure contributions plan to be finalised though a Precinct Structure Plan process in the short term. Adoption of the UGF into the Moorabool Planning Scheme via Amendment C81 (currently underway) will embed strategic policy direction for the PEP in the Planning Scheme.

The PEP's location, accessibility to the Western Freeway and the Melbourne-Ballarat rail corridor, available land, limited fragmentation, significant separation from sensitive uses and existing business investment provides significant opportunity for agribusiness development.

1.1 Business Case Methodology

This business case seeks to develop the economic argument for the development of the Parwan Employment Precinct. There has been extensive pre-feasibility works completed which has informed this business case. The principal works which are used to support this business case include:

- Agribusiness Analysis Proposed Parwan Employment Precinct, CBRE
- Bacchus Marsh Agricultural Assessment (draft), RMCG
- Bacchus Marsh Integrated Water Management Plan, Western Water
- Bacchus Marsh District Urban Growth Framework, Moorabool Shire Council & Victorian Planning Authority
- Central Highlands Regional Growth Plan, DELWP
- Moorabool Agribusiness Industrial Area - Servicing and Development Contributions Report for L & G Failli, Urban Design
- Moorabool Shire Economic Development Strategy, Geografia
- Parwan Employment Precinct Planning Study (draft), SED Regional Advisory
- Parwan Servicing Plan, Parsons Brinckerhoff.

This business case builds on this work to detail three potential development options and explore the relevant costs and benefits of each.

This has been achieved through conducting the following activities:

- Review of previous documentation
- Meetings with a Project Control Group which has been formed to guide the early stage development of the precinct and to make

recommendations as to the preferred development and its sequencing

- Extensive consultation with existing landholders, businesses, and service providers
- Preparing potential development scenarios, including mapping of these options, and considering the land use planning implications of each
- Developing demand and supply models to assess capacity needs of the site under alternative development models
- Determining development costs and potential sequencing of infrastructure
- Undertaking economic modelling of the scenarios to assist in refining the recommendations of the business case.

Several projects currently being undertaken in relation to the site are still in development, and the cost benefit analysis reflects the information available at the time of compilation.

The approach taken to this business case has been to reconcile the development of the precinct, to the fullest extent possible, to the previous background materials. Within this context:

- Establish what the base case in relation to the precinct is - what happens if there is no investment in the precinct's infrastructure over the next 20 years
- Using development scenarios, identify infrastructures that needs to be developed within the precinct to support the given level of activity estimated under the scenario
- Develop costing and sequence models for the activation of the precinct
- Where there is uncertainty as to the timing of a potential investment or infrastructure cost, the furthest date has been used in the modelling, for example if an investment has been identified as likely to occur in 3 - 5 years, the modelling assumes this occurs in year 5. This approach removes some of the risks within the business case by assuming worst case situations
- Using input / output tables, complete economic and risk modelling of the scenarios.

1.2 Strategic Context

The following key state planning policy documents underpin the significance of Parwan as a priority employment precinct for the region:

- Plan Melbourne 2017-2050
- Central Highlands Regional Growth Plan, May 2014.

State planning policy identifies Bacchus Marsh as a peri urban regional centre with potential for significant growth. Unprecedented rates of residential growth are already occurring in the town and there is an opportunity to provide needed infrastructure and build the local economy.

The Central Highlands Regional Growth Plan (CHRGP) sets clear directions for growth in Bacchus Marsh (with Parwan implied). It notes that the township has strong links to Melbourne and can attract residential and employment growth from the metropolitan region. The CHRGP sets the following directions for Bacchus Marsh:

- Support Bacchus Marsh as a regional centre and key growth location.
- Support the development of new north south links.
- Provide a balanced approach to growth by promoting a range of local employment opportunities as an alternative to Bacchus Marsh's role as a commuter centre.

- Undertake investigations for employment and agribusiness opportunities at the Bacchus Marsh Aerodrome and in Parwan
- Identify the need for and encourage the provision of social, service and transport infrastructure to support significant growth and investigate implementation opportunities including development contribution plans

The PEP's strategic location in terms of key transport connections are identified in Figure 1.

Figure 1 - Bacchus Marsh strategic location in terms of transport connections (source: DELWP)

In summary, Bacchus Marsh is close to:

- Avalon and Tullamarine airports.
- The ports of Geelong and Melbourne and the future Melbourne seaport at Bay West.
- Commuter Rail between Ballarat and Melbourne.
- The Western Freeway and the future Outer Metropolitan Ring Road

1.2.1 Bacchus Marsh District Urban Growth Framework

In response to the above State policy directions, the Moorabool Shire Council and the Victorian Planning Authority have developed the Bacchus Marsh Urban Growth Framework (UGF). The UGF is currently in draft form and formally on exhibition as Amendment C81 to the Moorabool Planning

Scheme[1]. One of the four key elements of the UGF is employment. It directs:

Bacchus Marsh will support a variety of new jobs, services and industries. The diversity of its economy, from agriculture through to professional services, will underpin its economic resilience. Its interdependence with the Melbourne and Ballarat economies will be embraced while sustaining the unique local lifestyle.

The UGF defines the boundaries of a potential employment growth precinct at Parwan and identifies the following key employment strategies for the PEP:

- Designate, develop, and promote the PEP as a regionally significant employment hub.
- Prioritise gas and water supply (including recycled water) and actively seek appropriate public funding for infrastructure.
- Work with the relevant state agencies to facilitate and attract potential business and investment to the precinct.
- Provide appropriate buffers to protect key industries developing and investing within the PEP.

Accordingly, this business case seeks to:

- Quantify the costs and benefits of providing gas, water, electricity and other services;
- Identify a 'roadmap' to facilitate and attract potential business and investment;
- Acknowledge key land uses in the area and understand their key drivers for continuing to invest;
- Identify opportunities and constraints.

1.2.2 National Freight Network

The following infrastructure projects are significant to the nation's freight and logistics network. They augment the importance of the PEP as an affordable and accessible location to grow a business and invest in the west:

Table 1 - National freight and logistics network projects

Project	Status	Comment
Bay West	Planned	Bay West[2] is the Victorian government's preferred location for Melbourne's second container port. To deliver on the future port's connectivity to the interstate freight network, a suite of infrastructure upgrades are planned including the Outer Metropolitan Ring Road and the WIFT
Outer Metropolitan Ring Road	Fully scoped seriously entertained project. Project.	Land acquisitions underway.[3] Corridor defined. Delivery planned for between 15 and 30 years. This project will provide a vital direct link between the Western Freeway and the M1 interstate road network

[1] As at November 2017

[2] http://www.infrastructurevictoria.com.au/node/94, Accessed November 2017

[3] https://www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/outer-metropolitan-ring-e6-transport-corridor, Accessed November 2017

Project	Status	Comment
Western Intermodal Freight Terminal @ Truganina (WIFT)	Planned. $5m dedicated for a pre-feasibility study	Interstate freight and road terminal at Truganina linking BayWest to the interstate freight network. Parwan will have direct access to the WIFT via the Western Freeway. Goods produced in Parwan would be sent to a distribution centre (potentially 35 minutes by road to Truganina) for packing and then export or intrastate by rail or road.

Figure 2 below identifies the strategic location of the PEP in terms of these infrastructure projects.

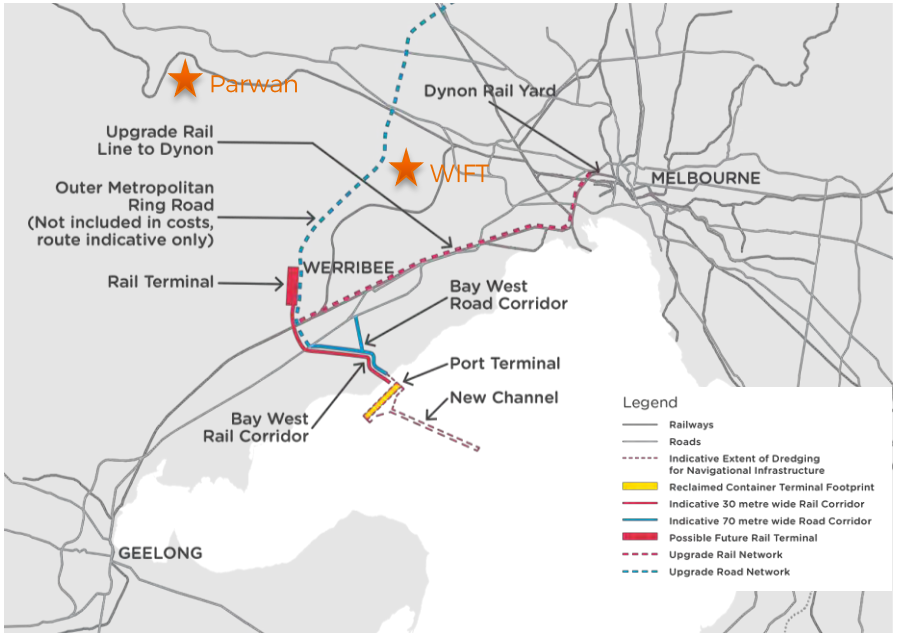


Figure 2 - National freight network upgrade projects (source: Infrastructure Victoria)

1.2.3 Regional Transport Network

The following projects play a regionally significant transport role. They also augment the importance of the Parwan employment precinct as a preferred location to grow a business and invest:

Table 2 - Regional transport network projects

Project	Status	Comment
Geelong Bacchus Marsh Road safety improvements[4]	Under construction	Improves road safety between Lara and Maddingley . Noted as a priority freight route between the Port of Geelong and western Victoria, includes: • New entry and exit ramps on Hallett's way • Upgrade of the Holts Lane intersection and Melbourne bound on ramp (Construction will end Jun 2018) A new bridge over the Western Freeway
Bacchus Marsh bypass planning study	Preliminary feasibility	VicRoads are due to commence a $3million planning study for a bypass around Bacchus Marsh. The bypass will reduce congestion for trucks travelling from Geelong heading north.

1.2.4 Agricultural production / Food and fibre industries

Agriculture is an industry of national significance. The Federal Government has committed $4b to actively support the sector though the Agricultural Competitiveness White Paper.

[4] https://www.vicroads.vic.gov.au/planning-and-projects/regional-road-projects/bacchus-marsh-traffic-improvements Accessed November 2017

Victoria’s food and fibre industries are of strategic importance at a national level. As Australia's largest food and fibre exporter, Victoria accounts for 25 per cent of Australian food and fibre exports, while accounting for just 3 per cent of the total landmass.

In 2016–17, Victoria accounted for 79 per cent of Australia's dairy exports, 55 per cent of wool exports, 46 per cent of horticultural exports and 38 per cent of prepared food exports.

The Victoria Government's Food and Fibre Sector Strategy, released in March 2016, is a long-term plan for investment and jobs growth in this industry. The strategy includes a number of actions to increase exports, build capacity, strengthen connections with customers, and grow market access.

PEP sits comfortably within these policy frameworks, with a vision of agricultural industry development building on the regions natural assets such as soil and climate and taking advantage of its locational advantages. The business case develops the case for infrastructure to leverage these attributes into employment and economic outcomes.

1.2.5 Project Governance

Moorabool Shire Council in collaboration with Regional Development Victoria have jointly funded the Parwan Employment Precinct business case. The Project Control Group is chaired by Regional Development Victoria with the following key stakeholders: Moorabool Shire Council, Western Water, Invest Victoria, VicRoads, and Victorian Planning Authority.

2. Existing site and infrastructure

The PEP is approx. 2,880 hectares in extent and incorporates over 80 properties, including Bacchus Marsh Recycling Plant and Bacchus Marsh Aerodrome.

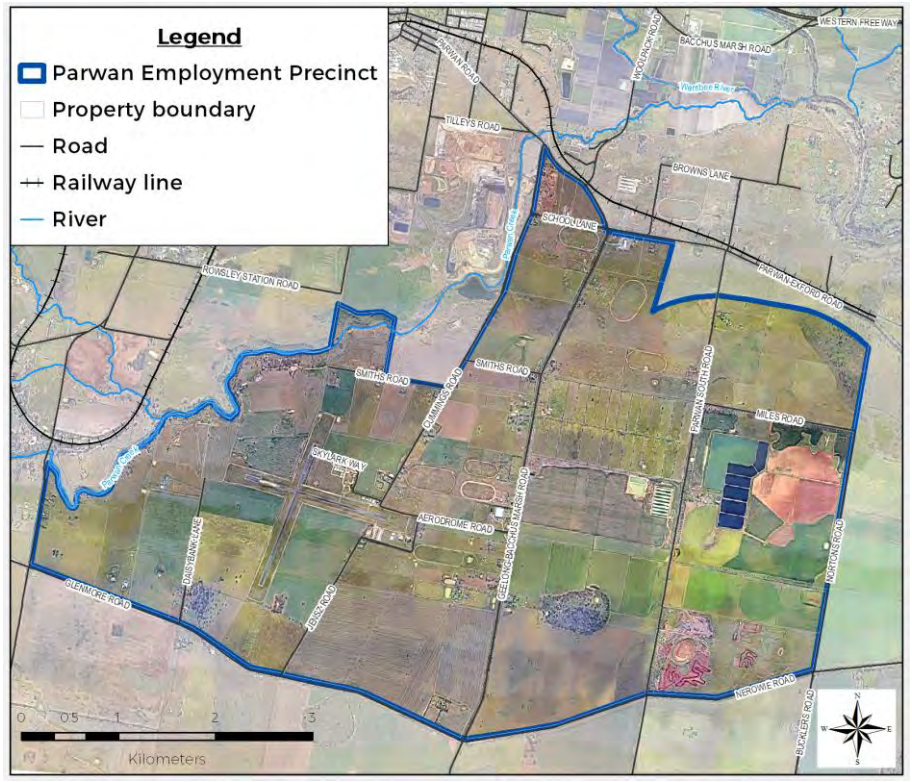


Figure 3 - Parwan Employment Precinct boundaries

At present PEP is predominantly used for agriculture and rural residential, with limited commercial, recreational, and utility uses on isolated properties within the Precinct including the Bacchus Marsh Aerodrome, Parwan Valley Mushrooms, Genetics Australia, Graeme Spargo Transport, a broiler farm, Edenhills Pet Cremation, Western Water's Bacchus Marsh Purification Plant, and the Sir Jack Brabham Park motor sport complex.

Existing businesses operating from the precinct that directly relate to the proposed agribusiness precinct include:

- Parwan Valley Mushrooms
- Genetics Australia
- Graeme Spargo Transport
- The broiler farm located at 4050 Geelong-Bacchus Marsh Road (referred to in this report as the Stankovic Broiler Farm).

Two land uses have been approved by the Moorabool Shire Council worth noting:

1. The extension of the existing broiler farm allowing for an additional 400,000 birds via amended Planning Permit 2013-096
2. Amendment C76 which rezoned the land referred to as the Moorabool Agribusiness Industrial Area (MAIA) to Industrial 1 Zone and allows the development of an industrial area which could include an abattoir and rendering plant in future, subject to a permit application.

The PEP is currently serviced to varying degrees with utility and service infrastructure. The area has access to reticulated potable water, recycled water (Class C), telecommunications and power, although both a gas transmission main and sewer main are located within the PEP, the area does not have access to these utilities. No optic fibre connections exist currently, however the NBN is available to parts of the precinct through fixed wireless connection.

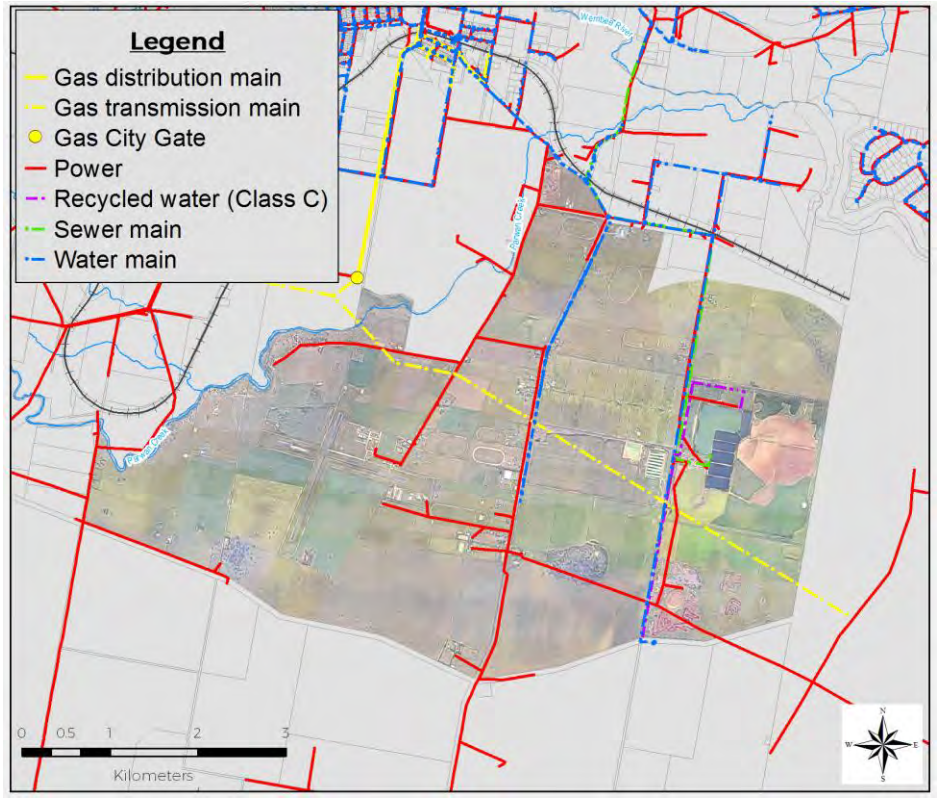


Figure 4 Utility and service infrastructure within the PEP

The main road access to the PEP is via Geelong-Bacchus Marsh Road, which forms a north-south spine through the centre of the PEP. This road provides access to Bacchus Marsh to the north and Geelong to the south. The Geelong-Bacchus Marsh is within a Road Zone (RDZ1) and is under the control of VicRoads. Upgrades to this road are underway as part of the Victorian Government's Towards Zero program, which will include a new round-about at Parwan-Exford Road. All land with direct frontage to Geelong-Bacchus Marsh Road have an advantage of exposure to this key route. Woolpack Road provides access to the north and is within a Road Zone (RDZ2) under the control of Moorabool Shire Council Similarly, Nerowie Road and Glenmore Road which forms the southern boundary of the PEP are also RDZ2.

Woolpack Road provides the most direct route to the Western Freeway and the future alignment of this key link to the PEP will be an important element to future planning for the precinct. Key local roads are Cummins Road and Parwan South Road, which provides north-south access to large areas of the PEP.

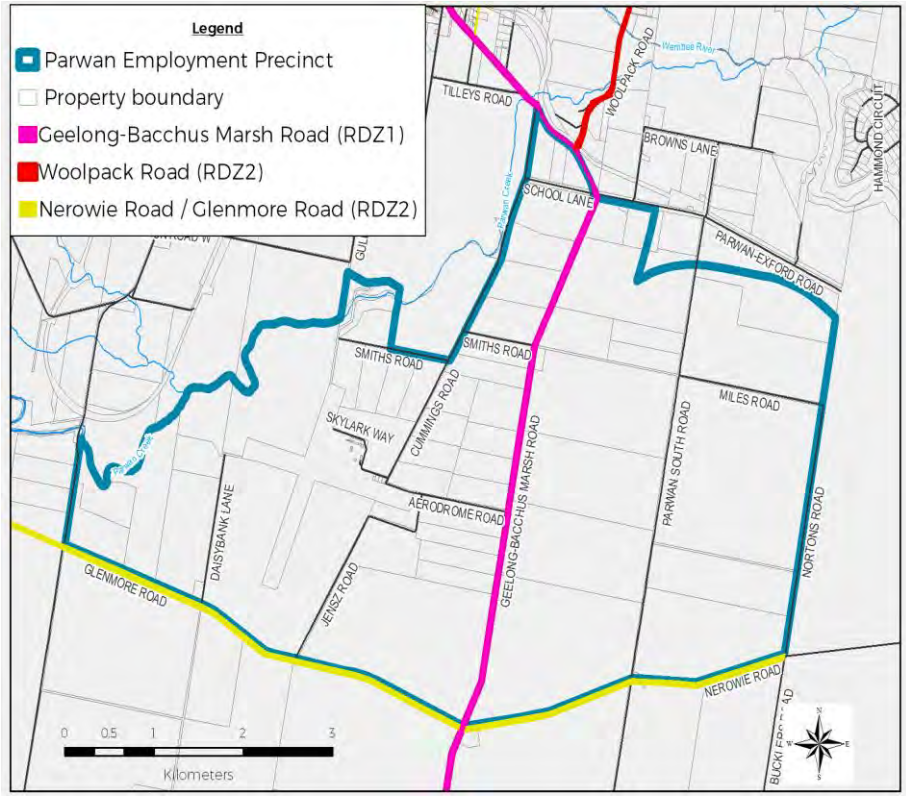


Figure 5 - Existing road network within the PEP

3. Determining demand scenarios

This section develops the three activation scenarios used in the business case. Existing planning provisions, existing and proposed key land uses and employment generators, proximity to services and utilities, and buffer/interface requirements inform the development scenarios.

3.1 Existing land uses and businesses

Current incumbents are important in determining future demand as they may or may not have expansion plans based on the ability to access infrastructures that support their development. There are five current landowners within the PEP that are significant employers. The location of key existing land uses, and employers are indicated in

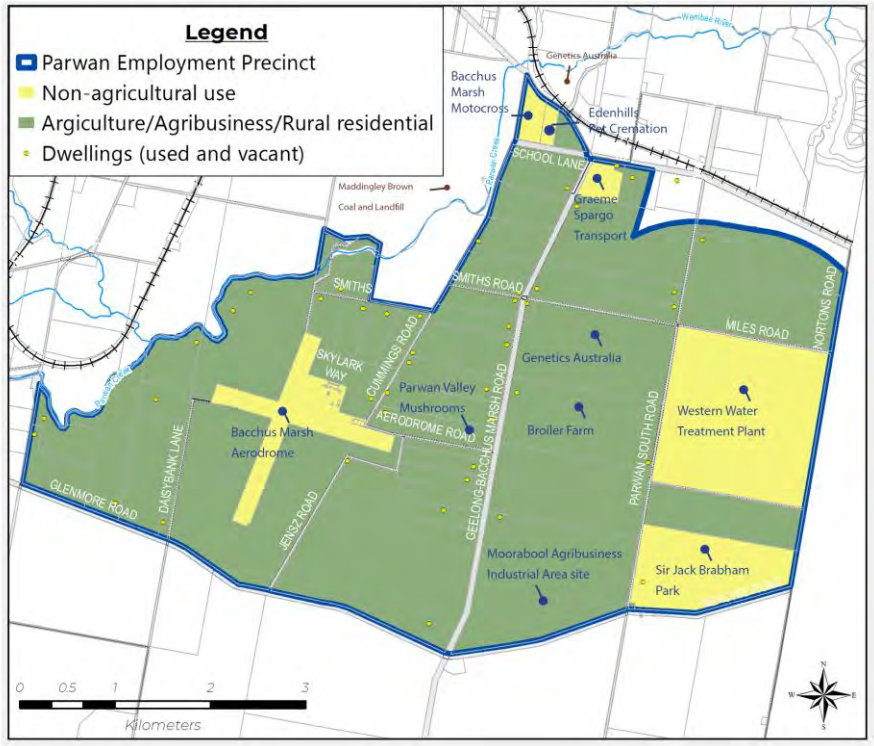


Figure 6.

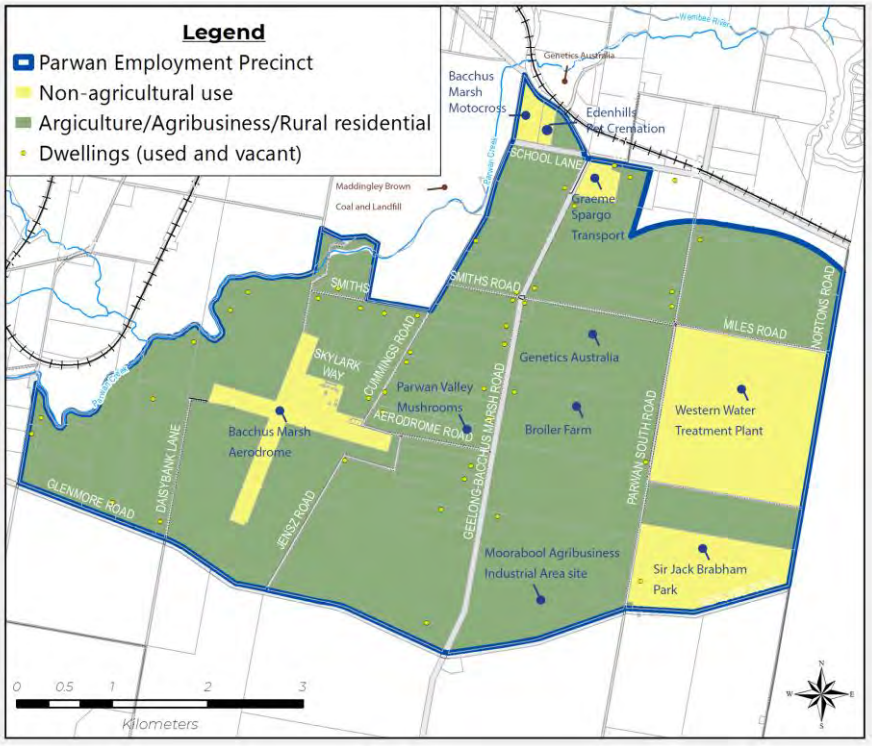


Figure 6- Key existing land uses in the PEP

Extensive consultation was conducted with the existing businesses to ascertain their expansion plans, and the infrastructure requirements that would support and enable such expansion. A description of the land owners' operations, business intentions and requirements for future infrastructure upgrades to enable further expansion of their business activity are summarised in Table 3.

Table 3 – Existing users and potential future requirements

Description	Current Service Provision	Expansion plans	Expansion Timeframe
Genetics Australia			
Have their head office, administration, and EU accredited collection facility in the very North of the precinct on the Geelong-Bacchus Marsh Road and another quarantine holding and OAE status collection facilities on a block further South between the Geelong-Bacchus Marsh and Parwan South Roads also opposite the WRP. They employ 23 local staff.	Is generally adequate as they have relatively low requirements. They use tanks and pressure pumps for their stock requirements and would look at Class C water for the Southern block if it were at the right price.	Currently into their second year into a business strategy to reach the sale of 1m. units annually (previously 540K) including an increase in exports. Would possibly employ an extra 7 - 10 staff if successful. No increased service infrastructure required.	N/A
Graeme Spargo Transport			
Is a general freight transport company that has a depot situated in the North of the PEP on the corner of the Geelong-Bacchus Marsh and Parwan-Exford Roads. Owns and maintains a fleet of 25 interstate trucks	View better highway access as a priority. Other service infrastructure is adequate with only relatively modest requirements. Cold storage related services are not provided.	are constructing a new shed and may consider providing a future storage GST and logistics service to customers.	N/A
Parwan Mushrooms			
Are a joint venture between Mecrus Pty Ltd and Perfection Fresh. They currently produce around 50 t, of mushrooms a week and supply to major supermarket DC's on the East Coast. They employ around 70 staff.	*Gas;* Is through the use of LPG from bullets. The LPG tariff is currently competitive with Natural Gas (NG). and may provide a long-term alternative. *Electricity;* Is from Powercor through the existing grid. *Water*: Is from the Western Water potable supply network. Line pressure/capacity is insufficient for their requirements, so augmentation capacity is required through reticulation into tank storage as a buffer. They have indicated an interest in Class A water should it become available.	Parwan have renegotiated their supply arrangements and will not be proceeding with the previous muted composting opportunity within the precinct. Parwan are committed to doubling their production, to 100 t. per week, a scale they consider to be critical mass for industry survival, using existing service infrastructure. The expansion is in their capex plan for 2019 waiting Board approval. Post expansion workforce would increase by around 50 FTE's.	2 years
Stankovic Broiler Farm			
The current broiler farm is situated opposite the Bacchus Marsh Purification Plant (BMPP) on Parwan South Road and has a capacity of 400,000 birds and employs around 6 staff.	*Gas;* Is through the use of LPG from bullets, *Electricity;* Is from Powercor through the existing grid. *Water*: Is Class C supplied from the BMPP. He currently treats the water onsite to Class A and his preference would be to receive potable or Class A water.	Are to double the production capacity to 800,000 birds when their processor advises they have the necessary processing capacity available. The expansion would increase employment by around 4 FTE's	1 - 3 years

Description	Current Service Provision	Expansion plans	Expansion Timeframe
Westside Meats / Moorabool Agribusiness Industrial Area (Failli)			
Owner/operator of Westside Meats with their current operation situated on the corner of Woolpack and the Geelong - Bacchus Marsh Roads adjacent to the PEP. Currently employs around 110 and kills around 11-12,000 cattle and 7,000 lambs/sheep a week at their domestic abattoir situated just North of the PEP. Owner of the Moorabool Agribusiness Industrial Area located within the PEP (Amendment C76 land).	Owns the Moorabool Agribusiness Industrial Area, however doesn't presently have any production facilities within the PEP.	Westside meats have expressed their interest to initially build a rendering plant for processing their own by-product (50t.) as well as outside suppliers on the C76 land they own. The second stage of their scope of works entails construction of a cold store facility for storing their own product. The third stage of the development would be the eventual relocation, upgrading and expansion of the abattoir. With regard to the probability of the expansion, occurring, we view their actions in pursuing the C76 rezoning and the fact that the rendering plant and the cold store facility complement current operations sufficient to indicate the prospects of development are real. While the cost and commercial risk associated with relocating the abattoir and boning room operations are significant in an industry where operating conditions are cyclical and volatile, it is again our view that there is real incentive for Westside Meats to do so in order to be able to expand the scale of their operation to 400 cattle and 4,000 smalls a day and upgrade the facility to meet EU and USDA accreditation standards required to allow them to enter the export market, something not easily achievable at their current facility. The timing of the relocation however may be less certain. *Required service provision;* *Gas;* Is currently unavailable to the expansion site. They believe that 'gas is required for all food processing' and the expansion won't happen without it. *Electricity;* Will similarly be required. *Water*: A mix of potable, Class A and Class C water is preferred should it become available.	Rendering Plant; 1 - 2 Years Cold Store Plant; 2 - 3 Years Abattoir relocation; 5 - 10 Years

3.2 New (known) potential economic activity

There has been relatively recent interest expressed by parties with no current exposure to the precinct in infrastructure development within the PEP.

Table 4 – New potential economic activity

Description	Current Service Provision	Expansion plans	Expansion Timeframe
Farm 88 *(Commercial-in-confidence)*			
Currently operate from facilities in Footscray. They are looking to expand their operations within the industrial zone within the precinct.	They do not currently have a footprint within PEP.	They are looking to invest around $15 - 20m. to establish a meat processing facility of around 6,500 sq. metres on a 2-3 hectare site within the industrial zone. While little is known of their infrastructure requirements, it could be assumed, as the operation is smaller than Failli's abattoir, their requirements would initially be met under their capacity requirement. Proposed employment outcome; 50 FTE's	TBA
Latrobe Fertilisers *(Commercial-in-confidence)*			
Latrobe Fertilisers are looking to establishing a production facility to produce urea and associated products using coal from the Maddingly mine as feedstock. Importantly, the process has zero emissions	The coal mine is outside the PEP and they have no current association within the precinct. Calleja do own land within the precinct and Latrobe Fertilisers have expresses a desire to locate within the precinct, near the mine.	While significant capital has been raised to date, final funding is yet to be secured. The project cost is circa $A800m. While also being a consumer, the scale and intended technology provide options for the project to potentially supply gas and electricity supply options to the PEP, however it is too early to understand how these will develop. They could be a significant user of recycled water needed to produce steam as part of the production process. The development of this project remains at feasibility, so more specific information as to class of recycled water is not yet available. They will also produce and capture CO_2 as a by-product that could assist with the allied glasshouse developments as identified in the CBR report and included in development scenario 3 in this business case	TBA

3.3 New (unknown) economic activity - competitive advantage

Why would any business, preferably agriculturally related, want to establish a presence in the PEP?

While existing businesses will provide the initial impetus for the project, the success of the precinct depends on new businesses being attracted. In this respect, service provision in relation to any other potential development site, business park or precinct is critical to understanding the competitive environment and specifically being able to reflect on *'why would any business, preferably agriculturally related, want to establish a presence in the PEP?'*

While planning (including land use provisions, good buffers, lack of land fragmentation and appropriate buffers) is critical to reducing potential land use conflict and ensuring sustainable development, it is only one of several commercial aspects that potential outside tenant companies will consider when determining where to establish a facility. There are several reasons a company or other entity may wish to establish, expand, or relocate to a specific location over another (refer Table 5). Each goes to providing a competitive advantage to the firm choosing to locate in a specific location.

The relative significance of each type of advantage or benefit differs between firms and industry and over time. For example, a firm competing in a cost sensitive market will prefer advantages that deliver costs benefits, whereas a firm that competes based on technical know-how would place greater stock on innovation and skills related benefits.

While this analysis framework does not intend to be exhaustive, it does provide a model for considering what PEPs competitive advantages are, and what they may be developed through a tailored and considered development approach and considered infrastructure investment program.

Table 5 – Competitiveness Framework

Competitive advantage element	Cost			Risk	Rev		Current PEP situation	Comment
	Transport, storage & logistics	Input cost	Lowers capital requirements	Security of supply	Innovation	Market access		
Proximity to raw materials	✓	✓	✓	✓			+	For some firms related to agriculture and Melbourne sourced supply
Proximity to end markets	✓	✓	✓			✓	++	Good access to major markets, Air and Sea Ports
Access to new technologies and / or skill	✓	✓	✓	✓	✓	✓		No advantage
Current supply and future security or surety of vital services		✓		✓			+	Precinct has buffer capacity and varied land holding sizes
Comparative service delivery cost and/or tariff		✓						No advantage
Primary production inputs		✓	✓	✓			++	Advantages with soil and water accessible

While previous reports have indicated potential industries that may wish to relocate to the precinct, the competitive incentive for them to do so remains unclear. Identifying any competitive advantage within the precinct that may be leveraged to attract interest from any business in the market for a new operational base is an important consideration in the strategy to activate the site.

Development of appropriate infrastructure can provide a competitive advantage to both the site and in doing so the firms that locate there.

Consideration of when and what types of infrastructure are important in the sites activation and the likely rate of that activation. The provision of gas, electricity, water etc., while essential, will only make the PEP comparable to other development locations with similar resource origins and service provision. If this is the case, then the competitive advantage can be generated by:

- The location of the precinct itself (market and / or supplier access and lowering of input costs such as transport and storage as well as workforce
- Reducing input costs of essential utility expenditures (gas, water, power) through lower input (tariff) costs
- Increased security of supply (raw materials, utilities, workforce) through either alternative or augmented sources of service provision (risk reduction)
- Being able to access inputs not available at alternative locations, or being able to access these inputs at lower cost than alternative locations for instance, class A water and skilled workforce

Within this context, the various supply alternatives are assessed to determine the extent to which they may deliver competitive advantages to firms that locate within the precinct.

In this regard, we note that the PEP does offer some locational advantages in and of itself being equidistant to air and sea ports, in proximity to agricultural supply and providing access to Melbourne markets, in addition, for a precinct seeking to attract agricultural and food related industries, water and soil access provides some competitive advantages.

The poor access the site has to the Western Freeway somewhat erodes these advantages. This will be a constraint to the site's development, particularly for firms requiring high volume haulage access to the Western Freeway. This said, the contrary also applies; development of suitable linkages from PEP to the highway via the Eastern Link Road project will eliminate this constraint and allow the site to make full use of its locational advantages.

The analysis in Table 6 identifies that the introduction of Class A water to the site will provide a competitive advantage over other precincts and therefore is likely to be an attractor for firms to locate within the precinct for this reason.

Without this infrastructure the precinct will provide some level of advantage to firms operating within it (market access, location to raw materials, workforce), but it will not stand out from other and competing industrial sites as delivering a specific and unique advantage, therefore activation is likely to occur, but be curtailed,

Table 6 – Competitive analysis

Required Services	Responsible entity / provider		Availability	Competitive Environment				Notes
	Lead	Sign-off		Prerequisite	Security	Impact	Tariff	
LAND	Freehold	MSC	Sufficient	Essential	Positive	Positive	Significant	The rating provided is based on the locality, amount of supply and assumes no speculation activity.
PLANNING								
Land use approvals	MSC	VPA	Sufficient	Essential	Neutral	Neutral	Significant	Assumes sufficient development approvals will be available
COSTED SERVICE INFRASTRUCTURE								
Gas								
Natural gas	AusNet	RDV	Nil	Essential	Neutral	Neutral	Significant	180mm polyethylene pipe 8.4kms from current city gate; capacity.
	APA GasNet	RDV	Nil					Capacity < 1,000m³ / hour insufficient for a new city gate.
Compressed Natural Gas	Brookfield	RDV/WW	Nil	Essential	Positive	Positive	Neutral	Are offering a 'virtual pipeline' supply to meet demand
Electricity	Powercor	RDV	Upgrade required	Essential	Neutral	Neutral	Significant	Supplied based on Westside Meats / MAIA short term requirements
	Brookfield	RDV	Nil	Essential	Positive	Positive	Neutral	Only an advantage if sufficient, reliable & comparable tariff.
Water								
Potable water	WW		Poor	Essential	Neutral	Neutral	Significant	
Class 'C" water	WW		Oversupply	Useful	Positive	Positive	Neutral	
Class 'A" water	WW		Nil	Important	Positive	Significant	Neutral	Western Water have no plans to provide Class A water to the PEP however the opportunity to utilise the recycled water resource can benefit
	Flow/Brookfield	WW		Important	Positive	Significant	Neutral	Only an advantage if sufficient, reliable & comparable tariff.
Storm / waste water								
Sewer:	WW		Nil	Essential	Neutral	Neutral	Significant	
Trade Waste			Nil	Essential	Neutral	Neutral	Significant	
Drainage	MSC		Nil	Unknown	Negative	Negative	Significant	
Road Network	MSC / Vic Roads	MSC / Vic Roads	Some / Nil	Essential	Positive	Positive	Significant	MSC has developed preliminary road assessment in relation to PEP to inform DCP and planning

UNCOSTED SERVICE INFRASTRUCTURE								
Road / transport access;								
Eastern Link Road	Vicroads	MSC	Poor	Essential	Unknown	Significant	NA	Planning commenced; 3yr. process
Geelong - B Marsh Rd.	Vicroads		Poor	Essential	Positive	Positive	NA	While both these projects will significantly impact development of the PEP their funding is viewed as been dependent on external factors, hence have not been included in the funding task for the PEP.
Optic fibre network	NBN		Nil	Required	Unknown	Negative	Neutral	Will be rolled out according to the NBN schedule.

3.4 Estimated demand

A conceptual land use framework for the PEP is detailed in

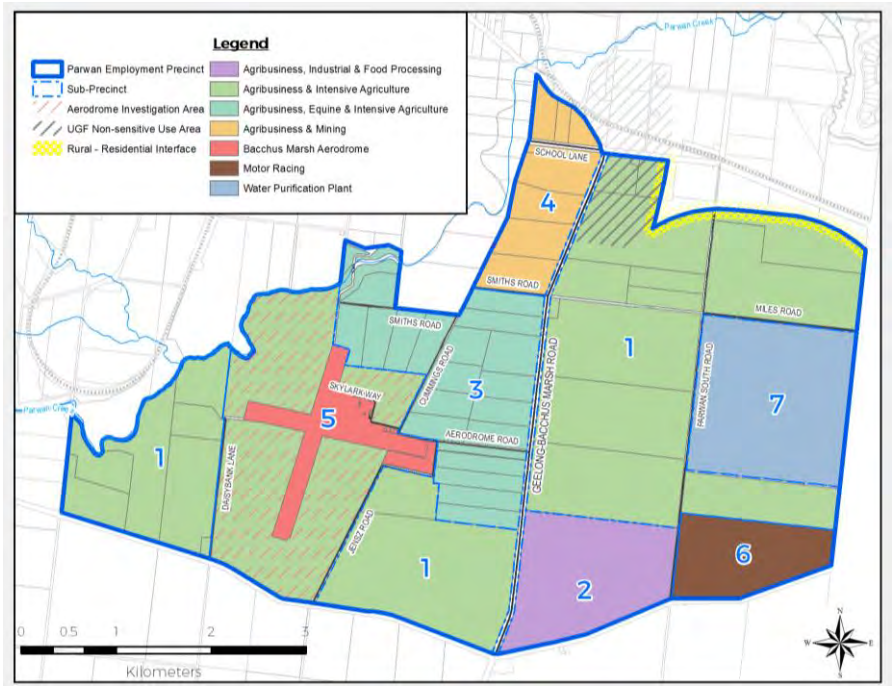


Figure 7. The framework acknowledges both current land uses and the future land use aspirations of the precinct, allowing for the specific tailoring of the use and development provisions for each sub-precinct to achieve the desired employment outcome and land use mix.

The concept considers the current zoning and overlays, strategic framework plans, existing and proposed key land uses and employment generators, proximity to services and utilities, buffer requirements, and land use interface requirements. The concept provides a basis from which more detailed land use and infrastructure planning and contributions plan can be completed as part of the Precinct Structure Plan process.

Demand scenarios have been developed that identify potential activation and intensification of land uses in the precinct, guided by key land use activities envisaged for the PEP such as hydroponics, food processing, industry, and agribusiness.

The various activation and intensification of land uses form the basis of the scenario modelling.

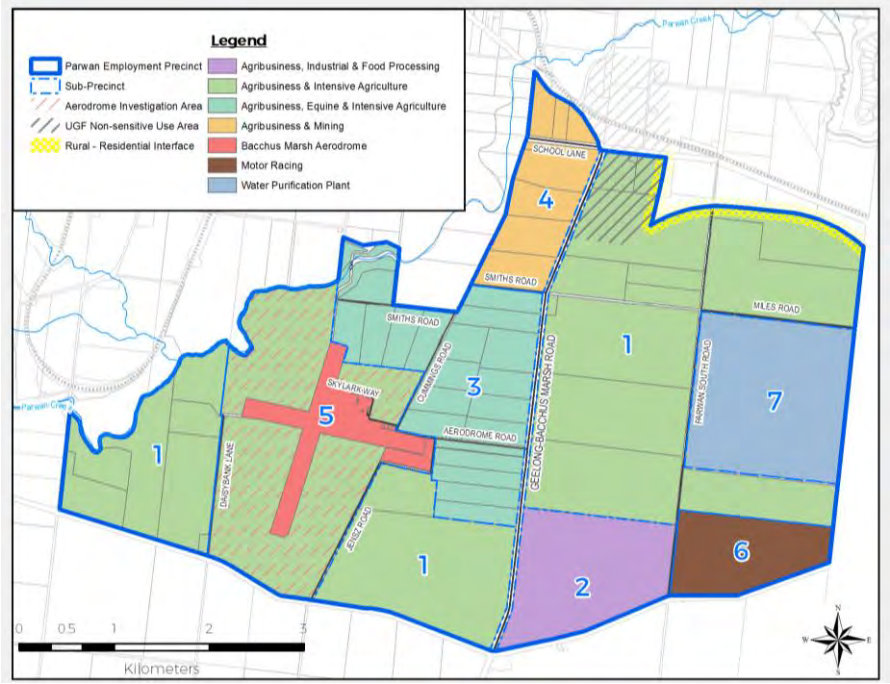


Figure 7 - Land use concept (draft) for the Parwan Employment Precinct

3.5 Base case (Scenario 1)

Development that is expected to occur that is not dependent on investment in new or improved infrastructure:

- Parwan Valley Mushrooms (PVM) and the Stankovic Broiler Farm are contemplating expansions regardless of any service infrastructure upgrades.
- LPG will be used in lieu of natural gas if unavailable.
- Contract directly with Powercor for electricity and PVM will continue to use tanks as a buffer for their potable water supply.
- Stankovic Broiler Farm will continue out of necessity to treat Class C water for use within their sheds.

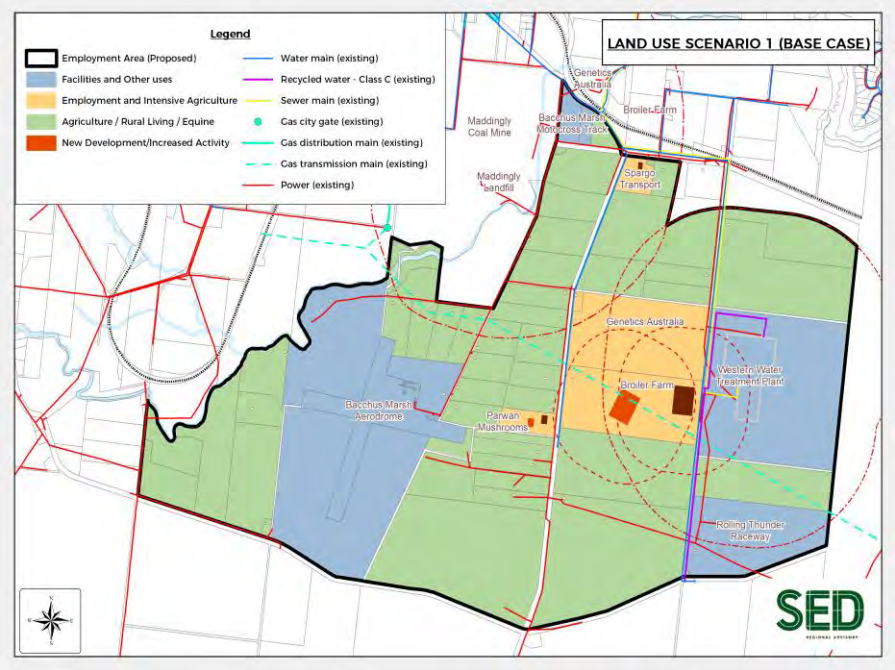


Figure 8 - Land use concept Scenario 1 (Base case)

3.6 Scenario 2 (Expansion of existing business))

Consistent with the CBRE recommendations and information provided through the consultation process, Scenario 2 models the known business expansions that are dependent on increased service provision to the precinct:

- Westside Meats rendering plant, cold store and the eventual relocation of the abattoir into the MAIA. While the commercial industry and environment that Westside Meats operate in is known for its volatility, there is a relatively high likelihood that the expansion will take place, although the timeframe remains unclear.
- The PVM and Stankovic Broiler Farm demand have been included as they will likely choose to avail themselves of any alternate sources of supply.
- Limited food processing also begins to emerge such as Farm 88 and Latrobe Fertilisers, but as there remain infrastructure constraints (Class A water), development is limited.
- Scenario 2 emerges as a likely scenario over the medium term based on the consultations and market sounding undertaken as part of this business case. The business case has identified support amongst industry to locate and develop within the precinct over the medium term.

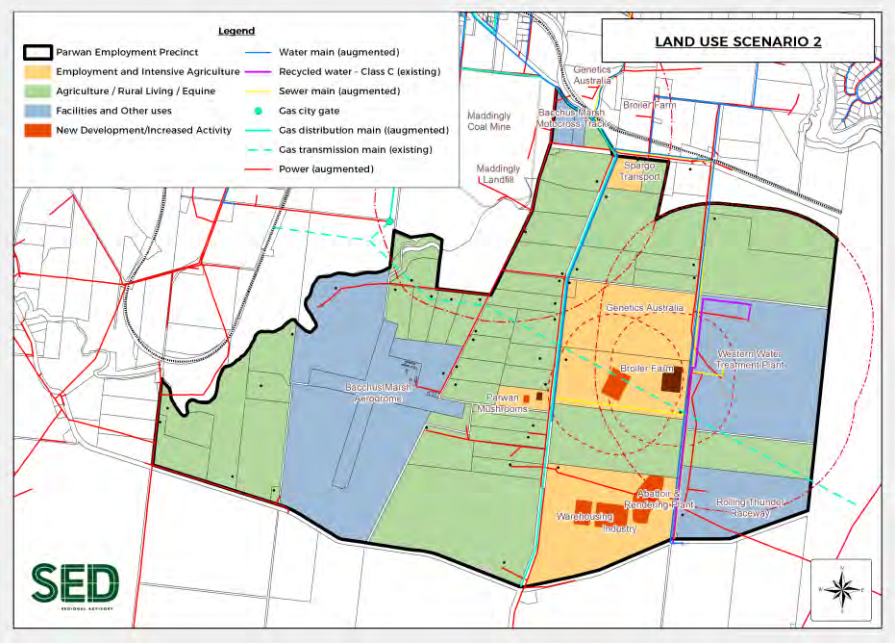


Figure 9 - Land use concept Scenario 2

3.7 Scenario 3 – Competitively positioned for new business

This represents the optimum development scenario, with competitive advantages underpinned through infrastructure provision: should the precinct be equipped with all infrastructure options:

- While following the CBRE recommendations, bulk distribution hasn't been included in new economic activity in scenario as it isn't deemed to be dependent on infrastructure upgrades, however some freight and logistics activities occur to support demand created through precinct activation.
- While feedlots / saleyards, alternative energy and transport and other co-located industries are mentioned elsewhere in the CBRE report, these have also been left out for the same reason, which leaves the service infrastructure requirements for 50 hectares of hydroponics to be modelled.
- Food processing / manufacturing also continues to develop on the site with access to Class A water providing access to the site of a new market segment within this industry.

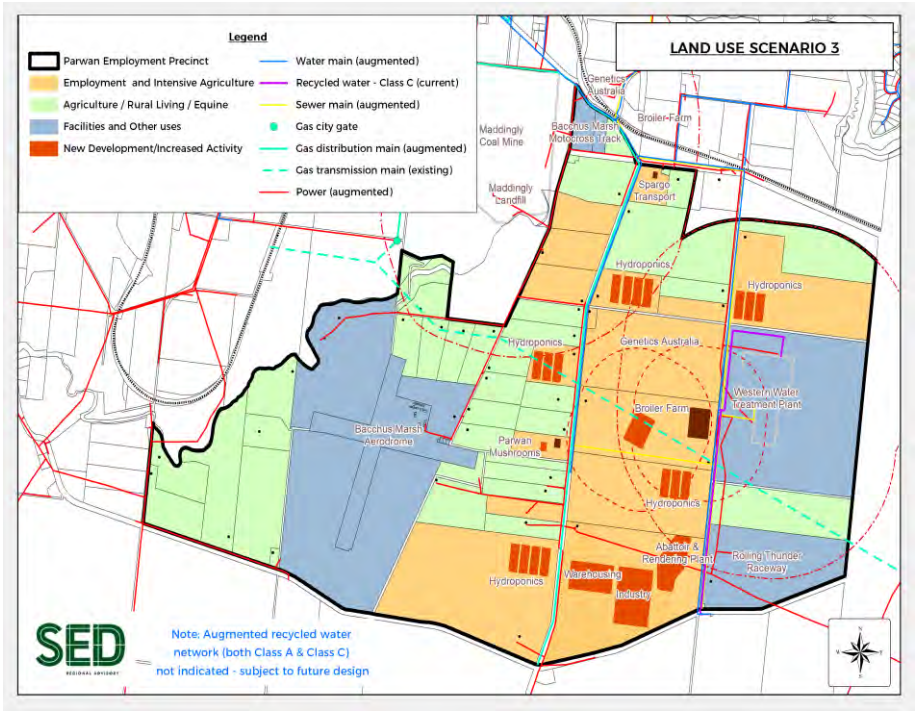


Figure 10 - Land use concept Scenario 3

3.8 Scenario summary

Summarising the economic intentions of the current precinct land users and businesses and the leveraging the enabling infrastructure to attract new economic activity as outlined above, provide the logic behind the

scenarios used as a basis for modelling the business case as shown in Table 7.

Table 7 – Basis of scenarios

Company	Expansion plans	Project	Service infrastructure required[5]	Likelihood of expansion	Scenario
Genetics Australia		Not infrastructure dependent			1
Graeme Spargo Transport		Not infrastructure dependent			1
Parwan Valley Mushrooms	Yes	Doubling current production	LPG & Potable water	Very High	1
Stankovic Broiler Farm	Yes	Doubling of production capacity	LPG & Potable water	Very High	1
Westside Meats	Yes	Rendering Plant	Gas, electricity & water	High	2
		Cold Store Facility	Electricity	High	2
		Relocate abattoir & boning room	Gas, electricity, water, sewage & trade waste	High	2
Farm 88	Yes	Meat processing	Gas, electricity, water, sewage & trade waste	High	2
Latrobe Fertilisers	Yes	Urea plant	Gas, electricity, water, sewage.	Moderate	2
New economic activity	Unknown	Glasshouse development	Class A water & gas	Untested	3
		Food processing	Gas, electricity, water, sewage & trade waste, Class A water & gas	Untested	3

[5] All companies identified an improved road network as being beneficial to their business and competitiveness. While some of this expansion may proceed with the exiting road network, certainty of longer term (stage 3) investment declines unless the road network is further developed.

- Parwan Valley Mushrooms have indicated their intention to proceed with their expansion regardless of any infrastructure upgrades, Similarly, Stankovic Broiler farm has committed to undertake their expansion once they are notified by their processor that they can accept the increased production capacity. In recognition of their intentions, we have included them in the base case scenario, i.e.: what happens if no investment in service infrastructure occurs.

- New economic activity has been based on the recommendations contained in the CBRE report. New economic activity represents industry development that is not yet qualified, but that can be accommodated on the site. It is expected that this development will come from multiple sources / firms, and industries. The hydroponic industry has been identified as an industry that is likely to benefit from locating at the PEP. The activity arises due to investments made by firms wishing to locate at PEP because of the competitive advantages afforded to them from the infrastructure investments on the site (primarily Class A water). This investment is unlikely to arise to under scenario 1 or 2 but will occur under scenario 3.

- Food processing manufacturing has been included in the scenario modelling. Scenario 2 provides for some new firm attraction and development based on the infrastructures in place under this scenario (such as Farm 88 and potentially Latrobe Fertilisers). Scenario 3 allows for higher levels of development as water quality would no longer be constraint to industry development.

- For the sake of the modelling we have assumed that Class A water would be an advantage to glasshouse hydroponic businesses being

established in the PEP. In fact, this remains an open question. All water, including potable, is treated prior to use in glasshouse production and, while a high nutrient level may be beneficial, whether it is economically beneficial will only be determined when the relative differential treatment costs have been understood.

The scenarios provide a sequenced development pathway for the site that provides a roadmap for a long-term employment and economic development at PEP. Economic and employment outcomes are linked to the infrastructure investment made through a sequenced development approach.

3.9 Service infrastructure demand

Using the scenarios summarised in Table 7, the capacity requirements of the infrastructures have been determined and are detailed in Table 8.

Note, that although scenario 2 does not include the provision of Class A water, once established under scenario 3, some firms would benefit from being able to access it, so figures have been included to reflect the potential demand from these firms.

Table 8 – Service Infrastructure demand – direct industry use

	Order of development	No. New Jobs	Estimated Timeframe	Electricity				Gas Requirement				Water				Sewage		Trade Waste	
				Annual		Peak		Annual		Flow Rate		Potable		Class 'A'					
SCENARIO 1: BASE CASE																			
1.	Parwan Valley[6] Mushrooms	50	2019	884	KWh			188	TJ/yr.	23	m3/hr.	41	Ml/yr.						
2.	Stankovic Broiler Farm[7]	4	1 - 3 Years	270,000	KWh			153	TJ/yr.	23	m3/hr.		Ml/yr.						
	Total:	**54**		**270,884**	**KWh**			**34.1**	**TJ/yr.**	**45**	**m3/hr.**	**41**	**Ml/yr.**						
SCENARIO 2: Gas, Electricity, Potable water & Sewage																			
1.	Parwan Valley Mushrooms	-	2019	884	KWh			19	TJ/yr.	55	m3/hr.	41	Ml/yr.	41	Ml/yr.				
2.	Stankovic Broiler Farm	-	1 - 3 Years	270,000	KWh			15	TJ/yr.	23	m3/hr.	80	Ml/yr.	80	Ml/yr.				
3.	Westside Meats - Rendering[8]Plant	8	1 - 2 Years	5,000,000	KWh	400	KVA	150	TJ/yr.	441	m3/hr.	60	Ml/yr.	12	Ml/yr.	0.4	Ml/yr.	55	Ml/yr.
4.	Westside Meats - Cold Store	15	2 - 3 years	5,000,000	KWh	400	KVA					5	Ml/yr.			0.5	Ml/yr.		
5.	Westside Meats - Abattoir & Boning room relocation	350	5 - 10 years	35,000,000	KWh	1,600	KVA	30	TJ/yr.	88	m3/hr.	600	Ml/yr.	120	Ml/yr.	7.0	Ml/yr.	500	Ml/yr.
6.	Farm 88	50	TBA							Requirements unknown									
7.	Latrobe Fertilisers	160	TBA							Requirements unknown									
	Scenario 2 Total:	**583**		**45,270,884**	**KWh**	**2,400**	**KVA**	**214**	**TJ/yr.**	**607**	**m3/hr.**	**786**	**Ml/yr.**	**253**	**Ml/yr.**	**8.0**	**Ml/yr.**	**555**	**Ml/yr.**
SCENARIO 3[9]: Gas, Electricity, Potable water, Class A water, Sewage, and Biogas																			
8.	50 Has Glasshouse[10]	600	Unknown	5,000,000	KWh	1,875	KVA	553.0	TJ/yr.	1,627	m3/hr.	930	Ml/yr.	930	Ml/yr.				
9.	Food Processing / Manufacturing.	236	Unknown	16,700,000	KWh			65.0	**TJ/yr.**	**192**	**m³/hr.**	**540**	**Ml/yr.**	**81**	**Ml/yr.**				
	Scenario 3 Total:	**836**		**21,700,000**	**KWh**			**618.0**	**TJ/yr.**	**1,818**	**m³/hr.**	**1,470**	**Ml/yr.**	**1,011**	**Ml/yr.**				
	Scenario 2 & 3 Totals:	**1,473**		**66,970,884**	**KWh**		**KVA**	**832.0**	**TJ/yr.**	**2,448**	**m³/hr.**	**2,256**	**Ml/yr.**	**1,231**	**Ml/yr.**				

[6] Likely demand for Parwan Valley Mushrooms were supplied by them

[7] Likely demand for the Stankovic Broiler Farm was supplied by Bobby Stankovic

[8] Estimated demand values for the various Westside Meats (Failli) developments has been provided by their consulting engineers based on known values of recent similar developments

[9] Class A water demand modelled in Scenario 3 includes probable demand from incumbents included in Scenario 2, that includes an estimated 20% of the Westside Meats rendering plant and abattoir potable requirement

[10] Glasshouse demand estimates scaled up from a 10 Ha development provided by Graeme Smith (Graeme Smith Consulting) based on the delta temperatures likely to be experienced at Parwan.

4. Service infrastructure provision

The PEP is currently serviced to varying degrees with utility and service infrastructure as identified in Figure 4.

The relative location of land to existing utility and service infrastructure provides a general indication of the ease and cost effectiveness with which infrastructure networks can be augmented to activate or intensify land use in specific areas of the PEP. It is acknowledged that existing capacity and specific route/site characteristics can have an impact on ease and cost of augmentation. Land with frontage to Parwan South Road and Geelong-Bacchus Marsh Road is well-positioned to obtain access to existing utilities and services through augmentation of the existing network up to 1km from the current location.

The *Parwan Servicing Plan* dated 15 June 2015 prepared by Parsons Brinckerhoff identified the following key infrastructure upgrades that will further inform the most optimal location for intensification of land uses reliant on utility and service infrastructure:

- A proposed gas main from South Maddingley Road to Tilleys Road, then along Geelong-Bacchus Marsh Road.
- The existing sewer on Parwan South Rd is unavailable for gravity connections as it is a pressurised rising main from Avenue of Honour SPS. A gravity sewer system for Parwan South would need to be a separate system taking flows into the plant

When the conceptual augmentation of infrastructure listed above are included in the proximity analysis to utility and service infrastructure, the area identified as having a high level of service significantly increases (refer

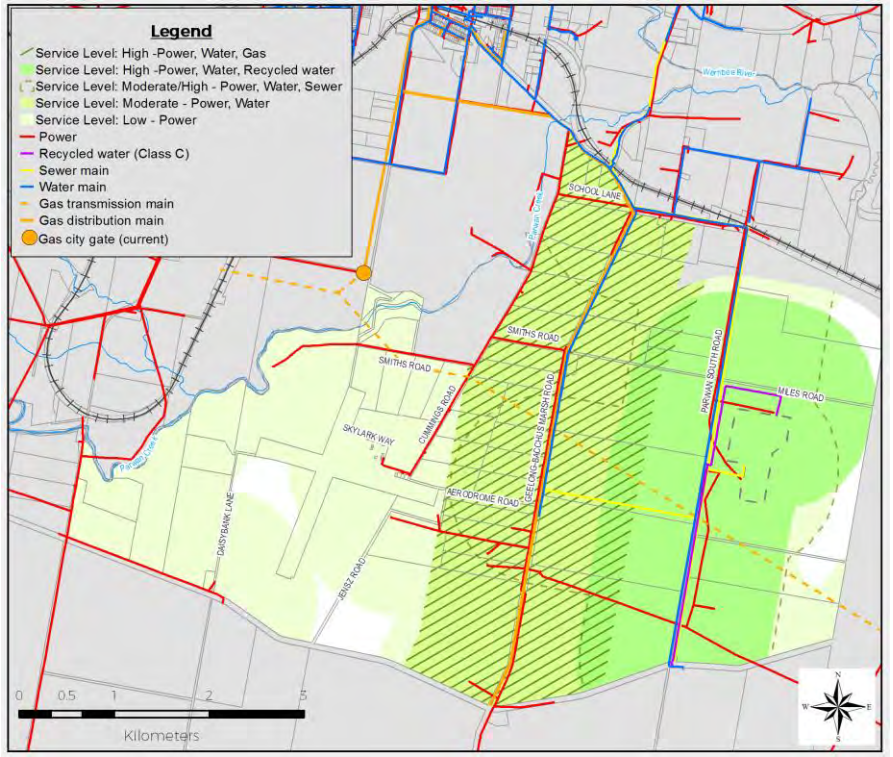


Figure 11 below).

The analysis indicates that land located between and proximate to Geelong-Bacchus Marsh Road and Parwan South Road have a high potential for land use intensification and employment generation.

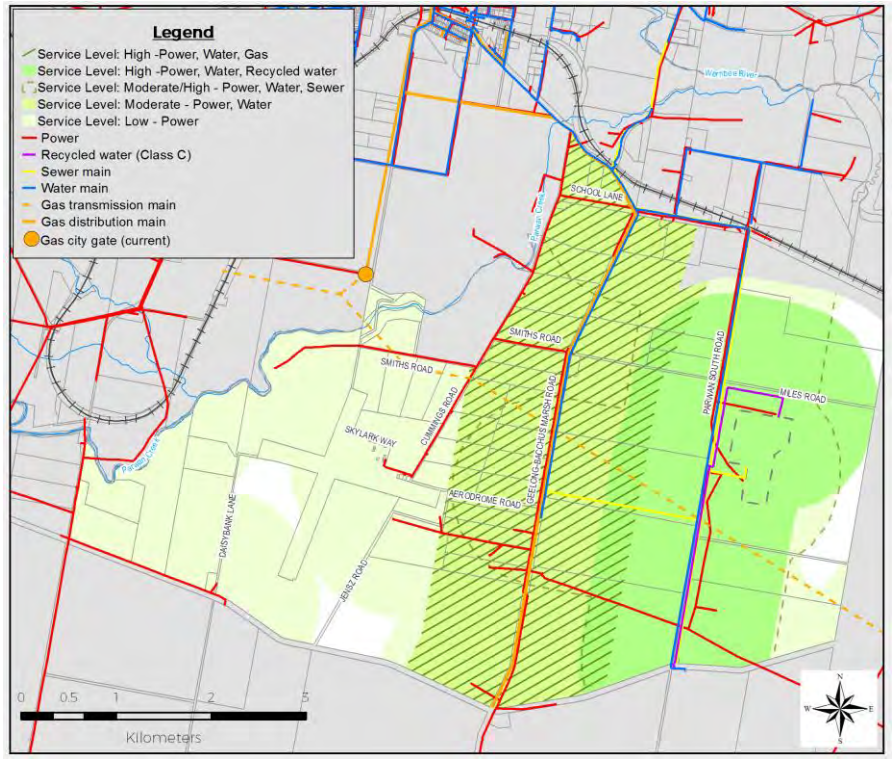


Figure 11 - Comparison of proximity (1km) to conceptually augmented utility and service infrastructure

4.1 Gas

Currently there is a natural gas transmission pipeline owned by APA GasNet that transects the precinct in an East-West direction. The nearest city gate is located at Tilleys Road controlled by AusNet that provides distribution network to the Bacchus Marsh township. There are three possible scenarios for supplying natural gas to the PEP;

1. AusNet[11] provide an 8.4km 180mm polyethylene pipeline from Tilleys Road and down the Geelong-Bacchus Marsh Road as far as the C76 zoned industrial land North of Nerowie Road, serviced by the existing city gate. This could provide a maximum of 1,000 cubic metres of gas per hour prior to adversely affecting the current distribution network, however there are identified issues with being able to service the entire precinct, and potential future demands with this option
2. Construct a new city gate within the PEP. Advice from APA GasNet[12] is that they would not construct a new city gate within the precinct unless established demand were in excess of what the AusNet alternative could provide (1,000 m^3/hr.). They indicated that they had provided a similar amount of gas to Iluka in the past.

   This option will provide end users with multiple retailers as a more secure supply than options 1 as the city gate can be sized to meet larger demands, should they arise. Timeframes on this option 18 – 24 months. Precinct land holders have advised that this is their preferred option in relation to future costs as it:

   - reduces risks through being able to source supply through multiple retail suppliers
   - adds greater value to existing land holding as it 'attaches' the infrastructure to the land
3. Brookfield[13] have expressed an interest in supplying the PEP through the use of their 'virtual pipeline' technology. Their Compressed Natural Gas (CNG) 'Virtual Pipeline' option provides a competitive alternative and flexibility of supply arrangements, particularly in situations where conventional gas supply infrastructure is not available.

[11] Mark Baker, AusNet; 15 September 2017
[12] Daniel Tucci, APA GasNet; 16 October 2017
[13] Sean Blythe, NGV/Brookfield; 18 September 2017

This option can be deployed relatively quickly (certainly within the same timeframes as option 2), however businesses have raised concerns that under this option they are locked into one retailer (Brookefield's retailer, TasGas). To compensate for this risk, commercial users are usually offered a 3-year fixed price contract.

The 'Virtual Pipeline' refers to the technology and methodology used to supply stand-alone local area networks with gas collected from a distant high-pressure transmission pipeline that is compressed into a series of carbon fibre gas tanks on a purpose-built B-Double transport then transported and connected to the local area network that act as a supply reservoir. The frequency of deliveries can be altered to match changes in demand requirements.

The advantage of the system is that once the local area network is established, it is a relatively easy to scale up supply to meet increased demand compared with conventional pipeline options that may allow the precinct to be marketed as 'gas ready' at a lower capital cost in the short to medium term.

Given the uncertainty as to the timing of investment in the PEP, and therefore the likely usage of gas, the scalability of this solution is attractive as it mitigates some forecasting and demand risks, matching the capital needs to the likely demand arising from PEP.

While this is an advantage, there is still significant expenditure required on the key capital items, including CNG cylinders, trailers, storage, pressure reduction station local area distribution network.

While this option will result in a lesser capital establishment cost, there is a view amongst land holders that a higher commodity charge or tariff for users may arise due to limited retail options being available to end users. This may potentially erode some of the cost advantage for firms locating in the precinct. This situation is far from clear, with recent experiences suggesting that the retail price offered under a virtual model is comparable to other supply options. Notwithstanding, there is a risk that pursuing this option will increase the risk that land holders are less willing to co-invest, curtailing the broader development of the precinct.

Only the infrastructure costs have been modelled and no provision has been made for either the relative costs associated with the reservation of gas supplies and/or tariff.

4.2 Electricity

Powercor have a number of powerlines and capacities that currently service the precinct. Powercor have been engaged through their application process using estimated peak demand provided by Westside Meats consulting engineers as the only current verifiable source available for such an estimate, which covers scenario 2. An estimated additional cost for electricity infrastructure has been included in the scenario 3 costing, however this will need verification closer to this stage proceeding. This report contains a recommendation in relation to this issue.

The Powercor[14] estimate is based on works involving approx. 5km of powerline upgrade and an extension of the overhead powerline along Parwan South Road to a kiosk substation to be in the north-west corner of the property at the Parwan South Road frontage.

Advice from Powercor[15] is that a 2MW connection from the existing Bacchus Marsh zone substation (BMH) would be achievable within a 2-year period, however to provide a detailed response to providing a connection above 2MW will require further analysis and more detailed information. The costs associated with the short-term work would be in the order of $700,000.

[14] Richard Scholten, Powercor; 28 November 2017

[15] Letter from Simon Terry, Customer Development Manager, Powercor dated 2nd May, 2018

A connection of 6-7 MW is considered achievable in the longer term via three options:

1. Connection at BMH with further offload of existing customers to Melton substation
2. Upgrade of BMH to provide greater capacity to the immediate area
3. Creating a new 22kV feeder from Melton substation to Parwan

All options will take greater than 14 months to deliver, with option 2 requiring significant lead times, and options 1 and 3, while being less technical, still requiring environmental permits, cultural and national heritage management plans, which can exacerbate timeframes and increase costs.

In addition to Powercor, Brookfield have expressed an interest in providing electricity solutions to the site but will only provide a solution and costing based on those provided by an alternative supplier, in this case Powercor.

Working with Brookfield to provide such a solution may result in further lowering the infrastructure service costs.

4.3 Potable water

Western Water currently supply potable water to the precinct via the Maddingley tank. The tank holds 7 megalitres that is determined as sufficient, having in excess of an 8 - 16-hour capacity at peak demand without needing replenishing. A previous report indicates that; *'there is an existing 100mm diameter PVC watermain on the eastern side of Geelong-Bacchus Marsh Rd which terminates just south of Aerodrome Rd and a 150mm diameter PVC watermain along the Western side of Parwan South Rd'*. We understand that the existing mains are insufficient to service both current commercial and residential demand and cannot support industrial/ commercial expansion plans without an upgrade.

[16] Heath Miles, Network Planner, Western Water; 19 September 2017.

The previous Parsons Brinckerhoff (PB) report suggests, based on estimated future demand, that the Geelong-Bacchus Marsh Road supply be augmented by a 300mm main and the 150mm main be extended down Parwan South Road for a cost of around $5.8m. Western Water, the responsible provider, are of the opinion that such a capacity requirement is unlikely and have concerns around chlorine levels in underutilised distribution systems. Their current plan only has a 250mm extension to the corner of Woolpack and the Geelong-Bacchus Marsh Roads.

Accordingly, Western Water[16] have provided the following estimate to extend the 250mm pipe down the Geelong-Bacchus Marsh Road to the MAIA site.

Table 9 – Potable water costs

Diameter (mm)	Unit rate ($/m)	Required Extension (Km.)	Cost ($'s)	Flow Rate (Lt./sec)	Capacity (Ml/annum)
150	$ 425	-	-	15	
225	$ 550	5.5	1,350,000	40	1,261
300	$ 675	2.0	3,025,000	80	
375	$ 950	-	-	150	
			$4,375,000		

It is worth noting that while the pipe dimensions indicated above are less than those indicated in the PB report, the rates ($'s/m) used by Western Water are significantly higher.

It is understood that Western Water are currently undertaking their own assessment of demand at Parwan.

4.4 Sewage / Trade waste

We have used the cost as indicated in the PB report for construction of a sewage main from the MAIA development site back to the BMPP.

4.5 Drainage

A previous report[17] identified drainage as an issue for the proposed rezoned C76 industrial site;

> *"One of the primary constraints limiting the development of the Area, has been the inability to identify a suitable and feasible drainage strategy. During rainfall events water ponds within a depression to the north of the area, remaining there due to there being no drainage outfall. As a result, the proposed development requires a sustainable water management solution."*

The report provides a scope of works to address the issue in five stages of construction from 2016 through to 2026. The report has also costed Stage 1at around $2.2m.

While we have not been provided with direction from Council on this matter, the risk of not addressing drainage issues in PEP is high, therefore it is likely that investments will need to be made to address this issue in the future. Therefore, we have made a provision of $5m to cover this eventuality.

4.6 Roads

While the costs associated with major road upgrades (Western Freeway, Link Road) have been excluded from this business case, a functional road network will be critical to the success of PEP.

An analysis of the potential major and minor roads network needed to support the PEP is detailed in Table 10.

[17] Alluvium, March 2014 (Updated Technical Memo, September 2016), "*Water Balance Modelling*"

Table 10 – PEP Roads Analysis

Roadway	Hierarchy	Road Mgr	Carriage way (m)	Surface	Lgh (km)	Works required:	Aggregated Rate/km	Est cost	Apportioned cost	Comment	Value	Justification
Major Roads												
Nerowie Road	Rural Collector	MSC	6.2	Sealed	2	Widening	840,000	1,680,000	840,000	From Geelong Road to Parwan South Road	High	Apportionment required, will service through traffic. 50% Apportionment
Glenmore Road	Rural Access Level 1	MSC	6.2	Sealed	5	Upgrade to R/C	840,000	4,200,000	1,260,000	From Geelong Road to Balliang Road	Med	Low priority for first stages of development. Apportionment required, will service through traffic. 30% Apportionment
Parwan Exford Road	Rural Access Level 1	MSC	6.2	Sealed	1.2	Upgrade to R/C	840,000	1,008,000	302,400	From GeelongRoad to Parwan South Road	High	Apportionment required, will service through traffic, future residential precinct and PEP. 30% Apportionment
Bacchus Marsh/ Balliang Road	Rural Access Level 1	MSC	5.6	Sealed	1	Upgrade to R/C	840,000	840,000	-	Parwan Creek to Glenmore Road	Med	Limited value to PEP
Parwan South Road	Rural Access Level 2	MSC	3.6	Sealed	4.8	Full construction	1,065,000	5,112,000	5,112,000	Full length - upgrade to R/C	High	
New intersection with Geelong-Bacchus Marsh Rd (location tbc)		V/R							1,600,000			Provision for one new intersection in future.
Intersection upgrade with Geelong-Bacchus Marsh Rd / Local access service lanes (location tbc)		V/R							1,200,000			Provision for local access to arterial road in future.
							Total	**12,840,000**	**10,314,400**			
Minor Roads												
Aerodrome Road	Rural Access Level 2	MSC	5.6	Sealed	1	Upgrade to R/C	840,000	840,000	840,000	Upgrade to R/C	Med	
Smiths Road	Rural Access Level 2	MSC	3.6	Sealed	0.8	Sealed	1,065,000	852,000	852,000	Geelong Road to Cummings Rd only	Med	
Cummings Road	Rural Access Level 1	MSC	6.2	Sealed	2.8	Upgrade	840,000	2,352,000	2,352,000	Upgrade to R/C	Med	Low priority for first stages of development
Cummings Road	Rural Access Level 2	MSC	1.4	Sealed	1.4	Full construction	1,065,000	1,491,000	1,491,000	Upgrade to R/C - between Smiths Rd and Aerodrome Rd	Med	
Miles Road	Rural Access Level 2	MSC	4	Unsealed	1.6	Full construction	1,065,000	1,704,000		Upgrade to R/C	Low	

Roadway	Hierarchy	Road Mgr	Carriage way (m)	Surface	Lgh (km)	Works required:	Aggregated Rate/km	Est cost	Apportioned cost	Comment	Value	Justification
Jensz Road	Rural Access Level 2	MSC	4	Unsealed	2.6	Full construction	1,065,000	2,769,000	2,769,000	Limited value - proximity to airport limits use of the land to the west	Low	Good access provided by Glenmore and Geelong-Bacchus Marsh Rd. Low priority for first stages of development.
Daisybank Lane	Rural Access Level 2	MSC	4	Unsealed	1.5	Full construction	1,065,000	1,597,500	1,597,500	Limited value - proximity to airport limits use of the abutting land	Low	Limited value to PEP
Nortons Road	Rural Access Level 2	MSC	4	Unsealed	2.5	Full construction	1,065,000	2,662,500	-	Limited value - all lots can be accessed from Parwan Sth Road	Low	Limited value to PEP
Nortons Road	Unconstructed				1.2	Full construction	1,065,000	1,278,000	-	Limited value - all lots can be accessed from Parwan Sth Road	Low	Limited value to PEP
Kerrs Road	Rural Access Level 2	Moorabool	5	Unsealed	2.5	Full construction	1,065,000	2,662,500	-	Not required - does not service land in precinct	Zero	Not related to PEP
South Maddingly Road	Rural Access Level 2	MSC	6	Unsealed	2.3	Upgrade	1,065,000	2,449,500	-	Undesirable - creates industrial traffic through residential and large school precinct	Zero	Not related to PEP
South Maddingly Road	Rural Connector	MSC	6.2	Sealed	0.2	Upgrade	1,065,000	213,000	-	Undesirable - creates industrial traffic through residential and large school precinct	Zero	Not related to PEP
South Maddingly Road	Urban Connector	MSC	8.5	Sealed	0.4	Nil			-	Undesirable - creates industrial traffic through residential and large school precinct	Zero	Not related to PEP
Tilleys Road	Rural Access Level 1	MSC	6.8	Unsealed	1	Full construction	1,065,000	1,065,000	-	Not required - does not service land in precinct	Zero	Not related to PEP
School Lane	Rural Access Level 2	MSC	6	Unsealed	0.8	Full construction	1,065,000	852,000	-	Limited value - all lots can be accessed from Geelong Road	Zero	Limited value to PEP andlow priority for first stages of development
New local road between Geelong-Bacchus Marsh Road and Parwan South Rd (location tbc)	Rural Access Level 1	MSC	6.2	Sealed	1.6	Full construction	1,065,000		1,704,000		Med	Potential new east-west road (potentially utilising the unused road reserve between Parwan South Rd and Geelong-Bacchus Marsh Road)
							Total	22,788,000	11,605,500			

The total recommended road investment totals $21.9m, being $10.3m for Major roads and $11.6m for minor roads. This analysis only includes the roads within or contiguous to the PEP and does not include Roads under VicRoads management and external road network impacts, such as the potential Eastern Link Road.

Much of this road network will be subject to a proposed Developer Contributions Plan (DCP) (refer 8.6 Private sector co-investment below). For the purposes of the business case, it is assumed that 75% ($16.44m) of this investment cost will be recovered through the contributions plan, leaving 25% or $5.48m to be funded.

This figure of $5.48m has been included in the analysis as the cost associated with the development of the internal roads network, with 50% allocated to scenario 2 ($2.74m) and 50% to scenario 3 ($2.74m).

It should be noted that these figures represent initial estimates, provided by Moorabool Shire Council and adjusted as part of this Business Case. There remains some further analysis to be undertaken as part of the Precinct Structure Planning Process and the proposed DCP contribution may change depending on issues such as apportionment and anticipated PEP usage.

4.7 Class A water

Currently Western Water have no plans to provide Class A water from the Bacchus Marsh Purification Plant. As is the case with most utilities, unless there is provision for network upgrade in the network plan, no costing of the upgrade has been undertaken. Western Water is undertaking a feasibility assessment of supplementing current demands for the mushroom and broiler farm with Class A to maximise the efficiency of the potable network and demand. They are currently focussed on the potential increased uses for their Class C water.

There has been some interest from Flow/Brookfield in some form of joint-venture between them and Western Water to provide Class A water, however discussions are at early stages.

In lieu of any better information at this time, we have based our cost estimate on the 5 megalitre per day plant that Western Water commissioned in 2006 for $7m. and their advice to double the cost to $14m in today's money. A further indicative cost of $2.2m was suggested by Western Water for 4 kilometres of 225mm pipe at $550 per metre for reticulation to site.

4.8 Biogas

Biogas remains an opportunity to augment gas supply and possibly ameliorate gas tariffs within the precinct. In this respect, we view biogas like Class A water, in that, under Scenario 3, its availability could provide an incentive for businesses to relocate to the PEP. For this to be beneficial the cost would need to lower than conventionally sourced gas and the amount produced sufficient to warrant development.

While Western Water have an anaerobic digester at their Melton RWP, again they have no plans to install one at their Bacchus Marsh Purification Plant, instead opting to maintain their lagoon-based system. An anaerobic digester may be considered if the organic wastes produced in the PEP can be quantified as a sufficient feed source.

There may be some interest, from Brookfield in the possibility of biogas as part of their energy/gas supply mix, however it is only currently a possibility.

Alternative energy was mentioned as one of the possible potential development industries in the previous CBRE report. A waste to energy facility was proposed for the Ballarat West Employment Zone (BWEZ) for a cost of around $18.7m. with a view to divert 40% of Council waste into a productive resource, however further work would be required to identify likely feedstocks and understand the related productive values.

Given the uncertainties around type, cost, and capacity, we have omitted biogas from current modelling. This does not preclude future site-specific developments.

4.9 Capacity

Based on the summaries above and matching estimated consumption to stated infrastructure Table 11 provides an analysis of the delivery capacity and estimated demand arising under the scenarios.

Table 11 – Estimated capacity

Service	Provider	Delivery format	Delivery Capacity		Estimated Demand			
					Scenario 2		Scenarios 3	
Natural Gas	Ausnet	180mm polyethylene	< 340 TJ/Yr.		214 TJ/Yr.	✓	832 TJ/Yr.	✖
	APA GasNet	Main Transmission Line	> 340 TJ/Yr.		214 TJ/Yr	✖	832 TJ/Yr.	✓
	Brookfield	'Virtual pipeline'	< 250 TJ/Yr.		214 TJ/Yr	✓	832 TJ/Yr.	✖
Potable Water	Western Water	250mm PVC pipe	1,261 Ml/Yr.	A	786 Ml/Yr.	✓	1,326 Ml/Yr.	?
				B	786 Ml/Yr.	✓	2,256 Ml/Yr.	✖
Class A Water	Unknown	Treatment plant capacity	1,800 Ml/Yr.		220 Ml/Yr.	✓	1,231 Ml/Yr.	✓

Notes to the above table:

- Potable water (A) may be sufficient for Scenario 2 & 3 if Class A water can be substituted for potable water in greenhouse developments.
- Potable water (B) is insufficient for Scenario 2 & 3 if Class A water is unable to be substituted for potable water in greenhouse developments.
- Comparisons are based on meeting annual consumption as opposed to peak demand. As such, the suitability of some delivery formats for both gas and water may be subject to change once peak demand is known.
- There could also be increases in stock and domestic demand for potable water from currently unserviced landowners along the Geelong-Bacchus Marsh Road.

4.10 Cost estimates

Based on capacity levels identified, the costs outlined in Table 12 have been determined for use in the economic modelling. All costs have been sourced from the provider or suitable alternative. All infrastructure provision estimates have been provided to a point adjacent to the MAIA. There is no allowance for other further local network distribution costs.

Table 12 – Cost estimates

Service	Responsible Entity	Est. Capital Cost	Cost Reference	Scenario
Gas				
Natural gas	AusNet	$4.0m	AusNet / PB report	Scenario 2
	APA GasNet	$4.0m	APA GasNet	Scenario 2
	Brookfield	$2.0m	Brookfield	Scenario 2
Electricity				
Electricity	Powercor	$0.7m	Powercor	Scenario 2
	Brookfield	TBA	Potential provider	Scenario 2
Water				
Potable water	Western Water	$4.4m	Western Water	Scenario 2
Class 'C" water	Western Water	Available		
Class 'A" water	Western Water	$16.2m	Western Water	Scenario 3
	Flow/Brookfield	TBA		
Storm / waste water				
Sewer / Trade Waste:	Western Water	$2.5m	PB Report	Scenario 2
Drainage	MSC / Developer	$5.0m	Alluvium Report / Memo	Scenario 3
Roads				
Internal roads	MSC / Developer	$5.4m	Moorabool Shire Council	Scenario 2 and 3

Table 13 – Staged infrastructure cost estimates

Scenario	Infrastructure Required	Provider/s	Est. Capital Cost including 20% contingency	
1	Additional planning works	MSC		$0.5m
2	Gas, electricity & potable water, sewage & trade waste, roads (50%)	Ausnet[18] / Powercor / Western Water / MSC / Developer	($4.0m + $0.7m + $4.4m+ $2.5m + $2.7m) + 20%	$17.2m.
3	Class A water, stage 2 drainage, roads (50%)	TBC, MSC/Developer	($16.6m + $5m + $2.7m + 20%	$29.2m

4.11 Scenario infrastructure costs

Based on the summary infrastructure costings above, the associated costs required to activate precinct according to the scenarios outlined are as follows:

[18] Note, City Gate is the recommended solution and has been used in costing and subsequent analysis

5. Critical Success Factors

While many aspects contribute to the successful development of large industrial/ commercial business parks, there are several critical success factors that are of relevance to the success or otherwise of the precinct's development and agribusiness employment area.

5.1 Competitive positioning

The basis of this business case is that for the PEP to develop to its full potential (scenario 3), it must provide firms who locate within the precinct with a competitive advantage. The competitiveness of this site will be enhanced through the provision of high quality infrastructure, moreover, the development of transport access, particularly Western Freeway access and Class A water will provide unique advantages for PEP and therefore support greater levels of industry attraction of firms of a scale to support the employment creation opportunities outlined in this business case.

5.2 Governance

A Project Control Group and Steering Group currently exist to oversee the development of the project. The role and importance of these groups in ensuring the precinct is activated cannot be underestimated. Ensuring coordination of the preliminary planning, infrastructure and industry needs will be important to delivering the overall outcomes for the project.

5.3 Proactive marketing and branding

The market needs to be aware of the opportunity afforded at PEP, therefore the creation of a strong brand and targeted marketing of investment opportunities will be fundamental to the successful development of the site.

5.4 Securing Government support and investment

This is especially important in view of the aspirational focus regarding some development features. For example, funding support will be required to deliver key infrastructure components necessary to ensure the site becomes both 'investment ready' and competitively priced; while policy support will be necessary to enable Parwan can attract key agribusiness and potentially a R&D centre to the site and so on.

5.5 Developing the site in line with market needs

This business case contemplates a 13-year development horizon. There are inherent risks associated with size and long-term nature of the developments over this time period. Changes in market conditions, government policy positions, the local competitive landscape, technologies, and global economic conditions can all potentially impact on the site and its activation.

These factors will need to be assessed on an ongoing basis and if necessary, the development model, marketing and positioning of the precinct adjusted accordingly.

In the short term, current planning activities need to reflect the long-term nature of the development and provide the land use conditions that will enable large scale, longer term industry development to occur. The Precinct Structure Plan to be prepared for the PEP will provide a long-term development vision, land use plan and associated infrastructure delivery plan; the PSP should be cognisant of both current and projected future industry development needs.

5.6 Attracting anchor and large-scale investment

The attraction of a large anchor tenant such as a food manufacturer or hydroponics firm will provide impetus for the development as catalyst project for the attraction of supporting industry to a location.

This business case recognises that support industries and other like firms are attracted to a precinct when other firms locate or expand. Securing a major tenant or enabling major expansion (as reflected in this business case) are likely to provide a ‘step’ in the activation of the site.

6. Economic analysis

Given the scale of the precinct, its location, and the supply chains of its potential industries the economic model developed considered the Central Highlands Region, not just the Moorabool LGA. This approach provides for a wider assessment of the potential benefits than just the Moorabool Shire region and is more suitable given the regional nature of the precinct and where its impacts are most likely to be generated.

The precinct will deliver economic benefits in several important ways, as depicted in Figure 12.

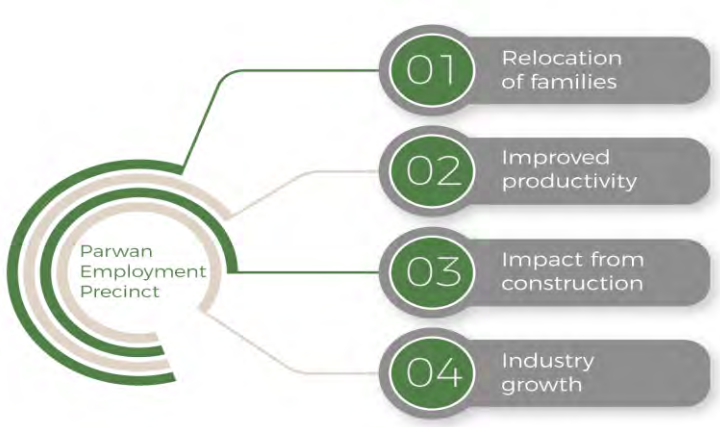


Figure 12 - Economic benefits

- The development of industries, agribusiness and the construction of the precinct will provide employment and investment opportunities for residents.
- The level of competitive advantage that accrues to firms that operate from the precinct will depend (in large parts) on the infrastructure provided. These competitiveness advantages are likely to include proximity to markets and suppliers, lowest cost and quality inputs from power, coordination, and water.
- As the precinct develops over time, other externalities such as access to qualified and experienced staff, support industries and technologies should accrue to firms located at the precinct
- The ongoing operations of the precinct contribute significantly to local economic activity.
- Continuing investment in the precinct's infrastructure and capital assets will improve local infrastructure and support the local construction industry.
- For firms operating from the precinct, its ability to draw staff to the region, is also a feature that creates economic benefit. As such the precinct will support and encourage population growth of the region some of whom are likely to be 'knowledge workers'
- The precinct will also play an essential role within the region – adding to the population base, producing output, and providing jobs and income for many members of the community.
- The precinct will provide access to high level and industry specific benefits of technical training for residents, and those from regional, rural, and more disadvantaged areas.

Many of these benefits will wash through into the local, regional, and national economies in the form of higher productivity, participation, and growth.

6.1 Model inputs

The following inputs were modelled:

1. Infrastructure costs based on information source from infrastructure providers.
2. Potential development and activation driven by consultation from existing businesses, reference from previous reports and consultation with the PCG.

3. Sequence of infrastructure development to meet the activation requirements of the precinct.
4. Value added per employee was calculated based on REMplan input / output software for the Central Highlands spatial region.
5. The long-term activation of the precinct (>15 years) was not modelled. The area set aside for the precinct is sufficiently large to accommodate greater levels of industry than have been modelled, however there remain risks as to the degree and timing of this occurring.

6.2 Results

The economic modelling under the three scenarios has been undertaken to determine the economic impact, whether the investment is warranted and the job creation outcomes from the development.

6.2.1 Value added

Figure 13 shows the annual economic value being generated once the precinct is fully developed under the scenarios (2017 $). Scenario 1 will take around 3 years to be completed, scenario 2, 9 years and scenario 3 has been modelled to take 13 years to be completed.

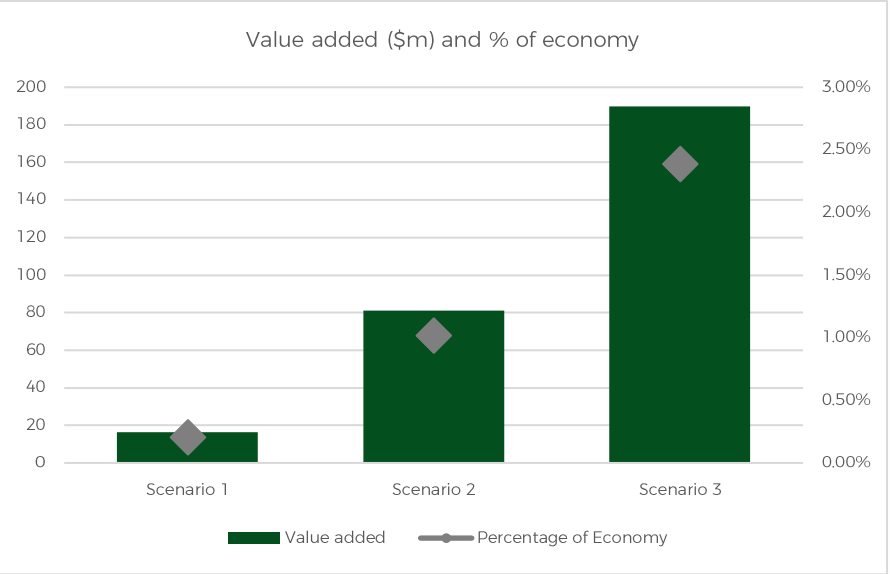


Figure 13 – Economic Value added

- The economic value added to the Central Highlands economy from the precinct being developed is $16m under the base case and increases to $186m, under scenario 3.
- When fully developed scenario 2 (year 9) represents a 1% increase in the size of the Central Highlands economy, while option 3 (year 13) a 2.4% increase.

6.2.2 Investment analysis

Investment analysis relates to the prudence of the investment decision, will the investment deliver sufficient economic returns to warrant the

investment.

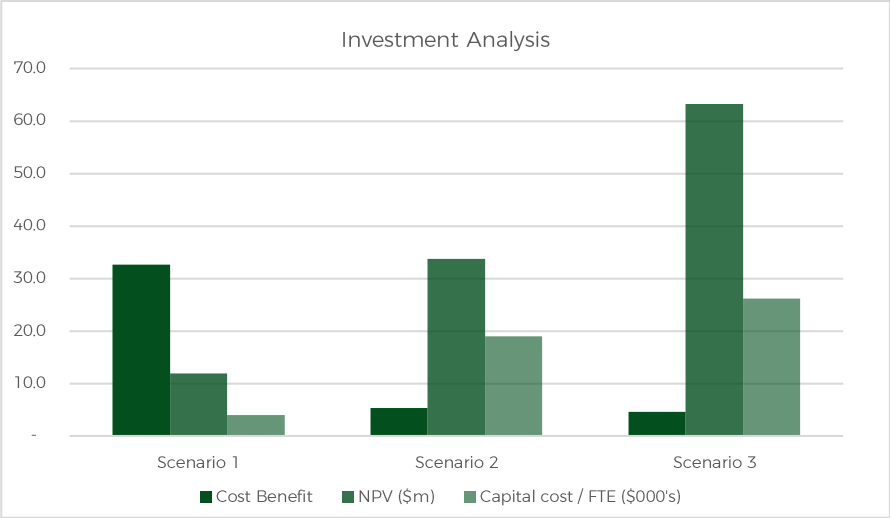


Figure 14 details the high-level investment analysis (using a 7.5% discount rate) outcomes from developing the precinct.

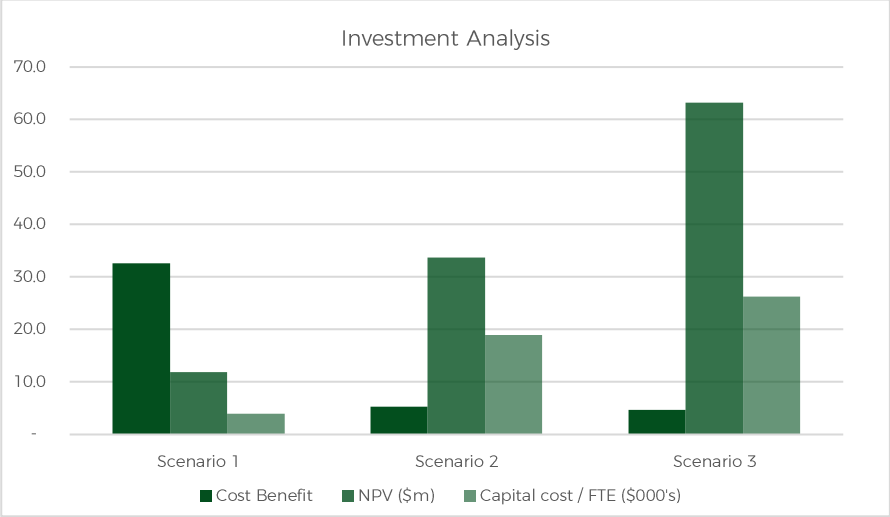


Figure 14 - Investment analysis

- Because scenario 1 involves little additional cost and the certainty (low risk) of the industry activation identified is considered high, the economic outcomes under a base case are generated off a low-cost base.
- Both scenario 2 and scenario 3 also provide positive economic returns, with BCR of 5.2 and 4,5 respectively.
- The NPV is highest under scenario 3 at $60.8m, nearly double that of the scenario 2 NPV of $32.4m.
- The investment cost in terms of job creation is $19,200 under scenarios 2 and $26,400 under scenario 3.

6.2.3 Employment outcomes

The direct employment outcomes from the precincts development are detailed in Table 14.

Table 14 – New FTE by Industry

Employees	Scenario 1	Scenario 2	Scenario 3
Intensive ag – Parwan*	70	70	70
Intensive ag – Broiler*	6	6	6
Abattoir*	-	350	350
Rendering plant*	15	15	15
Urea Plant*	-	160	160
Meat Processing*	-	50	50
Cold store*	8	8	8
Food processing	17	77	186
Utility installation	-	15	15
Hydroponics	-	-	600
Transport & freight	6	41	80
Bulk Goods & warehousing	2	12	23
Total FTEs	**124**	**805**	**1,564**
% growth across region	**0.16%**	**1.04%**	**2.02%**

* FTE linked to specific business development opportunity.

The employment outcomes do vary considerably between options. In essence, option 3 a more compelling case for locating at PEP with improved roads, less flood risk and access to Class A water. The latter is a major contributor to the precinct being able to support hydroponics and a higher standard of food processing which represents 60% of the employment on the site under scenario 3.

Scenario 3 creates 1,564 FTE positions by year 13, or around 2% of the current Central Highlands workforce.

We would note the strong levels of demand for growth and relocation identified during the consultations. Around 659 of the 805 FTES created under scenario 2 can be linked to specific business development opportunities (Table 14). This is not to accept that all these opportunities will come to fruition, however it does point to underlying demand for industry development in the precinct.

6.2.4 Demand analysis and risk

The scenarios do contain some demand risks, particularly scenario 3 which is not expected to be fully activated until year 13 and is dependent on growth in the hydroponic industries. To determine the potential impact these risks, have on scenario 3, the activation arising from the hydroponics industry demand has been modelled at 25% and 50% of the basecsase. The results are as follows:

Table 15 Demand risk analysis

	Basecase	50%	25%
Value added ($m, 2017 once developed)	187.2	141.7	118.9
Growth in economy (%, 2017)	2.39%	1.82%	1.53%
Cost Benefit	4.6	3.5	2.9
NPV ($m)	60.8	39.9	39.6
Capital cost / FTE ($000's)	26.4	35.1	40.3
Additional cost / FTE (000's)	29.3	47.8	66.4
FTEs	1,564	1,242	1,082
Growth in employment (%, 2017)	2.0%	1.6%	1.4%
Additional jobs	883	562	402

While the economic outcomes are not as strong as under the basecase, even if hydroponic industry demand is 25% of this level, the economic outcomes remain positive with BCR falling to 2.96 and NPV $32m at 25% of forecast demand.

6.2.5 Summary

The economic data from each scenario is summarised in Table 16.

Table 16 – Scenario analysis summary

	Scenario 1	Scenario 2	Scenario 3
Investment period	Yr 1	Yr 1 - 3	Yr 1 - 6
Fully Developed	Yr 3	Yr 9	Yr 13
Value added ($m, 2017 once developed)	16.3	79.6	187.2
Growth in economy (%, 2017)	0.21%	1.02%	2.39%
Cost Benefit	32.7	5.2	4.5
NPV ($m)	11.93	32.4	60.6
Capital cost / FTE ($000's)	4.0	19.2	26.4
Additional cost / FTE (000's)		22.6	29.3
FTEs	124	805	1,564
Growth in employment (%, 2017)	0.16%	1.04%	2.02%
Additional jobs		680	883
Capital investment ($m)	0.5	17.7	46.9
Additional investment ($m)		16.6	29.2

6.2.6 Other economic benefits

There are a range of broader economic benefits that would deliver positive economic benefits to the region that would stem from the precinct but have not been included in the economic model. These benefits are sufficiently well recognised in the economic literature as to warrant noting:

- Increased economic mass or density arising from the concentration of economic activities leads to wider economic benefits such as increased innovation within an economy, and from this can lead to increased productivity, which ultimately increases the standard of living of residents within the region.
- Act to attract people to the region, which lifts economic growth as well as increasing the stock of local and regional knowledge, particularly if those attracted to the region are knowledge-based workers, which also acts to increase levels of economic growth.
- Increasing the efficiency of existing infrastructure use (which lowers per use costs) as greater numbers of people use existing infrastructures.
- Increasing the density of networks tends to increase their effectiveness and efficiency which leads to improved economic outcomes.
- Likely increases in land values arising from increased demand for housing driven by employment needs on the precinct.

6.2.7 Long term economic outcomes, wider economic benefits

Attempting to predict the long term and wider economic outcomes from a project of this nature is difficult and outside the scope of this report. However, it is worth noting that the modelling is positive, it is conservative. The modelling does not build out the precinct above what has been developed in the background reports and prior works, yet the precinct is of sufficient size that additional economic activities could be accommodated on the site. The proposed infrastructure investment will accommodate the needs of firms identified under the scenarios but could be leveraged to support other users.

6.3 Conclusion – economic analysis

While there are some risks associated with scenario 3, which are considered in further detail, the economic results indicate that the precinct should proceed and that scenario 3 is the option that will produce the best outcomes with the highest NPV and greatest employment outcome, and therefore the most significant increase in economic growth for the Central Highlands region.

Even under a 25% activation level, this scenario represents the strongest economic outcomes.

7. Risk analysis

The following risk analysis has been undertaken in relation to this project:

Table 17 – Risk Analysis

Nature of risk	Inherent risk status	Mitigation techniques & strategy	Residual risk status
Change in key personnel at stakeholders	Med	• Governance model provides for multiple party interest at advisory level to reduce these risks	Med
Securing commercial tenants / identified opportunities in expected timeframes	Med - High	• Series of near-term opportunities have been identified and assessed and included in scenarios • Communication and discussions have commenced with some stakeholders • Commence marketing and activation activities immediately • Develop prospectus and associated marketing materials • Introduction of Class A water provides competitiveness benefits for the precinct • Long term risks reduced as Melbourne developing with land likely to become increasingly constrained • Natural gas identified as priority and supports hydroponics businesses • City Gate Gas solution can be scaled to meet new entrants • Western Highway access options under consideration – completion of this will reduce activation risks as removes major constraint	Med- Low
Construction and project time delays arising due to issues pertaining to development	Med - High	• Major risks identified include flood overlays and potential cultural heritage • Expectations that resolving issues should occur while construction is further planned • Accepted processes to manage these risks - but potential time exposures • Manage through governance group and MSC as priority • Budget allocation of $0.5m provided to facilitate	Med
Construction costs exceed budget / funding envelope and timeframes, adding financial risks to the project	Med - High	• Included 20% contingency with all costs • Managed through procurement processes, such as working with Brookfield to develop solutions covering multiple utilities • Costing completed to perimeter of private land • Concentration of firms in specific areas of the precinct will reduce costs • Much of the infrastructure needs to be developed by 3rd parties who MSC cannot directly control • Providers generally engaged with the project • Funding envelope less likely to be exceeded, but allocations within the envelope may need reallocation	Med - Low

Nature of risk	Inherent risk status	Mitigation techniques & strategy	Residual risk status
No or limited co-investment from land owners	Med	• Governance role includes consultation and engagement to ensure communication and transparency • General understanding that investment will be required amongst landowners • Costing up until perimeter of land (private component from nearest entry to facility) • Concentration of firms in specific areas of the precinct will reduce costs • If infrastructure delivers competitive advantages, market will invest • Appropriate commercial relationships developed and maintained and managed with landholders by MSC and other PCG members • City Gate Gas solution recommended which aligns more closely to land owner requirements than alternatives	Med - Low
Governance risks	Med - High	• Some governance and activation concerns with multiple parties and relative inexperience of MSC working with developments of this scale and complexity • Recruitment of skilled personnel necessary • Project plan developed, and infrastructure requirements are clearly identified • Ensuring continuity of PCG and governance framework	Med

8. Implementation and recommendations

This section considers the actions that will be needed to successfully establish PEP.

8.1 Drainage, trade waste and sewerage investigations

The business case has identified that the uncertainty as to the sites drainage has not been resolved. This should be addressed as a priority. At present the business case has a stage 1 cost for this of $2.5m (plus 20% contingency), and a provision for an additional $5m (plus 20% contingency) for this work to be completed. The extent and costs to address this issue remains uncertain. A resolution is needed to clarify this issue and add greater certainty to the business case. The future planning for the PEP, likely through a Precinct Structure Plan process, should include these elements in infrastructure planning and costing for the precinct.

8.2 Roads improvement

The internal road improvement and development planning has not been undertaken, other than at a high level. This business case has developed spatial models to represent where industry can be located within the precinct. These locations are consistent with planning work that is concurrently being undertaken on the site.

The spatial representations of firm location provide the basis for:

- More detailed analysis to be undertaken on the internal roads network and for this to be more formally costed, adding further certainty to the business case.
- Consideration of sequencing of roads development, which may allow for some of the current cost allocation ($3.3m plus 20% contingency) to be deferred.
- The future planning for the PEP, likely through a Precinct Structure Plan process, should include these elements in infrastructure planning and costing for the precinct. Reduction in gas and power infrastructure

These provisions are in addition to the roads that will be paid for by proponents under C73, s176 agreements.

8.3 Gas and Electricity Options

The business case has identified alternative solutions for gas, and potentially electricity to the site. For example, gas costs range from $2m to $5m, with a $4m (plus 20% contingencies) cost being allocated in the business case for gas works and infrastructures, which is the estimated costs associated with the City Gate options.

Working closely with Brookfield, who have provided an indicative $2m for gas works may result in a reduction of scenario 2 costs by $2m, however this option does carry higher levels of risk relating to the certainty of costs of supply as only one retailer can supply gas under this option.

Given some of the uncertainties surrounding the timing of activation, therefore use of gas, the concerns some industry has expressed about retail pricing and longer-term demand requirements it is recommended that the City Gate gas option is adopted.

While this option is $2m more than the other options, it presents as an overall lower risk option, particularly around supporting lower operating costs to firms operating out of the precinct and the positive impact this option, compared to the alternatives, is likely to have on the willingness of local land owners to co-invest.

In addition, there remains uncertainty as to the final electricity infrastructure costs, which we have provided for at $700k (plus 20% contingency). It is difficult to provide the necessary detail Powercor require for equipment installations not yet designed or specified. To overcome

this uncertainty, Powercor should be engaged as a precinct partner and a preferred longer-term power solution be developed.

$0.5 million of funds have been estimated for further planning works in relation to the site; some of these funds could be allocated to these works.

We note that Brookfield have advised they are prepared to provide quotations on a power solution once in receipt of Powercor's estimated infrastructure costs.

Similarly, should the Latrobe Fertiliser project become a reality, further precinct power and gas options may become available using renewable sources.

8.4 Class A water supply

Access to Class A water is considered a major contributor to the precinct being able to support hydroponics and a higher standard of food processing, which represent 60% of the employment on the site under scenario 3. We would recommend that the option to provide Class A water as alternative to Class C water be further investigated to support the activation of the precinct with higher employment outcomes over the medium to long term.

8.5 Sequenced development

This business case identifies 3 development scenarios and matches the economic and employment outcomes that arise from them to specific infrastructure requirements. The 3 scenarios should not be read as being mutually exclusive. A holistic and longer-term approach to the sites activation and development should be adopted which sees sequenced development following the scenarios developed in the business case.

There is a clear sequence of projects that should be pursued to develop the site that broadly follow the scenarios. The following project sequence is recommended

Table 18 – Sequenced development model

Stage	Timeframe	Infrastructure	$m	Comment
1 - Basecase	1 – 3 years	Planning	0.5	Industry support critical activity
2A – Scenario 2	2 – 3 years	Gas ($4m), electricity ($0.7m) + 20% contingency	5.6	Supports immediate employment opportunities
2B – Scenario 2	Year 3 - 4	Roads	3.3	50% of roads developed to sequence to industry needs (after gas, power before full scenario 2 investment completed)
2C – Scenario 2	4 – 6 years	Potable water, sewage, trade waste	8.3	Remainder of scenario 2 development completed Platform for scenario 3 investment
3 – Scenario 3	6 – 9 years, depending on link road development	Class A water, drainage, additional roads and power	29.2	Assess demand needs at this time Uncertainty on drainage needs resolution Do not complete until link road situation finalised and agreed

This approach better matches infrastructure costs to likely development and associated economic and employment outcomes. Moreover, it allows a reassessment, in around 5 years of the need for Class A water and the likely activation effects this will have.

8.6 Private sector co-investment

Ideally there would be commitments from private sector operators to directly co-fund some of the infrastructure expenditures. While the commitment from existing operators to make direct commitments along these lines is not guaranteed, there is a general understanding that

funding of the infrastructure from the 'mainline or trunk', to the specific factory / use location is a private sector investment.

The challenge with all infrastructure investment of this sort is that the returns are generated over long periods of time and capital costs needed to be invested to deliver these long-term returns needs to be financed. Moreover, if private firms make contributions to 'trunk or mainline' infrastructures they are effectively financing later market entrants who can access the infrastructure without having to make this contribution. This reduces the returns to the initial investors and can jeopardise the investments being made.

To encourage private sector investment, a program of incentives for private investment should be considered.

An alternative, but not mutually exclusive solution would be financing through Government and to endeavour to recoup some of the investment, over time, through some form of development contribution which could be confirmed at the Precinct Structure Plan stage. The 'zones' identified in the Land Use Framework (

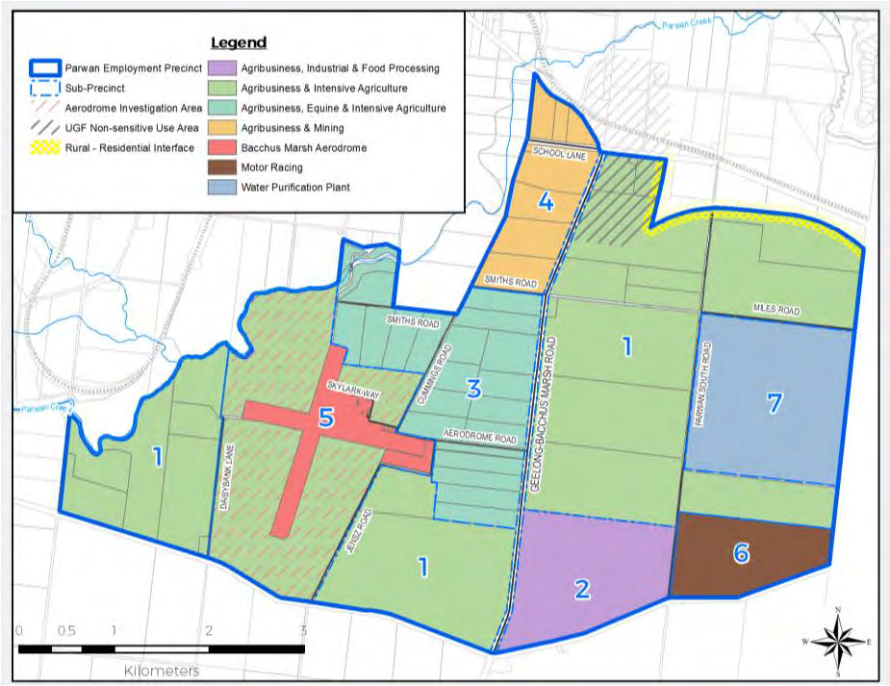


Figure 7) provides a basis for the development of such a scheme that would allow alternative contributions to be sought from firms located within the precinct based on the expected benefit they receive from use of the infrastructure, ie: different rates of contribution could be applied to different zones.

There is likely to be an increase in the underlying land value arising from the proximity of the land to increased population, improved road access and the establishment of the infrastructure which will, over time, increase land taxes and rates. Increased employment, of the scale contemplated by this business case will increase payroll taxes.

It would be a worthwhile analysis of the likely impacts of the increased revenues that would arise from the activation of the precinct so that both

the investment and direct revenues associated with the project can be ascertained.

8.7 Positioning

The business case has identified the importance of providing a competitive basis for the site which acts as the attractor to firms to locate at the site. The success of the precinct will be defined by its attractiveness to firms wishing to invest. The business case, and preliminary materials identified the site as being best positioned as an agricultural precinct, supporting agricultural and food related industries. This provides for a clear positioning and basis for attracting firms operating in these industries. The sites wide ranging potential from larger to smaller investors and its focus on agricultural industry should be emphasised.

It is recommended that the following are undertaken to support the positioning of the precinct:

- **Visioning** – Create a strong vision for the precinct, aligned to the positioning of the precinct (agricultural industries), which encapsulates the importance of its role in supporting the regions long-term economic development, industry transition, employment growth and sustainability.
- **Uniqueness of the precinct** – Highlight to investors what makes the precinct site unique from other local and regional sites, including assets such as the airport, its road connections to Adelaide, Melbourne, Air, and Sea Ports, Geelong, and the surrounding agricultural land.
- **Branding** - Develop a brand that captures the essence of what the PEP site aims to be, and promote this in terminology/slogan, design, symbol, and other feature that distinguishes the site from competitors.

8.8 Marketing

Once the precinct is fully planned it will be important for the site to be aggressively marketed to capture investment opportunities. This is especially important in an environment where competition is strong for industrial investment. The main competing industrial regions are western Melbourne and other regional Victorian locations such as Ballarat, with the new BWEZ site offering similar competitive advantages as PEP, Geelong, and Bendigo.

Marketing must be clearly focused on:

- The specific advantages of the precinct as an investment opportunity (road transport links, cost competitiveness, land characteristics, access to suppliers).
- The competitive advantages of Bacchus Marsh as a business location (proximity to Melbourne, transport linkages, manufacturing base, diverse workforce, liveability).
- Long term land values.
- Future development prospects with access to the Western Freeway being of critical importance (and economic value).

A well-considered marketing and activation strategy should be developed to support these efforts.

In terms of activation, this business case has identified that a significant investment is likely to occur on the site in the short term, and with appropriate supported infrastructure development, additional expansion could also occur. These activations provide an opportunity to market the precinct and its development to potential investors.

8.9 Partnering

It will be critical for the Moorabool Shire Council to consolidate existing partnerships and develop new partnerships to leverage required infrastructure, funding, research capacity and private sector investment. The following relationships will be important, but this list is by no means exhaustive:

- Regional Development Victoria
- Regional Development Australia
- Industry representation such as AIG, VECCI
- Property Industry
- Local training and skills providers such as Federation University
- Existing landholders
- Victorian Planning Authority
- Major infrastructure providers, such as Powercor, Western Water, VicRoads, AusNet, APA GasNet and Brookfield

8.10 Funding

The development of the precinct will require a significant amount of external funding to make the site 'investment ready' for potential tenants, Funding assistance is likely to be required for the following:

- Road infrastructure
- Drainage / trade waste / sewage
- Renewable energy/green technologies (bioenergy, solar energy, recycled water etc)
- Skills training
- Class A water.

Key funding sources are likely to be from:

- Regional Development Victoria
- Building Stronger Regions Fund (Federal)
- AusIndustry - Precincts funding
- Private sector and existing land owners
- Development contributions.

9. Reference Documents

Agribusiness Analysis Proposed Parwan Employment Precinct, CBRE

Bacchus Marsh Agricultural Assessment (draft), RMCG

Bacchus Marsh Integrated Water Management Plan, Western Water

Bacchus Marsh District Urban Growth Framework, VPA

Central Highlands Regional Growth Plan, DELWP

Panel Report - Moorabool Planning Scheme Amendment C76, DELWP

Parwan Servicing Plan, Parsons Brinckerhoff

Moorabool Agribusiness Industrial Area - Servicing and Development Contributions Report for L & G Failli, Urban Design

Moorabool Shire Economic Development Strategy, Geografia.

APPENDIX A – CONSULTATION LIST

Key Stakeholder	Site address	Connection with PEP
Graeme Spargo Transport	4300 Geelong – Bacchus Marsh Road	Existing PEP business
Parwan Valley Mushrooms	535 Aerodrome Road	Existing PEP business
Westside Meats	Geelong – Bacchus Marsh Road	Land owner, Existing business
Genetics Australia	4104 Geelong – Bacchus Marsh Road	Existing PEP business
B. Stankovic	South Parwan Road	Existing PEP business
Calleja Group	Cummings Road	Land owner
J. & H. Sutton	90 Parwan – Exford Road	Land owner
Wong Pty Ltd & Wim Corporation Pty Ltd	199 Glenmore Road	Land owner
L. & G. Holloway	5 Smiths Road	Land owner
G. & J. Smith	229 Smiths Road	Land owner
F. Cauchi	365 Cummins Road	Land owner
Don Watson Transport	1 Vallence Road	Transport business in close proximity
Farm 88		Interested business
Latrobe Fertilizers		Interested business
Western Water		Service provider
Powercor		Service provider
AusNet		Service provider
Brookfield		Service provider
APA GasNet		Service provider
VicRoads		Service provider

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11.2.2 Amendment C79 – Bacchus Marsh Housing Strategy

Introduction

Author: Geoff Alexander
General Manager: Satwinder Sandhu

This report considers the outcome of the Planning Panels Victoria (the Panel) Hearing held for Amendment C79 in May and June, 2018 and provides a recommendation for Council to adopt the amendment in the form recommended by the Panel and forward the amendment to the Minister for Planning for approval.

Background

Amendment C79 is a Council initiated amendment designed to implement the adopted Council strategy *Housing Bacchus Marsh to 2041* (the housing strategy). It affects the existing residential zoned areas of Bacchus Marsh (including Darley and Maddingley). The amendment nominates areas for minimal, natural or increased growth depending on an assessment in relation to the land. The amendment promotes good design that is specific to 32 mapped preferred neighbourhood character precincts.

The amendment was exhibited for a period of six (6) weeks in November and December, 2017 and submissions were received including 15 objections. The submissions were considered by Council on 28 March, 2018 at the Special Meeting of Council. As changes were only made to address one submission which was partially supported, Council resolved to appoint an independent Panel to hear from all parties to the amendment.

A Panel hearing was held in Bacchus Marsh on May 28, 29 and 14 June, 2018. The Panel heard from a total of six (6) parties to the hearing including Moorabool Shire. The Panel delivered its report on 13 July, 2018. The report is provided as **Attachment 11.2.2a** to this report.

The Panel considered all submissions to the amendment. The Panel's report was generally supportive of Council's position, whilst recommending a number of minor changes which were based on submissions and a general critique of the amendment. The Panel's report states in the executive summary that:

"Moorabool Shire Council and its consultants have completed extensive research and are to be congratulated on the vision and the strategic direction sought to be advanced via its Housing Strategy – "Housing Bacchus Marsh to 2041.

The Housing Strategy and its translation into the Moorabool Planning Scheme achieves a reasonable balance of facilitating medium density residential growth opportunities in locations well serviced by public transport and other facilities and services, whilst recognising the significant neighbourhood character elements and other factors that warrant greater protection".

Amendment C79 was heard by the Panel at the same time as Amendment C81 Bacchus Marsh Urban Growth Framework. The Panel Report for C81

has not yet been received by Council is not due until mid-August 2018. The C79 Panel Report was received early as the Panel hearing was relatively straightforward, with limited issues for the Panel to consider.

Due to the impending State Government elections, it is important that Council consider these amendments at the earliest opportunity, to ensure adequate time for the amendments to be submitted to the Department of Environment, Land, Water and Planning (DELWP) and the Minister for Planning for approval. The current State Government will enter a caretaker period on the 30 October 2018 and will be unable to approve amendments after this date.

Subject to the nature of the Panel's recommendations, and the extent of changes and/or further work required, Officers will seek to take Amendment C81 to the first available Council Meeting.

Changes Recommended by Planning Panel

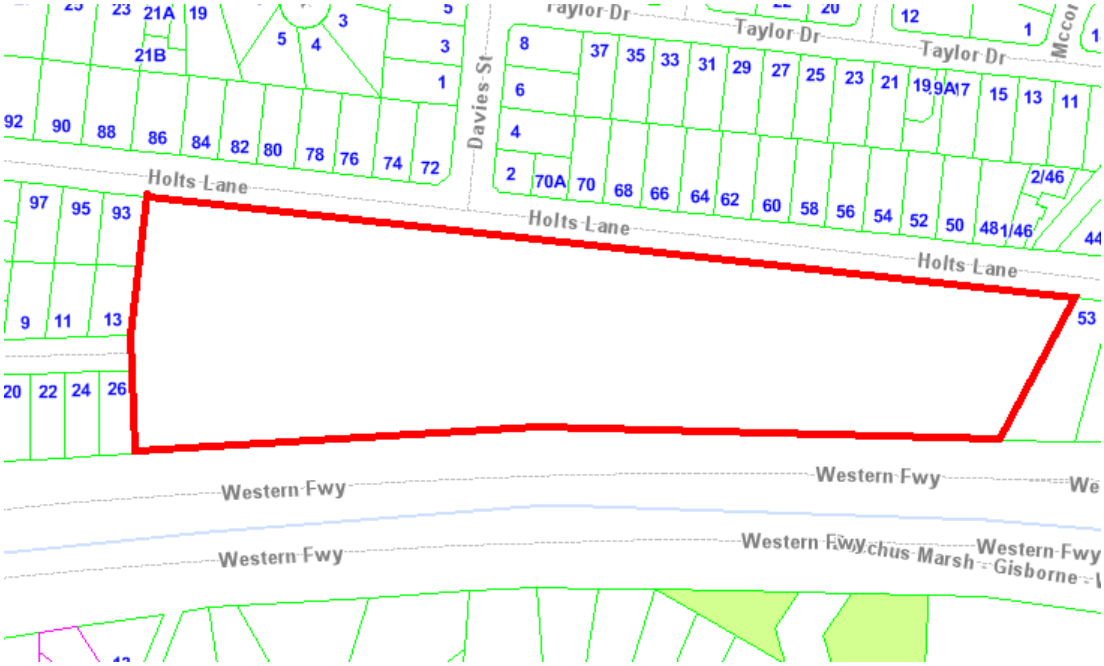
The Panel considered the amendment and submissions in detail and made number of minor changes. All changes, together with officer discussion providing context are provided in Table 1 below. It is recommended that all of the Panel's changes are adopted.

Table 1:

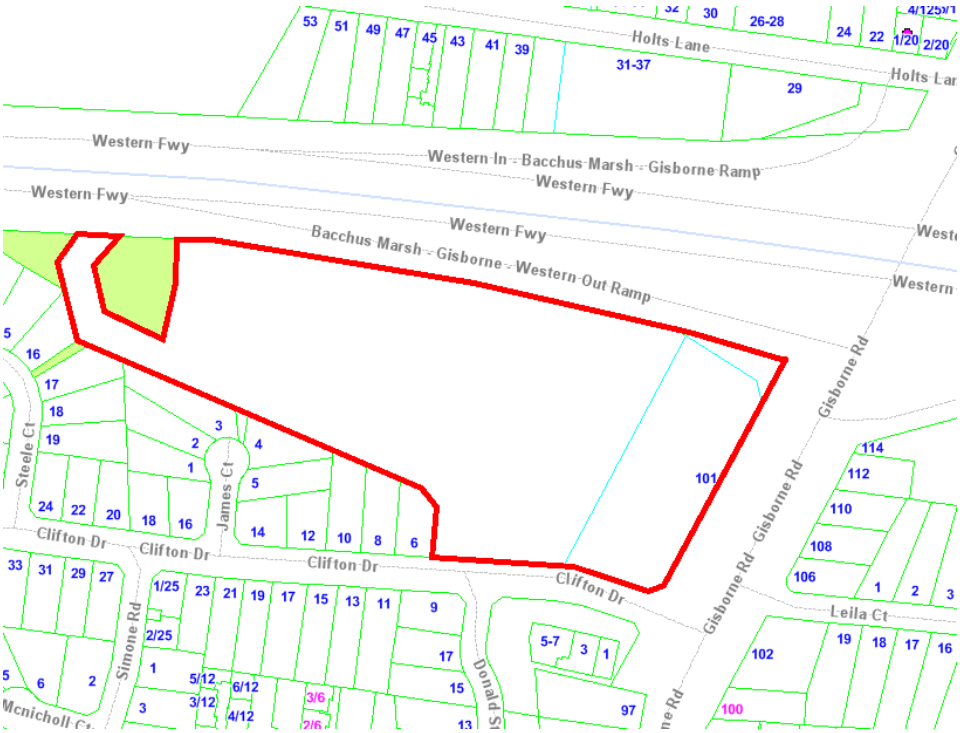
Panel Recommended Change	Officer Advice on Panel Recommendation	Officer Discussion
1. Amend "*Housing Bacchus Marsh to 2041*", to: **a) show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11 on Figure 9 – Settlement Framework Plan.** **b) show Lot C Holts Lane, Darley within the Increased Residential Growth Area on the Neighbourhood Character Brochure for Precinct 11 in Annexure 4.** **c) show 101 Gisborne Road within the Increased Residential Growth Area in Precinct 15 on Figure 9 -**	**Support**	Lot C relates to the site shown at **Map 1** which is on the border between the natural and increased residential growth precinct. Due to the size of the site, its location on the boundary of increased and natural growth and the ability of the site to create its own neighbourhood character its inclusion is considered reasonable. A settlement type was not initially provided for 101 Gisborne Road within the Housing Strategy, because at the time of preparation of the strategy the site was proposed for rezoning to the Commercial 2 Zone as a part of Amendment C71. Later, Amendment C71 was abandoned and the site remained residential but the strategy was not updated to reflect the change in circumstances. The Panel have recommended a settlement type where the strategy was silent. This is a large site with the potential to create its own neighbourhood character. The site also has good access to services

Settlement Framework Plan. **d) show 101 Gisborne Road within the Increased Residential Growth Area on the Neighbourhood Character Brochure for Precinct 15 in Annexure 4.**		at the nearby Darley Plaza and the Panel's recommendation is considered reasonable. The site is shown at **Map 2** to this report below.

Map 1 – "Lot C" situated on Holts Lane Darley



Map 2 – 101 Gisborne Road Bacchus Marsh



Panel Recommended Change	Officer Advice on Panel Recommendation	Officer Discussion
2. a) delete the second dot point under the heading 'Strategies' that states "*Ensure at least 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan*".	**Support**	This dot point is not necessary as Clause 11.02-1 (supply of urban land) already provides direction on providing a 15 year supply of land.
3. Amend the Residential Settlement Framework Plan at Clause 21.07 to: **a) show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11** **b) to show 101 Gisborne Road within the**	**Support**	This is required to ensure consistency with recommendation 1, as the Settlement Framework Plan corresponds to the Housing Strategy.

Panel Recommended Change	Officer Advice on Panel Recommendation	Officer Discussion
Increased Residential Growth Area in Precinct 15.		
4. Amend Clause 21.07-2 to: **a) delete the seventh dot point under the heading 'Strategies' that states "*Retain the intrinsic character elements of Bacchus Marsh and surrounds".***	**Support**	The reference to "intrinsic character elements" is a relatively vague statement as it does not clarify what the character elements are.
5. Amend Clause 21.07-6 to: **a) delete the first dot point under the heading 'Strategies' that states "*Ensure that new development is consistent with any relevant Council adopted Urban Design Framework, Urban Design Guidelines or Gateways Strategy*".** **b) to vary the first dot point under the heading 'Policy guidelines' to read "*Housing Bacchus Marsh to 2041 (*Mesh Pty Ltd, 2016)."**	**Support**	The Panel was concerned that this statement references strategies that are not incorporated documents and have not yet been finalised. This would delete the reference to neighbourhood character brochures, which are already a part of the Strategy and therefore do not need to be referred to separately.
6. Amend Clause 2 in Schedule 2 to Clause 32.08 General Residential Zone to:	**Support**	

Panel Recommended Change	Officer Advice on Panel Recommendation	Officer Discussion
a) insert the word "*No*" in response to the question "*Is a permit required to construct or extend one dwelling on a lot between 300 and 500 square metres?"*		The word "No" was accidentally omitted from the exhibited version. There is no specific reason to require a permit for individual dwellings on lots between 300 and 500 square metres in size and doing so would significantly raise the number of planning permit applications which would be resource intensive for Council officers.
7. Amend planning scheme Maps 34 and 35 to: **a) show Lot C Holts Lane, Darley within the General Residential Zone Schedule 3**	**Support**	This corresponds to the change at 1 as areas deemed for "increased residential growth" corresponds to the GRZ3.
8. Amend planning scheme Map 35 to: **a) show 101 Gisborne Road within the General Residential Zone Schedule 3**	**Support**	This recommendation corresponds to recommendation 1 as areas identified for "increased residential growth" correspond to a zoning of GRZ3 in the amendment and strategy. The portion of the site zoned Public Use Zone 1 (for an irrigation channel) cannot be developed and will remain as is.
9. Amend the final form of all Amendment documentation to ensure consistency with recently	**Support**	A number of amendments have been approved since the exhibition of C79. The amendment documentation needs to be updated to conform to the latest Planning Scheme

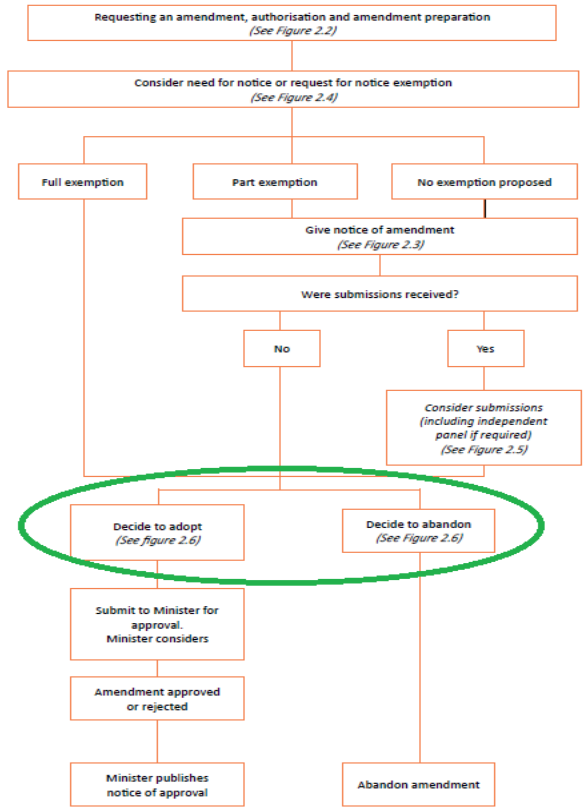
Panel Recommended Change	Officer Advice on Panel Recommendation	Officer Discussion
approved planning scheme amendments including Amendments C76, C78, and C89 and any relevant consequential changes resulting from the finalisation of Amendment C81.		templates which have been updated as a result of these amendments.

Stage in the Amendment Process

The flow chart below is from the DELWP guide "Using Victoria's Planning System 2015" and as notated, depicts the progression of the amendment in terms of the amendment approval process (circled in green).

Should Council decide to adopt the amendment the next stage would be to forward the amendment to the Minister for Planning for approval.

Figure 2.1: Outline of the planning scheme amendment process



Proposal

It is proposed to adopt Amendment C79 in the form recommended by the Panel (shown at **Attachment 11.2.2b** to this report) and forward to the Minister for Planning for approval. It is proposed to endorse the changes recommended by the Panel for *Housing Bacchus Marsh to 2041.*

In addition, as a minor housekeeping matter it is proposed to delete the schedule to the Low Density Residential Zone (LDRZ). This is currently an empty schedule in the Moorabool Planning Scheme and there is no benefit in retaining it. As Amendment C79 proposes the introduction of the Low Density Residential Zone Schedule 1 (LDRZ1), it is considered that deleting the empty LDRZ schedule will eliminate confusion between these schedules. This is not considered to require any further community engagement..

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 3: Stimulating Economic Development.

Context 3A: Land Use Planning.

Key Result Area	Enhanced Infrastructure and Natural and Built Environment.
Objective	Effective and integrated strategic planning in place to create sustainable communities.
Strategy	Development of Urban and Rural Growth Strategies in conjunction with other related plans. The Amendment reflects a part of the implementation phase of a key Urban Growth Strategy.

The proposal is consistent with the Council Plan 2017 – 2021.

Financial Implications

The continued processing of the amendment has being undertaken in-house by Council and therefore generated only limited costs to date.

Costs for the amendment progressing hereafter (including officer time) are likely to be minimal as all substantive work has been now completed.

Risk & Occupational Health & Safety Issues

There are no identified risks associated with the amendment.

Community Engagement Strategy

Implementation of the amendment has included statutory notification processes including a mail out to all households in Bacchus Marsh. That notification period ran for six (6) weeks, not the mandated minimum of four (4) weeks. In addition officers held four drop in sessions/information nights at the library (combined with amendment C81) which attracted approximately 150 attendees.

Those who lodged a submission from the exhibition process later had the opportunity to present their case at the Panel hearings in late May and June 2018.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Satwinder Sandhu
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Geoff Alexander
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

Amendment C79 is a key component of Moorabool 2041. It seeks to implement Council's adopted housing strategy and provides a substantial update to the Moorabool Planning Scheme relating to neighbourhood character and housing growth in the existing areas of Bacchus Marsh.

Having been through a rigorous Panel and exhibition process involving direct notification to over 11,000 households in Bacchus Marsh and surrounds, it is now appropriate to adopt the amendment in the modified form recommended by the Panel. As the amendment is based on the adopted Council Strategy "Housing Bacchus Marsh to 2041" the Panel have also put forward corresponding minor changes to the strategy which are simultaneously proposed for endorsement.

Recommendation:

That Council:

1. **Pursuant to Section 29 of the *Planning and Environment Act* 1987, adopt Amendment C79 in the form provided at Attachment 2.**

2. **Pursuant to Section 31 of the *Planning and Environment Act 1987*, submit the adopted amendment, together with the prescribed information, to the Minister for Planning for approval.**

3. **Endorse the changes to "Housing Bacchus Marsh to 2041" recommended by the Planning Panel to Amendment C79 and described in this report.**

4. **Delete the Schedule to the Low Density Residential Zone as a part of Amendment C79.**

Report Authorisation

Authorised by:
Name: Satwinder Sandhu
Title: General Manager Growth and Development
Date: Thursday, 19 July 2018

Attachment - Item 11.2.2a

Planning and Environment Act 1987

Panel Report

Moorabool Planning Scheme Amendment C79

Bacchus Marsh Housing Strategy and Settlement Framework Implementation

13 July 2018

VICTORIA State Government | Planning Panels Victoria

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Moorabool Planning Scheme Amendment C79

Bacchus Marsh Housing Strategy and Settlement Framework Implementation

13 July 2018

William O'Neil, Chair

John Roney, Member

Contents

Page

1 Introduction 1

1.1 The Amendment 1
1.2 Procedural issues 3
1.3 Background to the proposal 3
1.4 Summary of issues raised in submissions 5
1.5 Issues dealt with in this Report 6

2 Planning context 7

2.1 Policy framework 7
2.2 Planning scheme provisions 13
2.3 Ministerial Directions 14
2.4 Conclusion 14

3 Proposed Increased Residential Growth Areas 15

3.1 The issue 15
3.2 Submissions 15
3.3 Discussion 21
3.4 Conclusions 21

4 Proposed Minimal Residential Growth Areas 22

4.1 The issue 22
4.2 Submissions 22
4.3 Discussion 23
4.4 Conclusions 23

5 Site specific issues 24

5.1 Lot A and C Holts Lane, Darley 24
5.2 101 Gisborne Road, Bacchus Marsh 26
5.3 Durham Street, Darley 28
5.4 Underbank Estate 30
5.5 126-128 Holts Lane, Darley 32

6 Clause 21 37

6.1 The issue 37
6.2 Submissions 37
6.3 Discussion 38
6.4 Conclusions 39
6.5 Recommendations 39

7 Drafting issues 40

7.1 The issue 40
7.2 Submissions 40
7.3 Discussion 41

7.4 Conclusions..... 41
7.5 Recommendations..... 42

Appendix A Submitters to the Amendment

Appendix B Parties to the Panel Hearing

Appendix C Document list

List of Figures

Page

Figure 1 Map of Bacchus Marsh showing the location of the zones proposed to be applied as shown in the exhibited Amendment..... 2

List of Abbreviations

CHRGP	Central Highlands Regional Growth Plan
GRZ	General Residential Zone
GRZ2	General Residential Zone (Schedule 2)
GRZ3	General Residential Zone (Schedule 3)
LDRZ	Low Density Residential Zone
MSS	Municipal Strategic Statement
NRZ	Neighbourhood Residential Zone
NRZ3	Neighbourhood Residential Zone (Schedule 3)
RGZ	Residential Growth Zone

Overview

Amendment summary	
The Amendment	Moorabool Planning Scheme Amendment C79
Common name	Bacchus Marsh Housing Strategy and Settlement Framework Implementation
Brief description	The Amendment seeks to implement the findings of the Bacchus Marsh Housing Strategy (*Housing Bacchus Marsh to 2041*). It makes changes to the Municipal Strategic Statement and introduces and amends the suite of Residential zones and schedules that apply across the established residential areas of Bacchus Marsh
Subject land	The Amendment affects residential zoned land within the existing urban settlement boundary of Bacchus Marsh, including the urban areas of Darley and Maddingley
Planning Authority	Moorabool Shire Council
Authorisation	Authorisation was granted on 24 July 2017
Exhibition	The Amendment was exhibited between 2 November and 15 December 2017
Submissions	25 submissions were considered by the Panel, including one late submission. 16 submissions were objections to the Amendment. A number of submissions referred to Amendment C79 and Amendment C81 as both of these Amendments were exhibited concurrently. The Panel considered all submissions relevant to Amendment C79. A list of submitters is provided in Appendix A of this Report

Panel process	
The Panel	William O'Neil (Chairperson) John Roney (Member)
Directions Hearing	A Directions Hearing was held at Bacchus Marsh on 30 April 2018
Panel Hearing	The Panel Hearing was held at Bacchus Marsh on 28 and 29 May and 14 June 2018
Site inspections	An accompanied site inspection occurred on 24 May 2018 and unaccompanied site inspections occurred before and after each day of the Hearing
Appearances	A list of submitters that appeared at the Hearing is provided in Appendix B of this Report
Citation	Moorabool PSA C79 [2018] PPV
Date of this Report	13 July 2018

Executive summary

(i) Summary

Moorabool Planning Scheme Amendment C79 (the Amendment) affects residential zoned land within the existing urban settlement boundary of Bacchus Marsh, including the urban areas of Darley, Maddingley and Pentland Hills. The Amendment implements the findings of the Bacchus Marsh Housing Strategy (Housing Bacchus Marsh to 2041, 2016). The strategy sets the direction for residential development within Bacchus Marsh to 2041 with specific directions in regards to neighbourhood character, housing supply and demand, housing diversity and affordability. The strategy also sets out a residential settlement framework for Bacchus Marsh to ensure appropriate residential development is directed to appropriate locations.

Key issues raised in submissions are outlined in Chapter 1.4. By way of summary submissions can be categorised as follows:

- Concern regarding zone selection and precinct boundaries.
- Concern that some of the proposed development controls are too restrictive and do not facilitate enough development.
- Concern that some areas of Bacchus Marsh warrant more protection from inappropriate development.
- Objection to the inclusion of Manor Street in the Increased Residential Growth Area (GRZ3) and request to be included within the Minimal Residential Growth Area (NRZ3).
- Objection to some specific height, setback and site coverage controls in some zone Schedules.
- A variety of site specific issues.

The Panel has considered all submissions and concludes:

- Moorabool Shire Council and its consultants have completed extensive research and are to be congratulated on the vision and the strategic direction sought to be advanced via its Housing Strategy – "*Housing Bacchus Marsh to 2041"*.
- The Housing Strategy and its translation into the Moorabool Planning Scheme achieves a reasonable balance of facilitating medium density residential growth opportunities in locations well serviced by public transport and other facilities and services, whilst recognising the significant neighbourhood character elements and other factors that warrant greater protection.
- Some site specific modifications to the precincts and zone controls are required.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Moorabool Planning Scheme Amendment C79 be adopted as exhibited subject to the following:

1. **Amend "*Housing Bacchus Marsh to 2041*", to:**
   a) **show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11 on Figure 9 – Settlement Framework Plan.**

b) **show Lot C Holts Lane, Darley within the Increased Residential Growth Area on the Neighbourhood Character Brochure for Precinct 11 in Annexure 4**
c) **show 101 Gisborne Road within the Increased Residential Growth Area in Precinct 15 on Figure 9 - Settlement Framework Plan**
d) **show 101 Gisborne Road within the Increased Residential Growth Area on the Neighbourhood Character Brochure for Precinct 15 in Annexure 4.**

2. **Amend Clause 21.03-2 to:**
   a) **delete the second dot point under the heading 'Strategies' that states "*Ensure at least 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan*".**

3. **Amend the Residential Settlement Framework Plan at Clause 21.07 to:**
   a) **show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11**
   b) **to show 101 Gisborne Road within the Increased Residential Growth Area in Precinct 15.**

4. **Amend Clause 21.07-2 to:**
   a) **delete the seventh dot point under the heading 'Strategies' that states *"Retain the intrinsic character elements of Bacchus Marsh and surrounds".***

5. **Amend Clause 21.07-6 to:**
   a) **delete the first dot point under the heading 'Strategies' that states "*Ensure that new development is consistent with any relevant Council adopted Urban Design Framework, Urban Design Guidelines or Gateways Strategy*".**
   b) **to vary the first dot point under the heading 'Policy guidelines' to read "*Housing Bacchus Marsh to 2041 (*Mesh Pty Ltd, 2016)."**

6. **Amend Clause 2 in Schedule 2 to Clause 32.08 General Residential Zone to:**
   a) **insert the word "*No*" in response to the question "*Is a permit required to construct or extend one dwelling on a lot between 300 and 500 square metres?"***

7. **Amend planning scheme Maps 34 and 35 to:**
   a) **show Lot C Holts Lane, Darley within the General Residential Zone Schedule 3**

8. **Amend planning scheme Map 35 to:**
   a) **show 101 Gisborne Road within the General Residential Zone Schedule 3**

9. **Amend the final form of all Amendment documentation to ensure consistency with recently approved planning scheme amendments including Amendments C76, C78, and C89 and any relevant consequential changes resulting from the finalisation of Amendment C81.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment proposes to implement the recommendations of *Housing Bacchus Marsh to 2041* (the Housing Strategy). Specifically, it:

- amends the suite of Residential zones and schedules that apply across the established residential areas of Bacchus Marsh through the introduction of:
  - two schedules to the General Residential Zone (GRZ)
  - four schedules to the Neighbourhood Residential Zone (NRZ)
  - one schedule to the Low Density Residential Zone (LDRZ)
- amends the Municipal Strategic Statement in the Scheme, including Clause 21.01, 21.03 and 21.07 to reflect current State government policy and the objectives of the Housing Strategy
- includes the Housing Strategy as a reference document in the Scheme.

(ii) Purpose of the Amendment

The Amendment is required to implement the strategic intent of the Housing Strategy, which sets out Council's plan for managing residential development to respond to the current and future housing needs of the Bacchus Marsh community.

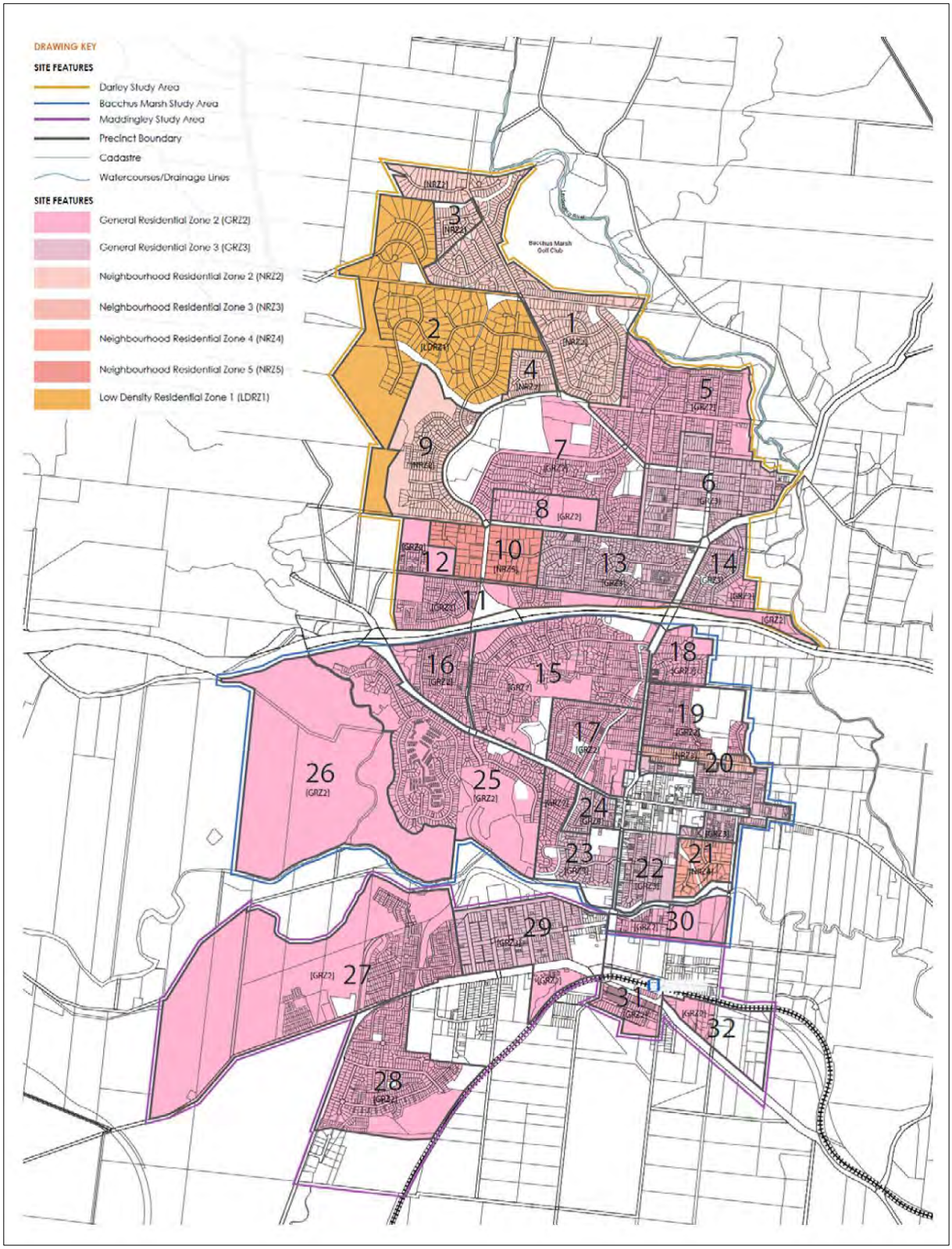
The Amendment seeks to provide greater certainty over the level of housing change envisaged across Bacchus Marsh and ensure new development is directed to appropriate locations.

(iii) The subject land

Amendment C79 affects all existing residential zoned land in Bacchus Marsh (and its suburbs Darley and Maddingley).

The Amendment applies to land shown in Figure 1.

Figure 1 **Map of Bacchus Marsh showing the location of the zones proposed to be applied as shown in the exhibited Amendment**



1.2 Procedural issues

The Panel Hearing for Amendment C79 was held in conjunction with (but separate to) the Hearing for Amendment C81 to the Moorabool Planning Scheme. Amendment C81 deals with the introduction of an Urban Growth Framework Plan for Bacchus Marsh.

The Panel members appointed for Amendment C79 were also appointed to hear Amendment C81. An additional member with specialist skills in environmental buffers was also appointed to hear Amendment C81.

The closing submission from Council regarding Amendment C79 was held in conjunction with (but separate to) the closing submission from Council regarding Amendment C81.

The Panel for Amendment C79 notes that both Amendments contain proposed changes to Clause 21 of the planning scheme. Any recommendations from the Panel regarding changes to Clause 21 should be carefully checked against any similar clauses in Amendment C81 to ensure consistency of approach.

1.3 Background to the proposal

Council's Part A submission documented the regional and local context for the Amendment as follows:

> *Bacchus Marsh has specifically been identified in Plan Melbourne and the Central Highlands Regional Growth Plan as a suitable location to accommodate growth.*
>
> *This is due to Bacchus Marsh's regional service centre role, its relative accessibility to Melbourne, Geelong and Ballarat, its well established town centre and the availability of greenfield and infill development opportunities. As a result, Bacchus Marsh is increasingly becoming a popular alternative housing destination to the west of Melbourne.*
>
> *Council is currently in the process of preparing 'Moorabool 2041'. While there is no overarching document titled Moorabool 2041, it is an umbrella term used to refer to Council's key strategic documents that guide growth and change until 2041 across the Shire.*
>
> *Key documents that will form part of Moorabool 2041 include Housing Bacchus Marsh to 2041, the Small Towns and Settlements Strategy, Ballan Strategic Directions and the recently exhibited Bacchus Marsh Urban Growth Framework.*
>
> *Council has also recently completed Retail, Economic Development, Transport and Industrial Strategies for Bacchus Marsh. A draft Community Infrastructure Framework has also been completed. A final version is anticipated to be completed in late 2018. The Framework will assist in determining necessary servicing levels for community infrastructure to 2041.*
>
> *There are a total of four Planning Scheme Amendments under the Moorabool 2041 umbrella:*

- *The Housing and Neighbourhood Character Strategy – Amendment C79 (this amendment) which seeks to guide housing development and neighbourhood character in the existing residential zoned areas of Bacchus Marsh (and its suburbs).*
- *The Urban Growth Framework – Amendment C81 which provides a strategic framework for the provision of new greenfield growth areas in areas close to Bacchus Marsh (Merrimu, Parwan and Hopetoun Park).*
- *The Small Towns and Settlements Strategy - Amendment C78* [gazetted on 31 May 2018 with minor changes]. *This Strategy seeks to identify what is possible and efficient in the Small Towns and Settlements (including facilitating modest growth in some cases, whilst it is recognised that the vast majority of the Shires growth will take place in Bacchus Marsh and to a lesser extent Ballan). The amendment provides updates to the MSS only.*
- *Ballan Strategic Directions – Amendment C88 (yet to be Authorised). This Strategy is a Structure Plan that includes a growth framework for Ballan.*[1]

In 2014, the State government introduced a range of reforms to the residential zones throughout Victoria. Council pursued the introduction of the new residential zones through (Draft) Amendment C72.

Amendment C72 proposed the following controls for Bacchus Marsh:

- GRZ with a specific schedule to designated areas within the Bacchus Marsh Activity Centre, designated areas around Maddingley Park/train station and designated areas surrounding Darley Plaza.
- GRZ with a specific schedule to designated areas near community and retail facilities such as Bacchus Marsh and Melton Regional Hospital and the Bacchus Marsh Civic and Community Hub on Halletts Way.
- NRZ with a specific schedule to areas within Bacchus Marsh which have relatively good access to transport and services but with existing neighbourhood / heritage character.
- NRZ with a specific schedule to areas within Bacchus Marsh that are more distant from transport and services.
- NRZ with a specific schedule to areas of Bacchus Marsh that are distant from transport and services, have a constrained urban form and an existing character which is low density residential in nature.
- NRZ with a specific schedule to greenfield residential areas in Bacchus Marsh which are subject to a Development Plan – specifically Stonehill.

The Residential Zones Standing Advisory Committee (RZSAC) that reviewed the proposed Amendment C72 noted that land within the GRZ represented only approximately 10 per cent of the residential land in Bacchus Marsh. The remainder of land was within the NRZ or LDRZ. It stated that:

[1] Council Part A Submission, paras 6-11

Accepting that the RGZ [Residential Growth Zone] is not required for Bacchus Marsh, the application of the GRZ to areas which are well located in terms of transport, employment, shopping and local community services is appropriate.

However, the Committee considers that the proposed widespread application of the NRZ to all other areas in Bacchus Marsh is inconsistent with the PN78 Table 1 'principles' and the Table 2 'criteria' for the following reasons:

- *The areas have not been adequately 'identified' as warranting the development limitations implicit in the NRZ.*
- *There has been inadequate neighbourhood character analysis.*
- *There is no adopted housing strategy.*
- *Retention of the neighbourhood character in these areas is not identified through heritage overlays or neighbourhood character overlays.*
- *In some cases (e.g. Stonehill, Underbank) the inclusion of these areas in the NRZ is at odds with existing provisions.*[2]

As observed by the RZSAC, Council had not completed or adopted a Housing Strategy to provide a strategic basis for the application of the new residential zones. In this context, the RZSAC recommended the application of the GRZ across almost all of the residential areas in Bacchus Marsh pending further strategic analysis and the preparation of an appropriate Housing Strategy by Council.

The GRZ was applied throughout Bacchus Marsh. There is no RGZ or NRZ currently within the existing residential areas.

Council submitted that:

While C72 (and previous strategic work undertaken by Council) identified the need for a Housing Strategy to be prepared, Council recognised the need for a localised response to the State Governments identification of Bacchus Marsh as an area to accommodate some future growth.

Council also recognised that there had been minimal strategic work undertaken in regards to neighbourhood character. The need was identified to retain and enhance the valued character of the Bacchus Marsh, within the context of existing and future housing strategies, and to strengthen policies and planning controls in order to achieve this.[3]

Further discussion regarding the Housing Strategy is provided in Section 2.1 of this Report.

1.4 Summary of issues raised in submissions

The key issues raised in the submissions by the various parties are briefly summarised as follows:

- The Residential Growth Zone (RGZ) should have been used in place of the GRZ.

[2] RZSAC, Moorabool Draft Amendment C72, 20 June 2014, page 22 and referred to in Council Part A, para 22

[3] Council Part A submission, paras 27-28

- The proposed GRZ3 controls are too restrictive and do not facilitate enough development.
- More precincts should be designated for greater development potential (GRZ).
- The proposed GRZ3 controls will facilitate too much development.
- Objection to the inclusion of Manor Street in the Increased Residential Growth Area (GRZ3) and request to be included within the Minimal Residential Growth Area (NRZ3).
- Concern that there is insufficient infrastructure to accommodate future growth in Bacchus Marsh.
- Objections to some specific height, setback and site coverage controls in some Schedules.
- A variety of site specific issues in regards to precinct boundaries and resulting zones and schedules.
- Suggestion of additional wording in clause 21.

1.5 Issues dealt with in this Report

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing.

The Panel has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Proposed Increased Residential Growth Areas
- Proposed Minimal Residential Growth Areas
- Site specific issues
- Clause 21
- Drafting issues.

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

2.1 Policy framework

(i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the State Planning Policy Framework:

Clause 11 - Settlement

Clause 11 states that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

As an objective, Clause 11 promotes the sustainable growth and development of Victoria to deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11 recognises Bacchus Marsh as a Regional City and requires planning to have regard to the Central Highlands Regional Growth Plan where it is anticipated Bacchus Marsh will assist in accommodating some of Melbourne's population growth.

Council submitted that the Amendment supports this clause by providing strategic direction at a local level to facilitate residential development that meets the current and future needs of the Bacchus Marsh community. Further, the Amendment is consistent with the intent of Clause 11 by reflecting the role of Bacchus Marsh as a regional centre, anticipated to assist in accommodating some of Melbourne's population growth.

Clause 11.07 – Regional Victoria

Clause 11.07 has an objective to develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable. To achieve this Clause 11.07 recognises the importance of ensuring regions and their settlements are planned in accordance with any relevant regional growth plan. A number of principles for peri urban areas have been identified including:

- A network of integrated and prosperous regional settlements
- Environmental health and productivity
- Regional Victoria's competitive advantages
- Climate change, natural hazards and community safety
- Distinct and diverse regional settlements
- Liveable settlements and healthy communities.

Clause 11.07 identifies an additional objective specifically for peri-urban areas to manage growth to protect and enhance their identified valued attributes.

Council submitted that the Amendment recognises Bacchus Marsh's important role in the Central Highlands region while also placing an emphasis on enhancing the valued attributes of the town.

Clause 11.08 – Central Highlands

Clause 11.08 specifically relates to the Central Highlands and references the *Central Highlands Regional Growth Plan.* This clause recognises Bacchus Marsh's role as a key service centre for the region and the importance of Bacchus Marsh providing adequate land and infrastructure in appropriate locations to support anticipated population growth.

The Council submitted that the Amendment places a strong emphasis on recognising the role of Bacchus Marsh in the region and provides a residential settlement framework to assist in accommodating population growth in appropriate locations within the town.

Clause 14 – Natural Resource Management

An objective of this clause is to protect productive farmland which is of strategic significance in the local or regional context. A strategy to achieve this objective includes directing housing growth into existing settlements.

The Council submitted that the Amendment does not impact on any existing farming land.

Clause 15 – Built Environment and Heritage

Clause 15 seeks to create urban environments that are safe, functional and provide a sense of place and protect areas of identified cultural identity and heritage.

The Council submitted the Amendment supports this clause by providing appropriate design guidance to ensure residential development is site responsive and appropriately responds and enhances existing neighbourhood character.

Clause 16 – Housing

Clause 16 recognises the importance of planning for housing diversity and ensuring the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should include providing land for affordable housing.

Council submitted that the Amendment implements the objectives of this clause in Bacchus Marsh. It said that the Amendment will provide strategic direction and guidance on the appropriate location of residential development as well as facilitating increased housing diversity. The Amendment encourages more efficient use of areas close to facilities and services including the concept of delivering sustainable neighbourhoods within Bacchus Marsh.

Clause 17 – Economic Development

Clause 17 seeks to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides a net community benefit

in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. Encouraging more housing to locate in locations with good access to community infrastructure, services, employment and public transport will support the future growth and economic sustainability of these areas.

Council submitted that the Amendment implements the objectives of this clause within Bacchus Marsh through the introduction of the Sustainable Neighbourhoods concept and identifying areas around Activity Centres and public transport as Increased Residential Growth Areas in accordance with the Residential Settlement Framework in the Housing Strategy.

The Panel agrees that the Amendment generally supports the implementation of the State Planning Policy Framework, including the specified clauses referred to above.

(ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning policies:

Clause 21.03 - Settlement and Housing

Clause 21.03-2 (Urban Growth Management) includes an objective:

> *To plan and manage sustainable urban growth that is concentrated in and around the Shire's major towns.*

Council submitted that the Amendment supports this objective by providing for significant growth opportunities in the Shire's largest and fastest growing town.

Clause 21.03-2 provides a strategy to:

> *Consolidate established urban areas by promoting infill development of land zoned for urban purposes.*

Council submitted that the Amendment supports this strategy by providing infill development of existing urban areas on the basis of a logical methodology that provides more growth around areas of higher service availability, public transport, retail availability and other factors.

Clause 21.03-3 provides the following objective:

> *To extend the range of housing types available to provide resident choice and meet changing housing needs.*

Council submitted that the Housing Strategy identifies that 92 per cent of the housing stock in Bacchus Marsh since 2001 has comprised separate dwellings. The Amendment implements zoning changes that promote medium density housing in appropriate areas and this will assist in enhancing housing diversity within Bacchus Marsh.

Clause 21.03-3 provides the following relevant strategies:

> *Plan for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh and Ballan.*
>
> *Design housing to be adaptable for use by smaller households, the aged and people with disabilities.*

Council submitted that the Amendment aligns with these strategies by providing opportunities for diverse housing types including medium density housing.

Clause 21.07-6 (Urban Design) includes the following objective:

> *To improve the urban design throughout Bacchus Marsh.*

Council submitted that the Amendment will provide for enhanced urban design in residential areas through the implementation of design guidelines tailored to suit the characteristics of 32 Neighbourhood Character Precincts.

Council also submitted that the Amendment makes various changes to Clauses 21.01 (Municipal Context), 21.03 (Settlement and Housing) and 21.07 (Bacchus Marsh) which outline the vision, strategic directions and implementation measures for future residential development within Bacchus Marsh.

The Panel agrees that the Amendment generally supports the implementation of the Local Planning Policy Framework, including the specified clauses referred to above.

(iii) Other planning strategies or policies used in formulating the Amendment

Council submitted that a number of other planning strategies were considered in preparing the Amendment. These are discussed briefly below.

Plan Melbourne 2017- 2050

Plan Melbourne recognises the importance of peri urban areas close to Melbourne and provides relevant direction at Section 4.5 to *Plan for Melbourne's green wedges and peri-urban areas.*

This direction is largely based on protecting environmental, cultural, agricultural and infrastructure assets. The Council submitted that the Amendment is consistent with this direction as the proposed changes only relate to existing residential zoned land.

Policy 7.1.2 of *Plan Melbourne* indicates that a number of towns in peri urban areas have capacity for more housing and employment generating development without impact on the economic and environmental roles that surrounding non-urban areas serve. The list of towns includes Warragul–Drouin, Bacchus Marsh, Torquay–Jan Juc, Gisborne and Kyneton. The Amendment supports this policy by encouraging residential growth within the existing settlement boundary of Bacchus Marsh.

Direction 2.5 of *Plan Melbourne* is *To Provide Greater Choice and Diversity of Housing*.

Council submitted that the Amendment aligns to this direction by encouraging a range of housing opportunities that creates a diversity of housing choice for existing and future residents. The Amendment encourages infill development in locations that are close to services and facilities including the creation of small lots and multi-unit developments that assist in providing a range of housing types. The creation of smaller lots that are well located to services and facilities will assist in providing housing choice, including improved affordability and assist with residents ageing in place.

Council submitted that *Plan Melbourne* includes policy on supplying new housing in the right locations. Policy 2.1.2 encourages facilitating an increased percentage of new housing in

established residential areas to support the creation of a city of 20-minute neighbourhoods. Council submitted that this aligns with the proposed Amendment, which establishes the concept of sustainable neighbourhoods and implements a Residential Settlement Framework that directs housing growth to locations that are accessible to services and facilities.

The Panel agrees that, where relevant, the Amendment generally supports the implementation of *Plan Melbourne 2017-2050*.

Central Highlands Regional Growth Plan

Part C of the Central Highlands Regional Growth Plan (CHRGP) provides a direction to:

> *Support Bacchus Marsh as a regional centre and key growth location for the peri-urban part of the Central Highlands*

Council submitted that the Amendment is a key component in facilitating growth in appropriate locations within Bacchus Marsh. The Housing Strategy identifies that Bacchus Marsh has several infill and greenfield housing opportunities.

An additional relevant future direction is to:

> *Encourage the development of Bacchus Marsh to protect surrounding regional environmental, heritage, landscape, resource and agricultural assets and consider natural hazards.*

The Amendment aligns with this direction as it provides for growth in existing areas, minimising the impact on surrounding environmental, agricultural and landscape assets and without further encroachment on natural hazards.

The CHRGP provides land use policies, strategies and actions of relevance to Bacchus Marsh including to *Focus residential development within the urban boundary of Bacchus Marsh over the short to medium term.*

Council submitted that the Amendment will play a key role in achieving this strategy.

The Panel agrees that, where relevant, the Amendment generally supports the implementation of the *Central Highlands Regional Growth Plan*.

Housing Bacchus Marsh to 2041

In 2015, Mesh Planning was engaged by Council to prepare a Housing Strategy for Bacchus Marsh.

The Housing Strategy:

- examined the Bacchus Marsh housing market in detail and assessed issues such as supply and demand, housing mix, lot sizes, affordability and special housing needs
- analysed neighbourhood character in Bacchus Marsh and undertook an extensive assessment of the characteristics of Bacchus Marsh
- influences the form and location of future growth to ensure that growth can occur in appropriate locations, whilst simultaneously promoting good design and desirable neighbourhood character outcomes for Bacchus Marsh to 2041

- identifies 32 Neighbourhood Character Precincts, for which guidelines were prepared
- identifies a number of changes required to the Moorabool Planning Scheme including amending the residential zoning controls that currently apply to the town
- recommends the GRZ, NRZ and LDRZ accompanied by a suite of schedules apply to Bacchus Marsh
- recommends an update to the Municipal Strategic Statement and the inclusion of the Housing Strategy as a Reference Document to the Scheme.

The Housing Strategy applies four different 'settlement types' and 32 Neighbourhood Character Precincts to the existing residential areas in Bacchus Marsh. The settlement types include:

- **Minimal Residential Growth Areas** - generally applying to residential land on the fringe of the township that does not have direct access to services and facilities or has identified limitations to further development. These areas are generally proposed to be within the NRZ (Schedules 2, 3, 4 or 5) or LDRZ (Schedule 1).
- **Natural Residential Growth Areas** - generally applying to residential land that has been identified for natural change over time and where infill development including multi-unit developments that complement the preferred character of the area will be encouraged in appropriate locations. These areas are generally proposed to be within the GRZ (Schedule 2).
- **Increased Residential Growth Areas** - generally applying to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development including a range of multi units, townhouses and alternative housing options. These areas are generally proposed to be within the GRZ (Schedule 3).
- **Greenfield Residential Growth Areas** - land that is generally located on the fringe that has been identified as suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years. These areas are generally proposed to be within the GRZ (Schedule 2).

Council submitted that preparation of the Housing Strategy has included multiple rounds of consultation with the local community. This has included:

- Informing the community that Council was preparing a Housing Strategy through:
  - two drop in sessions (attended by approximately 20 people)
  - promotion on Council's website
  - promotion via social media.
  - advertisement in the Moorabool News
- Following preparation of a Draft Housing Strategy the document was informally exhibited and comments were invited through:
  - three drop in sessions (attended by approximately 71 people)
  - promotion on Council's website
  - advertising at the Bacchus Marsh Library and Ballan and Darley Council Offices.
  - advertisement in the Moorabool News.

Six submissions were received (including three from agencies and three from members of the public) and a series of minor changes were made to the document including

modifications to the Residential Settlement Framework responding to comments from Melbourne Water regarding potential for flooding on land between the Bacchus Marsh Activity Centre and the train station, mainly around the Werribee River.

The Housing Strategy was adopted by Council on 3 August 2016.

The Housing Strategy was also exhibited as part of Amendment C79.

Council submitted that, amongst other means, direct notification to all land owners and occupiers in Bacchus Marsh, including an explanatory brochure, was sent to approximately 11,000 households as part of the exhibition of the Amendment.

The Panel agrees that the Housing Strategy provides a sound strategic basis for the preparation of the Amendment. In general, the document is based on good research and is well documented in a clear and easy to read format.

The Panel notes that the Housing Strategy is consistent with relevant State and local planning policies, Plan Melbourne and the Central Highlands Regional Growth Plan.

The Panel also observes that there is a high degree of correlation between the strategic intent expressed in the Housing Strategy and the 'translation' into the proposed statutory planning controls in the planning scheme.

Other Strategies

A number of other strategies have recently been prepared by Council and are proposed to be included as reference documents to the Scheme as part of Amendment C81. These strategies seek to enhance transport networks, local employment opportunities and retail services taking into account anticipated population growth and include the:

- Bacchus Marsh Integrated Transport Strategy (2015)
- Moorabool Industrial Strategy (2015)
- Moorabool Retail Strategy (2016)
- Moorabool Economic Development Strategy (2015)

The Council submitted that this suite of recent strategic planning projects is part of a co-ordinated and comprehensive approach to the future planning of Bacchus Marsh. It submitted that the Amendment is part of a broader framework of planning for the area and should be seen within this context.

2.2 Planning scheme provisions

(i) Zones

Following Amendment C72, the GRZ Schedules 1, 2 and 3 were applied to Bacchus Marsh. The LDRZ applies to some residential land on the periphery of the town. The RGZ and NRZ do not currently apply to Bacchus Marsh.

(ii) Overlays

The following overlays apply to parts of Bacchus Marsh:

- Design and Development Overlay
- Heritage Overlay

- Environmental Significance Overlay
- Environmental Audit Overlay
- Public Acquisition Overlay
- Development Plan Overlay.

2.3 Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of:

- Ministerial Direction 9 (Metropolitan Strategy)
- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

2.4 Discussion and conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Proposed Increased Residential Growth Areas

3.1 The issue

A number of submissions raised issues with respect to the Increased Residential Growth Areas. These were generally based around three key issues:

- whether the correct zone (GRZ3) had been applied to the Increased Residential Growth Areas
- the extent of area designated within the Increased Residential Growth Area
- the detailed provisions in the GRZ3 Schedule.

Each of these issues is addressed below.

3.2 Submissions

(i) Translation to the appropriate zone

Some submitters thought that the proposed controls for the Increased Residential Growth Areas (GRZ3) do not allow enough growth.

The City of Melton (Submission 10) submitted that there was a mismatch between the Housing Strategy and the application of the GRZ. It said the residential zone that best fits the description of the Increased Residential Growth Area is the RGZ. It submitted that:

> *The broad application of the GRZ is a wasted opportunity to meaningfully increase densities around the train station and within the established activity centres in Bacchus Marsh.*[4]

Some submitters thought that the GRZ facilitated too much growth and was a "*developers dream*" (Submission 3). They submitted that central Bacchus Marsh warranted greater protection from overdevelopment and were also concerned about the lack of infrastructure to provide for the expected population growth in the town.

Council submitted that the Housing Strategy achieves the right balance between providing opportunities for growth and limiting growth in areas that are not suitable for significant redevelopment. It provided extensive data to illustrate that:

- the precincts identified as Increased Residential Growth Area (GRZ3) have enough land available to accommodate the intended growth
- the precincts identified for Natural Residential Growth (GRZ2) have growth potential and the proposed controls will not inhibit growth occurring in these locations
- the precincts identified for Minimal Residential Growth (NRZ) have some, but limited, growth potential which is consistent with the purpose of these precincts.

[4] Submission 10, page 1

Council submitted that applying the GRZ3 to Increased Residential Growth Areas is appropriate when taking into account the anticipated demand for infill development in Bacchus Marsh to 2041.

Single storey dwellings currently dominate the Increased Residential Growth Areas. The proposed controls will allow development up to 11 metres (the same height as allowed by the current controls). Council submitted it has not been experiencing pressure for increased height and therefore the use of the GRZ is considered adequate to accommodate the type of growth anticipated.

Further, the Housing Strategy identifies an ageing population and increasing young families seeking affordable family housing as a key demographic trend that will have a significant impact on future housing needs in Bacchus Marsh.

The Housing Strategy also identifies that the ageing population, who are ageing in place, may have a higher desire for alternative dwelling types, with lower maintenance options. Nevertheless, overall the demand is likely to remain relatively small unless price pressures reduce the relative affordability of separate dwellings.

Council submitted that the data demonstrated that there would be a demand for a diversity of lot sizes within new broad hectare estates and the facilitation of smaller dwellings (units/townhouses) across the established urban area. It said the GRZ3 would adequately accommodate the projected housing typologies without the need to apply the RGZ.

Council added that Bacchus Marsh is faced with the challenge that the residential areas surrounding the Bacchus Marsh Town Centre contain some of the more prominent built form in the town, including many buildings with heritage values. It said the use of the RGZ has the potential to negatively impact on this established character and the proposed controls attempt to balance character while also recognising these areas have opportunities for further intensification.

Council noted that the Bacchus Marsh Activity Centre, which is outside the scope of Amendment C79, has the potential to accommodate some future housing intensification and it was submitted that this would be a more appropriate location to accommodate increased housing densities. It acknowledged that this would require a separate strategic assessment by Council in the future.

Council submitted that the Amendment should consider what is being proposed by Amendment C81, which identifies a significant amount of residential growth outside of the existing established areas of Bacchus Marsh. It said along with the existing greenfield areas within Bacchus Marsh (Stonehill and Underbank) these areas are likely to be the focus of residential development in the future and will have an impact on the demand for infill development within the established areas of Bacchus Marsh.

Council noted that the Residential Zones Standing Advisory Committee (RZSAC) accepted that the RGZ was not required for Bacchus Marsh and that the GRZ with tailored schedules would enable infill development in appropriate areas.

Council submitted, that although the Housing Strategy does not directly consider infrastructure needs, Council has prepared a number of other strategies that include consideration of infrastructure needs. These include:

- the Bacchus Marsh Integrated Transport Strategy which identifies transport infrastructure upgrades in Bacchus Marsh
- a draft Community Infrastructure Framework (with the final document expected to be completed by the end of 2018).

Amendment C81 provides for significant population increase and infrastructure to service this future growth will be identified through the preparation of Precinct Structure Plans for the new identified growth areas.

Council concluded that the use of the RGZ was not considered necessary to accommodate the growth anticipated in the established areas of Bacchus Marsh to 2041. It said the proposed controls balanced supply, demand and neighbourhood character, and also reflected Bacchus Marsh as a regional town, including servicing the broader region and accommodating some of Melbourne's population growth.

(ii) Extent of designation

Transport for Victoria (Submission 16) supported the emphasis that the Amendment places on directing infill development towards areas within a walking catchment of key activity centres and public transport nodes but considered that there should be greater potential for development in the vicinity of the train station and the Bacchus Marsh Activity Centre. To achieve this, the submission recommended Precincts 17, 19, 20, 21, 30, 31 and 32 be identified as Increased Residential Growth Areas.

Council submitted that in preparing the Housing Strategy, careful consideration was given to the Residential Settlement Framework and the most appropriate locations to accommodate future growth. This included consideration of access to public transport and activity centres.

Council submitted that the Housing Strategy had a focus on ensuring there was sufficient land identified for Increased Residential Growth but not an over supply that would detract from achieving increased growth within the precincts identified for growth.

Council submitted that:

> *It is important to recognise that it is not a matter of identifying every possible precinct that is in a reasonable location to services and facilities to accommodate growth, but balance this with other factors such as development potential, character and ensuring there is ample supply of land for infill growth to meet the projected demand. The approach to accommodating growth in Bacchus Marsh should not be so broad that it does not assist in facilitating the intent of the Strategy of directing growth to the most appropriate locations. It is also important to highlight that the Natural Residential Growth Areas are not restricted from accommodating some growth.*[5]

In response to each of the precincts identified by Transport for Victoria, the Council submitted:

[5] Council Part B submission, para 38

Precinct 17 is identified as a Natural Residential Growth Area (GRZ2) and although parts of the precinct are in close proximity to the Bacchus Marsh Town Centre a large portion of the precinct is located on the western side of the channel that runs through the precinct and connectivity across the channel is limited. On reviewing the location of Precinct 17, there are other precincts that are considered more suitable for increased growth, noting that the controls proposed to be applied to Precinct 17 do not restrict appropriate medium density development.

Precinct 19 is difficult to support as an Increased Residential Growth Area due to it being located north of the Lerderderg Street precinct (Precinct 20) and there are other precincts which are more suited for growth due to their location to services and facilities. Similar to Precinct 17, the proposed controls do not restrict appropriate medium density development.

Precinct 20 comprises Lerderderg Street which is widely considered within Bacchus Marsh to be one of the more intact and coherent residential streetscapes in the town. Lerderderg Street has formed its own precinct in order to retain its existing characteristics and to prevent further intensification through applying the NRZ3 with a minimum lot size of 500 square metres. The Strategy limited the extent of this precinct to ensure other land surrounding the precinct was not unreasonably restricted to accommodating some growth due to its close proximity to the Bacchus Marsh Town Centre. Retaining this precinct as a Minimal Residential Growth Area is considered appropriate.

Precinct 21 is centred on McGrath and Lord Street. Average lot size is 2333 square metres and site coverage is 20 per cent. Front setback averages are approximately 27 metres. Dwellings are located generally central to the lots with large side and rear setbacks. Landscaping is a significant feature. This area was established as a garden estate and remains largely intact. Potential infill development is feasible but is submitted would detract significantly from the precinct's distinct neighbourhood character values. If the Strategy is to retain the idea of diverse housing choices, Precinct 21 should be retained in its current form. While recognising that Precinct 21 is well located to both the train station and the Bacchus Marsh Town Centre, on balancing the needs of how much land is required to accommodate increased growth to 2041, there is sufficient land that is well located to services and facilities without having to include Precinct 21 as an Increased Residential Growth Area.

Precinct 30 was originally identified as an Increased Residential Growth Area when preparing the Strategy, however after consultation with Melbourne Water, flooding issues were identified that warranted this precinct as unsuitable as an Increased Residential Growth Area. This precinct should be retained as a Natural Residential Growth Area. Council is working with Melbourne Water to prepare a Planning Scheme Amendment to apply a Land Subject to Inundation Overlay to parts of this land.

Precincts 31 and 32 are located to the south of the railway line and although in close proximity to the railway station there are limited crossings over the railway line and therefore connectivity is limited. Further, both precincts are not in a desirable location for further intensification due to their location south of the railway line where only a small amount of residential development and minimal services exist. Further the precincts are not located in the immediate vicinity of any of the existing Town Centres. Both precincts are considered to be more suitable as Natural Residential Growth Areas.[6]

(iii) Specific controls

The proposed GRZ2 and GRZ3 include:

- neighbourhood character objectives
- an application requirement for the preparation of a landscape plan
- a decision guideline regarding whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

The proposed GRZ3 includes three variations to ResCode:

- minimum street setback of 5 metres
- site coverage of 70 per cent
- front fence height of 1.2 metres.

The proposed GRZ2 does not propose any variations to the default ResCode provisions.

Some submissions queried the specific controls proposed in the GRZ3 schedule.

Ms Dennis (Submission 4) was concerned that the proposed minimum street setback and maximum site coverage would "*make it extremely difficult for any potential developer to maximise the affordable housing potential on any lot*".[7] She said that the minimum 5 metre front setback "*should not be enforced*" and the maximum site coverage should be at least 80-90 per cent.

Mr Reid (Submission 18) submitted that there ought to be a permit requirement to construct a dwelling on a lot between 300 and 500 square metres in the GRZ2 and GRZ3.

Council detailed the extensive process used in the Housing Strategy to determine the proposed provisions in the various schedules to the residential zones. This assessment included:

- a comprehensive site visit that involved a detailed analysis of the characteristics of each precinct
- analysis of the potential for each precinct to accommodate change (minimal, natural, increased or greenfield settlement type)
- consideration of the definition of the relevant settlement type and the desired housing outcomes it was seeking to achieve

6 Council Part B submission, paras 40-45

7 Submission 4, page 1

- an assessment of the key statistics of each precinct to identify an average and median lot size, setbacks and site and built form coverage for each precinct.

Council submitted that the default minimum street setback in the residential zones is 4 metres (or the average of the two adjoining residences, whatever is the greater). It noted that:

- the 5 metres setback proposed in GRZ3 is only one metre greater than the current default ResCode requirements
- the controls are proposed to be applied in established residential areas and therefore the average setback of the two adjoining dwellings will apply in most instances
- analysis of data in the Housing Strategy shows that the average and median front setback for precincts identified for Increased Residential Growth Areas (GRZ3) all exceed 5 metres and range with average front setbacks from 6-9 metres and median front setbacks from 6-8 metres
- the 5 metres setback is many instances may actually result in a reduced setback than what would be required by ResCode, however will still allow for well landscaped front setbacks which is a key characteristic of Bacchus Marsh and a feature that should be retained.

Council submitted that the default maximum site coverage under ResCode is 60 per cent. It said that the slight increase in site coverage proposed in GRZ3 (to 70 per cent) will assist in meeting the Housing Strategy objectives of further intensification in areas identified for Increased Residential Growth.

Council submitted that there are a number of medium density developments in Bacchus Marsh that have been built under the default 60 per cent site coverage requirement as required by ResCode. It said that this demonstrated that unit developments can be built under the ResCode default position and therefore increasing site coverage to 70 per cent will allow further intensification.

Council submitted that a 90 per cent site coverage would only be appropriate for higher density development in an inner urban area and would be at odds with the Housing Strategy which seeks to allow increased growth while balancing this with neighbourhood character values.

Council did not support the idea of requiring a permit to construct or extend one dwelling on a lot between 300-500 square metres. It submitted that the Planning Scheme default position is that a permit is not required to construct a dwelling on a lot between 300-500 square metres. The exhibited Amendment C79 seeks to retain the default position of no permit being required.

Council submitted that in some instances it may be considered important to require permits for dwellings on lots between 300-500 square metres, however, in preparing the Strategy it was not considered that there was a specific reason that warranted the permit trigger to be applied.

3.3 Discussion

(i) Translation to appropriate zone

The Panel agrees with Council that the application of the GRZ3 in the Increased Residential Growth Areas is appropriate. The Council has demonstrated that reasonable medium density residential development will be facilitated through the proposed controls.

The Panel notes that from the data provided by Council, approximately 85 per cent of all existing residential lots are proposed to be included within the GRZ (GRZ2 and GRZ3). Approximately 30 percent of residential lots are within the GRZ3. Only approximately 13 per cent of residential lots are within the NRZ. This is in stark contrast to what Council was proposing in Amendment C72 when approximately 10 per cent of residential land in Bacchus Marsh was identified for inclusion in the GRZ and the balance within the NRZ or LDRZ.

The Panel agrees that, this time, Council has got the balance right. The Council has completed extensive research and is to be congratulated on a soundly based strategic approach to facilitate future housing needs in the existing urban areas of Bacchus Marsh.

(ii) Extent of designation

The Panel agrees with Council that the extent of land designated for Increased Residential Growth (GRZ3) is appropriate. It acknowledges that significant research has underpinned the designation of the Increased Residential Growth Areas and does not accept the recommendations from Transport for Victoria with respect to each of the precincts it suggests should be included in the Increased Residential Growth Areas. In this regard, the Panel prefers the explanation of Council to each of the nominated precincts.

The Panel accepts that Council has achieved a reasonable balance by providing sufficient residential land in the GRZ3 that encourages further medium density development in locations well serviced by public transport and other facilities and services whilst recognising the significant neighbourhood character elements and other factors that need to be protected.

The Panel notes that some site specific modifications to the precincts and zones are discussed in further detail in Section 5 of this report.

(iii) Specific controls

The Panel agrees with Council that the detailed provisions in the proposed GRZ3 schedule are appropriate and soundly based. It sees no compelling reason to modify the provisions.

3.4 Conclusions

The Panel concludes:

- The application of the GRZ3 to the Increased Residential Growth Areas is appropriate.
- The extent of designation of the Increased Residential Growth Areas and GRZ3 is appropriate.
- The specific detailed provisions in the GRZ3 Schedule are appropriate.

4 Proposed Minimal Residential Growth Areas

4.1 The issue

Precinct 20 is a relatively small precinct centred around Lerderderg Street in Bacchus Marsh. It is designated as a Minimal Residential Growth Area and within NRZ3.

Manor Street runs parallel to Lerderderg Street (to the south) and is included in Precinct 22, which is designated as an Increased Residential Growth Area (GRZ3).

The issue is whether Precinct 20 should be extended to cover Manor Street, so it is included in a Minimal Residential Growth Area and NRZ3.

4.2 Submissions

A number of residents in Manor Street submitted that the street should be included in a Minimal Residential Growth Precinct and included within NRZ3. They said that Manor Street:

- shares many of the architectural and historical characteristics of Lerderderg Street (Submissions 3 and 23)
- offers superior amenity to Lerderderg Street (Submission 13)
- includes heritage buildings, and these need to be kept in a low-density environment so that they are not overwhelmed by contemporary medium density housing development (Submissions 3 and 23)
- consists of generally single storey detached dwellings and this character should be retained (Submission 3)
- already has traffic issues and further development will make these conditions worse (Submissions 3, 13, and 23).

In response, the Council submitted:

- the GRZ currently applies to Manor Street
- under the current controls demolition and redevelopment of dwellings could occur and the controls currently allow medium density development
- Manor Street contains two heritage buildings that are protected by a Heritage Overlay, including Manor House that is also included within the Victorian Heritage Register
- the Neighbourhood Character Brochure for Precinct 22 (in which Manor Street is located) has regard to the heritage significance of the two existing heritage buildings
- the proposed zone (GRZ3) implements a modest change from the planning controls that currently apply and has been carefully selected based on a variety of parameters and characteristics
- any redevelopment in Manor Street is not expected to create significant traffic and congestion issues
- Precinct 22 covers an older area of Bacchus Marsh that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles

- many of the streets in Precinct 22 have similar streetscapes to Manor Street which have also been identified as Increased Residential Growth Areas.

In contrast, Council submitted that Lerderderg Street has continually been recognised as one of the more intact streets within Bacchus Marsh. The NRZ3 is proposed to be applied to Lerderderg Street. A minimum lot size of 500 square metres will generally prevent further development and will assist in meeting the objective of retaining the intact streetscape and protecting the neighbourhood character values.

Council submitted that:

> *The intent of the NRZ3 is to discourage further subdivision with a minimum 500 square metres subdivision size proposed. The Schedule sets out as an objective to maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens with the intention to preserve the streetscape in its current form.*
>
> *In considering the Manor Street and Lerderderg Street streetscapes it is considered Lerderderg has a more intact streetscape and warrants further protection than Manor Street and its surrounds.*[8]

4.3 Discussion

The Panel has inspected Lerderderg Street, Manor Street and the surrounding area and generally agrees with the assessment of Council that Manor Street should not be included within the Minimal Residential Growth Area. The proposed designation of Manor Street within Precinct 22 as an Increased Residential Growth Precinct is appropriate and is well supported through the analysis presented in the Housing Strategy.

Lerderderg Street demonstrates a higher degree of intact streetscape than Manor Street and warrants inclusion within the Minimal Residential Growth Area, however the Panel sees no compelling reason to extend Precinct 20 to include Manor Street.

The Panel is satisfied that the few heritage buildings in Manor Street are adequately protected through an existing Heritage Overlay and the Victorian Heritage Register.

4.4 Conclusions

The Panel concludes that:

- it is appropriate to include Precinct 20 within the Minimal Residential Growth Area and within NRZ3
- the boundaries of Precinct 20 are appropriate and should not be extended to include Manor Street
- it is appropriate to include Manor Street within the Increased Residential Growth Area and within GRZ3.

[8] Council Part A submission, para 128

5 Site specific issues

Several submissions objected to the proposed settlement type, precinct boundary, zone type or provision for a specific property. These submissions related to land at:

- Lot A and C Holts Lane, Darley
- 101 Gisborne Road, Bacchus Marsh
- 12.5 hectares of vacant land to the west of Durham Street, Darley
- the Underbank Estate
- 126-128 Holts Lane, Darley.

Each of these sites is discussed below.

5.1 Lot A and C Holts Lane, Darley

(i) The issue

New Southern Capital Pty Ltd (Submission 20) through a related company has entered into purchase agreements for two separate lots in Holts Lane, Darley.

Lot A Holts Lane:

- refers to Lot A on Plan of Subdivision 641299S
- is approximately 4.453 hectares in size and is currently vacant
- is divided into two parts by a watercourse that bisects the land from north to south which forms part of the Masons Lane drain
- is bounded by existing urban development on two sides and the Western Freeway to the south (including an on-ramp under construction near the western boundary)
- is currently zoned GRZ1
- is proposed to be included in:
  - the Natural Residential Growth Area
  - Neighbourhood Character Precinct 11
  - GRZ2.

Lot C Holts Lane:

- refers to Lot C on Plan of Subdivision 645535L
- is approximately 3.6 hectares in size and is currently vacant
- is bounded by existing urban development on three sides and the Western Freeway to the south
- is currently zoned GRZ1
- is proposed to be included in:
  - the Natural Residential Growth Area
  - Neighbourhood Character Precinct 11
  - GRZ2.

The issue is whether Lot A and Lot C are in the appropriate settlement type, precinct and proposed zone.

(ii) Evidence and submissions

Council submitted that they have engaged in various discussions with New Southern Capital before and during the Panel Hearing. Council's position on each lot as submitted to the Panel is that:

For **Lot A** Council supports:

- the inclusion of the site within Precinct 11 (no change)
- the designation of the site within the Natural Residential Growth Area (no change)
- inclusion of the site within GRZ2 (no change).

For **Lot C** Council supports:

- the inclusion of the site within Precinct 11 (no change)
- the designation of the site within the Increased Residential Growth Area (changed from the exhibited Natural Residential Growth Area)
- inclusion of the site within GRZ3 (changed from the exhibited GRZ2).

Council supported the modifications to Lot C on the basis that the site is within close proximity to Darley Plaza and public transport and is one of the few large centrally located vacant parcels of land located within Bacchus Marsh. Council submitted that as a result of discussions with the land owner it had a clearer understanding of the owner's intentions for the site and was supportive of the more intensive residential development of the land to provide more diverse housing options. It said this was consistent with the principles in the Housing Strategy.

On the other hand, Council did not support any change to the designation of the settlement type or zoning for Lot A. It submitted that this site is distant from Darley Plaza and did not possess the characteristics appropriate for more intensive residential development.

New Southern Capital agreed with the position of Council. It had intended to call Mr Milner to give town planning evidence in this matter, however after his evidence statement was circulated and the submitter had further discussions with Council, he was not called to present at the Panel Hearing. The Panel notes that the content of Mr Milner's evidence statement is consistent with the final position of Council.

There were no submitters who objected to the proposed settlement type or zoning agreed by New Southern Capital and Council.

(iii) Discussion

The Panel accepts the final position agreed between New Southern Capital and Council. This would appear to be a logical and reasonable outcome based on the characteristics of the site and the general principles in the Housing Strategy.

The Panel accepts that this means that Precinct 11 will include land within both the Natural Residential Growth Area and the Increased Residential Growth Area and different residential zones (GRZ2 and GRZ3) within the same precinct. This is not considered significant provided that the Neighbourhood Character Precinct 11 brochure is updated accordingly. The Panel notes that there are other precincts (such as Precinct 23) where there are different proposed settlement types and zones within the same precinct.

(iv) Conclusions

The Panel concludes:

That **Lot A**:

- should remain within Precinct 11
- should remain within the Natural Residential Growth Area
- should remain within the GRZ2.

That **Lot C**:

- should remain within Precinct 11
- should be designated within the Increased Residential Growth Area
- should be within the GRZ3.

(v) Recommendations

The Panel recommends:

1. **Amend Figure 9 - Settlement Framework Plan in *Housing Bacchus Marsh to 2041* to show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11.**
2. **Amend the Neighbourhood Character Brochure for Precinct 11 in Annexure 4 of *Housing Bacchus Marsh to 2041* to show Lot C Holts Lane, Darley within the Increased Residential Growth Area.**
3. **Amend the Residential Settlement Framework Plan in Clause 21.07 to show Lot C Holts Lane, Darley within the Increased Residential Growth Area in Precinct 11.**
4. **Amend planning scheme Maps 34 and 35 to show Lot C Holts Lane, Darley within the General Residential Zone Schedule 3.**

5.2 101 Gisborne Road, Bacchus Marsh

(i) The issue

New Southern Capital Pty Ltd through a related company has entered into a purchase agreement for 101 Gisborne Road, Bacchus Marsh. It made a late submission to the Amendment (Submission 25). Council referred the late submission to the Panel for review.

The land:

- is currently zoned GRZ1
- is approximately 4.38 hectares in size in 3 separate titles and is located in a prominent position adjoining the Western Highway, Gisborne Road and the Lerderderg Track
- is located adjacent to existing commercial zoned land and uses to the south of the site
- is shown as within the boundary of Precinct 15 but is left uncoloured (white) on the Settlement Framework Plan (Figure 9) in the Housing Strategy
- is shown on other plans within the Housing Strategy as coloured green and designated as 'open space and golf courses'.

The Council agreed that an error had occurred in the designation of the site in the Housing Strategy. The issue is what is the appropriate settlement type and zone for the land?

(ii) Evidence and submissions

Council submitted that the site was omitted from the Housing Strategy because at the time the Housing Strategy was prepared the subject land was subject to a separate planning scheme amendment (Amendment C71) to facilitate the commercial development of the site. Amendment C71 was later abandoned.

The Council acknowledges that the site ought to now be included within Amendment C79.

Council submitted that it engaged in various discussions with New Southern Capital before and during the Panel Hearing. Council's position as presented to the Panel is that it supports:

- the inclusion of the site within Precinct 15
- the designation of the site within the Increased Residential Growth Area
- inclusion of the site within the GRZ3.

Council noted that currently Precinct 15 is within the Natural Residential Growth Area and land within this precinct is proposed to be within the GRZ2. Initially, Council thought it would be appropriate for 101 Gisborne Road to be designated the same settlement type and zone as the balance of Precinct 15. However, upon further discussions with New Southern Capital it agreed it was appropriate for 101 Gisborne Road to be included within Precinct 15 but be designated a different settlement type and zone to the balance of the precinct.

> *Council recognises that this site is a large undeveloped parcel in a central location that has the potential to be developed with a diverse range of housing products that would assist in providing housing choice in Bacchus Marsh, which is a key objective of the Strategy. We now understand the submitter's intention is to develop the site as an integrated housing site. Developing the site with a diverse housing product also has the potential to enhance the small commercial area on the corner of Gisborne Road and Clifton Drive which would not only benefit future residents of 101 Gisborne Road, but existing residents in the surrounding area.*
>
> *It is for these reasons that Council considers it would be appropriate to identify this site as an Increased Residential Growth Area and subject to GRZ3.*

New Southern Capital agreed with the position of Council. It had intended to call Mr Milner to give town planning evidence in this matter, however after his evidence statement was circulated and the submitter had further discussions with Council, he was not called to present at the Panel Hearing. The Panel notes that the content of Mr Milner's evidence statement is consistent with the final position of Council.

There were no submitters who objected to the proposed settlement type or zoning agreed by New Southern Capital and Council.

(iii) Discussion

The Panel accepts the final position agreed between New Southern Capital and Council. This would appear to be a logical and reasonable outcome based on the characteristics of the site and the general principles in the Housing Strategy.

The proposed settlement type and zoning corrects an error in the Housing Strategy and this should be addressed through changes to the maps and precinct brochures as part of Amendment C79.

The Panel accepts that the above outcomes will result in Precinct 15 having land within both the Natural Residential Growth Area and the Increased Residential Growth Area and in different residential zones (GRZ2 and GRZ3). This is not considered significant provided that the Neighbourhood Character Precinct 15 brochure is updated accordingly. The Panel notes that there are other precincts (such as Precinct 23) where there are different proposed settlement types and zones within the same precinct.

(iv) Conclusions

The Panel concludes that 101 Gisborne Road should:

- be included within Precinct 15
- be designated within the Increased Residential Growth Area
- be within GRZ3.

(v) Recommendations

The Panel recommends:

5. **Amend Figure 9 - Settlement Framework Plan in *Housing Bacchus Marsh to 2041* to show 101 Gisborne Road within the Increased Residential Growth Area in Precinct 15.**
6. **Amend the Neighbourhood Character Brochure for Precinct 15 in Annexure 4 of *Housing Bacchus Marsh to 2041* to show 101 Gisborne Road within the Increased Residential Growth Area.**
7. **Amend the Residential Settlement Framework Plan in Clause 21.07 to show 101 Gisborne Road within the Increased Residential Growth Area in Precinct 15.**
8. **Amend planning scheme Map 35 to show 101 Gisborne Road within the General Residential Zone Schedule 3.**

5.3 Durham Street, Darley

(i) The issue

Oupan Resources Pty Ltd (Submission 6) owns approximately 12.5 hectares of land to the west of Durham Street in Darley. About half of the land is currently zoned GRZ1 and the other half is zoned LDRZ. The existing LDRZ has a requirement for a minimum lot size of 0.4 hectares for un-sewered lots and 0.2 hectares for sewered lots.

The Amendment proposes to include the GRZ1 land within Precinct 9 and the LDRZ land within Precinct 2. Precinct 9 is proposed to be zoned NRZ2.

Precinct 2 is proposed to be zoned LDRZ1. This zone has a minimum subdivision lot size specified in the schedule of 0.4 hectares.

The issue is whether the subject land is included in the correct settlement type and zone?

(ii) Submissions

Mr Dickson, on behalf of Oupan Resources, submitted that:

- it is undesirable to have two zones over a single land parcel
- the subject land has little in common with and no physical connection to the balance of the LDRZ land to the north
- the whole of the subject land should be:
  - included within Precinct 9
  - designated in the Minimal Residential Growth Area
  - included in NRZ2.

Mr Dickson said that in the event the Panel does not accept this position, it should not recommend the proposed further restriction on yield in the LDRZ1. He said it was not appropriate to include a 0.4 hectare minimum lot size when the land was capable of being connected to a reticulated sewer network.

Mr Dickson submitted that his client had presented preliminary plans for the development of the subject land to Council. He stated that the land would benefit from a site specific development response, which 'averages' the subdivision controls of the proposed zones to provide enhanced design flexibility that can best account for the physical characteristics of the land. This, he said, could also require a Development Plan Overlay (DPO) or a Design and Development Overlay (DDO).

Mr Dickson acknowledged that further site assessment and other work was required, including the preparation of relevant overlay controls. No site assessment plans, concept plans or preliminary overlay controls were presented to the Panel.

Council submitted that parts of the subject land are very steep and would be unsuitable for development. Council noted that a control that averages the lot sizes across the two zones (so that overall development potential is not increased) may be appropriate, however the submitter had not provided adequate material to enable a proper assessment of the submitters proposal, nor any further justification for Council to consider a merits based review.

Council was also concerned that the proposed modifications sought by the submitter would represent a significant change to the exhibited Amendment and that neighbouring property owners have not had the opportunity to consider the proposed changes.

Council submitted that it would be willing to further review development outcomes for the site outside of the Amendment C79 process.

In response to the concerns of Mr Dickson regarding the 0.4 hectare minimum lot size in the LDRZ, Council submitted that the lot size controls generally respond to existing lot sizes in

the established LDRZ areas. Council also submitted that the location of the LDRZ areas on the periphery of the established areas of Bacchus Marsh and the steep topography of these areas make these areas unsuitable for further intensification.

(iii) Discussion

The Panel acknowledges that having land in two different zones can often create difficulties. The subject land is, however, already within two different zones. Neither the Council nor Mr Dickson were able to shed any particular light on the history that resulted in this outcome.

To that extent, the Panel agrees with Council that the Amendment generally translates the existing zoning conditions for the site across to the new suite of zones in accordance with the analysis in the Housing Strategy.

The Panel inspected the subject land and notes that parts of the site are steep. The future development of the land requires a comprehensive planning process including a detailed site analysis. It may well be that following this process there are the opportunities for the type of development as suggested by Mr Dickson, based on the information before it, the Panel considers it is not in a position to form a definitive view on the merit of the submitters development concept.

The Panel considers that if the entire site is to be developed in a co-ordinated and integrated manner then significant further work is required to determine the appropriate development outcome for the whole site. This work should help inform any further change to the zoning of the land. As Mr Dickson noted, this is also likely to include a DPO and or DDO as well as any new zone for the site.

The Council has noted it is willing to work with the land owner to consider appropriate planning controls for the site based on a thorough site analysis and a specific concept plan for the site. The Panel agrees with Council that following this process, if appropriate, any rezoning of the land should be subject to a separate planning scheme amendment.

(iv) Conclusions

The Panel concludes:

- that the proposed settlement types for the land west of Durham Street are appropriate and based on analysis in the Housing Strategy
- that the proposed zoning for the land west of Durham Street, Darley is appropriate
- that without further detailed analysis and a plan for the site it is premature at this stage to consider rezoning the whole of the site to NRZ2
- any future rezoning of the whole of the site to NRZ2 (or any other zone) should be subject to a separate planning scheme amendment.

5.4 Underbank Estate

(i) The issue

Taylors Development Strategists lodged a submission on behalf of Kataland Investments Pty Ltd and Werribee Vale Corporation Pty Ltd (Submission 12) in relation to land at 174

Mortons Road, Pentland Hills and 5 Randwick Avenue, Bacchus Marsh (the Underbank Estate).

The Underbank Estate is currently zoned GRZ1 and is subject to a Development Plan Overlay (DPO6).

The Amendment proposes to include the Underbank Estate within the Natural Residential Growth Area, Neighbourhood Character Precinct 26 and GRZ2.

The issue is whether the proposed controls are consistent with the approved Development Plan for the site.

(ii) Submissions

The submission on behalf of the Underbank Estate identified a 'Future Hotel Site' on a plan accompanying its submission and stated that the Hotel should not be restricted to 3 storeys and 11 metres as proposed by GRZ2. They submitted that the zone should provide for the Hotel to be constructed up to 5 storeys in height to facilitate a high quality residential hotel development.

It also submitted that GRZ2 and clause 21.07-6 should be modified to recognise that the approved Development Plan for the Underbank Estate guides the future development of the area. Specifically, the submission sought the following outcomes:

- A decision guideline added to the Schedule to the GRZ to "*ensure development within areas affected by development plan overlays is generally in accordance with the approved development plan"*
- A new strategy in clause 21.07-6 to *"ensure development within areas affected by development plan overlays is generally in accordance with the approved development plan".*

In response, Council submitted that:

- the land identified as 'Future Hotel Site' in the submitted information is currently shown as being within both a creek corridor (encumbered) and part of a road reserve in the approved Development Plan
- the proposed concept plan is inconsistent with the approved Development Plan
- any proposal to develop a Hotel on the subject land would require an amendment to the approved Development Plan
- whilst the Underbank site may be suitable for multi storey development, a five storey building would be a dominant feature and not complement the landscape
- a building up to 11 metres in height would be allowed under GRZ2 and this would be considered a more appropriate development outcome.

Council submitted that it was unnecessary to include any additional provisions referencing the need for development within areas affected by a development plan to be generally in accordance with an approved development plan. It submitted that the Development Plan Overlay states at clause 43.04 "*A permit granted must be generally in accordance with the development plan."*

Council submitted that this was sufficient and was consistent with the approach adopted elsewhere in greenfield growth areas across Metropolitan Melbourne and the operation of the residential zones.

(iii) Discussion

The Panel notes that the proposed Amendment does change the existing maximum building height requirement for a dwelling or residential building in the Underbank Estate. In this regard, the 'default provisions' of clause 32.08-9 remain.

There was no material presented to the Panel that identified a future Hotel site on any approved Development Plan for the area. The Underbank submission makes no reference to the future Hotel on the approved Development Plan. The plan it submitted was titled 'Proposed Residential Hotel Site' and included a note that the 'layout is subject to Council feedback and approval'. As Council noted, any future Hotel on the site identified by Underbank will require an amendment to the approved Development Plan.

In this context, the Panel views any discussion about a future Hotel on the site as speculative. Notwithstanding, the Panel has considered the possibility of a 5 storey Hotel on another site that could (in theory) be considered to be generally in accordance with the approved Development Plan. The Panel has concerns that a 5 storey Hotel would not be in keeping with the proposed purpose of the zone and the landscape context of the area.

The Panel agrees with Council that there is no need to augment the provisions in the DPO with additional provisions in the GRZ2 schedule or clause 21.07-6. The DPO parent clause makes it very clear that "*a permit granted must be generally in accordance with the development plan*." The Panel considers that this is sufficient. The planning scheme should be read as a whole and the provisions in the DPO must be read in conjunction with the zone and other controls and policies.

The Panel also notes that the Neighbourhood Character Precinct 26 brochure includes various references to the Underbank Development Plan. This provides an appropriate link between neighbourhood character and the Development Plan.

(iv) Conclusions

The Panel concludes:

- the exhibited zone provisions that apply to the Underbank site are appropriate.
- there is no need for any changes to the decision guidelines in GRZ2 and the strategies in clause 21.07-6 to recognise that the approved Development Plan for the Underbank Estate guides the future development of the area as this is already clear in the DPO.

5.5 126-128 Holts Lane, Darley

(i) The issue

Ms Wescombe (Submission 22) is the owner of 126 and 128 Holts Lane in Darley.

126 Holts Lane is approximately 1,122 square metres and has a single storey brick dwelling. It has a frontage to Holts Lane of approximately 34 metres.

128 Holts Lane is a 'battle axe' lot of approximately 2,778 square metres and is currently vacant except for some sheds. Access to the lot is via a long driveway to the west of the western boundary of 126 Holts Lane.

Council advised the Panel that:

- Planning Permit PA2005-250 was issued by Council for a staged four lot subdivision for 126 Holts Lane, Darley on 14 March 2006
- Stage 1 created Lot 1 & Lot S2 on Plan of Subdivision PS 600483G and was certified on 17 October 2006 with Statement of Compliance issuing on 27 November 2006
- Stage 1 created the current 126 and 128 Holts Lane
- Stage 2 proposed Lots 2, 3 & 4 on PS 600483G and was certified on 31 August 2009, however as Statement of Compliance for Stage 2 was not achieved within 5 years of certification (ie by 31 August 2014) Planning Permit PA2005-250 has expired.

126 and 128 Holts Lane are currently zoned GRZ1.

126 and 128 Holts Lane are proposed to be included in:

- the Minimal Residential Growth Area
- Neighbourhood Character Precinct 10
- NRZ5, which has a minimum lot size of 1500 square metres.

Another submitter thought that land to the west of Precinct 10 (land in Precinct 12, which adjoins 128 Holts Lane) should be zoned the same as Precinct 10 (NRZ5) but with a larger minimum lot size.

The issues are:

- whether 126 and 128 should be included in the Minimal Residential Growth Area and NRZ5
- whether Precinct 12 should be included in the Natural Residential Growth Area and GRZ2.

(ii) Submissions

Ms Wescombe submitted that her land does not share the sorts of features associated with land in a Minimal Residential Growth Area. For example, she highlighted that land in the Minimal Residential Growth Areas:

- are said to be located on the fringe of the town, whereas Precinct 12 to the west of her land is designated for Natural Residential Growth which will result in her land no longer on the fringe
- contain rural standard roads with swale drains, whereas her land is accessed via established roads with curb and guttering and standard storm water drains
- are typically in natural landscape settings with gently undulating topography, whereas her land has formal or no landscaping and is relatively flat
- typically have substantial side, rear and front setbacks, whereas the dwelling on 126 Holts Lane has relatively small side and rear setbacks.

Ms Wescombe noted that the western boundary of 128 Holts Lane adjoins land that is proposed to be included within:

- the Natural Residential Growth Area

- Neighbourhood Character Precinct 12
- GRZ2.

Ms Wescombe submitted that her land should be designated the same as the land to her west. The GRZ2 does not have a specified minimum lot size, which would facilitate the further development of Ms Wescombes land. This, she said, would be consistent with the previous planning permit issued by Council to enable her to further subdivide 128 Holts Lane. Ms Wescombe said that looking from Holts Lane there would be no difference to the neighbourhood character of the area if her land were included in Precinct 12 and GRZ2.

Ms Wescombe submitted that she would be disadvantaged if this did not occur because:

- there is little room on 126 Holts Lane to construct a shed or garage on the lot
- she purchased the property in 2010 and wanted the option to further subdivide the land in the future.

Mr Donovan (Submission 24) was concerned about the application of GRZ2 to Precinct 12. He submitted that this area:

- should not replicate the "*mistake*" of the existing medium density housing in this precinct
- should not be developed at "*high density*" as it will impact on the landscape values of the area and cause social problems
- should be within a Minimal Residential Growth Area and NRZ5
- have a minimum lot size of 2,000 square metres
- should allow only single storey houses and require planting of native trees.

Council submitted that:

- the Housing Strategy identifies that properties within Precinct 10 are generally substantial in size with an average lot size of 3,881 square metres
- given the substantial sizes of the lots in the area, as well as drainage and servicing concerns and land fragmentation limiting further intensification, preserving the existing character was a desirable outcome for this precinct
- when reviewing the land use pattern of Ms Wescombe's property it is evident that the property was originally a size consistent with other properties to the east of the site within Precinct 10
- while a two lot subdivision has occurred, this has been undertaken in a battle-axe arrangement and when viewed from the street the property still presents similar to other properties to the east of the site within Precinct 10
- although the submitter's property is on the edge of the precinct and has smaller than average lot sizes than Precinct 10, the boundary proposed between Precincts 10 and 12 is considered a logical and appropriate boundary.

Council acknowledged that a number of character elements that have been identified for Precinct 10 do not apply to 126 and 128 Holts Lane, however, the Neighbourhood Character Brochures have been based on the dominant character of a precinct and therefore do not necessarily reflect all characteristics that exist within a precinct.

Council reinforced that the assessment and methodology used in the Housing Strategy resulted in the conclusion to limit further residential development in this part of Bacchus Marsh because it is remote from existing services and facilities.

Council acknowledged, however, that Precinct 12 (to the west of Precinct 10) has been identified as a Natural Residential Growth Area (GRZ2) and said this was due to the medium density development that already exists within Precinct 12. Council submitted:

> *This medium density development is a good example of what the Housing Strategy is seeking to avoid; medium density development on the periphery of the town and not with walkable catchments of services and facilities. Nevertheless, in preparing the Strategy, consideration was required to be had to existing development and how best to respond to it in the Strategy, noting that if this medium density development did not exist within Precinct 12 it would be very unlikely Precinct 12 would have been identified as a Natural Residential Growth Area and would have been more suitable as a Minimal Residential Growth Area.*[9]

(iii) Discussion

The Panel appreciates the difficulties in designating boundaries to different settlement types, precincts and zones. These are not always easy to determine and there can often be conflicting points of view and multiple perspectives to these issues.

The Panel understands the concerns of Ms Wescombe and it is unfortunate that she did not act on the planning permit issued in 2006 to ensure that the subdivision of 128 Holts Lane was further subdivided into 3 parcels. She said she purchased the properties in 2010. Stage 2 of the subdivision (proposed Lots 2, 3 & 4 on PS 600483G) was certified on 31 August 2009, however as Statement of Compliance for Stage 2 was not achieved within 5 years of certification (ie by 31 August 2014) the planning permit expired nearly four years ago.

The Panel views the implementation of planning policy through the prism of a contemporary context. Although a permit was issued for the subdivision of land more than 12 years ago, this does not necessarily mean that the same permit would issue today. This would be so even if Council had not prepared a detailed Housing Strategy based on extensive analysis and research.

It is clear to the Panel that Council does not seek to encourage more intensive development in Precinct 10 and the Panel supports this approach. The Housing Strategy notes that this area is experiencing minimal change and the area is clearly characterised by large residential lots in a generally natural landscape setting.

The Neighbourhood Character Brochure notes that future subdivision within this precinct is likely to be in the form of battle axe arrangements. To that extent, the land at 126 and 128 Holts Lane could be said to have already been developed consistent with the general expectation of the density of development in this precinct, notwithstanding that 126 Holts Lane is less than the minimum lot size in the NRZ5.

[9] Document 11, para 45

The Panel also accepts Council's position with respect to Precinct 12. On initial assessment, it could be argued that Precinct 12 should also be included within the Minimal Residential Growth Area (and NRZ5), however, for the reasons expressed by Council, the Panel can see the merit and logic in including this precinct within the Natural Residential Growth Area and GRZ2. The existing pocket of medium density housing and the two large parcels of vacant land within Precinct 12 necessitate a pragmatic approach to the future development of this area. The Natural Residential Growth Area and GRZ2 will provide an appropriate transition and the Panel does not share the same concerns expressed by Mr Donovan.

Although there is no specified minimum lot size in the GRZ2, there is no policy support in the Amendment for medium density housing like the type that already exists in Precinct 12. The Panel is satisfied that the Housing Strategy provides sufficient direction and guidance about the future housing densities within Precinct 12.

Planning permits for the subdivision of land in Precinct 12 (adjoining Precinct 10) should be able to address matters of lot size, landscaping, fencing and other interface issues to ensure a 'soft' transition between the two precincts.

Having accepted the basis of Precinct 10 and Precinct 12, the next question is, where should the boundary between the two precincts be located?

The Panel has given this matter extensive consideration but can see no compelling reason to vary the exhibited boundary between Precinct 10 and Precinct 12. In the circumstances, it would appear to the Panel that Council has achieved a reasonably logical split between the existing relatively low density area in Precinct 10 and what will ultimately be a slightly higher density residential area to the west in Precinct 12.

(iv) Conclusions

The Panel concludes:

- that it is appropriate for Precinct 10 to be:
  - within the Minimal Residential Growth Area
  - included in NRZ5
- that it is appropriate for Precinct 12 to be:
  - within the Natural Residential Growth Area
  - included in GRZ2
- that the boundary between Precincts 10 and 12 is appropriate.
- the land at 126 and 128 Holts Lane should remain in the Minimal Residential Growth Area and the NRZ5.

6 Clause 21

6.1 The issue

A number of modifications to the provisions of clause 21 were suggested by one submitter. The Panel also queried a number of proposed edits to the clause 21. The issue is whether clause 21 needs any modifications.

6.2 Submissions

Mr Reid (Submission 18) submitted that various clauses in clause 21 should be modified to provide for more explicit protection of open space and to create enhanced pedestrian links. For example, he submitted that:

Clause 21.03-2 should include a new objective:

> *To identify and protect from development a network of parks and open space within each growth area.*

Clause 21.07-2 should include an additional strategy to:

> *Retain natural areas within each precinct and create open space and trails that retain natural areas that are connected to form flyways and walkways.*

Clause 21.07-3 should be modified:

> *Requiring walkways and open space to connect to Main Street and Bacchus Marsh Railway Station.*

In response, Council submitted that as the Housing Strategy did not undertake a review of the existing network of parks and open space it was not considered appropriate to include new wording in the Scheme that has not been considered by the Housing Strategy. It said that the Amendment specifically relates to housing and neighbourhood character and does not propose to amend any clauses in the Scheme that relate to environmental values.

Council submitted that it was in the process of commencing a more general review of the Moorabool Planning Scheme and this was a more appropriate process to review these issues. It also noted that Council's Strategic Planning Department has requested budget from Council to prepare an Open Space Framework for next financial year and this work would include a review of the open space network in Bacchus Marsh.

In summary, Council did not support the various modifications to clause 21 suggested by Mr Reid as part of this Amendment.

During the Hearing, the Panel queried several provisions in clause 21.

First, it asked the basis of a strategy in clause 21.03-2 that states:

> *Ensure at least 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan to provide for a range of housing options.*

In response, Council submitted that clause 11.02-1 (Supply of urban land) provided direction with respect to the provision of appropriate residential land supply and agreed to delete the

proposed clause at 21.03-2 to avoid confusion and duplication. It noted that clause 21.03-2 includes words that are not entirely consistent with the wording of clause 11.02-1.

Second, the Panel questioned what was meant by 'intrinsic character elements' in the strategy proposed in clause 21.07-2 (Managing Urban Growth) that states:

> *Retain the intrinsic character elements of Bacchus Marsh and surrounds.*

Upon reflection, Council submitted that the intent of this strategy is unclear and agreed to delete this provision. It noted that clause 21.07-6 (Urban Design) includes as an objective:

> *To enhance the elements of Bacchus Marsh that contribute to the character of the town.*

This clause is also supported by a number of strategies to assist with new development complementing and enhancing the character of Bacchus Marsh. Council submitted that clause 21.07-6 adequately addresses this issue.

Third, the Panel queried the appropriateness of a strategy in clause 21.07-6 that states:

> *Ensure that new development is consistent with any relevant Council adopted Urban Design Framework, Urban Design Guidelines or Gateways Strategy.*

The Panel was concerned that this clause references plans and guidelines that are not Incorporated Documents. Council acknowledged that the Urban Design Guidelines have not yet been completed and agreed to delete this clause.

Fourth, the Panel questioned the wording of clause 21.07-6 (Policy Guidelines) where it states:

> *Planning must consider as relevant:*
>
> - *Housing Bacchus Marsh to 2041 (Mesh Pty Ltd, 2016), including the Neighbourhood Character Brochures.*

In response, Council submitted that the words "*including the Neighbourhood Character Brochures"* are not necessary as the Brochures form part of the Housing Strategy and that these words should be deleted.

6.3 Discussion

The Panel appreciates the intent of the proposed additional provisions submitted by Mr Reid, however it agrees with Council that these are matters beyond the scope of this Amendment. While there may be merit in pursuing these or other similar provisions, these should be based on further more detailed investigations regarding open space provision and pedestrian and cycle links in Bacchus Marsh. The results from this research should then be used to formulate any changes to the planning scheme via a separate planning scheme amendment regarding policies associated with open space and pedestrian links.

The Panel accepts Council's responses to each of the detailed queries regarding several specific provisions in clause 21 and agrees that clause 21 should be modified accordingly.

6.4 Conclusions

The Panel concludes:

- that several provisions in clause 21 should be deleted or amended in order to provide greater clarity, remove duplication and avoid ambiguity.

6.5 Recommendations

The Panel recommends:

9. **Amend clause 21.03-2 to delete the second dot point under the heading 'Strategies' that states "*Ensure at least 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan*".**
10. **Amend clause 21.07-2 to delete the seventh dot point under the heading 'Strategies' that states "*Retain the intrinsic character elements of Bacchus Marsh and surrounds*".**
11. **Amend clause 21.07-6 to delete the first dot point under the heading 'Strategies' that states "*Ensure that new development is consistent with any relevant Council adopted Urban Design Framework, Urban Design Guidelines or Gateways Strategy*".**
12. **Amend clause 21.07-6 to vary the first dot point under the heading 'Policy guidelines' to read "*Housing Bacchus Marsh to 2041 (*Mesh Pty Ltd, 2016)."**

7 Drafting issues

7.1 The issue

During the Hearing, there were a number of drafting issues that were discussed. These generally related to:

- minor corrections to bring the wording of some provisions to accord with other recently approved Amendments
- ensure consistency with Amendment C81
- correcting an omission to the GRZ2 schedule.

7.2 Submissions

Recently approved planning scheme amendments

Council submitted that as a result of Amendments C58, C76 and C89 to the Moorabool Planning Scheme, the exhibited Amendment documentation required a number of minor changes to reflect these updates to the Scheme.

Council was advised on 7 May 2018 that Amendment C78 had been approved with minor changes. Council submitted that any changes to the Amendment C79 documentation as a result of Amendment C78 were considered inconsequential. It said any required changes would be included as part of the final Amendment documentation submitted to the Department of Environment, Land, Water and Planning for Amendment C79. Council submitted it was supportive of a Panel recommendation to this effect.

Council submitted that:

- Clause 21.01 should be updated to reflect changes as a result of the approval of C76 (gazetted 21 December, 2017) and C89 (gazetted 15 February, 2018)
- Clause 21.07 should be updated to reflect changes as a result of the approval of C76 (gazetted 21 December 2017) and C89 (gazetted 15 February 2018)
- Clause 21.07-3 should be amended to delete reference to "*Encourage agribusiness uses to locate within the Moorabool Agribusiness Industrial Area in Parwan*" as a result of Amendment C76
- the Bacchus Marsh Framework Plan at Clause 21.07 should be amended by:
  - including areas zoned Rural Conservation and Rural Living that were gazetted as part of Amendment C58
  - including a new/altered industrial area in Parwan in accordance with Amendment C76.

Amendment C81

Council submitted that several clauses should be modified to reflect post-exhibition changes to Amendment C81. It submitted that:

- Clause 21.07-1 should be amended to read:

  Bacchus Marsh has been designated as the major urban growth centre in the Shire but expansion is constrained by the surrounding natural landscape, topography, mineral and agricultural/horticultural resources. The existing

settlement boundary contains a substantial amount of residential land supply (infill and greenfield) that is likely to accommodate ~~medium~~ short term population growth.

- Clause 21.07-2 should be amended to read:

  To accommodate sustainable residential growth within the existing settlement boundary of Bacchus Marsh in the short ~~to medium~~ term.

  Contain short ~~to medium~~ term residential development within the existing settlement boundary (infill and greenfield).

General Residential Zone Schedule 2

The exhibited schedule to the GRZ2 did not state whether a permit is or is not required to construct a dwelling on a lot between 300 and 500 square metres (clause 2 of schedule 2 to clause 32.08).

Council acknowledged that this was an error in the exhibited schedule.

Council submitted it does not propose to require a permit to construct or extend one dwelling on a lot between 300 and 500 square metres and therefore the schedule should say "No".

7.3 Discussion

From the information provided to the Panel, it does not seem as though any of the recently approved amendments materially impact the Amendment. It is, however, necessary to ensure that there are no inconsistencies or ambiguities created as a result of the approval of these amendments on the implementation of Amendment C79.

The Panel agrees that the final form of the Amendment documentation should be updated to reflect recently approved amendments to the planning scheme regarding Bacchus Marsh. It is not the role of this Panel to update the Amendment documentation; rather, this should be completed by Council prior to submitting any final documentation to the Minister for Planning.

The Panel notes that the final form of Amendment C81 is, at present, unknown. The Panel flags this fact and records that care should be taken to ensure consistency between the final form of Amendment C79 and C81 to the extent that provisions overlap or relate.

The Panel agrees that clause 2 of schedule 2 to clause 32.08 should be corrected to say "*No*" to the question asking "*Is a permit required to construct or extend one dwelling on a lot between 300 and 500 square metres?"*

7.4 Conclusions

The Panel concludes:

- that clause 2 of schedule 2 to clause 32.08 should be amended to correct a drafting error
- the final Amendment documentation should be updated by Council to reflect various minor changes resulting from recently approved planning scheme

amendments including Amendments C76, C78, and C89 and any relevant consequential changes resulting from the finalisation of Amendment C81.

7.5 Recommendations

The Panel recommends:

13. **Amend clause 2 in Schedule 2 to clause 32.08 General Residential Zone to insert the word *"No"* in response to the question "*Is a permit required to construct or extend one dwelling on a lot between 300 and 500 square metres?"***
14. **Amend the final form of all Amendment documentation to ensure consistency with recently approved planning scheme amendments including Amendments C76, C78, and C89 and any relevant consequential changes resulting from the finalisation of Amendment C81.**

Appendix A Submitters to the Amendment

No.	Submitter
1	K Mondous on behalf of Nordic Pty Ltd
2	J Taylor
3	B and T Cochrane
4	P Dennis
5	A Morton
6	Graeme Dickson Partners on behalf of Oupan Resources Pty Ltd
7	V/Line
8	Environment Planning Authority
9	Department of Education and Training
10	City of Melton
11	SJB Planning on behalf of Leighton Properties (Vic) Pty Ltd and Devine Limited
12	Taylors Development Strategists on behalf of Kataland Investments Pty Ltd and Werribee Vale Corporation Pty Ltd
13	B and M Taylor
14	B Walton
15	Western Water
16	Transport for Victoria
17	A and J Almenara Consulting on behalf of Swans Road, Darley landowner group
18	R Reid
19	Department of Environment, Land, Water and Planning, Grampians Region
20	Mecone on behalf of New Southern Capital Pty Ltd (Holts Lane, Darley)
21	Country Fire Authority
22	R Wescombe
23	R Tudball and D Barton
24	I Donovan
25	Mecone on behalf of New Southern Capital Pty Ltd (101 Gisborne Road, Bacchus Marsh) (Late submission)

Appendix B Parties to the Panel Hearing

Submitter	Represented by
Shire of Moorabool	Ms B Pettitt of Mesh Planning
New Southern Capital Pty Ltd	Ms T Cincotta of Best Hooper
Oupan Resources Pty Ltd	Mr G Dickson of Graeme Dickson Partners Pty Ltd
Mr R Reid	
B and T Cochrane	Mr B Cochrane
Ms R Wescombe	

Note:
Transport for Victoria was scheduled to appear however it did not attend the Hearing.

Ms Cincotta was scheduled to call Mr R Milner as an expert witness in town planning and an evidence statement from Mr Milner was circulated to all parties prior to the Hearing. On the basis that the Panel and no other parties (including Council) had any questions for Mr Milner and that Council generally agreed with the substance of Mr Milner's evidence, Ms Cincotta did not call him to present at the Hearing.

Appendix C Document list

No.	Date	Description	Provided by
1	28/5/18	Housing Bacchus Marsh to 2041, Updated version dated 23 May 2018	Ms Pettitt
2	28/5/18	Neighbourhood Character Brochures – Precincts 1 to 32 Updated	Ms Pettitt
3	28/5/18	Submissions on behalf of New Southern Capital Pty Ltd regarding Lot A and Lot B Holts Lane, Darley and 101 Gisborne Road, Bacchus Marsh	Ms Cincotta
4	28/5/18	Part B Submission on behalf of Council	Ms Pettitt
5	28/5/18	Map showing location of submitters	Ms Pettitt
6	28/5/18	Preliminary LSIO Map for Bacchus Marsh –Amendment C73 in preparation	Ms Pettitt
7	29/5/18	Submission on behalf of Oupan Resources Pty Ltd	Mr Dickson
8a	29/5/18	Submission by Mr Reid	Mr Reid
8b	29/05/18	Heritage Overlay Map extract from Planning Scheme	Mr Reid
9	29/5/18	Submission on behalf of B and T Cochrane	Mr Cochrane
10	29/5/18	Submission by Ms Wescombe	Ms Wescombe
11	14/6/18	Council closing submission	Ms Pettitt
12	14/6/18	Updated tracked changes version of MSS and zone schedules incorporating changes as described in the Closing submission	Ms Pettitt

Attachment - Item 11.2.2b

21.01 MUNICIPAL CONTEXT

31/05/2018
~~C78~~
Proposed C79

~~The context of land use planning issues, objectives, strategies, and implementation measures of this Municipal Strategic Statement (MSS) is summarised below. Further information about the Shire of Moorabool can be found in Council's corporate plan and the reference documents to the MSS.~~

Moorabool Shire is located on the western urban/rural fringe of the Melbourne metropolitan area and extends to the outskirts of Ballarat to the west, along the major rail and road transport corridor between the two cities. This location within the Ballarat Transport corridor has seen an increase in commuting to both cities from towns within the Shire.

21.01-1 Municipal profile

DD/MM/YYYY
Proposed C79

Bacchus Marsh is the municipality's main centre for retail, service, and employment activities. Bacchus Marsh has the most comprehensive community infrastructure in the Shire but there are shortfalls in infrastructure and service provision that require a larger population base for cost effective responses. Bacchus Marsh is the focus for economic and residential growth, with Ballan and potentially Gordon providing complementary roles.

Plan Melbourne and the *Central Highlands Regional Growth Plan* refer to Bacchus Marsh as a regional centre in recognition of its historical service centre role. Bacchus Marsh also has the potential to play a role in relieving population pressure on metropolitan Melbourne by absorbing a share of the projected housing growth.

There are planning challenges in accommodating and servicing residential growth and demand for lifestyle housing while protecting agricultural productivity, and environmental values and significant landscapes.

Moorabool Shire is characterised by its townships in rural settings and its distinctive rural landscapes which comprise a diversity of vast ranges, plains, ancient gorges, and areas of intensive horticulture. The varied and rich topographical features are integral environmental, agricultural, and recreational resources for the Shire.

These environmental assets, as well as existing built form, historic buildings and landscapes, contribute to the Shire's numerous places of natural and cultural heritage significance.

Much of the Shire is in Special Water Supply Catchments, which has a significant impact on the development potential of land in the west and north of the Shire. This combined with large areas of National or State Park or State Forest that traverse the Shire limit development opportunities and pose significant land management issues, particularly relating to sediment control and land clearing.

Agriculture is the major sector in Moorabool's economy and also contributes to the rural landscape setting that typifies the Shire. Agricultural production is predominantly broad acre cropping and grazing with intensive horticulture on irrigated land around Bacchus Marsh. Council's economic development strategies encourage new and innovative sustainable agricultural industries and the promotion of value adding industries that can capitalise the agricultural and resource base.

21.01-2 Key ~~Issues~~issues

31/05/2018
~~C78~~
Proposed C79

Key issues that direct land use planning in Moorabool Shire are:

Settlement

There is increasing pressure to balance residential growth objectives with the protection of environmental, landscape and lifestyle values across the Shire.

Significant population growth in consolidated urban areas over the next 25 years is expected which will need to provide cost effective delivery of appropriate infrastructure and services.

Bacchus Marsh is one of a number of important peri-urban towns or settlements that Plan Melbourne has identified as being suitable for increased development and offers an alternative housing destination within easy reach of Melbourne. The growth potential of Ballan is also recognised in both *Plan Melbourne* and the *Central Highlands Regional Growth Plan*.

Moorabool Shire's capacity to accommodate future urban development is physically and environmentally constrained. Approximately two-thirds of the Shire is located in Special Water Supply Catchments, which includes privately owned land, mainly used for agricultural purposes, or National or State Park or State Forest. Steep land, areas subject to flooding, and resources capable of economic extraction are also significant development constraints. In the absence of reticulated sewer, the development of both townships and rural land within the Special Water Supply Catchments needs to be managed to protect water quality and quantity.

Cost is the major hurdle to the extension of reticulated sewer systems to other towns in the Shire, however without it the small towns and settlements of the Shire cannot grow to any substantial degree.

Many of the small towns and settlements lack the quantum of population to be considered sustainable communities in the sense that they lack diversity in the provision of local jobs, retail, public transport, other public and medical services and community infrastructure. They rely heavily on larger communities and tend to be strongly car dependent.

Future population growth needs to be balanced with protection and sustainable use of the Shire's environmental assets which contribute significantly to the lifestyle and attraction of Moorabool Shire as a place to live, invest and visit.

Urban growth, residential development, and lifestyle housing need to be managed to maintain the attractive rural setting and lifestyle, and to provide adequate services and facilities in a cost effective manner.

Urban growth has the potential to develop up to the LGA boundary and therefore reduce the existing rural buffer between Moorabool Shire and the Shire of Melton

Housing

A range of residential housing choices is ~~needed~~ required to attract residents and to meet the changing needs and preferences of ~~an ageing population.~~ existing residents. The population is ageing, and often ageing in place, and therefore there may be demands for alternative dwelling types, with lower maintenance options.

Transport

There is a need to improve vehicle and freight links between communities within the municipality and links to destinations outside the Shire. There is a need for links to address physical division created by the Ballarat Freeway and Ballarat Rail line, particularly in Bacchus Marsh.

Improved public transport levels of service and integration throughout the municipality and particularly along the Melbourne – Ballarat rail corridor are needed to support sustainable growth.

Environment

The varied and rich topographical features of Moorabool Shire (including ranges, plains, and ancient gorges) need to be conserved not only for their intrinsic environmental and landscape values but also as a recreational resource to the Shire.

The environmental assets (including the Brisbane Ranges National Park, Lerderderg State Park, Werribee Gorge State Park, the Wombat State Forest, and Long Forest Nature Conservation Reserve), as well significant waterways, historic buildings, rural townscapes, and landscapes contribute to the Shire's numerous places of natural and cultural heritage significance. These features inter-twine to form the character and lifestyle opportunities that attract people to Moorabool Shire.

Moorabool River, Werribee River, and Lerderderg River supply water for domestic and agricultural purposes. Inappropriate development, land clearing and sediment deposition from erosion can threaten riparian environments and water quality within the catchments.

Economic Development

Continued productive and sustainable agricultural and horticultural land use, which is critical to the Shire's economy and its ongoing economic development, requires protection from residential encroachment.

It is important to ensure planning to accommodate demand for rural living opportunities produces enhanced environmental outcomes and also protects agricultural production, particularly highly productive areas in the west of the Shire and irrigated land around Bacchus Marsh.

There is an ongoing need to manage existing and potential conflict between residential, rural residential and agricultural and horticultural production.

There is a need to strengthen the local economy to improve local employment opportunities and reduce the leakage of retail spending.

Bacchus Marsh and Ballan provide areas of important industrial and mineral resource. These include large sites zoned Industrial 2, the Maddingley Brown Coal Mine and quarries in Bacchus Marsh. Planning to manage off-site impacts and avoid conflict with sensitive uses is required to realise economic development opportunities.

The Moorabool Agribusiness Industrial Area in Parwan provides an agricultural and employment hub that can implement best practice water management techniques and encourage local employment opportunities to assist the growing local and regional community.

21.01-3 Vision and sStrategic fFramework pPlan

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Council's key strategic planning directions are illustrated on the Strategic Framework Plan. The framework plan identifies overall direction to guide specific land use outcomes. It identifies potential 'development opportunity areas' where significant land use change may be expected, and areas where land use constraints are likely to restrict future development.

Separate framework plans in Clauses 21.07 and 21.08 provide more detailed guidance for major townships.

The major strategic directions identified on the Strategic Framework Plan include:

- The location of Special Water Supply Catchments, parks and forests which have limited development potential;
- Designation of key towns in the municipality, with Bacchus March identified as the key centre for economic and residential growth and Ballan fulfilling a complementary role; and
- Identification of the Ballarat Rail line as part of the Ballarat-Melbourne transport corridor.
- Strengthening clusters of linked small towns and settlements through connections to a close Regional city, regional centre or town.

Moorabool Shire Strategic Framework Plan

21.01-4 Objectives - Strategies - Implementation

31/05/2018 C78

al Planning Framework

The Municipal Planning Framework objectives, strategies, and implementation mechanisms are structured around five key land use themes, based on those in the State Planning Policy Framework (SPPF). There is considerable overlap between each of these themes and none should be read in isolation.

- Natural Environment (Clause 21.02).
- Settlement and Housing (Clause 21.03).
- Economic Development and Employment (Clause 21.04).
- Development and Community Infrastructure (Clause 21.05).
- Heritage (Clause 21.06).

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Place-based Planning Framework

The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality.

The places contained in the Place-based Planning Framework are:

- Bacchus Marsh (21.07);
- Ballan (21.08); and
- Small Towns and settlements (21.09).

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21.03 SETTLEMENT AND HOUSING

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21.03-1 Key Issues and Influences

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It is expected that outward pressure from the Melbourne metropolitan area, the location of the Shire on one of the State's major regional transport corridors and proximity to the regional centres of Ballarat and Geelong will continue to reinforce the advantages of the Shire as a place to live and invest.

Bacchus Marsh has been identified in *Plan Melbourne* and the *Central Highlands Regional Growth Plan* as a suitable location to accommodate growth due to its regional service centre role, its relative accessibility to Melbourne, Geelong and Ballarat, its well established town centre and the availability of greenfield and infill development opportunities.

The growth potential of Ballan is also recognised in both *Plan Melbourne* and the *Central Highlands Regional Growth Plan*.

Population growth in Moorabool Shire is influenced by people choosing to live in rural areas and small towns particularly where they are serviced by the regional transport corridor.

A limited number of small towns have been identified as appropriate for population growth within the Moorabool Shire Small Towns and Settlements Strategy (2016). The Strategy also identifies that growth is not appropriate for most small towns and settlements for reasons such as an absence of community support, constraints such as bushfire or flooding risk, isolation and lack of services. A key hurdle to growth is the fact that most small towns reside within a Special Water Supply Catchment, meaning dwelling development is often costly or impossible.

The communities and towns of Moorabool Shire have a very strong rural setting and character that is defined by the local agricultural base, spectacular scenic landscapes and diverse vegetation. There is a need to ensure that these values, which draw people to the area, are protected.

Planning for residential and other urban growth must recognise the range of physical and infrastructure constraints particularly in relation to resource management and environmental values.

While there is an existing 'pool' of small, vacant lots in the rural areas, potential development on many of these lots is constrained because they are located within a Special Water Supply Catchments area.

21.03-2 Objectives—Urban Growth Management

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- To ensure that Bacchus Marsh and Ballan accommodate the most residential growth in the municipality.
- To maintain an adequate long term land supply to accommodate the projected increase in population.
- To ~~promote an accelerated rate of population and local employment growth to support the provision of~~ improve~~d~~ social and physical infrastructure in the Shire to support the growing population.
- To ~~plan and manage~~ promote sustainable urban growth including increasing densities ~~that is concentrated in and~~ around ~~the Shire's major towns.~~ activity centres and the public transport network.
- To direct growth to preferred locations and away from non-preferred locations.

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Strategies

- Ensure the supply of residential land ~~zoned for industry, business, and residential purposes~~ is sufficient to accommodate projected ~~accelerated~~ rates of growth.
- Facilitate and promote a range of residential ~~and economic~~ development options, including high quality 'master-planned' developments.
- Direct the majority of the population and employment growth to Bacchus Marsh with supporting growth in Ballan.
- Consolidate established urban areas by promoting infill development of land zoned for urban purposes.
- Retain the non-urban break between Bacchus Marsh and the metropolitan area.
- Ensure a clear separation between urban development and farming activities is retained.
- Limit urban development where it is likely to impact on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.
- Ensure planning and management of urban growth in designated towns takes account of existing and proposed infrastructure capacity.
- Discourage ~~Do not support residential and other~~ development in settlements where reticulated sewerage systems are not available and onsite treatment of effluent cannot be provided.
- Manage urban growth through Development Plans or Precinct Structure Plan~~nings~~ ~~or Development Plan Overlays~~ and the implementation of Development Contributions Plans ~~or Infrastructure Contributions Plans~~where appropriate.
- Discourage large subdivisions ~~over 20 lots other than~~unless they are in accordance with an approved ~~growth area p~~Precinct S~~s~~tructure ~~p~~Plan or~~,~~ a ~~d~~Development ~~p~~Plan.
- ~~Ensure a clear separation between urban development and farming activities.~~

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21.03-3 Objective—Residential Development

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~~To extend the range of housing types available to provide resident choice and meet changing housing needs.~~

- To achieve high quality residential ~~living~~ environments which ~~balance~~ enhance liveability, sustainability, healthy and active neighbourhoods. ~~the provision of residential development opportunities with the protection of productive agricultural land and environmental assets.~~
- To promote Environmentally Sustainable Design principles to reduce the cost of living and improve liveability.
- To improve the diversity of housing stock within the municipality.
- To design housing to be adaptable for use by smaller households, the aged and people with disabilities.

Strategies

- Facilitate the creation of sustainable neighbourhoods that encourage integrated, liveable, walkable neighbourhoods ~~in towns.~~
- Encourage subdivision patterns that promote a diversity of lot sizes.
- Encourage higher density development close to activity centres.
- Encourage a combination of greenfield and infill opportunities to enhance the diversity of housing choices and affordability.

- Encourage high quality design of dwellings, open space and the public realm as an important contributor to achieving sustainable developments.
- Encourage natural light, orientating dwellings to the north to allow for solar gain in the winter while also addressing the street for safety and access.
- Promote the delivery of affordable, diverse and accessible housing opportunities which are flexible, adaptable and cater for differing household types, housing tenures, lifecycles, incomes and disabilities.
- Encourage the delivery of alternative housing models in appropriate locations, such as co-housing and eco-villages.
- ~~Plan for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh and Ballan.~~
- ~~Design housing to be adaptable for use by smaller households, the aged and people with disabilities.~~
- Provide for non residential uses, including convenience shops and medical centres, in locations that are ~~consistent, and~~ compatible, with the scale and character of the area~~, in particular adjacent properties~~.
- Encourage non residential ~~These~~ uses ~~should~~ to be located on lots fronting ~~main or local arterial~~ roads in a Road Zone.

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21.03-4 Objective—Landscape and Neighbourhood Character

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To ensure new development in all zones respects the existing character, landscape setting and amenity of the local area.

Strategies

- ~~Infill~~ Ensure development ~~should~~ protects ~~or~~ and enhances the existing character, built form~~, and~~ natural environment~~, of the Shire's towns and villages including the~~ country town scale and rural atmosphere of ~~smaller~~ each town~~s~~.
- Encourage ~~D~~development in growth areas to ~~should develop a strong sense of place that~~ respect~~s~~ its landscape setting.
- Ensure ~~New~~ new development ~~should~~ protects the visual, aesthetic, and environmental values of escarpments~~, and~~ ridgelines and views ~~generally,~~ and views from the Bacchus Marsh valley ~~in particular.~~.
- Facilitate ~~C~~community identity of townships ~~should be strengthened~~ through design of new development, landscapes and streetscapes, signage and open space.
- Retain non-urban breaks between towns and settlements.
- Discourage ~~Avoid~~ residential development in the farming areas unless it is required for the agricultural use of the land.
- Protect and reinforce the Shire's built and natural heritage ~~as identified in heritage studies for the Shire.~~.
- Ensure that new development is appropriately sited, designed and constructed to blend with the ~~surrounding landscape and protect~~ significant landscape values, native vegetation and rural settings.
- Discourage inappropriate development on scenic hilltops, ridge lines and areas of visual prominence.
- Ensure housing and subdivision design complements the existing environment and has regard to the town's landform.
- Ensure the impact of small lot development in greenfield areas is minimised by incorporating larger lots in other locations, widened road reserves with provision

for enhanced street tree plantings and other design based initiatives to avoid emergence of a typical suburban character.

21.03-5 Objective – Small Town Development

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To support the sustainable development of small towns and settlements in accordance with the direction of the Moorabool Small Towns and Settlements Strategy (2016).

Strategies

- Consider the role and function of small towns and settlements when considering future development and planning.
- Plan for population growth, service delivery and investment on a cluster basis, rather than a town specific basis having regard for the social and economic linkages between towns.
- Guide growth to Bungaree, Wallace, Dunnstown and Myrniong.
- Protect declared water supply catchments and facilitate growth by investigating and supporting the development of reticulated sewerage and water systems in the priority growth investigation settlements identified within the Small Towns and Settlements Strategy (2016).
- Limit the potential for the expansion of small towns and settlements where extreme bushfire risk, isolation and other serious constraints make expansion impracticable.

21.03-6 Objective—Rural Lifestyle Opportunities

31/05/2018
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To support development opportunities in rural lifestyle areas as an additional residential choice.

Strategies

- Prevent the fragmentation of farm land through inappropriate subdivisions.
- Limit rural lifestyle development in areas without reticulated services where the development would compromise water quality (particularly in Special Water Supply Catchments), adversely affect agricultural production, or impact on native vegetation and habitat values.
- Provide for planned rural living development in appropriate locations in recognition of the attractiveness of rural lifestyle options.
- Provide for limited residential development in areas zoned Rural Living. Preference will be given to subdivision where the following criteria can be met:
  - the overall density of residential development satisfies environmental and physical requirements, including appropriate on-site treatment of effluent and stormwater management;
  - development does not restrict agricultural and horticultural production;
  - sealed access roads service all lots;
  - reticulated water services are provided; and
  - the development leads to an overall enhancement in the condition of the environment.
- Focus rural living development in areas close to urban centres with good access to services and facilities where there is minimal impact on productive agriculture and horticulture or areas with environmental values.

21.03-7 Implementation

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Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- ~~Apply the General Residential Zone Schedule 2 to designated areas within the Bacchus Marsh Activity Centre, Bacchus Marsh Civic and Community Hub, Halletts Way and designated areas surrounding Darley Plaza;~~
- ~~Apply the General Residential Zone Schedule 3 to designated areas near community and retail facilities in Bacchus Marsh and Darley;~~
- Apply the Neighbourhood Residential Zone Schedule 1 to Gordon to reflect the landscape character and minimum lot size requirements (infrastructure capacity constraints) within the Gordon Structure Plan;
- Apply Development Plan Overlays to provide for density patterns, road networks, open space networks, staging, and integration between new and existing development, supply of reticulated water and sewerage, drainage, fire prevention, and vegetation and landscape protection to zoned greenfield residential areas requiring development;
- Apply the Environmental Significance Overlay Schedule 1 to Barkstead and Dales Creek to reflect the location of these towns within a Special Water Supply Catchment.
- Review the Restructure Overlay to the old Crown townships of Blakeville, Old Wallace, Elaine North, and Rowsley and other measures necessary to support the implementation of restructure plans; and,
- Review the Rural Conservation Zone Schedule in Korweinguboora/Spargo Creek and Dales Creek with a view to limiting the growth potential of these towns due to the fire risks and constraints applicable to these towns.

Local policy and exercise of discretion

- Provide heavily vegetated buffers of at least 50 metres between industrial and residential land to protect the amenity of the residential areas.
- Where possible, provide opportunities for pedestrian and cycling links in line with Council's hike and bike strategy (June 2014).
- Where relevant require a report to accompany planning applications that explains how the siting and design of the proposal has responded to objectives and strategies of this MSS, the topography, environmental constraints, and the landscape significance and character of the area.
- One dwelling may be constructed on each lot created in accordance with an incorporated restructure plan subject to appropriate responses to environmental issues, siting, construction details and effluent disposal.
- Ensure that new buildings and works are sited, designed and constructed to:
  - minimise the removal and disturbance of native vegetation;
  - avoid protruding above ridgelines, hill tops and tree canopies;
  - avoid construction on slopes greater than 20%;
  - minimise soil disturbance and levels of excavation and fill;
  - avoid the use of reflective building materials such as zincalume; and
  - use external colours, materials and finishes of subdued tones that blend with the surrounding landscape and vegetation.
- Prevent the construction of buildings that create an appearance of bulk, scale and size in visually prominent and significant landscape areas.

- Encourage the planting of indigenous vegetation to assist in screening new development.
- Require the design and construction of all weather access roads and driveways that traverse slopes and minimise visual intrusion and soil erosion.
- Require applications for buildings and works to be accompanied by a report that explains how the proposal has been sited and designed to respond to the topography, landscape significance and character of the surrounding area and achieve the objectives and performance criteria of this policy.

21.03-8 Further Strategic Work

31/05/2018 C78

- Prepare structure plans for Bungaree, Dunnstown, Wallace and Myrniong subject to a residential growth investigation and a commitment to provide reticulated sewer and water to the towns or a localised solution (where applicable) as per the Moorabool Small Towns and Settlements Strategy (2016).
- Develop a partnership with relevant water authorities to inform and guide the inclusion of reticulated sewer and water projects for towns identified in the Moorabool Small Towns and Settlments Strategy (2016) within their 5 year capital works programme, subject to the provision of a viable business case.
- Prepare a Structure Plan for Blackwood in accordance with the Small Towns and Settlement Strategy (2016).
- With water authorities develop agreed municipality-specific provisions for the Shire's Special Water Supply Catchments to provide the basis for a revised schedule to ESO1 and review of associated policies.
- Prepare Urban Design Frameworks for Elaine, Greendale, Lal Lal and Mount Egerton in accordance with the ST&SS.
- Prepare Settlement Improvement Plans for Balliang and Balliang East, Clarendon, Korweinguboora/Spargo Creek and Yendon in accordance with the Small Towns and Settlement Strategy (2016).
- Undertake a Flood Study and provide flood mapping for Blackwood, Bungaree, Clarendon, Dunnstown Elaine, Lal Lal, Wallace and Yendon.
- Develop protocols for involvement of water authorities in urban growth strategies and rezoning proposals.
- Develop a Local Policy or overlay(s) to manage development to address heritage, landscape, vegetation, and environmental values in Blackwood, Barry's Reef, and Simmons Reef.
- Review absorption and contamination risk of land in existing Rural Living Zones in Special Water Supply Catchments.
- Integrate the Bushfire Management Overlay and the Municipal Fire Prevention Plan.
- Develop a Social Impact Assessment Policy to ensure consideration of the social impacts of major developments proposals.

21.03-9 Other Actions

31/05/2018 C78

- Investigate and continue support for capital works programs of infrastructure agencies to:
  - Sewer Bungaree, Wallace, Dunnstown and Myrniong if financially feasible, in accordance with the Moorabool Small Towns and Settlements Strategy (2016).
  - Improve public transport in identified growth towns to provide efficient levels of services that meet community needs.
  - Provide other utilities (including natural gas) to small towns.

- Facilitate future transport infrastructure planning through local structure plans.

21.07 BACCHUS MARSH

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21.07-1 Key Issues and Influences

04/05/2017
~~C58~~
Proposed C79

~~Bacchus Marsh is the largest town in the Shire consisting of the Darley, Bacchus Marsh and Maddingley urban areas. It is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham. The town is characterised by high levels of commuting and an attractive living environment.~~

Bacchus Marsh is located midway between Melbourne and Ballarat, and is the largest town in the Shire with some 19,000 residents (2017 est. including Darley, Bacchus Marsh and Maddingley urban areas). Bacchus Marsh currently fulfills a number of important functions as a regional service centre, a peri-urban town and an increasingly popular alternative housing destination to the west of Melbourne.

Despite being located within the Central Highlands Region, Bacchus Marsh is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham. It also borders two of the fastest growing municipalities in Australia, being the City of Melton and the City of Wyndham. Spillover urban growth into the Shire has been largely driven by the westward migration of residents from metropolitan Melbourne and the progressive integration of Bacchus Marsh housing into the metropolitan market.

Bacchus Marsh is identified as a regional growth centre in Plan Melbourne as well as the Central Highlands Regional Growth Plan. In order to respond to metropolitan growth pressures and to meet the strategic goals set out in these plans, Bacchus Marsh will need to provide for more than 20,000 additional residents by 2041. Some of this growth will be accommodated within the existing urban area, while the balance will be accommodated within the adjoining growth precincts of Merrimu, Hopetoun Park and Parwan Station (as inter-connected, masterplanned urban components of the wider Bacchus Marsh valley).

Bacchus Marsh is characterised by high levels of commuting, especially towards job opportunities in metropolitan Melbourne, significant housing growth and an attractive living environment.

~~New r~~Residents of Bacchus Marsh have been attracted to the town ~~Bacchus Marsh~~ by the combination of its distinctive~~ly country lifestyle~~ landscape setting ~~combined~~ comprising of escarpments and irrigated river valley, combined with attributes found in a metropolitan corridor such as well-established commercial, business, industry and community infrastructure.

~~Its character~~The town is defined by the following character elements:

- The rural and natural gateway entries, in particular the entrance from the Western Freeway through the Avenue of Honour;
- An open feel due to the rural and low density surrounds, wider streetscapes, large open space areas, farmlands, orchards and market gardens;
- A natural landscape character and setting with undulating landforms.
- A scenic backdrop that surrounds the town with Lerderderg State Park, Werribee Gorge State Park and Long Forest Nature Conservation Reserve.
- Werribee and Lerderderg Rivers that traverse through the town and in some places include linear walking paths and open space along the waterways.
- Networks of open space throughout residential areas and adjoining forested areas;
- ~~Township character with a strong range of commercial and business enterprises set within a rural landscape and highly productive agricultural areas;~~
- Significant heritage buildings and trees including the Bacchus Marsh Avenue of Honour, Grant Street and Maddingley Park;
- ~~Networks of open space throughout residential areas and adjoining forested areas;~~

- ~~Undulating land with scenic views;~~
- ~~Werribee and Lerderderg Rivers and associated highly productive irrigated river flats;~~
- Topography defined by the Lerderderg ~~Forest~~ State Park and sand mines to the north, the ~~Bences Road~~ Merrimu and Hopetoun Park plateaus to the east, the Pentland Hills to the west and the Parwan Valley and coal mine to the south
- ~~Strong industrial base providing local employment opportunities, particularly in the transport and value adding agricultural industries; and~~
- A strong range of commercial and business enterprises including industrial base business that provide local employment opportunities, particularly in the transport and the agricultural industries; and
- A ~~D~~diversity and range of residential development opportunities (infill and greenfield).~~areas based on residential layout, lot design and housing styles, and types.~~

~~Council seeks to establish best practice in transport oriented activity centre planning for the Bacchus Marsh Activity Centre. Significantly sized parcels of land between the railway station and Main Street and between Fisken and Grant Streets provide opportunity for planned residential and mixed use urban development.~~

Bacchus Marsh has been designated as the major urban growth centre in the Shire but expansion is constrained by the surrounding natural landscape, topography, ~~and~~ mineral and agricultural/horticultural resources. The existing settlement boundary contains a substantial amount of residential land supply (infill and greenfield) that is likely to accommodate short term population growth.

~~Bacchus Marsh appears to have a significant amount of land zoned for infill development but some is steep and fragmented ownership in some areas makes co ordinated development very difficult.~~

However opportunities for long-term growth outside of the existing settlement boundary require further investigation. Urban growth investigation areas are located at Merrimu, Parwan Station and Hopetoun Park, as shown on the Bacchus Marsh Urban Growth Framework Plan. Urban growth at Hopetoun Park will provide potential for a local activity centre which is a key missing element in the existing settlement. Ultimately, it is envisaged that Bacchus Marsh will comprise a multi-nodal settlement with a core area (Bacchus Marsh, Darley and Maddingley) together with new fully integrated and functional high quality 'master-planned' precincts which provide for diversity of urban living choices.

The highly productive irrigated horticultural land provides a source of employment and fresh food that needs to be protected from the urban expansion of Bacchus Marsh.

There are a number of strategically important land uses to the south of Bacchus Marsh - such as the Maddingley Brown Coal ~~Mine~~ operations (coal mining, landfill and green waste composting), ~~industrial land~~, agribusiness, the airport and the Parwan Waste Water Treatment Plant – ~~that~~ such uses are inherently incompatible with residential development due to their off site impacts. ~~The State Government has established the extent of the coal resource to be protected but appropriate buffers and land use management measures to address potential conflicts between uses and opportunities to capitalise on economic development synergies require further investigation.~~

Bacchus Marsh currently has an affordable housing supply compared to the outer western region and metropolitan Melbourne, however diversity of the supply is limited. It is important that diversity in housing improves to ensure there are housing options to meet the requirements of existing and future residents. This is particularly important due to the ageing population and decreasing household sizes where there is likely to be increased demand for smaller, affordable and low-maintenance dwellings.

Council also recognises the importance of directing housing to locations that are easily accessible relative to activity centres and public transport. Directing development to appropriate locations will assist building on Council's vision to create compact and sustainable neighbourhoods. However, new development must complement the defining character elements of the town, including the historic Avenue of Honour and the open and natural landscape while also preserving horticultural land.

The Camerons Road area is designated for limited rural living development to balance the area's landscape level bushfire risk, significant flora and fauna values, quarry buffer requirements, fragmented ownership and low agricultural value. The land immediately adjoins the Lerderderg State Park and state significant quarries.

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Proposed C79

Objective - Managing urban growth

To accommodate sustainable residential growth within the existing settlement boundary of Bacchus Marsh in the short term.

Strategies

- Contain short term residential development within the existing settlement boundary (infill and greenfield).
- Ensure that Bacchus Marsh maintains an adequate long term residential land supply to accommodate the projected population growth.
- Implement the Residential Settlement Framework within the existing Bacchus Marsh settlement boundary.
- Promote the establishment of sustainable residential neighbourhoods by:
  - Encouraging high quality design of dwellings, open space and the public realm;
  - Encouraging infill development that assists in creating walkable and pedestrian scale environments;
  - Encouraging quality higher density development close to activity centres and public transport; and
  - Ensure that the form and design of new development responds to walkability and neighbourhood design principles.
- Protect escarpments from development impacts.
- Minimise the visual impacts of urban development on ridgelines and hilltops.
- Encourage subdivision patterns that provide a diversity of lot sizes.
- Encourage a wide range of options in terms of dwelling typologies which include affordable and accessible housing options.
- Encourage the delivery of alternative housing models, such as co-housing or eco-villages to assist in improving the diversity of housing stock within Bacchus Marsh.

Policy guidelines

Planning must consider as relevant:

- *Housing Bacchus Marsh to 2041* (Mesh Pty. Ltd., 2016)

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04/05/2017
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Proposed C79

Objective—Consolidating ~~urban growth~~ land uses within the inner areas of Bacchus Marsh

To encourage the consolidation of a variety of land uses within ~~the inner area of~~ Bacchus Marsh in areas that are highly accessible to the community.

Strategies

- Promote a mix of activities throughout the Bacchus Marsh Activity Centre.
- Encourage development of existing agricultural land south of Main Street and south of the Werribee River for a variety of dwelling types sensitively designed to respond to the site context.

- Reinforce the commercial hub role of Main Street through the intensification of a mix of retail, commercial and leisure land uses, within a walkable environment.
- Strengthen Grant Street as the secondary activity core of the Activity Centre and the secondary location for complementary commercial land uses.
- Encourage civic and community uses on land west of Lord Street in the vicinity of the library and public hall.
- Direct housing to locations that are easily accessible to activity centres and public transport as a priority.
- Consider the effect of natural hazard such as fire or flood on development in rezoning requests that intensifies development.

~~21.07-3 Objective—Accommodating township growth~~

~~21/12/2017~~
~~C76~~
Proposed C79

~~To promote coordinated, master planned development of identified areas in and around Bacchus Marsh.~~

~~Strategies~~

- ~~Plan for staged residential growth in accordance with the Bacchus Marsh Framework Plan, including high quality 'master planned' estate development.~~
- ~~The form and design of new development in the township should respond to walkability and neighbourhood design principles, and include strategic and environmental assessment.~~
- ~~Precinct structure plans for new growth areas should identify the need and location of community social infrastructure, neighbourhood shopping centres, and schools.~~
- ~~Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and ensure appropriate interface treatments in development abutting these areas.~~
- ~~Provide buffers between residential development and uses with off site impacts such as the Maddingley Brown Coal Mine, industrial areas, the airport and the Parwan Waste Water treatment plant.~~
- ~~Use and development within the South Maddingley "Investigation Area" identified on the Bacchus Marsh Framework Plan should be compatible with:~~
- ~~Protection of the brown coal resource within the defined Mining Lease Area;~~
- ~~Any existing or permissible future activities at the Maddingley Brown Coal Mine;~~
- ~~The continuation of existing industries and the establishment of new industries in the industrial zones in the locality; and~~
- ~~Ensuring separation between sensitive uses and uses with off site impacts comply with recommended buffer distances for Industrial Residual Air Emissions or a lesser distance determined by an area specific environmental study in collaboration with the EPA.~~
- ~~Encourage agribusiness uses to locate within the Moorabool Agribusiness Industrial Area in Parwan.~~

21.07-4 Objective—Rural ~~l~~Living d~~D~~evelopment

26/02/2009
~~C34~~
Proposed C79

To provide high amenity rural lifestyle opportunities while protecting irrigated horticultural land and the sustainability of environmental assets.

Strategies

- Provide planned ~~rural residential /~~ rural living development in appropriate locations as detailed on the Bacchus Marsh Urban Growth Framework Plan.

- Recognise the importance and attractiveness of rural residential and rural lifestyle living as an alternative living environment in designated areas around Bacchus Marsh.

21.07-5 Objective—Cameron's Road Area limited rural living

04/05/2017
C58

To provide limited high amenity rural lifestyle opportunities while protecting human life from bushfire risk, avoiding fragmenting agricultural land, protecting extractive industry from accommodation development and protecting significant flora and fauna values.

Strategies

- To apply a precautionary approach to landscape level fire risk by allowing limited rural living development and specifying alternative approved measures.
- To specify setbacks and direct buildings to appropriate locations to protect the environmental values of the land, a nearby State Park, waterways and extractive industry.
- To specify subdivision requirements to limit development and site buildings appropriate to the environmental constraints of the land.
- To require integrated land management plans to ensure sustainable land management.

Policy

- It is policy:
  - To require all dwellings to be located within a dwelling envelope.
  - That a dwelling envelope that requires the clearing of significant vegetation will be discouraged.
  - To require a plan of subdivision submitted for certification to show a dwelling envelope that meets the siting requirements in the Design and Development Overlay Schedule 14 and an effluent disposal envelope on each lot.
  - That alternative dwelling envelopes other than specified in Design and Development Overlay Schedule 14 will only be considered where:
    - All setback requirements for development in Design and Development Overlay Schedule 14 are met.
    - An alternative envelope provides a better response to bushfire risk, avoiding native vegetation clearance and environmental outcomes.
- That an application to resubdivide lots to create a lot less than 6 hectares on land zoned Rural Conservation will be considered where:
  - The location of a lot is consistent with the subdivision requirements in Design and Development Overlay Schedule 14.
  - A resubdivided lot has a minimum lot size of two hectares.
  - A smaller lot is required to provide an environmental gain on the balance lot through a larger vegetated lot.
  - An appropriate mechanism is included to ensure that the balance lot may not be further subdivided.
- To require an integrated land management plan for new dwellings and subdivision applications to ensure sustainable land management to protect native vegetation, waterways, stabilisation of soil and pest plant and animal control.

21.07-6 Objectives—Urban dDesign

04/05/2017
~~C58~~
Proposed C79

- To improve the quality of urban design throughout Bacchus Marsh.

- To enhance the elements of Bacchus Marsh that contribute to the character of the town.
- To enhance the visual amenity of all key gateways to Bacchus Marsh.

Strategies

- Manage built form impacts on escarpments, slopes and other significant landscape features within key views and vistas from the Western Freeway.
- Ensure a clear separation between urban development and farming activities is retained.
- Encourage subdivision design that provides for diverse streetscapes, strong connectivity and public spaces and retains the values characteristics that make Bacchus Marsh a special place.
- Ensure residential development is in accordance with the preferred character statements as set out in Housing Bacchus Marsh to 2041.
- Encourage innovation and best practice sustainable design and development outcomes.
- Ensure that housing design allows space for tree plantings and enhances the existing landscape as a priority on both public and private land.
- Ensure the impact of small lot development in greenfield areas is minimised or offset by incorporating larger lots in other locations, incorporating widened road reserves with provision for enhanced street tree plantings and other design based initiatives to avoid emergence of a typical suburban character.

Policy guidelines

Planning must consider as relevant:

- *Housing Bacchus Marsh to 2041* (Mesh Pty. Ltd., 2016).
- ~~Increase pedestrian and cyclist accessibility, particularly to and through the Activity Centre, and across the Western Freeway, and ensure bicycle and pedestrian networks developed in future residential estates are appropriately linked.~~
- ~~Enhance the design, style, and appearance of the five major gateways into Bacchus Marsh, and particularly the Avenue of Honour based on recommendations within the Bacchus Marsh Gateways Strategy.~~
- ~~Improve traffic conditions in central Bacchus Marsh by facilitating a northward extension of Woolpack Road to reduce heavy traffic in the town centre and investigating the feasibility of an additional north-south traffic route to the west of the town.~~
- ~~Encourage active house frontages to main roads and, where possible, key public spaces to enhance open space and natural surveillance.~~

~~21.07-7 Objective – Pedestrian / cycle link~~

~~04/05/2017 C58~~

~~To provide a new high quality, high amenity pedestrian and cycle link connecting Main Street and the Railway Station.~~

~~Strategies~~

- ~~Establish a pedestrian and cycle spine between Main Street and the Railway Station.~~
- ~~Orientate new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.~~
- ~~Focus any active or passive open space adjacent to the pedestrian / cycle spine.~~

~~21.07-8~~ ~~Implementation~~

~~04/05/2017~~
~~C58~~

~~Zones and Overlays~~

~~Specific application of zones and overlays to achieve the strategic objectives includes:~~

- ~~Apply the Rural Living Zone to land east of Camerons Road to allow limited rural living development.~~
- ~~Apply the Rural Conservation Zone to land west of Camerons Road to protect environmental values and as a precautionary approach to landscape bushfire risk.~~
- ~~Apply a Design and Development Overlay in the Camerons Road area with specified setbacks and building envelopes to direct new buildings to appropriate locations in response to bushfire risk, protecting quarries and protecting environmental values.~~
- ~~Apply Design and Development Overlays for sub-precincts within the Activity Centre that should be the subject of specific built form and design guidelines.~~
- ~~Apply Development Plan Overlays for existing undeveloped General Residential Zone areas to enable improved integration of infill development; and~~
- ~~Apply the Bushfire Management Overlay to the Camerons Road Area as a precautionary approach to landscape bushfire risk and to specify bushfire protection measures to reduce the risk to life and property from the broader landscape to an acceptable level in the area.~~
- ~~Apply Development Contributions Plan Overlays where required to support the provision of appropriate social and physical infrastructure.~~

21.07-~~9~~7 Further Strategic Work

04/05/2017
~~C58~~
Proposed C79

- Prepare and implement Urban Design Guidelines, to assist in delivering high quality design outcomes for activity centres, residential, commercial and industrial developments and subdivisions.
- ~~Prepare and adopt Development Plan Overlays and Precinct Structure Plans for designated residential development areas in Bacchus Marsh.~~
- ~~Prepare and implement a Development Contributions Plan where relevant.~~
- ~~Prepare a Local Area Structure Plan and Development Contributions Plan for the Bences Road Area.~~
- ~~Identify potential uses in the Maddingley South area identified on the Bacchus Marsh Framework Plan. If land identified is within the standard buffer distances to industrial or special use zones then the investigation must include an environmental risk assessment carried out in accordance with the requirements of the Environmental Protection Authority.~~
- ~~The investigation of the area south of the railway line and east of the industrial corridor must include:~~
  - ~~Identification of appropriate land uses having regard to existing and projected land requirements for alternative uses, land characteristics, and compatibility with existing and potential uses in adjoining zones;~~
  - ~~Consideration of a planning framework to address off-site impacts from uses in the locality, including a review of the role and scope of management and development planning for land outside the South Maddingley mine lease;~~
  - ~~Review of the appropriateness of minimum lot sizes;~~
  - ~~A risk assessment in accordance with EPA advice if sensitive uses are contemplated within the standard EPA buffers. The assessment should take account of the specific circumstances and mix of uses in the locality; and~~
  - ~~Protection of buffers to the Parwan Waste Water Treatment Plant.~~

- Audit undeveloped land in existing residential zoned areas of Bacchus Marsh having regard to constraints due to connectivity to existing roads, drainage, environmental constraints, and community facilities.

21.07-10 Other Actions

15/02/2018
C89

- Work with VicRoads to improve to the Bacchus Marsh arterial road network in accordance with adopted strategies such as the Bacchus Marsh Arterial Road Strategy and the Bacchus Marsh Accessibility, Traffic Management and Parking Study. This includes supporting a detailed planning study by VicRoads of the northward extension of Woolpack Road and further investigation of the feasibility of providing an additional north-south route.
- Advocate the planned development of Bacchus Marsh as a key town on the Ballarat Regional Transport Corridor consistent with State policy (as part of the Melbourne 2030 Strategy) and as part of the upgraded rail services serving the Shire.
- Improve the visual and physical appearance of Main Street, Bacchus Marsh through implementation of the Urban Design Framework.

Residential Settlement Framework

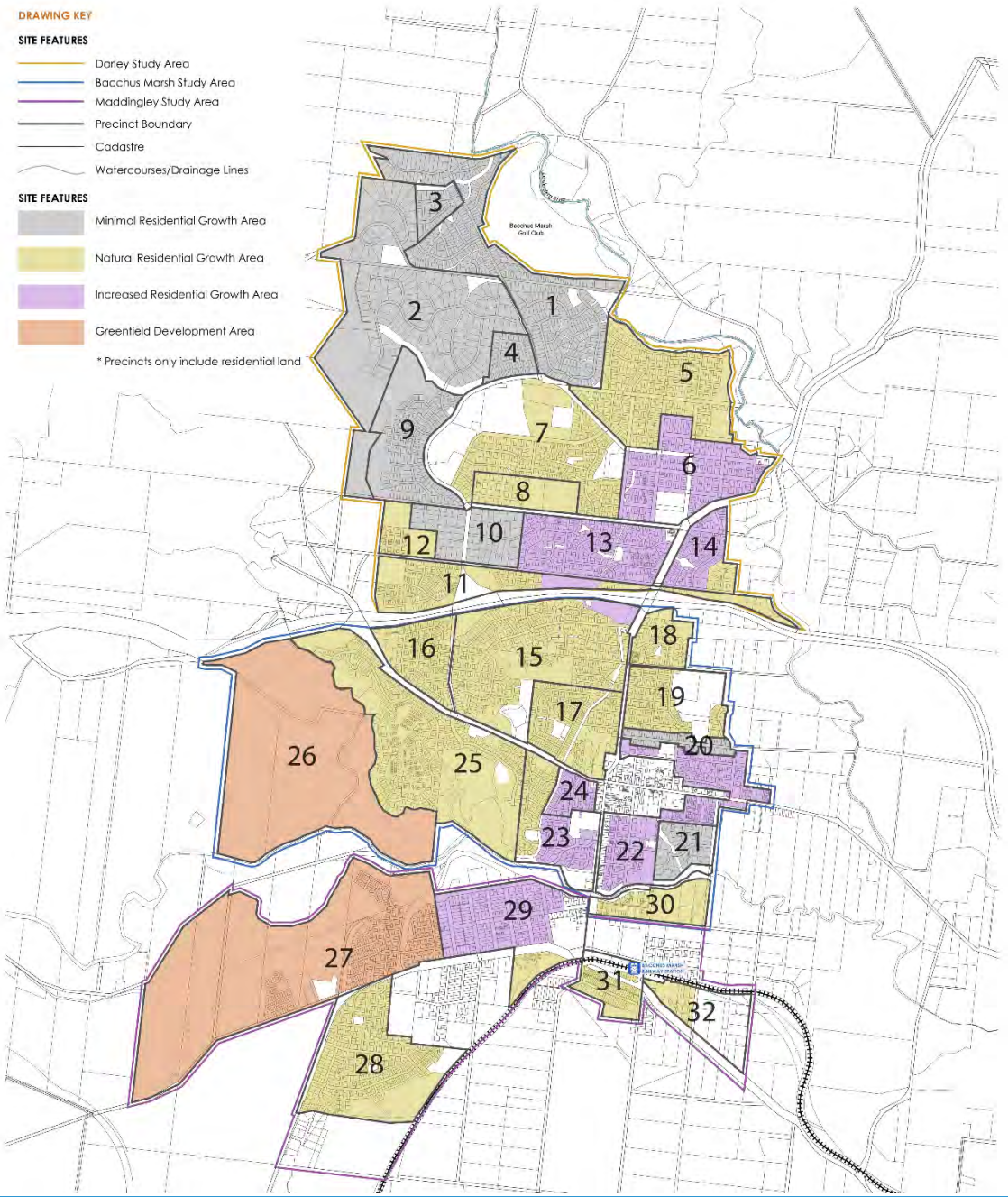
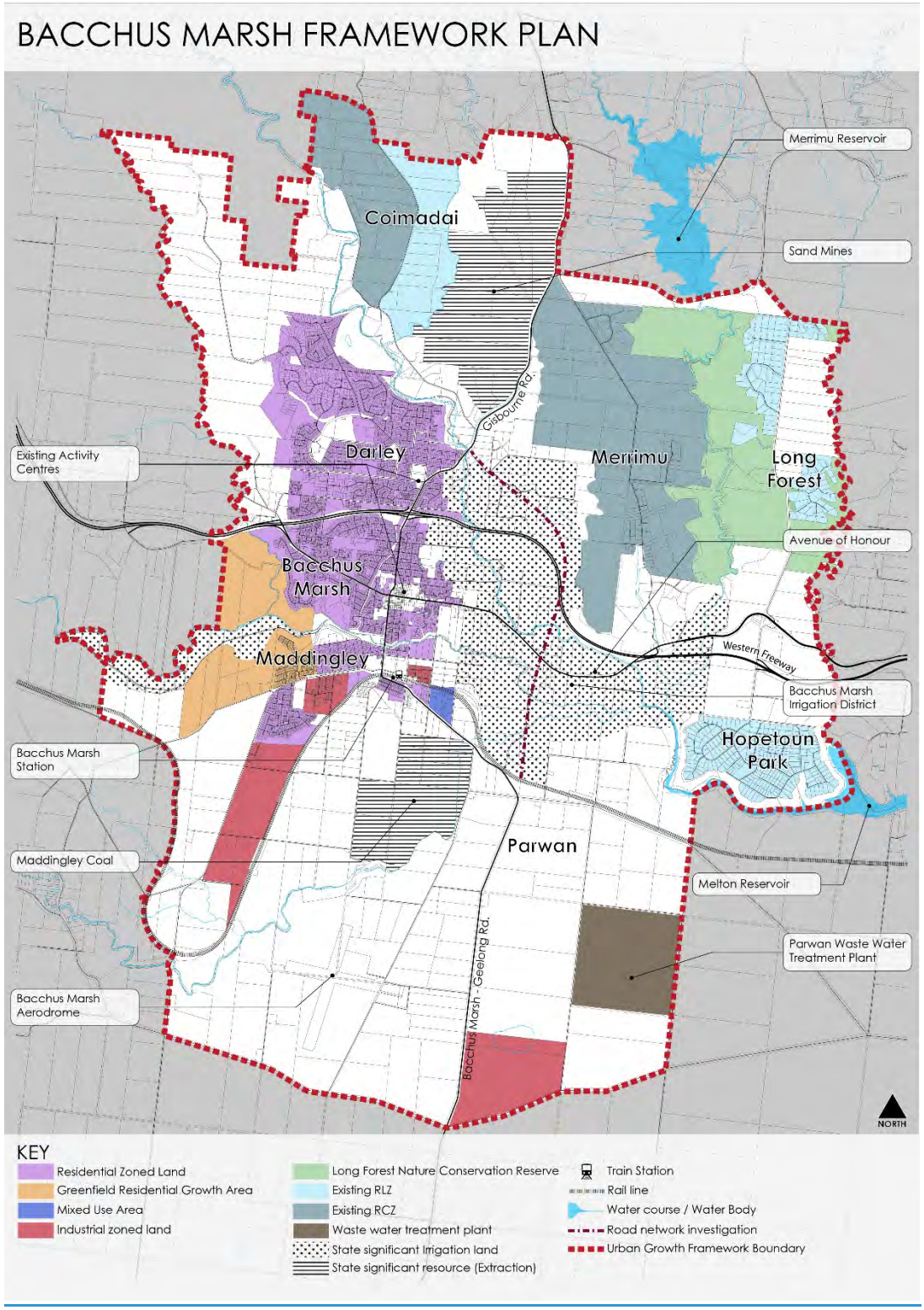
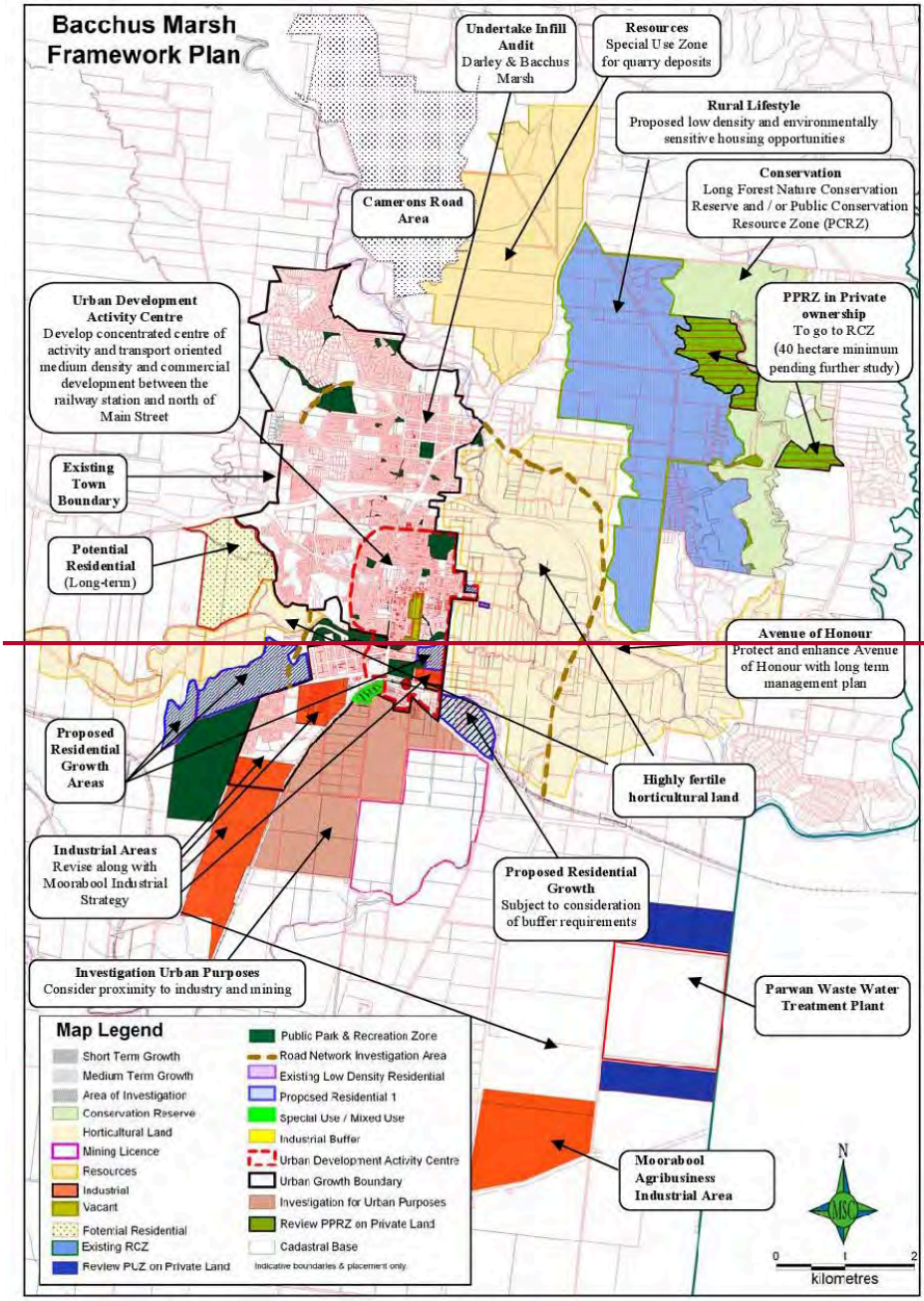


Table 1 – Explanation of Settlement Framework

Settlement Type	**Definition**	**Expected Housing Types**
Minimal Residential Growth Areas	Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development (e.g. topography, connectivity, existing development). May also include residential land that has been identified as having strong characteristics that requires protection from further development.	Future residential development within these areas will predominantly comprise of detached dwellings, generally of a modest scale, with dual occupancies, of one to two storeys only being supported where the intent of the settlement type and preferred character is not compromised.
Natural Residential Growth Areas	Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.	These areas encompass the majority of Bacchus Marsh's established residential areas. The identified locations will allow for modest housing growth and a variety of housing typologies in the form of townhouses and multi-dwelling developments, with detached houses continuing to dominate. Low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care, etc.) may be appropriate in areas within the precincts that are more accessible to public transport, activity centres and open space than others.
Increased Residential Growth Areas	Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi-units, townhouses and alternative housing typologies within a walkable catchment of residents daily needs.	These areas will provide for housing growth with increased densities. Housing development will generally be in the form of townhouse and multi-dwelling developments with opportunities for apartments and alternative forms of housing (cohousing, aged care, retirement villages, etc.).
Greenfield Residential Growth Areas	Land that is generally located on the fringe of the established urban areas and has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years.	Providing a diverse range of lot sizes that will be capable of accomodating a range of housing typologies.

Bacchus Marsh Framework Plan




Bacchus Marsh Framework Plan
Undertake Infill Audit
Darley & Bacchus Marsh
Resources
Special Use Zone for quarry deposits
Rural Lifestyle
Proposed low density and environmentally sensitive housing opportunities
Conservation
Long Forest Nature Conservation Reserve and / or Public Conservation Resource Zone (PCRZ)
Camerons Road Area
Urban Development Activity Centre
Develop concentrated centre of activity and transport oriented medium density and commercial development between the railway station and north of Main Street
PPRZ in Private ownership
To go to RCZ
(40 hectare minimum pending further study)
Existing Town Boundary
Potential Residential
(Long-term)
Avenue of Honour
Protect and enhance Avenue of Honour with long term management plan
Proposed Residential Growth Areas
Highly fertile horticultural land
Industrial Areas
Revise along with Moorabool Industrial Strategy
Proposed Residential Growth
Subject to consideration of buffer requirements
Investigation Urban Purposes
Consider proximity to industry and mining
Parwan Waste Water Treatment Plant
Moorabool Agribusiness Industrial Area
Map Legend
Short Term Growth
Medium Term Growth
Area of Investigation
Conservation Reserve
Horticultural Land
Mining Licence
Resources
Industrial
Vacant
Potential Residential
Existing RCZ
Review PUZ on Private Land
Public Park & Recreation Zone
Road Network Investigation Area
Existing Low Density Residential
Propcsed Residential 1
Special Use / Mixed Use
Industrial Buffer
Urban Development Activity Centre
Urban Growth Boundary
Investigation for Urban Purposes
Review PPRZ on Private Land
Cadastral Base
Indicative boundaries & placement only
N
MSC
0
1
2
kilometres

21.11 REFERENCE DOCUMENTS

31/05/2018
~~C78~~
Proposed C79

- ~~Bacchus Marsh Accessibility, Parking, and Traffic Management Strategy 2003.~~
- ~~Bacchus Marsh Gateways Strategy 2003.~~
- Bacchus Marsh Heritage Study, 1995.
- Bacchus Marsh Tracks and Trails Master Plan 2004-2005.
- ~~Bences Road Local Area Structure Plan Report 2007.~~
- Growing Moorabool, Economic Development Strategy, 2006.
- Housing Bacchus Marsh to 2041, 2016.
- ~~Moorabool Growth Management Strategy, 2002.~~
- Moorabool Industrial Areas Strategy, 2001.
- Moorabool Shire Council Roadside Management Plan, 2001.
- Moorabool Social Infrastructure Plan 2007.
- ~~Moorabool Shire Land Use and Development Strategy 1997.~~
- Moorabool Fire Management Plan.
- River Red Gums in the Bacchus Marsh Valley, December 2008
- Moorabool Shire Small Towns and Settlements Strategy, 2016.

DD/MM/YYYY
Proposed C79

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1**.

1.0 Subdivision requirements

DD/MM/YYYY
Proposed C79

Land		Area (hectares)
Minimum subdivision area (hectares)	All	0.4ha

2.0 Outbuilding permit requirements

DD/MM/YYYY
Proposed C79

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

DD/MM/YYYY
Proposed C79

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

NATURAL & GREENFIELD RESIDENTIAL GROWTH AREAS

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C79

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To encourage an increase in landscaping within the public and private realm.

To encourage new development to respect existing setbacks within the streetscape.

To encourage new development to have minimal or low scale front fencing.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C79

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C79

None specified

5.0 Application requirements

DD/MM/YYYY Proposed C79

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

6.0 Decision guidelines

DD/MM/YYYY Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether appropriate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY
Proposed C79

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

INCREASED RESIDENTIAL GROWTH AREAS

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C79

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To encourage sufficient front setbacks to allow for enhancement of the front garden character including increasing canopy tree plantings.

To encourage new development to have minimal or low scale front fencing.

To ensure new garages and carports to not dominate dwellings or streetscapes.

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C79

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	5 metres
Site coverage	A5 and B8	70%
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres

4.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C79

None specified.

5.0 Application requirements

DD/MM/YYYY Proposed C79

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

6.0 Decision guidelines

DD/MM/YYYY Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY Proposed C79

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

MINIMAL RESIDENTIAL GROWTH AREAS (PARTS OF DARLEY ONLY)

1.0 Neighbourhood character objectives

DD/MM/YYYY Proposed C79

To maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighourhood character.

To encourage new development to be sympathetic to the existing landscape.

To encourage an increase in landscaping within the public and private realm.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

DD/MM/YYYY Proposed C79

The minimum lot size for subdivision is 700 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY Proposed C79

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	0 metres
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C79

None specified.

6.0 Application requirements

DD/MM/YYYY
Proposed C79

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

7.0 Decision guidelines

DD/MM/YYYY
Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY
Proposed C79

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

MINIMAL RESIDENTIAL GROWTH AREA - LERDERDERG ST, BACCHUS MARSH

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C79

To maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

To encourage new development to retain generous front setbacks with minimal or low scale front fencing.

To encourage new development to be of a modest scale and complement existing built form.

To encourage landscaping that compliments the existing environment through the use of native and non-native plantings.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C79

The minimum lot size for subdivision is 500 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C79

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C79

None specified.

6.0 Application requirements

DD/MM/YYYY Proposed C79

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

7.0 Decision guidelines

DD/MM/YYYY Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY Proposed C79

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

MINIMAL RESIDENTIAL GROWTH AREA – BACCHUS MARSH

1.0 Neighbourhood character objectives

DD/MM/YYYY Proposed C79

To maintain an open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

To encourage built form to occupy a low proportion of the lot which will allow for openness, landscaping and vegetation to dominate.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To discourage front fencing or where front fencing is proposed to ensure it is of a low scale.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

DD/MM/YYYY Proposed C79

The minimum lot size for subdivision is 1200 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY Proposed C79

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

	Standard	Requirement
	B28	None specified
Front fence height	A20 and B32	1.2 metres

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C79

None specified.

6.0 Application requirements

DD/MM/YYYY Proposed C79

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

7.0 Decision guidelines

DD/MM/YYYY Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY
Proposed C79

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

MINIMAL RESIDENTIAL GROWTH AREA (PARTS OF DARLEY)

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C79

To maintain an open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

To encourage built form to occupy a low proportion of the lot which will allow foropenness, landscaping and vegetation to dominate.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To discourage front fencing or where front fencing is proposed to ensure it is of a low scale.

To ensure garages, carports, and second storey development that does not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C79

The minimum lot size for subdivision is 1500 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C79

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C79

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	0 metres
Private open space	A17	None specified
	B28	None specified

	Standard	Requirement
Front fence height	A20 and B32	1.2 metres

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C79

None specified.

6.0 Application requirements

DD/MM/YYYY Proposed C79

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Plan.

7.0 Decision guidelines

DD/MM/YYYY Proposed C79

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

Korkuperrimul

Lerderderg River

CAMERONS RD

SEEREY'S RD

RUSSELLS RD

Creek

COIMADAI

RD

BONNIE VALE RD

SWANS RD

LERDERDERG RIVER RD

LERDERDERG RIVER RD

CAMERONS RD

Goodmans Creek

GISBORNE RD

BENCE'S RD

BACCHUS MARSH RD

FOR THIS AREA SEE MAP 32

FOR THIS AREA SEE MAP 33

DARLEY

BUCKLEY'S RD

LONG POINT RD

Creek

HOLLOWLY RD

SUNNY RD

CT

McKENZIE

O'CONNELL RD

LERDERDERG RD

PARK RD

LAWSON

WESTERN FWY

MORTONS RD

FOR THIS AREA SEE MAP 34

FOR THIS AREA SEE MAP 35

GRZ2

BACCHUS MARSH

Werribee River

WERRIBEE VALE RD

GRZ2

FOR THIS AREA SEE MAP 36

FOR THIS AREA SEE MAP 37

BACCHUS MARSH

Werribee

RD

WOOLPACK RD

River

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Residential

GRZ2 General Residential Zone - Schedule 2

Municipal Boundary (If shown)

500 0 500 1000 1500 m

AUSTRALIAN MAP GRID ZONE 55

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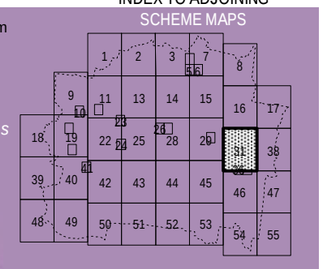
INDEX TO ADJOINING SCHEME MAPS



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AMENDMENT C79

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ZONES

MAP No 31

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

DARLEY

NRZ2
LDRZ1
GRZ2

PAMELA CT
PAR CT
AUGUSTA PL
LINKS
WAY
ST ANDREWS
FAIRWAY CT
GLENEAGLES CT
CARLOGIE
RIVERSDALE PL
CR
MEDWAY CT
AMSTEL CL
ROBERTSONS RD
AKERS CT
DENSLEY CT
HORDER CR
DARLEY DR
ANGLISS CT
BANADELL RD
CHAMBERS CT
SWANS AV
SWANS RD
EGAN CT
DELWYN CT
MANNING CT
WHELAN CT
VIGOR CT
BUSHBY CT
BVD
NATASHA MANNING CL
CURRINGTON CR
RAMSAY CR
LIGHT CL
MYERS CR
ROMAN DR
VALENTINA DR
GABRIEL GV
DURHAM ST
WEBSTER ST
HALLETTS WAY
LEWIS ST
DUNN CT
WITTICK BALL ST
LILLY PILLY CT
TRAMWAY LA
Lerderderg River

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Residential

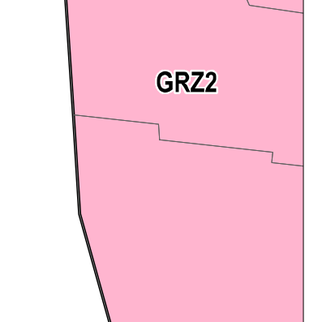
- GRZ2 General Residential Zone - Schedule 2
- LDRZ1 Low Density Residential Zone - Schedule 1
- NRZ1 Neighbourhood Residential Zone - Schedule 1
- NRZ2 Neighbourhood Residential Zone - Schedule 2

Municipal Boundary (If shown)

200 0 200 m

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING SCHEME MAPS



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ZONES

MAP No 32

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

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Residential

- GRZ2 General Residential Zone - Schedule 2
- GRZ3 General Residential Zone - Schedule 3
- NRZ2 Neighbourhood Residential Zone - Schedule 2

Municipal Boundary (If shown)

200 0 200 m

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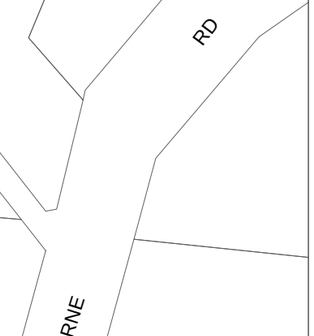
AMENDMENT C79

INDEX TO ADJOINING SCHEME MAPS



Environment, Land, Water and Planning

ZONES

MAP No 33

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

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Residential

- GRZ2 General Residential Zone - Schedule 2
- GRZ3 General Residential Zone - Schedule 3
- LDRZ1 Low Density Residential Zone - Schedule 1
- NRZ2 Neighbourhood Residential Zone - Schedule 2
- NRZ5 Neighbourhood Residential Zone - Schedule 5

Municipal Boundary (If shown)

200 0 200 m

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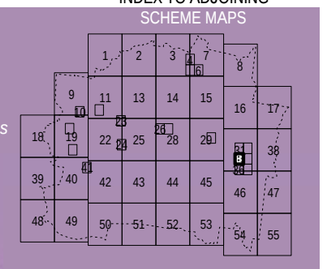
INDEX TO ADJOINING SCHEME MAPS



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ZONES

MAP NO 34

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

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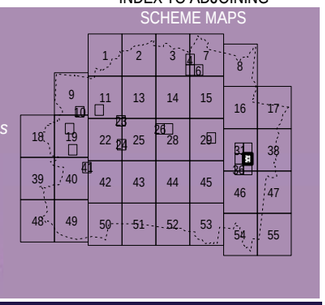
INDEX TO ADJOINING SCHEME MAPS



Residential

- GRZ2 General Residential Zone - Schedule 2
- GRZ3 General Residential Zone - Schedule 3
- NRZ3 Neighbourhood Residential Zone - Schedule 3
- NRZ4 Neighbourhood Residential Zone - Schedule 4

Municipal Boundary (If shown)

200 0 200 m

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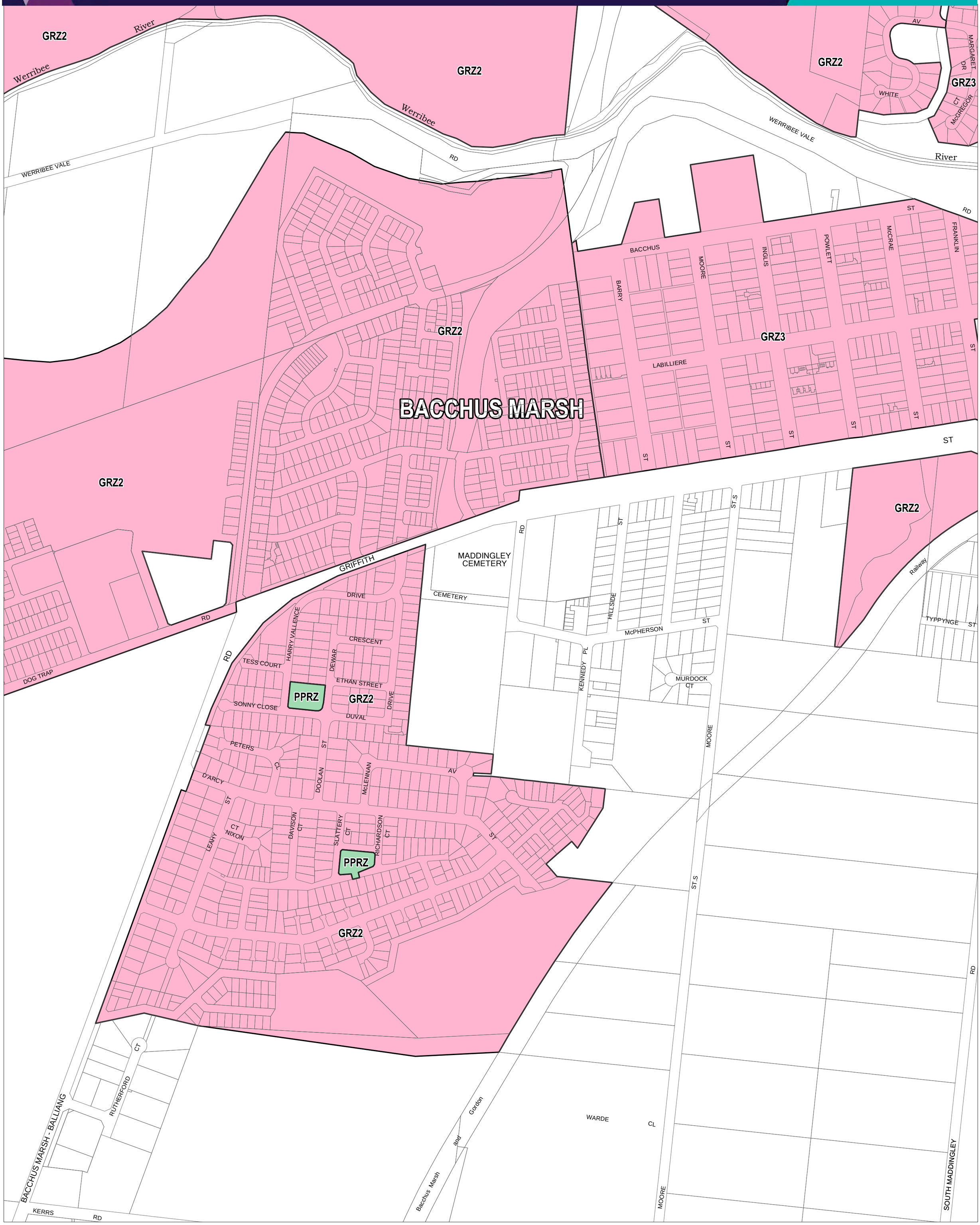
ZONES

MAP No 35

MOORABOOL PLANNING SCHEME - LOCAL PROVISION



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Public Land

PPRZ Public Park And Recreation Zone

Residential

GRZ2 General Residential Zone - Schedule 2

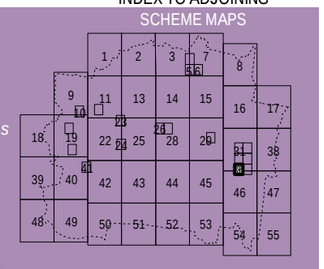
GRZ3 General Residential Zone - Schedule 3

Municipal Boundary (If shown)

200 0 200 m

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING SCHEME MAPS



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AMENDMENT C79

ZONES

MAP No 36

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

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Residential

- GRZ2 General Residential Zone - Schedule 2
- GRZ3 General Residential Zone - Schedule 3
- NRZ4 Neighbourhood Residential Zone - Schedule 4

Municipal Boundary (If shown)

200 0 200 m

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AMENDMENT C79

INDEX TO ADJOINING SCHEME MAPS

ZONES

MAP No 37

MOORABOOL PLANNING SCHEME - LOCAL PROVISION

GRZ2

FOR THIS AREA SEE MAP 36

FOR THIS AREA SEE MAP 37

BACCHUS MARSH

ROWSLEY

IRONBARK RD

DOGTRAP GULLY RD

DOGTRAP GULLY RD

PACES RD

KERRS RD

KERRS RD

Railway

RD

RD

MADDINGLEY EAST RD

RD

WOOLPACK RD

BROWNS LA

PARWAN - EXFORD RD

RD

BACCHUS MARSH - BALLIANG RD

ROWSLEY STATION RD

ROWSLEY STATION RD

GUILLINES RD

Creek

LA

RD

Bacchus Marsh and Gordon Parwan Creek

Parwan

GLENMORE RD

REIDS RD

BACCHUS MARSH - BALLIANG RD

ROWSLEY - EXFORD RD

ROWSLEY - EXFORD RD

RD

JENSZ

SMITHS RD

RD

CUMMINGS MILES RD

JENSZ

AERODROME RD

BACCHUS MARSH AERODROME

RD

JENSZ

RD

GEELONG - BACCHUS MARSH RD

ROWSLEY - EXFORD RD

RD

RD

SCHULTZ RD

SCHULTZ RD

RD

BACCHUS MARSH - BALLIANG

GEELONG - BACCHUS MARSH

SPRING HILL

BALLAN RD

PARWAN SOUTH RD

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Residential

GRZ2 General Residential Zone - Schedule 2

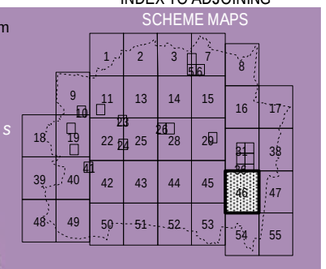
Municipal Boundary (If shown)

500 0 500 1000 1500 m

AUSTRALIAN MAP GRID ZONE 55

PREPARED BY: Planning Mapping Services

INDEX TO ADJOINING SCHEME MAPS



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ZONES

MAP No 46

11.3 SOCIAL AND ORGANISATIONAL DEVELOPMENT

11.3.1 Moorabool Health and Wellbeing Plan 2013-2017 – Year Four Review Report

Introduction

File No.: 12/01/001
Author: Tania Barry
General Manager: Danny Colgan

Background

The purpose of this report is to recommend that the Council endorse the report on the review of the fourth and final year of the Moorabool Health and Wellbeing Plan 2013-2017.

The Victorian Public Health and Wellbeing Act 2008 requires that the Council conducts an annual review of the Municipal Public Health Plan, which is the Moorabool Health and Wellbeing Plan 2013-2017. The Department of Health has developed a guide for Councils in undertaking the annual review process. The guide specifies that conducting an annual review entails making sure that the actions identified in the plan are being implemented satisfactorily and that they remain the best way for council to invest in health and wellbeing over the life of the plan.

The Moorabool Health and Wellbeing Plan 2013-2017 was a four year plan for enhancing the health and wellbeing of our residents. The plan captured the health and wellbeing status of our communities and presented a plan in partnership with local health providers and community organisations to improve the health of the Moorabool community.

Under section 26 of the Public Health and Wellbeing Act 2008, the Council is required to develop a Health and Wellbeing Plan within 12 months of a Council Election. The Health and Wellbeing Plan must be consistent with the Council Plan and the Municipal Strategic Statement and be reviewed annually and evaluated at the end of the four year period. The Plan was adopted by the Council at the Ordinary Meeting of Council on November 6 2013.

The review and development of this report was undertaken through the following:

- Review of the Council's Health and Wellbeing Committee meetings for the past 12 months
- Review of the fourth year action plan
- Workshop with the Health and Wellbeing Committee members
- Analysis of the Department of Health Annual review guidelines
- Benchmarking against other council review processes

The outcomes of the fourth year are as follows:

- 9 actions were completed in the twelve months being:
    - Continue to promote the Council as an employer of young people through apprenticeships;
    - Identify and promote alternative education programs for secondary school students;
    - Develop a dedicated space for youth/family arts activities including use of existing buildings/spaces for potential use;
    - Promote prevention of violence against women (PVAW) and Gender Equity (GE) to the community through local media and events;
    - Promote existing transport options and links to current services and activities through the Moorabool website;
    - Increase engagement with local and regional committees that focus on integrated service provision – for example, Grampians Integrated Family Violence Committee, Grampians Indigenous Family Violence Regional Action Group, Moorabool Family Violence Prevention Network;
    - Implement cultural training programs for staff and community groups;
    - Build sustainable partnerships with community groups i.e. sports clubs to implement programs that promote healthy eating i.e. breakfast clubs;
    - Improve the community's perception of safety through utilising safe design principles in subdivision planning and improve maintenance of public places and infrastructure.
- The following actions are in progress and will be carried over into the 2017-2021 Health and Wellbeing Plan for finalisation
    - Develop a Healthy Workplace Policy
    - Increase support available to residents by advocating for religious groups to continue to provide pastoral care to the community
    - Promote existing walking trails through an online guidebook or 'app'.
    - Promote opportunities for families to access existing physical activity programs in the community i.e. community sporting clubs
    - Adopt a leadership statement on the issues of violence against women to increase community awareness and demonstrate Council's commitment to the issue.

Health Profile

Overall the data included in the health profile was still considered relevant and current.

Proposal

It is proposed that the Council adopt the report on the review of the fourth year of the Moorabool Health and Wellbeing Plan 2013-2017.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 4: Improving Social Outcomes

Context 4A: Health and Wellbeing

The proposed Moorabool Health and Wellbeing Plan 2013-2017 Year Four review report is consistent with the 2017-2021 Council Plan.

Financial Implications

There are no financial implications from the recommendations proposed.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Health and Wellbeing Plan	Council is required to review the Health and Wellbeing Plan annually under the Public Health and Wellbeing Act 2008	Low	Council to review the Health and Wellbeing Plan annually.

Communications and Consultation Strategy

The following community engagement activities have been undertaken, in accordance with the Council's Community Engagement Policy and Framework:

Level of Engagement	Stakeholder	Activities	Outcome
Involve	Health and Wellbeing Committee	Review Workshop Submissions on draft report	Committee provided feedback and endorsed recommendations

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Danny Colgan
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Tania Barry
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The review determined that the fourth year of the Moorabool Health and Wellbeing Plan 2013-2017 was successfully implemented.

Recommendation:

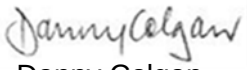
That Council:

1. **Endorses the report on the review of the fourth and final year of the Moorabool Health and Wellbeing Plan 2013-2017.**

2. **Refers the following incomplete actions from the 2013-2017 Moorabool Health and Wellbeing Plan for inclusion in the 2017-21 Health and Wellbeing Plan Action plan for completion:**

    - **Develop a Healthy Workplace Policy**
    - **Increase support available to residents by advocating for religious groups to continue to provide pastoral care to the community**
    - **Promote existing walking trails through an online guidebook or 'app'.**
    - **Promote opportunities for families to access existing physical activity programs in the community i.e. community sporting clubs**
    - **Adopt a leadership statement on the issues of violence against women to increase community awareness and demonstrate Council's commitment to the issue.**

Report Authorisation

Authorised by: 
Name: Danny Colgan
Title: General Manager Social & Organisational Development
Date: Thursday, 12 July 2018

Attachment - Item 11.3.1

Moorabool Health and Wellbeing Plan Action Plan

Year 4 Actions

Progress status

	Not started
	Completed
	In progress
	Deferred

Priority Area 1: Community Connectedness

1.1 Improve the Health and Wellbeing outcomes for the Moorabool Community

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Provide employment opportunities to young people	Continue to promote the Council as employer of young people through apprenticeships.	• This action has been incorporated into the proposed draft 2018 – 2021 Youth Strategy • The Youth Team work with the social worker at Bacchus Marsh Secondary College with young people who are disengaging/have disengaged from education and work together to achieve one of two possible outcomes: Youth continue with their schooling as far as they can (ideally Year 12) or staff work with them to establish a training or employment pathway. • Employment positions for young people are promoted on Facebook pages.	Children, Youth & Family Services

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	To further support young people's connectedness to self, community and future pathways.	Identify and promote alternative education programs for secondary school students.	• This action has been incorporated into the proposed draft 2018 – 2021 Youth Strategy. • Victorian Certificate of Applied Learning (VCAL) Trade show- was held on 26 October 2017 at the Bacchus Marsh Town Hall.	Council's Children, Youth & Family Services Unit
	Promote safe communities, cultures and organisations where all relationships are equal, respectful and non-discriminatory.	Adopt a leadership statement on the issue of violence against women to increase community awareness and demonstrate Council's commitment to the issue	• The leadership statement is in draft form and has been assigned to a working group of the Council's Health and Wellbeing Committee for finalisation during the life of the current Health and Wellbeing Plan (2017-2021). • Council was successful in obtaining a grant to participate in the Listen Learn and Lead project, which will lead to the development of a gender equity plan in 2018 specific for Council. • The consultation involved 4 workshops including 40 staff with an additional 30 staff consulted via a follow up survey. A Gender Equity Action plan has been developed.	Prevention of Violence Against Women Working Group of the Council's Health and Wellbeing Committee

1.2 Create spaces and activities that support creativity, cultural diversity and arts development in the community

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Support the arts and culture community	Develop a dedicated space for youth/family arts activities including use of existing buildings/spaces for potential use.	• Youth photo competition and Activ8 artwork displayed in the Moor Art Space (Lerderderg Library) • Library School Holiday Program craft activities were attended. • MoorArt art space booking process has been included on the library webpage. • Used the Darley Youth Space and Multipurpose building to exhibit art work from young people	Arts and Culture Working Group – Council's Health and Wellbeing Committee

1.3 Address social inclusion issues through improved communication and information

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Support organisational change on the prevention of violence against women and gender equity	Promote prevention of violence against women (PVAW) and Gender Equity (GE) to the community through local media and events	• Family Violence (FV) statistics have been collected – A local fact sheet providing data on FV is available on the Council website. • Council is a partner with WRISC Family Violence in the delivery of the Van Go project. • Local Family Violence Network supported and attended local service providers including Moorabool Shire Council, Child and Family Service (CAFS), WRISC Family Violence, Counselling Services and Housing Support. • Promotion of Communities of Respect and Equality (CORE) to	Prevention of Violence Against Women Working Group of the Council's Health and Wellbeing Committee

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
			Health organisations including Djerriwarrh Health Service through Women's Health Grampians.	

Priority Area 2: Healthy and safe built environments

2.2 Advocate for increased transport options that connect people with social activities and services

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Provide opportunities for inclusion and participation in the community including for people with disabilities	Promote existing transport options and links to current services and activities through the Moorabool website.	• Information page regarding transport options has been developed and is live on the MSC website https://www.moorabool.vic.gov.au/residents/family-services/active-ageing-and-social-inclusion/getting-around-moorabool-transport. Links provided from other council pages to the transport page.	Healthy Lifestyles and Infrastructure

2.3 Involve the community in creating a 'sense of place' for their community

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Promote and encourage the community's participation in outdoor activities.	Promote existing walking trails through an online guidebook or 'app'	• An easy to use and accessible option to link Victoria Walks information to MSC webpage/FB pages to promote local walks has been identified. Webpage draft of Avenue Walk Bacchus Marsh has been created- Uploading of other tracks and trails to be progressed in 2018 in the new plan. • Trailrider is promoted on MSC Website Transport Page. Additional Tracks and Trails information is currently being	Healthy Lifestyles and Infrastructure

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
			compiled to be included on the Council webpage in 2018.	
	Promote and encourage the community's participation in outdoor activities.	Improve the community's perception of safety through utilising safe design principles in subdivision planning and improve maintenance of public places and infrastructure	• Successful grant application for Crime Prevention and Graffiti removal. End date for project June 30, 2018. Project in progress – Youth team working with local school (Bacchus Marsh College) VicPol, Bail Justice and Youth Law on the project. • Safety auditing included in 2018 actions for the new Health and Wellbeing Plan 2017 -2021	

Priority Area 3: Accessible Services

3.1 Improve access to information about services and waiting times through the development of an integrated 'one stop shop' approach

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Improve community access to information about services.	Increase engagement with local and regional committees that focus on integrated service provision – for example, Grampians Integrated Family Violence Committee, Grampians Indigenous Family Violence Regional Action Group, Moorabool Family Violence Prevention Network.	• List of Committees that Council is involved with has been compiled and will be shared on Council's and provided to Health and Wellbeing Committee Members a	Service Improvements Working group of the Council's Health and Wellbeing Plan

3.3 Enhance community access to primary medical, health care, community support and medical specialist services

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Create supportive settings that encourage healthy lifestyles and behaviours.	Increase support available to residents by advocating for religious groups to continue to provide pastoral care to the community.	• In Progress: List of pastoral care information collated in preparation for uploading information to Council's Website.	Service Improvements Working group of the Council's Health and Wellbeing Plan

3.4 Address access and inclusion across all ages, gender, cultural diversity and ability

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Provide opportunities for inclusion and participation in the community	Implement cultural training programs for staff and community groups	• Council Staff completed Wathaurong and Wurundjeri cultural awareness training • The Best Start Program is working with Kindergartens, Maternal and Child Health (MCH) and Aboriginal services on	Arts and Culture Working Group of the Council's Health and Wellbeing Committee Women's Health Grampians

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
			engagement into Early Years Services. • Harmony Day – approximately 60 people attended the event which included an Art Photo competition. • Partnered with Refugee Realities Group to promote Harmony Day with an information stall at the Ballan Autumn Festival. • Community Grant Funding provided to Refugee Realities group to promote cultural awareness. • Reconciliation week celebrated for the first time in 2017. • NAIDOC Week event held with local indigenous community representatives and children, welcoming the general community. Approx 30 people attended the event.	

Priority Area 4: Supporting healthy lifestyles and being active

4.1 Increase participation in active lifestyle programs that enhance community wellbeing

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Develop targeted approaches to increase physical activity in the community	Promote opportunities for families to access existing physical activity programs in the community i.e. community sporting clubs.	• A list of potential groups has been collated for uploading to community group page on Council's Website in 2018	Healthy Lifestyles and Infrastructure Working Group of the Health and Wellbeing Committee
	Promote healthy lifestyles in the workplace	Develop a Healthy Workplace Policy	• Sample policies obtained and working group representatives identified. • Information provided by Cancer Council and Nutrition Australia to begin planning process for policy development. • Healthy Catering policy to be actioned in 2018.	Moorabool Shire Council

4.2 Increase opportunities for people to make healthy eating choices to improve their health

	Strategic Objective	Actions Year 4 – Dec 2017	Review to December 2017	Lead
	Develop targeted approaches to increase healthy eating and healthy lifestyle choices in the community	Build sustainable partnerships with community groups i.e. sports clubs to implement programs that promote healthy eating i.e. Breakfast Clubs.	• Good Sports water nudge activities actioned at Council's pools and Leisure Centre in 2017. • Sports Central working with a number of sports clubs in 2017.	Healthy Lifestyles and Infrastructure Working Group of the Council's Health and Wellbeing Committee.

11.3.2 Draft Report- Youth Strategy 2018-2021

Introduction

File No.: 12/09/017
Author: Sharon McArthur
General Manager: Danny Colgan

The purpose of this report is to recommend that the Council endorse the Draft Youth Strategy 2018-20 for the purposes of public exhibition for a period of four (4) weeks.

Background

The preparation of the Draft Youth Strategy ('draft strategy') is an action in the Council Plan 2017-2021 within the strategic objective of 'Improving Social Outcomes' under 'Health & Wellbeing'. The draft strategy is a four year strategy that provides the framework for the future provision of Youth Services in the Shire with a focus on mental health, education and training and participation and connection.

A mixed methodological approach was used to inform the development of the draft Strategy. This included:

- Electronic data obtained from surveys of young people, parents, carers and local agencies.
- Postcard style surveys in shops, post offices and schools across the shire. The postcards contained questions, which allowed quick completion.
- Focus groups in Bacchus Marsh and Ballan.
- Data collected from young people attending events and programs over the past 12 months. Including at FReeZA events, Youth Holiday Programs.
- Direct feedback from FReeZA and the Youth Action Group (YAG) members.
- Data collected at the end of the Active8 program each year. Active8 is a Health & Wellbeing Program ran with year eight students at Bacchus Marsh Secondary College.
- Moorabool Shire's demographic profile analysis.
- Moorabool Agencies and Schools Together (MAST) Workshop.
- Information collected during the evaluation phase of Council programs.
- Data from the electronic surveys and focus groups associated with the Youth Space(s) Feasibility Study.

Proposal

Young people represent a significant proportion of Moorabool's total population, with 19 percent of all persons living in Moorabool being aged between 12 and 25 years. Young people bring unique perspectives, ideas, and aspirations for our communities due to their age, stage of development and life experiences. By giving particular focus to addressing young people's needs we foster their wellbeing, invest in their potential and support them to actively engage in their community.

Population growth places pressure on the provision of youth services in Moorabool, but equally the significant size of the Shire and overall low population density increases the challenges faced by youth. It is therefore crucial that this plan meet the current needs of young people and also responds to their emerging needs while planning for future service delivery.

The draft strategy was developed through significant community engagement, with young people, parents/carers of young people, schools and services that support young people in Moorabool. This strategy brings together both evidenced-based research and local knowledge and community aspirations to improve the outcomes for young people. The voices of young people and their families have guided and informed this strategy which aims to ensure that Moorabool is a youth-friendly place to live, play, work, learn and grow.

The draft strategy outlines the existing provision for youth services in the Shire and presents a plan in collaboration with other external agencies and community organisations that will further improve the health and wellbeing, education and employment opportunities and participation in the Community of the young people in Moorabool.

The draft strategy serves as a plan for Council to work in partnership with youth and family service providers and the education sector in the municipality to meet the needs of young people. The goals of the strategy are categorised into three key strategic directions. These are:

1. Health and Well Being
2. Education & Employment
3. Connection & Participation

It is proposed that the Council endorse the Draft Moorabool Youth Strategy 2018-2021 for the purposes of public exhibition for a period of four (4) weeks. Following the exhibition period and consideration of feedback, the draft strategy will be then be presented to the Council at the September Ordinary Meeting for consideration.

Policy Implications

The 2017– 2021 Council Plan provides as follows:

Strategic objective 4 Improving social outcomes

Context 4A Health and Wellbeing

The proposed draft Youth Strategy is consistent with the 2017-2021 Council Plan.

Financial Implications

The draft Strategy 2018 - 2021 was prepared using existing resources. The draft action contains actions to be implemented over the next four years. Officers will continue to source funding externally and implement the action plan in partnership with young people and local agencies through existing resources and the annual budget process.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Community Needs	Service gaps if priorities in strategy are not implemented	High	Future strategic planning for high priority recommendations identified in context of other priorities
Financial	Funding required to progress actions set out in strategy	Medium	Business cases will be prepared for consideration in future Council's budgets along with applications for external funding.

Communications and Consultation Strategy

Community Engagement was undertaken with young people, parents, teachers and external agency staff to inform the preparation of the draft strategy. The engagement included social media, youth program and events evaluation surveys, forums with young people, meeting key networks and stakeholders including the Moorabool Agencies and Schools Together (MAST) network, State Government and Agencies.

The community engagement included:

- Electronic data obtained from surveys of young people, parents, carers and local agencies.
- Postcard style surveys in shops, post offices, studio 22 and schools across the shire. The postcards contained questions, which allowed quick completion.
- Focus groups in Bacchus Marsh and Ballan.
- Direct feedback from FReeZA and the Youth Action Group (YAG) members at meetings.
- Moorabool Agencies and Schools Together (MAST) meetings.

Level of Engagement	Stakeholder	Activities	Location	Date
Inform	Community members	Media Release	Local Newspapers	December 2017
Inform	Community members	Social media and digital advertising	Facebook, Twitter, Council website	December 2017- February 2018
Collaborate	Local Education & Service Providers	Surveys Meetings	Bacchus Marsh	December – March 2018
Consult	Parents and carers of Young people Community Members	Surveys Focus Groups	Online, hard copies at customer service Ballan & Darley	December 2017- February 2018

Consult	Young people	Surveys Focus Groups Youth Action Group	Online, hard copies at events Ballan & Bacchus Marsh Facebook & Bacchus Marsh	December 2017- March 2018

A total of 113 parent/carers and 13 service providers contributed through face-to-face consultations or surveys, with a further 4 completing a postcard.

A total of 185 young people contributed through face-to-face meetings or surveys with a further 21 young people completing a postcard.

The following community engagement activities have been undertaken, in accordance with the Council's Community Engagement Policy and Framework:

The draft report will be placed on public exhibition for four (4) weeks. The exhibition of the draft report will involve:

- The Have Your Say website, Council's online engagement portal;
- Promotion to the community via Council's various communication channels including through the local newspapers, social media, email groups and website;
- Making copies of the draft report available at Council's Customer Service locations;
- Making copies of the draft report available directly to local service providers;
- Meeting with the Youth Action Group (YAG) to obtain direct feedback;
- Forums with young people;
- Meetings with stakeholders including Moorabool Agencies and Schools Together (MAST)

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Danny Colgan
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Sharon McArthur
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The draft strategy serves as a plan for Council to work in partnership with youth and family service providers and the education sector in the municipality to meet the needs of young people. The goals of the strategy are categorised into three key strategic directions. These are:

1. Health and Well Being
2. Education and Employment
3. Connection & Participation

It is proposed that the Council endorse the Draft Moorabool Youth Strategy 2018-2021 for the purposes of public exhibition for a period of four weeks. Following the exhibition period and consideration of feedback, the draft strategy will be then be presented to the Council at the September Ordinary Meeting for consideration.

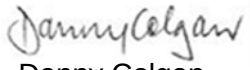
Recommendation:

That Council:

1. **Endorses the draft Youth Strategy for the purpose of public exhibition for a period of four weeks.**

2. **Receives a further report at the conclusion of the exhibition period for consideration of feedback and finalisation of the Youth Strategy.**

Report Authorisation

Authorised by: 
Name: Danny Colgan
Title: General Manager Social & Organisational Development
Date: Thursday, 26 July 2018

Attachment - Item 11.3.2a

2018 - 2021

YOUTH STRATEGY

“

I feel safer living here, having a smaller town and people are friendly. Open spaces and freedom.

- Young Person aged 12 - 14 years

EXECUTIVE SUMMARY 6
MESSAGE FROM MAYOR 7
INTRODUCTION 8
Why is a Youth Strategy Important ? 9
POLICY CONTEXT 10
Global perspectives 11
Federal perspectives 11
State perspectives 11
Local perspectives 12
COUNCIL POLICY & PLANNING 14
Working together 14
Council strategies and policies 14
Council's role in Youth Services provision 15
Council Youth Programs and Services 16
DEMOGRAPHIC PROFILE 21
METHODOLOGY 24
KEY FINDINGS 25
What are Moorabool Young People Saying ? 25
What are Moorabool Parents & Carers Saying ? 26
What are Moorabool Agencies, Services and the Education Sector Saying ? 27
STRATEGIC PRIORITIES 31
Priority Area One : Health and Wellbeing 31
Priority Area Two : Education, Training and Employment 34
Priority Area Three : Connection and Participation 39
EVALUATION & REPORTING 45
ACKNOWLEDGMENTS 46
REFERENCES 47

EXECUTIVE SUMMARY

Moorabool Shire Council is committed to providing a place where young people feel safe, well supported and connected to their local communities. The draft youth strategy (draft strategy) provides a future vision and strategic direction for the municipality in relation to young people aged 12-24 years.

Council continues to be committed to providing innovative service provision that meets the needs of young people in Moorabool. There are opportunities for young people to have their say, and young people are encouraged to be involved in the development of programs and services that meet the needs of young people in Moorabool.

Due to their age, stage of development and life experiences young people bring unique perspectives, ideas, aspirations, and needs that require specific approaches to engaging and supporting them. In giving particular focus to addressing the needs of young people and fostering their well-being we build a more sustainable community. Young people represent a significant proportion of Moorabool's total population with 19 percent of all persons living in Moorabool being aged between 12 and 24 Years.

Moorabool has many positive factors, many of our young people are doing well, although our young people face greater challenges than young people living in metropolitan Melbourne, and young people living in the more rural areas of the municipality face further challenges when trying to access sustainable support, education and training and programs.

Population growth places pressure on youth service provision, but equally the significant size of the Shire and overall low population density increase the challenges faced in youth service provision. It is crucial that the plan not only meet the current needs of young people but also ensure that future needs and challenges are well planned.

The draft strategy was developed through a significant amount of community engagement including working closely with young people, parents/carers of young people, schools and with agencies. The draft strategy brings together research and knowledge that is available for improving outcomes for young people and uses the expertise that exists within the Shire, along with the voices of young people and their families to guide a strengthened approach to ensuring that Moorabool is a youth-friendly place to live, play, work, learn and grow.

While Moorabool Shire Council has a role to play in leading the development, implementation and review of the youth strategy, it is also a plan for Council to work in partnership with service providers and the education sector across the municipality.

The goals of the draft strategy are categorised under three key strategic directions. These are :

1. Health and Wellbeing

2. Education and Employment

3. Connection & Participation

MESSAGE FROM THE MAYOR

Moorabool Shire Council has developed its Youth Strategy in partnership with our young people, parents and local education and service providers. This plan is a key strategic document which sets the direction for services for young people aged from 12-25 years in Moorabool.

I would like to thank all the young people, parents, grandparents, carers, our local providers and education providers and our Youth Action Group, for their input into the development of this plan. As the Mayor of Moorabool, I look forward to watching the Youth Strategy come to life and make Moorabool an even better place for young people.

INTRODUCTION

Moorabool Shire Council is committed to providing a place where young people feel safe, well supported and connected to their local communities.

The draft strategy was developed through a significant amount of community engagement including working closely with young people, parents/carers of young people, schools and with agencies. Research and analysis identified the important issues facing young people in Moorabool and provided a framework for the development of the draft strategy.

A youth strategy is a plan initiated and actioned by local government, to provide a future vision and strategic direction for the municipality in relation to young people aged 12-24 years.

Moorabool Shire works with others to build communities that foster the wellbeing of all young people. While Moorabool Shire Council has a role to play in leading the development, implementation and review of the Youth Strategy, it is a plan for Council in partnership with service providers and the education sector across the municipality.

The draft strategy :

- Is informed by current research about young people and topics impacting on the youth sector at a local, state, federal and global level
- Demonstrates Council's commitment to the development, support and engagement of young people
- Provides direction for Council's activities for young people.
- Provides a framework to assist in prioritising responses to the needs and interests of young people
- Assists in the development of annual Council service unit plans designed to achieve specific outcomes for young people and the community
- Articulates investment needed from other levels of Governments and other funding bodies; and the importance of fostering and sustaining partnerships with non-government organisations

Council continues to be committed to providing innovative service provision that meets the needs of young people in Moorabool. There are opportunities for young people to have their say, and young people are encouraged to be involved in the development of programs and services that meet the needs of young people in Moorabool.

Council aims to create an environment that provides increased access to opportunities for young people aged 12 to 24, to improve their engagement with education, employment, health and wellbeing opportunities and to be more actively involved in the communities of Moorabool.

WHY IS A YOUTH STRATEGY IMPORTANT ?

Due to their age, stage of development and life experiences young people bring unique perspectives, ideas, aspirations, and needs that require specific approaches to engaging and supporting them. Young people are our future and by giving particular focus to addressing their needs and fostering their well-being we build more sustainable communities. Young people represent a significant proportion of Moorabool's total population with 19 percent of all persons living in Moorabool being aged between 12 and 24 years.

The wellbeing of young people is involved, many different factors increase the likelihood of a young person's success, and it is vital that when thinking about outcomes and strategies for young people a greater understanding of the complexity of young people and issues are considered.

Moorabool has many positive factors, many of our young people are doing well, although our young people face greater challenges than young people living in metropolitan Melbourne, and young people living in the more rural areas of the municipality face further challenges when trying to access sustainable support, education and training and programs.

Population growth will place pressure on youth service provision, but equally the significant size of the Shire and overall low population density increase the challenges faced in youth service provision. It is crucial that the plan not only meet the current needs of young people but also ensure that future needs and challenges are well planned.

The draft strategy brings together research and knowledge that is available for improving outcomes for young people and uses the expertise that exists within the Shire, along with the voices of young people and their families to guide a strengthened approach to ensuring that Moorabool is a youth-friendly place to live, work, play, learn and grow.

POLICY CONTEXT

The origins of positive youth development can be found in the fields of human ecology, prevention, resilience, and developmental assets. The draft Strategy articulates the needs, desires and priorities of young people and families and the conditions required for children and young people to thrive. Given the significance of young people and family, it is essential that the ideas and suggestions of young people and their families were sought, considered, and acted upon, in the development of the Youth Strategy. (Bronfenbrenner, 1994).

Accordingly, the opinions and perspectives of young people aged between 12-24 years, and their families, were captured through extensive community consultations. 206 young people and 117 family members contributed to the consultation process. Their views and the views of local youth service providers formed the basis of the goals, priority areas, and the corresponding action plan.

Beyond this level of influence are conditions outside of the family, incorporating the local community, including informal networks of friends, neighbours and extended family; and more formal networks including educational institutes, child, youth and family programs, services and facilities. A further influence is the broader political, economic and social context, incorporating all levels of government (Sayers, 2012).

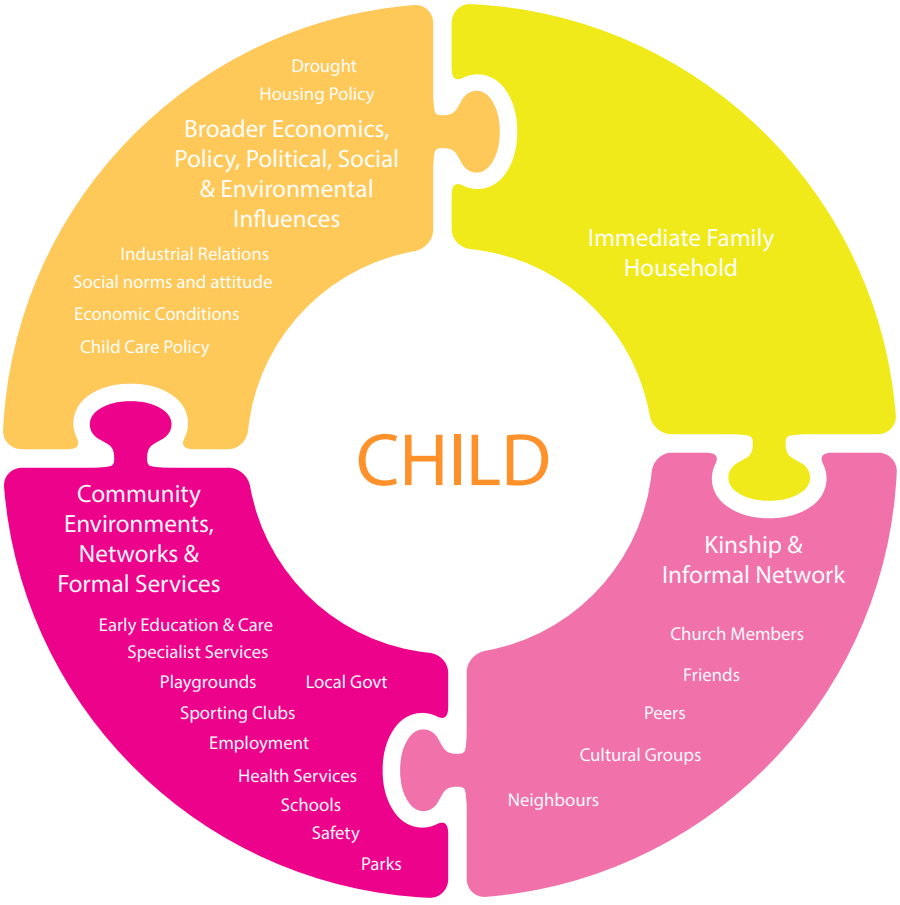


Figure 1 : The ecology of child development.
Adopted from Bronfenbrenner (1979)

GLOBAL PERSPECTIVES

From a global perspective, the draft Strategy reflects a commitment to uphold the rights of children and young people, as documented in the UN Convention of the Rights of the Child, and evidenced in the UNICEF Child-Friendly Cities Initiative. This is demonstrated through the commitment to ensure the views of young people are sought on issues impacting on their lives, as evident in the consultations with young people, which were a critical component of the methodological approach used to develop the Youth Strategy.

FEDERAL PERSPECTIVES

At a National level, there is no current youth strategy or a minister for youth-specific issues. Instead, the focus is on education, employment and training initiatives for young people. The government direction is on improving opportunities for learning and employment with an additional focus on the needs of Aboriginal young people.

STATE PERSPECTIVES

Victoria's Vulnerable Children : Our Shared Responsibility Strategy 2013 - 2022

The strategy identifies a key role for services in enabling the Government to achieve its goals to improve outcomes for vulnerable children, young people and families. The three goals of the Strategy are :

- Prevent abuse and neglect;
- Act earlier when children and young people are vulnerable; and
- Improve outcomes for children and young people in statutory care.

Marrung Aboriginal Education Plan 2016 - 2026

Marrung is a State Government long-term plan prepared by the Department of Education and Training, designed to achieve an aspirational vision to deliver the ambitious Education State targets and underpin Victoria's strong and steadfast commitment to close the gap in educational outcomes between Koorie and non Koorie Victorians.

Roadmap to Reform : Stronger families, safe children

In April 2016, the Victorian Government officially launched the Roadmap for Reform: strong families, safe children, as one of its key platforms to respond to the Royal Commission into Family Violence. The Roadmap sets out once in a generation changes designed to improve the lives of vulnerable Victorian children, young people and families.

Youth Policy - Building Stronger Youth Engagement in Victoria

The Victorian Government's Youth Policy strengthens how government engage with young people and embeds their voice in building an even better Victoria. Young people are often overlooked when developing services, policies and programs on issues that are important to them. This approach is no longer acceptable. The Youth Policy redefines government's relationship with young people and ensures that their views are heard as services, policies and programs are developed. The policy creates opportunities right across government to engage with young people, including those whose voices often go unheard. It allows development of solutions and ideas together and guides future services, policies and programs that impact on young people's lives.

Victorian Charter for Child Friendly Cities and Communities

The Victorian Local Governance Association (VLGA) launched the Victorian Charter for Child Friendly Cities and Communities in 2013. The Charter is consistent with global initiatives mentioned previously, and embodies a commitment to ensure that children and young people have a voice in local planning and decision-making, through the following principles :

- Freedom for young people to experience environments that consider their needs;
- Respect and dignity for young people to express their individual opinions, participate in and contribute to decisions about their communities and their wellbeing; and
- Equitable access to supportive environments and services for young people regardless of gender, ethnicity, religion or ability

LOCAL PERSPECTIVES

The draft Strategy acknowledges existing projects and local or regional initiatives, with a similar or complementary focus. It includes the following :

Moorabool Shire Council Plan

The Council plan identifies an action item within the strategic objective of 'Improving Social Outcomes' under 'Health & Wellbeing' to 'Advocate and Support the development of programs and services to increase employment opportunities for young people (2017-2019)'.

The Council plan also includes other key actions relating to education and employment opportunities for young people :

- 'Support a Moorabool "Learning Matters" Initiative – place based collaborative initiative focused on improving engagement and retention in education in the Bacchus Marsh area' (2018-2019)
- 'Prepare a concept plan and costing for Youth Space/s at the Andy Arnold Centre/Rotary Park precinct', Bacchus Marsh (2019-2020)

The Council Plan also includes related community indicators :

- Percentage of Students that complete Year 12 or equivalent
- Increase the number of local jobs as a percentage of total jobs for employed Moorabool residents
- Percentage of Children developmentally vulnerable on one or more developmental domains

Council's Health and Wellbeing Plan 2017 - 2021

Every four years, all Victorian Councils are required to develop their Municipal Public Health and Wellbeing Plan. The health and well being plan looks at enhancing the health and well being of residents and outlines the health and wellbeing priorities for the community over the next four years. The Plan is also informed by local health and wellbeing data and the Victorian Public Health and Wellbeing Plan 2015–2019.

Central Highlands Children and Youth Area Partnership

The Central Highlands Children and Youth Area Partnership bring together State and Local Government, community organisations and local communities to improve outcomes for vulnerable children and young people in the area. The partnership involves a whole of government, non-government and interested community representative wanting to address historically low school retention and completion rates across the region including Moorabool. The partnerships focus on improving outcomes in two areas; Learning and development from cradle to career and Safe and supportive homes and families.

Highlands Local Learning and Employment Network (HLLEN)

The HLLEN work on developing place-based strategies and local partnerships to pursue learning practice and build community capacity to deliver improved engagement, inclusion and learning outcomes for young people. The Highlands LLEN focus is on Year 12 or equivalent attainment for young people. Specifically, the LLEN will broker sustainable partnerships that support schools and the broader community to :

- Identify young people that have disengaged or are at risk of disengaging from education prior to completing Year 12 or a vocational equivalent
- Identify and provide the support, education options and pathways to enable those young people to remain in education

The Highland LLEN Structured Workplace Learning (SWL) program provides opportunities for young people aged 15 to 19 to undertake hands-on learning, meet local employers and gain beneficial SWL opportunities and/or School Based Apprenticeships and Traineeships (SBATs) to practice their knowledge and skills.

COUNCIL POLICY & PLANNING

WORKING TOGETHER

The Youth Strategy recognises and builds on existing Council policies, especially those with a specific focus on young people. The Youth Strategy supports the directions of Moorabool 2041 and the Moorabool Council Plan, as well as providing leadership and context for youth related planning, reports and studies.

Figure 2 illustrates where this Strategy fits with other Council plans and policies.

Moorabool 2041

Identified as a growth area in the Plan Melbourne and Central Highlands Regional Growth Strategy, and working in partnership with the Victorian Planning Authority (VPA), it is vital that Moorabool adopt a whole of-Shire long term approach to planning. Council is planning for the long term direction of our communities and has commenced Moorabool 2041, which sets the vision for the type of community and places Moorabool Shire will be in 2041.

COUNCIL STRATEGIES AND POLICIES

The draft Youth Strategy builds on rather than duplicates actions and strategies reflected in other Council strategies and policies. The following strategies and policies currently guide and inform the Youth Strategy :

Council Plan 2017-2021

Health and Wellbeing Plan (2017)

Urban and Rural Growth Policies (2012)

Recreation and Leisure Strategy 2015-2021

Economic Development Strategy (2015)

Age Well Live Well & Access and Inclusion Strategy

Hike and Bike Strategy (2014)

Municipal Early Years Plan (2015)

Community Engagement Policy & Framework

Moorabool 2041 Urban and Rural Policies

Community Infrastructure Plan

The draft Strategy also acknowledges that new and emerging trends and needs may arise during the lifespan that may warrant consideration and attention.

COUNCIL'S ROLE IN YOUTH SERVICES PROVISION

Council has a role to ensure that services provided to young people are planned and respond in a way that meets the needs of the local community and also provides a function of service provision and facilitation of youth services. Council is not a direct provider of all services for young people, it does have a role in planning, and influencing the delivery of services and has a direct role in advocating for high quality local education, services and programs for young people. Council alone does not have the resourcing responsibility or expert knowledge to meet all of the needs of young people in the community. We continue to pursue a collaborative partnership model to support programs and services for young people.

The State Government Youth Policy, Building Stronger Youth Engagement in Victoria, states that :

"Councils play a key role in the delivery of youth services. They often provide the most immediate experience of being part of a democratic process and provide opportunities for young people to participate in their communities through funding for youth workers and support for youth councils. The Ministerial Statement on Local Government outlines opportunities to strengthen local support for social inclusion, including better support for young people. This work is vital for the future health of civil society and is being supported by Local Government Victoria and the Municipal Association of Victoria".

Council's role in Youth Services Provision is as follows:

- FACILITATE the strategic planning, development and management of services for young people aged 12- 24 years to cater for identified current and future community needs. Development of strategies and policies to support and address the gaps including identification of funding support.
- PROVIDE direct delivery of Youth Services, including programs and events through direct funding, shared funding, and facilitated funding arrangements.
- SUPPORT young people and their families, service providers, and other stakeholders with the development and enhancement of services and educational opportunities for young people.
- WORK with the community, service providers, young people, the education sector, and private and government sectors, to ensure that, programs and services for young people, meet the needs of the community.
- ADVOCATE - provide leadership to the community when advocating to potential service providers, State and Federal government departments and funding bodies. Council will also play a leading role in recognising the outstanding achievements of young people in the Shire.
- YOUNG PEOPLES VOICES - facilitate a coordinated approach in engaging with young people aged 12-25 years to ensure a partnership approach with agencies and Council service units. A significant focus on engagement with young people underpins the key roles of Council's Youth Services unit.
- NETWORKS - facilitate networks and partnerships with government and non-government agencies, to deliver programs and services to young people in an integrated and coordinated manner.

This is consistent with Council's role in the delivery of Youth Services within Moorabool.

COUNCIL YOUTH PROGRAMS & SERVICES

Moorabool Shire Council provides many services and programs for young people living in Moorabool.

Youth Services relies on external funding in addition to funds provided by the Council to provide quality programs and maintain existing programs, services and events. External funding is crucial to the existing model of youth services and key outcomes and targets must be met to ensure this funding continues. Opportunities and partnerships continue to be investigated as well as additional income sources to further develop programs and services for young people. Council currently provides the following :

Freeza

Freeza is a State Government funded program, which allows young people to plan, organise and facilitate art, music and cultural activities events for young people in Moorabool. Enabling young people to learn and develop skills in event management, communication, budgeting, time management, team work and many more.

Youth Action Group (YAG)

The YAG is a committee of young people who work with Council and the community to identify the needs of local young people, and deliver projects to address issues that young people face. YAG are a voice for young people, providing information and advice to Council on issues that affect local young people.

Teenage Holiday Program

The Teenage Holiday Program is an inclusive program for young people attending secondary college, it provides young people with a range of engaging activities during school holiday times.

Studio 22

Studio 22 is a supervised Youth Space; it is a safe place for all young people that is staffed by a Youth Worker. Young people can participate in a range of activities and programs or come along for advice or support on a range of issues.

Active8

Active8 is Council's award winning mental health program, targeting young people in year eight. It is run in partnership between Council and local agencies and is provided at Bacchus Marsh Secondary College.

Reclink

Reclink is a program that works with young people who are disengaging or at risk of disengaging from education programs or have other concerns. Young people currently attend weekly sessions with a youth worker that are involved with sport. We are planning to expand this to include arts and culture.

Moorabool Agencies And Schools Together (MAST)

MAST is a group of local agencies and education providers that come together to deliver programs and services for young people in Moorabool, it promotes interagency cooperation and involvement.

School Support

Youth Workers, in partnership with local education providers develop individual targeted programs to support young people that are disengaging or at risk of disengaging form education. The goal is to support young people to maintain their involvement in education until years 12 (or equivalent) or to assist them to find training or employment.

Western Bulldogs Leadership Program

The Western Bulldogs Leadership Program is a dynamic youth leadership program delivered by the Western Bulldogs Football Club Community Foundation in partnership with Council. A modified version is being delivered in Moorabool for the first time in 2018 and is jointly funded by Council and local businesses who sponsor a young person's participation in the program. A key action of this strategy is to expand the program to deliver a full program with maximum participants from 2020.

Youth Awards

The Youth awards program recognises the significant contributions young people make to the Moorabool Shire and is celebrated as part of National Youth Week in April each year. The awards are open to all young people aged 12-25 years who live, work, go to school or have other significant connections to the Moorabool Shire.

We need job preparation skills workshops or providing opportunities for young people to do paid work even if it is a one time gig.

- Young person living in Maddingley

DEMOGRAPHIC PROFILE

Moorabool Shire is fast-growing peri-urban municipality nestled between Melbourne, Geelong and Ballarat. It offers residents picturesque and friendly surrounds, with the vibrancy of an active, growing community.

The Shire comprises of two main towns, Bacchus Marsh with approximately 20,000 people, and Ballan with 3,000 people, and seven townships ranging in size from 200 - 600 people. A further 24 villages ranging in size from 30 – 200 people are distributed throughout the Shire, plus some smaller dispersed settlements.

The Shire's population is currently more than 31,000 people, however, is projected to increase to more than 51,000 people by 2041.

Housing affordability is a significant drawcard for young families and couples relocating to the Shire.

Moorabool is well connected to Melbourne, Geelong and Ballarat, with easy access to major highways. The regular train link between Ballarat and Melbourne services Moorabool with stops at Ballan and Bacchus Marsh. Furthermore, Bacchus Marsh is included as part of the metropolitan public transport ticketing system.

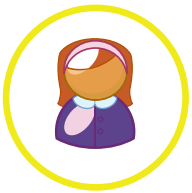
Households in Moorabool Shire bring in an average household income 17% higher than the non-metropolitan Victoria average. Moorabool historically has a low unemployment rate compared to the Victorian average. The latest figures show the unemployment rate in Moorabool Shire is 4.6%, below the State average of 4.8% percent.

A demographic profile for Moorabool Shire is captured on pages 26 - 27. This draws on data from a range of sources, including 2016 Census data and Population Forecasts; Australian; Victorian Child and Adolescent Monitoring System (VCAMS); and Community Indicators Victoria (CIV).

YOUTH PROFILE

POPULATION OF YOUNG PEOPLE

In 2016, there were 3,793 people aged 15-24 years in Moorabool which represents 12.0 per cent of the total population. The population forecast for persons aged 15-24 in Moorabool for 2018 is 5,571 and is forecast to grow to 8,126 by 2041.



10 - 14 years
2,129 population

6.7 %

15 - 19 years
2,082 population

6.5 %

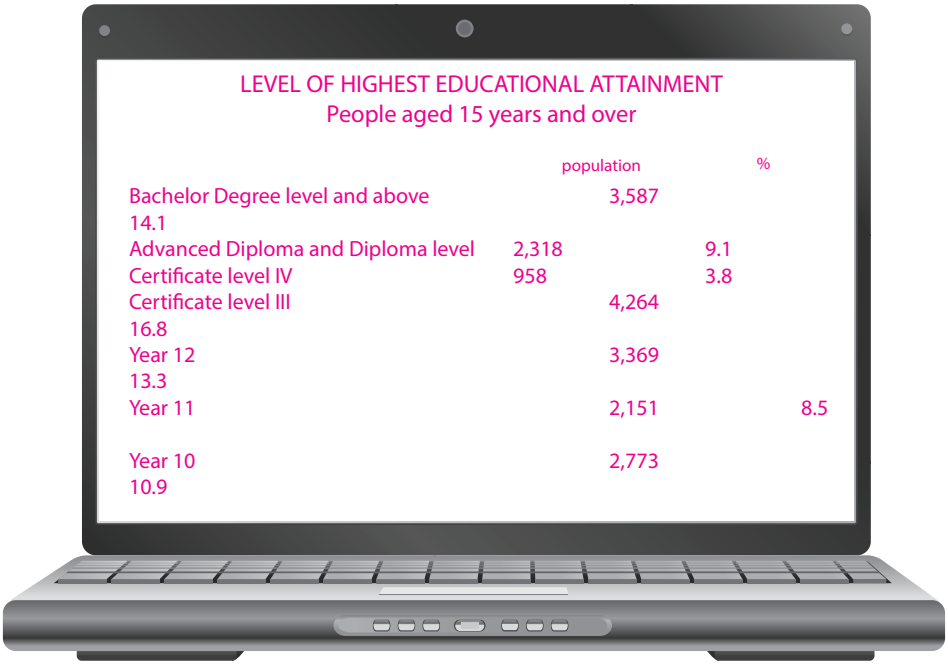
20 - 24 years
1,711 population

5.4 %

EDUCATION

According to the 2016 Census, the highest level of schooling attained by the population in Moorabool Shire compared to Greater Melbourne shows a higher proportion of people who had left school at Year 10 or below and a lower proportion of people who completed Year 12 or equivalent.

When compared to 2011, there has been a 4.2 per cent increase in the number of students completing Year 12 or equivalent in Moorabool and an 11 per cent reduction in the number of students leaving school at Year 10 or below.



LEVEL OF HIGHEST EDUCATIONAL ATTAINMENT
People aged 15 years and over

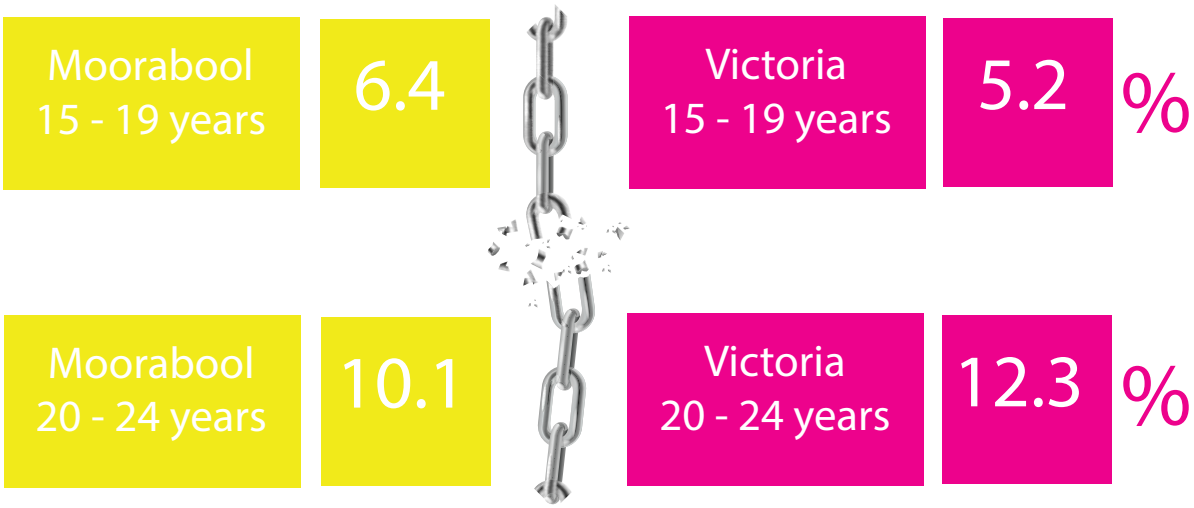
	population	%
Bachelor Degree level and above	3,587	14.1
Advanced Diploma and Diploma level	2,318	9.1
Certificate level IV	958	3.8
Certificate level III	4,264	16.8
Year 12	3,369	13.3
Year 11	2,151	8.5
Year 10	2,773	10.9

• www.censusdata.abs.gov.au

YOUTH DISENGAGEMENT

According to the 2016 Census, the percentage of young people aged between 15-24 years old not in paid employment or enrolled in education in Moorabool (otherwise known as disengaged) was higher compared to Victoria.

For every 100 young people employed in the industry sectors in Moorabool (assumes that the young people find local jobs) the direct and flow-on economic benefits are estimated at $40.402 million. Therefore, based on the numbers disengaged youth as reported in the 2016 Census, the estimated annual economic cost (opportunities foregone) for the disengaged youth is estimated at $150m.



UNEMPLOYMENT

Young people aged 15–24 continue to be at higher risk of unemployment than other age groups. In January 2016, the youth unemployment rate was more than twice the overall unemployment rate (5.8 per cent) and more than 2.5 times the rate among adults aged 25 and older (4.6 per cent). In the 2017 June quarter, the unemployment rate in Moorabool Shire was 6.16%.

METHODOLOGY

A mixed methodological approach was used to inform the development of the draft Strategy. This included :

- Electronic data obtained from surveys of young people, parents and carers and local agencies
- Postcard style surveys in shops, post offices and schools across the Shire. These postcards contained questions, which could be completed quickly
- Focus groups in Bacchus Marsh and Ballan
- Data collected from young people attending events and programs over the past 12 months. Including at FReeZA events, Youth Holiday Programs
- Direct feedback from FReeZA and the Youth Action Group (YAG) members
- Data collected at the end of the Active8 program each year. Active8 is a Health & Wellbeing Program run with year eight students at Bacchus Marsh Secondary College
- Moorabool Shire's demographic profile analysis
- Moorabool Agencies and Schools Together (MAST) Workshop
- Information collected during the evaluation phase of Council programs
- Data from the electronic surveys and focus groups associated with the Youth Space(s) Feasibility Study

113 parent/carers and 13 service providers contributed through face-to-face consultations or survey, with a futher 4 completing a postcard.

185 young people contributed through face-to-face meetings or surveys with a futher 21 young people completing a postcard.

KEY FINDINGS

WHAT ARE MOORABOOL YOUNG PEOPLE SAYING ?

When Moorabool young people were asked what was important to them about living in Moorabool they told us :

What they like about Moorabool :

- Friends, Family and the Community
- Sporting and Recreation, in particular, the skate parks, the library and outdoor pools
- Events – both youth specific and large Community Events

What they dislike about Moorabool :

- Lack of transport
- Lack of local job opportunities
- Drug Issues
- Nothing to do

A proportion of young people also specifically mentioned the lack of acceptance to those who identify as Lesbian Gay Bisexual Transgender and Queer and/or Questioning (LGBTIQ+) and a lack of local services for young people who identify as LGBTIQ+.

The top three issues facing young people are :

- Drug & Alcohol misuse
- Bullying
- Mental Health Issues

The top three priorities for young people in Moorabool are :

- Good Mental Health
- Access to Education (Learning & Training opportunities)
- Positive home life, dealing with bullies and positive self-image ranked equal third

The top three things that young people would like Moorabool Youth Services to provide are :

- Mental Health Programs, Workshops or Advice
- Programs relating to the Arts (Art, Music, Dance)
- Events

MAXXIS

WHAT ARE MOORABOOL PARENTS & CARERS SAYING ?

What they like about Moorabool :

- A sense of community
- The people

What they dislike about Moorabool :

- Lack of choice of education providers and employment options
- Lack of locally based services
- Lack of transport and being isolated

The top three issues facing young people are :

- Lack of access to locally based services
- Drug & Alcohol misuse
- Lack of Employment opportunities (closely followed by Mental Health Issues & Bullying)

The top three priorities for young people in Moorabool are :

- Good Mental Health
- Positive home life
- Access to Education (Learning & Training opportunities) closely followed by positive self-image

The top three things that young people would like Moorabool Youth Services to provide are :

- More programs/service/ activities for young people including specific to education and mental health
- Youth Centre
- More/better transport options

WHAT ARE MOORABOOL AGENCIES, SERVICES & THE EDUCATION SAYING ?

The top three issues facing young people are :

- Lack of access to locally based services
- Drug & Alcohol misuse
- Issues at Home & Mental Health Issues, closely followed by Family Violence - Family Violence may also be captured under the banner of issues at home

Agencies were also asked if they thought there were gaps in services within Moorabool and the following was identified :

Some of the themes and issues identified during the consultation process are common to young people across Victoria, while others related more specifically to living in rural communities.

Following an analysis of data obtained through the consultation process, three priority areas were identified. They are :

1. Health and Wellbeing
2. Education and Employment
3. Connection and Participation

These strategic priorities have been developed into the action plan, detailing the specific actions to be undertaken to achieve the identified goals and actions.

There is not enough assistance locally for teens with depression and other mental health issues. We need more education on drugs and alcohol for young people and support for parents.

- Parent of a Young Person

STRATEGIC PRIORITIES

PRIORITY AREA ONE : HEALTH AND WELLBEING

This priority area focuses on positive health and wellbeing of young people. Wellbeing is not just the absence of disease or illness. It is a complex combination of a person's physical, mental, emotional and social health factors. Research has found that wellbeing is strongly linked to happiness and life satisfaction.

The Strategy builds upon the work being undertaken as part of the Moorabool Health and Wellbeing Plan 2017-2021 without duplication, with a focus preventative initiatives that focus on positive mental health, the prevention of bullying, the prevention of drug and alcohol misuse, prevention of family violence and positive self-image.

Mental Health

Good mental health is important in the development of young people; it is about young people being able to work and study to their full potential, cope with day-to-day life stresses, be involved in the community, and can cope with change and challenges. Feeling down, tense, angry, anxious or moody are all normal emotions for young people, but when these feelings persist for long periods of time, or if they begin to interfere with their daily life, they may be part of a mental health concern. Mental health can affect young people's feelings, thoughts and actions, and can affect their ability to function in their everyday activities, whether at school, at work, or in relationships.

Bullying

Bullying is an ongoing misuse of power in relationships through repeated verbal, physical and social behaviour that causes physical and psychological harm. Bullying can happen in person or online. Young people today live in a worL d that is always connected, in particular via social media; this often makes it difficult for young people to get away from the bullying as it can go on 24 hours a day.

Prevention of drug and alcohol misuse

Young people are at an age where they are finding their place within the community and often come across the temptation to try and experiment with illicit drugs and legal substances such as alcohol. Substance misuse is the harmful use of drugs or alcohol for non-medical purposes.

" The majority of young people in Australia have good health. The causes of poor health for most young people are social rather than physical. For example, the process of separating from parents and family is often associated with high-risk behaviours (e.g. drink driving, experimental drug use, unsafe sexual practices) which have the potential to cause disability, injury or even death "

What the data tells us :

- Young people identified bullying, drug and alcohol misuse and suicide/self harm in their top three issues facing young people in Moorabool.
- Both parents/carers and agencies identify drug and alcohol misuse also and lack of access to services as the biggest issues facing young people in Moorabool.
- Both young people and parents/carers identified good mental health as their top priority for young people in Moorabool.
- Difficulties at home and family violence affect a young person's mental health and education and learning.
- Agencies and parents/carers are concerned about the lack of locally based services for young people.
- 18.3 percent of young people surveyed identified as having a diagnosed mental health condition with a further 7.3 percent choosing "prefer not to say".
- 15.2 percent of parents/carers surveyed identified their child as having a diagnosed mental health condition.
- Access to sporting and recreation opportunities and leisure facilities are important to young people.
- Family violence is an issue in Moorabool, with the rate of police callouts for family violence Incidents in Moorabool, having increased by 243 percent between 1999 – 2015.
- In Moorabool the proportion of family violence in Moorabool has been at least 9.4% (or higher) than the Victorian average for at least the past five years.
- Self harm, suicidal ideation, and suicide attempts are higher in rural areas.
- Young people want to know how to help their friends who are experiencing mental health issues or being bullied.
- Young people aged 15-24 years are the highest users of social media in Australia with 98 percent of young people using social media once a day.
- In 2014, 48.7 percent of young people in Moorabool reported being bullied, this is slightly higher than the Victorian state average.

Goal : Young people in Moorabool have improved mental health

Actions

- Youth Development Officers to be trained in the delivery of accredited Youth Mental Health First Aid
- Facilitate the delivery of youth specific Mental Health First Aid training
- Investigate opportunities for the implementation of art programs for young people aged 12-18 years with a focus on improved mental health, positive self-image and increase self esteem

Goal : Promote healthy lifestyles with young people

- Review and enhance the delivery of the Active8 Program
- In line with the Moorabool Health & Wellbeing Plan deliver actions outlined in the Health & Wellbeing Plan
- Formalise Moorabool's involvement in the Reclink program to ensure it is adequately staffed and resourced
- Investigate options to partner with other agencies to deliver programs that focus on healthy lifestyle choices for young people

Goal : Young people in Moorabool have access to a range of services

- Advocate for more locally based Mental Health Services for young people
- Work with WRISC Family Violence Services to support young people who have experienced family violence
- Work with Service providers to be locally based within the Studio 22 Youth Space
- Undertake a mapping of Services and information available to young people and the broader communities
- Create a guide to services specific for young people that is readily available in digital and print format
- Advocate for Headspace to provide outreach services with in Moorabool

" There is a lack of mental health support around and some young people have bad family environments and a lack of support group. "
- Young person living in Darley.

PRIORITY AREA TWO :
EDUCATION, TRAINING & EMPLOYMENT

Access to high quality education opportunities is vital in the development of a young people.
It increases a young person's access to :

- employment
- steady income
- freedom of choice
- ability to transition as employment opportunities and employment patterns change over time

It is increasingly accepted that Year 12 or an equivalent qualification (eg: apprenticeship) is the minimum level of education needed to go onto further education, training and employment – the best foundation from which to launch a secure future.

School alone is not the full education equation for young people, all of the programs, services and community connections that touch a young person contribute to their success.

A key factor for young people looking for employment is the lack of entry-level job opportunities, especially in periods of weak demand and slow employment growth. Poor education outcomes, such as leaving school early and not undertaking further education or training, and the mismatch between employers' demands and the skills and experience young people have acquired also form barriers that young people face in labour markets.

The level of educational attainment links to the labour market performance and the ability of a region (or its population) to respond flexibly to an economic shock. Areas with relatively low levels of educational attainment tend, on average, to be less flexible in the face of economic slowdowns and face greater labour market difficulties. Educational outcomes and employment levels among young people set limits upon social and economic opportunities. In addition, the perceptions of young people, as well as crime levels and birth rates, hold significant implications for social inclusion and prospects of local young people.

While Moorabool Shire Council does not deliver formal education and training; we understand the importance for young people to access skills development opportunities and recognise their achievements.

The Council Plan 2017-2021 identifies an action item within the strategic objective of 'Improving Social Outcomes' under 'Health & Wellbeing' to 'Advocate and Support the development of programs and services to increase employment opportunities for young people (2017-2019)'.

A Youth Employment Advocacy Plan has also been prepared and is available from the Moorabool Website.
The objectives of the draft advocacy plan are to :

- Increase investment in educational opportunities to improve the educational attainment levels of young people
- Increase investment in programs and services to support young people experiencing multiple barriers to employment
- Develop the capacity and diversity of the Moorabool workforce by developing the skill set of the young people of Moorabool

" My sister hasn't been able to get a job even after applying at 50 places, it's really disheartening to her, I believe it's because of her age (21) but it's quite unfair as she isn't studying so it can lead to depression when people don't have these opportunities. "
- Young person.

What the data tells us :

- Both young people and parents/carers identify education in their top three priorities for young people.
- Young people identified that lack of employment opportunities were an issue for young people.
- Lack of transport was a barrier in both Bacchus Marsh and surrounds and rural areas of Moorabool as young people had to rely on others to get them to and paid employment. In particular, a bus service directly from Melton was identified as a barrier to young people accessing employment opportunities at the Woodgrove shopping complex.
- Young people report that a lack of experience, education and access to transport as significant barrier to employment.
- Young people in the Moorabool Shire experience less favourable educational outcomes, often leaving school early, are less likely to attend university and are less likely to be employed, than those throughout Melbourne. 26.3 percent of young people in Moorabool leave school before completing year ten compared with 21.6 percent across metropolitan Melbourne.
- The percentage of young people aged between 15-19 years old, not in paid employment or enrolled in education in Moorabool (otherwise known as disengaged) was 6.4% compared to 5.2% for Victoria.
- The number of young people aged 20-24 years old not in paid employment or enrolled in education in Moorabool (otherwise known as disengaged) was 15.2% compared to 11.9% for Victoria.
- Limited public transport impacts the ability to socialise, access community services and access to education or employment.
- Pathways into employment is an issue for young people, 24.2 percent of school leavers were looking for work six months later.
- School participation rates of young people with a disability are slightly lower than for young people without a disability, and young people with a disability are less likely to complete Year 12.

Goal : Young people in Moorabool have access to a range of education and employment and opportunities

- Facilitate opportunities for young people to develop job readiness and job seeking skills
- Provide education support programs, which assist students to address barriers to education through referrals to support services
- Advocate for better transport options, in particular, a direct bus route from Bacchus Marsh to Melton to assist young people accessing employment

Goal : Increase collaborative partnerships with education providers, local business and community organisations to enhance the education and employment opportunities for young people

- Work with local employers and advocate for employers to take on young people participating in VET Structured Workplace learning programs
- Participate in the Central Highlands Child & Youth Partnership "Learning Matters" place based collaborative initiative focusing on improving engagement and retention in education in the Bacchus Marsh area
- Advocate for more locally based apprenticeships, traineeships and youth employment opportunities for young people
- Provide opportunities for student placement, work experience and volunteering opportunities for young people
- In partnership with local schools, help improve student's transition from primary to secondary school

Goal : Increase opportunities for young people to develop new skills

- Expand the Western Bulldogs Leadership Program so that the full program is being delivered in Moorabool, which targets those aged 14- 16 years
- Provide leadership sessions at secondary schools and alternative education settings
- Provide leadership workshop session to young people aged 18-24 years
- Develop mentoring opportunities and skill development among young people, local businesses or with Community Leaders

" We need programs to help with getting a job. Resume writing, interview help. Print off resumes for free etc. Opportunities for leadership roles. Gives them a sense of purpose and responsibility. "
- Parent/Carer

PRIORITY AREA THREE :
CONNECTION AND PARTICIPATION

A sense of belonging is important to everyone, for young people it is particularly important as they are at a stage in their lives where they are determining where they fit. A defined sense of belonging is 'the extent to which individuals feel personally accepted, respected, included, and supported within their social environment'. It is essential for young people to have a strong sense of belonging, many psychologists recognise that this is the most important thing in a young persons development : a need that has to be satisfied before any other needs can be fulfilled. Meeting this need can be challenging, in particular for minority groups such as :

- Aboriginal or Torres Strait Islander
- Young people from non-english speaking background
- Young people who identify as LGBTIQ+
- Young people with a disability
- Young people living in rural or remote areas

An inclusive community that values and encourages the contribution of all of our young people is essential to the healthy development of young people. Council is committed to engaging young people on issues of importance to them, and this is demonstrated by involving young people in Council's decision making processes, celebrating young people's involvement and achievements in the communities of Moorabool and by providing opportunities for all young people to participate.

"The Shire needs a service that can help with SSAGD (same-sex attracted and gender diverse), young people. Although most younger people are more accepting of LGBT issues, there does still seem to be a bit of homophobia. "
- Young person

What the data tells us :

- 9.6 percent of young people surveyed identified as LGBTI+ with a further 4.68 percent preferred not to comment.
- 10 percent of parents/carers surveyed identified their child as having a diagnosed disability.
- Young people identified the importance of everyone having access to services and being treated fairly. They had a particular focus on those young people who identify as LGBTI+, from different cultures, those who experienced difficulties at home, those who are bullied or have mental health concerns.
- Young people living in rural areas of Moorabool would like more opportunities to participate in Youth programs and events.
- Gen Z (those born between 1995-2009) are the most technologically saturated generation the world has ever seen. They are digitally transformed, seamlessly integrating technology into their everyday realities.

Goal : Provide opportunities for young people to have their say

Actions

- Review the Youth Charter and increase connections between Councillors, young people and the communities of Moorabool
- Support the Youth Action Group to apply for grants to attract funds to the Municipality to meet actions outlined in the strategy
- Facilitate an annual youth forum

Goal : Promote young people as valuable citizens who make a positive contribution to the communities of Moorabool

Actions

- Facilitate opportunities for young people and older people to learn from each other through friendship, exchange of skills and ideas
- Review Council's Community Engagement Framework to include specific reference to consulting with young people and the Youth Action Group to support active engagement of young people across Council
- Review the Moorabool Youth Awards
- Promote a positive image of young people through social media and print media

Goal : Spaces are inclusive, safe and welcoming for all young people, from all backgrounds, cultures and abilities.

Actions

- Undertake a Masterplan including concept and cost plan for a youth space at Rotary Park, including the Andy Arnold Facility
- Prepare a concept plan and costings for the Youth Space at the Andy Arnold Centre /Rotary Park precinct
- Support and empower young people to self-advocate for resources to ensure that areas they enjoy such as Rotary Park, Ballan Skate Park, the libraries and Studio 22 are appealing and safe, youth friendly community space's.
- Display the Aboriginal, Torres Strait Islander and Rainbow Flag at sites and all Youth Council events

Goal : Deliver inclusive, accessible programs and events for young people

Actions

- Provide programs, events, activities and workshops throughout the municipality
- In partnership with the FReeZA team deliver programs and events for young people from all backgrounds, cultures and abilities
- Investigate opportunities to facilitate programs, meetings and workshops for young people utilising digital platforms. (e.g., Skype, Adobe meetings)
- Establish and facilitate a support group for young people who identify as LGBTIQ+

" I honestly don't know. I don't know how to fix the situations my friends, and people I know are in, I don't know if you can fix it. I suppose you could put services in place to try and make it better, but like, they're gonna suffer forever because of this **** (Homophobia). If I had a dollar for every racist and homophobic person I know, I'd leave as fast as possible. "
- Young person

There is not enough assistance locally for teens with depression and other mental health issues. We need more education on drugs and alcohol for young people and support for parents.

- Parent of a Young Person

EVALUATION & REPORTING

The successful implementation of the draft Strategy requires attention to a number of factors. These include :

- Shared ownership and responsibility
- A commitment to the identified outcomes and objectives
- Implementation of the action steps
- Processes for monitoring progress, evaluation and reporting

Council and non-Council youth service providers need to set aside time to regularly reflect on and review progress towards identified action steps, in line with the indicative measures.

This review process will assists service providers to remain on track in their individual and collaborative efforts, acknowledge and celebrate key achievement and successes, and remain responsive to new and emerging priorities and needs.

The following diagram outlines the process for the annual review and reporting to Council, young people and the Community.

Council will monitor its progress towards achieving the objectives of the Youth Strategy using the following sets of measures:

- Increase percentage of students that complete Year 10 or equivalent
- Increase percentage of students that complete Year 12 or equivalent
- Increase percentage of young people self-reporting health as excellent or very good
- Reduction in the rate of family violence incidents (per 100,000 people)
- Reduction in the unemployment rates of young people aged 15-19 years and 20-24 years
- Increased number of young people accessing Youth Services programs and events

Data to measure performance will be drawn from Council operational data, survey results, State Government data and Australian Bureau of Statistics.

ACKNOWLEDGEMENTS

MOORABOOL YOUTH STRATEGY 2018 - 2021

Moorabool Shire Council acknowledges the Indigenous history of Moorabool Shire. The land was traditionally occupied by, and connected to, Aboriginal communities, most notably the :

Wathaurung Tribe in the south and west
Djadja Wurrung Tribe in the northern ranges
Wurundjeri Tribe in the east

Moorabool Shire Council acknowledges and celebrate the diversity of our young people.

We want to acknowledge and thank the young people, parents/carers, schools and local services who participated in the development of this Youth Strategy.

Special thanks to the Youth Action Group (YAG) members who volunteered their time and for their contribution to the development of our Youth Strategy.

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Attachment - Item 11.3.2b

Youth Strategy Action Plan

2018 -2021

Action Plan: Priority Area One- Health & Wellbeing

Goal	Action	What does success look like?	Cost	Partners	Timeline
Young people in Moorabool have improved mental health	Provide opportunities for the implementation of art programs for young people aged 12-18 years with a focus on improved mental health, positive self-image and increase self-esteem.	• Program trialed. • Young people attending the programs. • Program evaluated. • Alternative funding steams investigated.		Moorabool Agencies and Schools Together (MAST) Agencies Bacchus Marsh Arts Council WRISC Family Violence YAG Young People	Year 1
	Youth Development Officers to be trained in the delivery of accredited Youth Mental Health First Aid.	• Additional funding committed by Council to provide the delivery training and programs. • Youth Development Officers Accredited as Mental Health First Aid Trainers. • Mental Health initiatives and information incorporated into existing programs and services.	$10,000	YAG Young People	Year 2
	Facilitate the delivery of Youth Specific Mental Health First Aid training.	• A yearly training calendar developed. • A minimum of five sessions delivered each year to young people aged 15-18 years. Throughout the municipality. • A minimum of 100 young people trained in mental health first aid each year. • Deliver a minimum of two sessions to parents of young people aged 12-18 years.	$5,000	Bacchus Marsh Secondary College Young People	Year 3
	Review and enhance the delivery of the ACTIVE8 Program.	• Evaluations and review completed. • Memorandum of Understanding (MOU) developed with Bacchus Marsh Secondary College.		Bacchus Marsh Secondary College MAST Agencies Young People	
Van Go project is delivered in Moorabool	Council partners with WRISC to deliver the Van Go pilot program.	• Referral data and evidence of participation in therapeutic programs.		Van Go	Year 1

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area One- Health & Wellbeing Continued

Goal	Action	What does success look like?	Cost	Partners	Timeline
Promote Young Peoples continued engagement in education to year 12 or equivalent	Formalise Moorabool's involvement in the Reclink program to ensure it is adequately staffed and resourced.	• Formal process developed for Reclink. • Maximum participation by young people. • MOU developed with partner agencies. • Investigate opportunities for local Reclink programs in Moorabool.		Bacchus Marsh Secondary College Victoria Police RecLink	Year 1
Young people in Moorabool have access to information on healthy lifestyles	Provide opportunities to partner with other agencies to deliver programs that focus on healthy lifestyle choices for young people.	• A variety of programs implemented, on topics such as healthy eating, positive body image, physical activity and other healthy life style choices. • Maximum participation by young people. • Regular articles and information to promote positive body image is shared through Youth Services social media and at Youth events and programs. • Programs implemented.		MAST Agencies YAG Young People	Year 1
Young people in Moorabool have access to a range services	Advocate for more locally based Mental Health Services for young people.	• Development and implementation of an advocacy plan & community campaign. • Improved provision of locally based services. • Evidence of advocacy undertaken.		MAST Agencies YAG	Years 1-3
	In partnership with WRISC Family Violence Service support young people who have experienced family violence.	• Young people referred to Van Go program. • Programs delivered in partnership.		WRISC- Van Go Victoria Police	Year 1
	Advocate for Headspace to provide outreach services within Moorabool.	• Headspace delivering Services from studio 22. • Evidence of advocacy.		MAST Agencies	Year 1-2
	Undertake a mapping of Services and information available to young people and the communities of Moorabool.	• Mapping complete. • Information on high priority areas such as Bullying, Mental Health, Drug & alcohol and education options provided in youth friendly formats and distributed online and in hardcopy.	$5,000	MAST Agencies	Year 2
	Create a guide to services specific for young people that is readily available in digital and print format.	• Guide designed and distributed to young people and parents. • Additional funds committed for the development of a guide.	$5,000	MAST Agencies	Year 3

	Develop partnerships with Service providers to have staff locally based within the Studio 22 Youth Space.	• Services operating from the Youth Space.	MAST Agencies	Year 1-3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Two- Education, Training and Employment

Goal	Action	What does success look like?	Cost	Partners	Timeline
Young people in Moorabool have access to a range of education and employment and opportunities	Facilitate and promote opportunities for young people to develop job readiness, life skills and job seeking skills.	• A minimum of four workshops provided a year.		MAST Agencies HLLEN Bacchus Marsh Community College Department of Education and Training	Year 1-3
	Provide education support programs, which assist students to address barriers to education through referrals to support services.	• Youth Worker based at Bacchus Marsh Secondary College a minimum of half a day per week. • Sessions provided throughout the year that assist with resume writing and job search skills. • Young people who are identified as disengaging from formal education are assist via referrals for alternative education options. • Increase number of young people completing year 12 or equivalent. • Increased number of opportunities for Victorian Certificate of Applied Learning (VCAL students to undertake community projects).		Bacchus Marsh Secondary College Federation University HLLEN Department of Education and Training	Year 1-3
	Advocate for better transport options, in particular, a direct bus route from Bacchus Marsh to Melton to assist young people accessing employment.	• Improved provision of public transport that enables young people to independently access educational and employment opportunities. • Development and implementation of an advocacy plan & community campaign. • Evidence of advocacy.		MAST Agencies Youth Action Group (YAG)	Year 1-3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Two- Education, Training and Employment

Goal	Action	What does success look like?	Cost	Partners	Timeline
Increase collaborative partnerships with education providers, local business and community organisations to enhance the education and employment opportunities for young people	Work with local employers and advocate for employers to take on young people participating in Vocational Education and Training (VET) Structured Workplace learning programs.	• Young people are provided with structured workplace learning within local communities. • Development and implementation of an advocacy plan & community campaign. • Moorabool Shire Council will take a minimum of 5 VET students for each year for structured workplace learning.		Highland Local Learning and Employment Network (HLLEN)	Year 1-3
	Participate in the Central Highlands Child & Youth Partnership "Moorabool Learning Matters" place based collaborative initiative focusing on improving engagement and retention in education in the Bacchus Marsh area.	• Identified Actions Completed.		Department of Education and Training Department of Health and Human Services	Year 1-3
	Advocate for increased training, apprenticeships, traineeships and employment opportunities for young people by targeting local business, industries & employers to engage young people in employment and training program.	• Sufficient training and employment opportunities are provided in Moorabool for young people. • Development and implementation of an advocacy plan & community campaign. • Evidence of advocacy undertaken.		Department of Education and Training Local Business HLLEN	Year 2-3
	Provide opportunities for student placement, work experience and volunteering opportunities for young people.	• Moorabool Shire Council will take a minimum of 2 work experience students for each year. • Moorabool Shire Council will take a minimum of 3 university/TAFE students under the age of 25 years for each year for placement.			Year 2-3
	In partnership with local schools, improve student's transition from primary to secondary school.	• Review current transition arrangements for young people attending secondary college in Moorabool. • Formalise transition program for grade 6 children.		MAST Primary Schools in Moorabool Bacchus Marsh Secondary College	Year 2

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Two- Education, Training and Employment

Goal	Action	What does success look like?	Cost	Partners	Timeline
Increase opportunities for young people to develop new skills	Deliver the full Western Bulldogs Leadership Program, targeting young people aged 14- 16 years, beyond pilot year.	• Additional funding provided to deliver the full program of fortnightly workshops. • Increased number of local businesses involvement in program.	$25,000 & contributions from local business	Local Business Western Bulldogs Leadership Program	Year 2
	Provide leadership sessions for secondary school aged young people.	• Minimum of four workshops in schools per year at secondary schools or alternative education settings. • Minimum of two workshops provided per year from studio 22.	Within current grant and funding	MAST Agencies	Year 2
	Provide leadership workshops for young people aged 18-24 years.	• At least one workshop provided each year.	Within current grant and funding	MAST Agencies	Year 2-3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Three- Connection and Participation

Goal	Action	What does success look like?	Cost	Partners	Timeline
Provide opportunities for young people to have their say	Facilitate an annual youth forum.	• Maximum attendance at the youth forum. • Positive feedback from young people. • Funds committed for an annual youth forum.	$3,000	YAG	Year 2-3
	Support the Youth Action Group to apply for grants to attract funds to the municipality to meet actions outlined in the Youth Strategy.	• YAG successful in obtaining grants.		YAG	Year 3
	Review the Youth Charter and increase connections between Councillors, young people and the community.	• Youth Charter reviewed.		MAST YAG FReeZA	Year 2
Promote young people as valuable citizens who make a positive contribution to the Community	Promote a positive image of young people through social media and print media.	• Positive media attention in relation to young people and their contribution to the Community. •		MAST Agencies	Year 1-3
	Review the Moorabool Youth Awards.	• Review of awards completed and presented to Council for endorsement.		YAG	Year 1
	Facilitate opportunities for young people and older people to learn from each other through exchange of skills, knowledge and ideas.	• A minimum of two cross generational opportunities provided each year.		YAG Active Aging	Year 2
	Review Council's Community Engagement Framework to include specific reference to consulting with young people and the YAG to support active engagement of young people across Council.	• Engagement framework includes specific engagement with the youth action group and young people.			Year 3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Three- Connection and Participation

Goal	Action	What does success look like?	Cost	Partners	Timeline
Spaces are inclusive, safe and welcoming for all young people, from all backgrounds, cultures and abilities.	Display the Aboriginal, Torres Straight Islander and Rainbow Flag at youth sites and all youth events.	• Flags purchased and on display at events and programs.		FreeZA Committee Youth Action Group	Year 1-3
	Undertake a Masterplan including concept and cost plan for a youth space at Rotary Park, including the Andy Arnold Facility.	• Master Plan funded through Council budget process. • Master Plan completed and endorsed by Council.	$50,000	Youth Action Group MAST Agencies	Year 2-3
	Prepare a concept plan and costings for the Youth Space at the Andy Arnold Centre /Rotary Park precinct.	• Concept plan funded through Council budget process. • Concept plan completed and endorsed by Council.		Youth Action Group MAST Agencies	Year 3
	Support and empower young people to self-advocate for resources to ensure that areas they enjoy such as Rotary Park, Ballan Skate Park, the libraries and studio 22 are appealing and safe, youth friendly community space	• Young people successful in obtaining community support and/or grants. • Young people's ideas and suggestions are valued and where possible implemented. • Where young people's ideas are not able to be accommodated they are provided with feedback and reasoning.		Youth Action Group Federation University MAST Agencies	Year 2-3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

Action Plan: Priority Area Three- Connection and Participation

Goal	Action	What does success look like?	Cost	Partners	Timeline
Deliver inclusive, accessible programs and events for young people	Establish and facilitate a support group for young people who identify as LGBTIQ+.	• LQBTIQ+ support group established. • Regular attendance at group by members. • Recognise International Day Against Homophobia, Transphobia and Biphobia (IDAHOTB) day each year.		YAG MAST FreeZA Committee	Year 1
	In partnership with the FReeZa committee deliver programs, events and consultation sessions for young people from all backgrounds, cultures and abilities.	• Funding secured for FReeZA beyond 2018. • Increase the number of young people on the FReeZA Committee. • There is a gender balance of the FReeZA Committee members. • Minimum of five FReeZA events annually. • At least 2200 people attend events per year. • Minimum of two skill development workshops provided for FReeZA committee each year.		FreeZA Committee	Year 1-3
	Provide programs, activities and workshops throughout the municipality.	• More young people involved in programs and events across the Municipality. • At least one FReeZA event a year to be provided in the rural areas of Moorabool.		FreeZA Committee	Year 2-3
	Investigate opportunities to facilitate programs, meetings and workshops to young people utilising digital platforms. (eg: skype, adobe meetings).	• More digital platforms are used to engage with young people in Moorabool.		YAG	Year 3

*Where a cost is not stated, cost will come from existing funding sources and service unit budget.

11.3.3 Memorials Policy (August 2018)

Introduction

File No.: 06/03/004
Author: Ian Waugh
General Manager: Danny Colgan

The purpose of this report is to recommend that the Council adopt the revised Memorials Policy.

Background

At the Ordinary Meeting of Council on Wednesday 4 July 2018, Council considered the revised Memorials Policy (July 2018) and the following was resolved:

> Resolution: Crs. Sullivan/Edwards
>
> *That the Council in accordance with Moorabool Shire Council Policy Protocol, Consideration of items which affect beyond the current year, the revised draft Memorials Policy now lay on the table for further consideration at the next Ordinary Meeting of Council on the 1 August 2018.*

The Memorials Policy was initially adopted by Council in 2014 to address requests received from community members wanting to install memorials in public places across the Shire. The policy assists Council to assess and manage requests in relation to memorials as they arise.

The aims of the revised Memorials Policy are to:

- Outline the types of memorials that will be considered
- Provide an application and approval process
- Determine the responsibility of costs and maintenance
- Outline timeframes for the process and management of the lifespan of memorials
- Clearly demonstrate the responsibility of Council and the responsibilities of the applicant

In accordance with the resolution of Council on Wednesday 4 July 2018, the *Memorials Policy (August 2018)* is now presented to Council for adoption.

Proposal

Feedback has been received on the revised draft policy and it is recommended that the policy be revised to reflect this feedback. Details of the feedback received and officer recommendations are contained in **Attachment 11.3.3a.**

The Memorials Policy, as contained in **Attachment 11.3.3b,** comprises a statement of purpose and scope as well as the process for the implementation of the Policy. The process includes the responsibility for the cost of the memorials; the lifespan of memorials; maintenance; maintaining a register and public safety.

Consideration

The policy protocol relating to the consideration of items which affect beyond the current year is applied for consideration of matters whose impact or influence will extend to directly affect the activities and/or financial planning of Council for a period beyond the term of the Current Council Budget, and whether relating to Council policy pronouncements or specific projects.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 4: Providing good governance and leadership

Context 1B: Our People

Financial Implications

The revised Memorials Policy has been reviewed within existing budgetary allocations.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Requests for memorials from community	Without a current policy, memorials could be installed with no process or management plan in place	Medium	Policy adopted and Implemented

Community Engagement Strategy

Community Engagement was conducted in accordance with the Council's Community Engagement Policy and Framework. Feedback was sought on the draft policy through making them available on Have Your Say, Council's on-line engagement portal and advertising on social media; if adopted, policies will be available on the Council Website. Details of the feedback received and officer recommendations are contained in **Attachment 2.**

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Danny Colgan
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author –Ian Waugh
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The Memorials Policy assists Council to assess and manage requests for memorials as they arise. Having resolved on the 4 July 2018 that the policy lay on the table for further consideration and adoption at the next Ordinary Meeting of Council, the Memorials Policy is now placed before the Council for adoption.

Recommendation:

That the Council, in accordance with Moorabool Shire Council Policy Protocol, 'Consideration of items which affect beyond the current year', now adopts the Memorials Policy (August 2018) with the following changes:

1. That item 3.5 be altered from:

"An assessment panel will consider applications and provide recommendations to Council's executive group. The panel will include officers from Council's Community and Recreation Development and Assets units and, at the discretion and invitation of the Chief Executive Officer, will also include community members. When the site of a proposed memorial will be in public space managed by a delegated committee of Council it would be appropriate for the chairperson or a delegate of the committee to be invited to join the panel."

To

"An assessment panel will consider applications and provide recommendations to Council's executive group. The panel will include officers from Council's Community and Recreation Development and Assets units and, at the discretion and invitation of the Chief Executive Officer, will also include community members. When the site of a proposed memorial will be in public space managed by a delegated committee of Council the chairperson or a delegate of the committee to be invited to join the panel."

2. **That item 5.3 be altered from:**

   "Any costs associated with any replacement plaque needed for the memorial item shall be the responsibility of the applicant/donor."

   To

   "Any costs associated with any replacement plaque needed for the memorial item shall be the responsibility of the applicant/donor or the relevant family."

3. **That item 10.2 "All non-permanent memorials existing within the Shire prior to the adoption of this policy will be subject to the provisions of this policy." be removed from the policy as it is no longer applicable.**

4. **That the Purpose and Scope of the policy be updated to include the following:**

   "This policy does not cover non-permanent memorials or tributes."

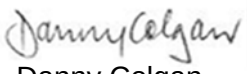
5. **That item 10.5 be altered from:**

   "Any paraphernalia or belongings such as flowers, photos, balloons, streamers or similar that may be placed in proximity of a memorial shall be removed after 30 days and disposed of by Council"

   To

   "Any paraphernalia or belongings such as flowers, photos, balloons, streamers or similar that may be placed in proximity of a memorial shall be respectfully removed by Council after 30 days in consultation with family members or the community. Any paraphernalia deemed to be inappropriate or unsafe may be removed earlier.

Report Authorisation

Authorised by:	
Name:	Danny Colgan
Title:	General Manager Social & Organisational Development
Date:	Tuesday, 24 July 2018

Attachment - Item 11.3.3a

Stakeholder	Feedback outcome	Summary of feedback	Comments
Have your Say Moorabool 3 submissions received	Submission 1	Item 3.5 *An assessment panel will consider applications and provide recommendations to Council's executive group. The panel will include officers from Council's Community and Recreation Development and Assets units and, at the discretion and invitation of the Chief Executive Officer, will also include community members. When the site of a proposed memorial will be in public space managed by a delegated committee of Council it would be appropriate for the chairperson or a delegate of the committee to be invited to join the panel.* I suggest to replace the word "appropriate" with "compulsory" or a word to that effect. Reason; The Committee of Management should have a say in any memorial proposal within, or around, the MSC asset under their management.	It is recommended that 3.5 be altered to: *An assessment panel will consider applications and provide recommendations to Council's executive group. The panel will include officers from Council's Community and Recreation Development and Assets units and, at the discretion and invitation of the Chief Executive Officer, will also include community members. When the site of a proposed memorial will be in public space managed by a delegated committee of Council the chairperson or a delegate of the committee to be invited to join the panel.*
	Submission 2	Item 5.3 *Any costs associated with any replacement plaque needed for the memorial item shall be the responsibility of the applicant/donor.* I suggest to add "or their family" to the end of the paragraph.	It is recommended that 5.3 be altered to: *Any costs associated with any replacement plaque needed for the memorial item shall be the responsibility of the applicant/donor or the relevant family.*
	Submission 3	Item 10.2 *All non-permanent memorials existing within the Shire prior to the adoption of this policy will be subject to the provisions of this policy.*	This item refers to non permanent memorials that were in existence prior to the policy's adoption in 2015 and is no longer relevant. Recommend to remove item 10.2 from the policy.

		I suggest to define the term "non-permanent memorial". Also, it may be worth pointing out that such memorials can be removed by MSC staff at any time due to deterioration, inappropriateness, safety, etc.	This is covered in feedback below.
Email 3 emails received	Emails 1 and 2	Internal and external feedback was received regarding non permanent memorials and tributes.	It is recommended that the following be added to the Purpose and Scope of the policy to reflect the policy covers permanent memorials and tributes. *This policy does not cover non-permanent memorials or tributes.*
	Email 3	Item 10.5: *Any paraphernalia or belongings such as flowers, photos, balloons, streamers or similar that may be placed in proximity of a memorial shall be removed after 30 days and disposed of by Council.* Suggestion that word 'disposed' is altered.	It is recommended that 10.5 be altered to: *Any paraphernalia or belongings such as flowers, photos, balloons, streamers or similar that may be placed in proximity of a memorial shall be respectfully removed by Council after 30 days in consultation with family members or the community. Any paraphernalia deemed to be inappropriate or unsafe may be removed earlier.*

Attachment - Item 11.3.3b

Policy No.:	CS008	**Memorials Policy**
Review Date:	August 2021	
Revision No.:	0	
Policy Manual Version No.:	1	
Adopted by:	Council	August 2018

1. Purpose and Scope of the Policy

The Moorabool Shire Council ("Council") recognises that members of the community may wish to use public open space to commemorate a person or group of people through a memorial or plaque.

This policy has been established to provide guidance for the Council for memorials recognising people or groups of people within the Council's public open space/Local Government land.

The policy has been developed acknowledging that, whilst memorials can enrich public spaces and are important for particular individuals and groups of people, they also need to be carefully considered to ensure they do not negatively impact on these spaces.

2. Definitions

Applicant/Donor – A person or group who proposes the installation of a memorial.

Local Government Land - Land owned by a council or under council's care, control and management.

Memorial – Park furniture (i.e. park bench, seat or picnic setting), garden, art works, artefacts, tree, stone/rock or etched paving designed to preserve the memory of a person or group. This may also include memorials in the interior of buildings i.e. halls. Memorials may also include donations to build facilities (i.e. clubrooms) as a memorial to a community member.

Plaque – A flat tablet of metal or other durable material which includes text and/or images that commemorate a person or group of people.

Public Open Space – includes community land, road reserve and operational land owned by Council and any other land in Council's care, control and management.

Road – For the purposes of this policy, the definition of a "road" is as per Section 4 of the Local Government Act 1999, being:

"a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes –

(a) a bridge, viaduct or subway; or
(b) an alley, laneway or walkway."

3. Process

3.1 All requests for memorials must be made in writing to the Chief Executive Officer in accordance with the conditions in 3.5 below.

3.2 All applications must be relevant to the Moorabool community and, where relevant, be in accordance with a master plan.

3.3 All applications and approvals must be considered in accordance with this policy.

3.4 Applications for new memorials should include:

- The type of memorial requested;
- Three feasible sites/locations, where possible, for consideration;
- Explanation of the significance of these sites;
- Evidence, where relevant, that the memorial has been approved by the appropriate Committee of Management;
- Proposed text for the plaque (if appropriate);
- Any other pertinent information;

3.5 An assessment panel will consider applications and provide recommendations to Council's executive group. The panel will include officers from Council's Community and Recreation Development and Assets units and, at the discretion and invitation of the Chief Executive Officer, will also include community members. When the site of a proposed memorial will be in public space managed by a delegated committee of Council it would be appropriate for the chairperson or a delegate of the committee to be invited to join the panel.

3.6 Approvals must be sought and granted prior to the installation of memorials/plaques. Where a memorial of less than $5,000 is to be installed in or at a Council facility managed by a Committee of Management, the Committee of Management can determine the project scope and cost. Where a memorial of more than $5,000 is to be installed, the Council Assets Unit will determine the scope and cost. Once the scope of works and budget is confirmed, a written commitment to fully fund the project must be supplied by donor.

3.7 Approval or refusal of these applications will be made by the Chief Executive Officer.

3.8 The applicant must make full payment upon approval of the application.

3.9 If the application falls outside these policy guidelines and the applicant wishes to pursue the matter then it may be referred to the Council for consideration.

3.10 If the application is not approved, reasons for this will be communicated to the applicant.

4. Costs

4.1 All costs incorporating supply and installation of the memorial are to be borne by the applicant.

4.2 All ordinary maintenance costs are at Council's expense however no additional maintenance will be undertaken outside of existing budget and service levels. Where memorials are installed in or at Council facilities managed by a Committee of Management, the Committee may contribute in kind labour to maintain the memorial.

Council Policy... Council Policy ... Council Policy...

5. Plaques

5.1 The size of plaques to be affixed to park infrastructure should fit appropriately on the infrastructure with the text and size of the plaque to be approved as part of the application process.

5.2 Plaques will be made of a durable material and be consistent across the municipality. Options available will be dependent on location of the memorial according to reserve hierarchy and other considerations such as exposure to the elements.

5.3 Any costs associated with any replacement plaque needed for the memorial item shall be the responsibility of the applicant/donor.

6. Lifespan

6.1 The Council cannot guarantee that a memorial will be preserved or remain at the site indefinitely. For park furniture or paving the life span of the memorial will be approximately 10 years. At this time, the Council will make every attempt to make contact with the original applicant as recorded in the register to discuss the possibility of a right of renewal. Consideration may be given to individual memorials that have a historical legacy beyond the ten years. These will be assessed on a case by case basis by the assessment panel.

6.2 If a reserve is to be redeveloped, then every attempt will be made to contact the applicant or family members to advise that the reserve is to be redeveloped. The life of the memorial will cease at the time of the reserve redevelopment no matter what the asset life/memorial age is and the family/applicant will have the option to install a new memorial in line with the policy and proposed design standards for the reserve.

6.3 If a memorial is removed due to reserve redevelopment and contact can be made with next of kin the family will be offered the removed memorial seat and/or plaque for their use.

6.4 Should a piece of park furniture housing the memorial be vandalised beyond repair it will be deemed to be at the end of its useful life and the Council will make every attempt to make contact with the applicant to inform them of this. If the applicant wishes to renew the memorial, they will need to lodge a new application.

6.5 Should the applicant wish to renew the memorial and this is acceptable to Council, then the asset and plaque (if required) will be replaced at the applicant's cost.

6.6 In the case of a memorial tree, there will be no right to renewal should the tree die after one year. The applicant will need to lodge a new application for a new memorial tree after this time.

6.7 Plaques depending on their material will have varying life spans however the applicant/ donor will be responsible for their renewal.

6.8 All reserve Master Plans/Concept Designs will need to consider the memorials that exist within the reserve in redeveloping the reserve as per 6.2 above.

6.9 This Policy will be not be implemented retrospectively for permanent memorials already in the community, i.e. memorials in Federation Park.

7. Maintenance

7.1 The costs for the replacement of a plaque will be borne by the applicant if it needs replacement at any time.

Council Policy... Council Policy ... Council Policy...

7.2 Upon the completion of 10 years, should the applicant wish to pay for the renewal of a 'like' piece of park furniture and all associated costs, they can discuss this with Council staff at the time if appropriate for the setting.

7.3 Maintenance service levels in respect to memorials will be the same as the other assets of a similar nature across the Council area.

7.4 Council reserves the right to remove a memorial if it falls into a state of disrepair or remove a memorial after the expiry of 10 years.

7.5 Retrospective removal of memorial items will be reported to Council and family members will be informed, where possible, prior to removal.

8. Register

8.1 Upon adoption of this policy, the Council will keep a register of memorials including the type and detail of the memorial and contact details for next of kin. Once installed Council Officers are to ensure all databases/asset registers are up to date to ensure appropriate maintenance and management.

8.2 It will be the responsibility of the applicant/donor to update their contact details with the Council in order for the Council to make contact regarding the memorial if required.

9. Public Safety

9.1 The design and placement of a memorial should not present a safety risk to pedestrians, cyclists or vehicles.

9.2 Council may conduct a risk assessment where public safety issues are identified.

9.3 Council reserves the right to relocate memorials to suitable nearby locations where there is deemed to be a safety issue with the location and placement of the memorial. In doing so, every attempt will be made to do this in liaison with the applicant/donor of the memorial.

10. Other

10.1 In the instances of existing memorials installed prior to the date of this policy, which subsequently require removal, every effort will be made to contact next of kin prior to such removal. Replacement will not occur if no contact can be made with the initial donor.

10.2 All non-permanent memorials existing within the Shire prior to the adoption of this policy will be subject to the provisions of this policy.

10.3 Memorials should be consistent with the Master or Strategic Plan for that location.

10.4 All memorials and plaques placed in Council owned and managed land will be under the care, control and management of Council.

10.5 Any paraphernalia or belongings such as flowers, photos, balloons, streamers or similar that may be placed in proximity of a memorial shall be removed after 30 days and disposed of by Council.

11. Review

The policy will be reviewed every three years.

Council Policy... Council Policy ... Council Policy...

11.3.4 Fourth Quarter (April – June) Report – 2017/18 Council Plan Actions

Introduction

File No.: 02/02/002
Author: Vanessa O'Toole
General Manager: Danny Colgan

Background

The 2017-2021 Council Plan was adopted by Council in July 2017. As part of the development of the framework of the Council Plan, Council determines appropriate actions which will support the framework, delivering agreed outcomes for the Community.

The Council Plan outlines four Strategic Objectives or main themes that guide new initiatives and continuing services, these being:

1. Providing Good Governance and Leadership
2. Minimising Environmental Impact
3. Stimulating Economic Development
4. Improving Social Outcomes

Each Strategic Objective has a set of Contexts or desired outcomes with sets of Strategic Actions to be undertaken over the planned 4 years to achieve the objectives.

All Council actions aligned with the Strategic Actions are linked back to the Council Plan. The Council Plan is reviewed annually.

Discussion

The 2017/18 Council Plan Actions Fourth Quarter Progress Report, contained in Attachment 11.3.4, shows each of the actions and their progress comments for the 2017/18 Financial Year. Overall there are 80 actions being reported in quarter four, with 67 actions having reached 90% or greater of their target for the period, and 10 actions having achieved between 60 and 90% of target. 3 actions remain at less than 60% of their target.

As at 30 June 2018, of the 80 actions reported on for the 2017/18 financial year, 52 actions were at 100% completion.

The following table summarises the status of the 2017/18 Council Plan Actions for this quarter:

Strategic Objective	Not Started	In Progress	Deferred	Completed	Total
1. Providing Good Governance and Leadership	0	6	0	18	**24**
2. Minimising Environmental Impact	0	4	0	9	**13**
3. Stimulating Economic Development	0	6	1	10	**17**
4. Improving Social Outcomes	0	4	0	13	**17**
2016/17 actions carried over from the previous Council Plan	1	3	0	5	**9**
Totals	**1**	**23**	**1**	**55**	**80**

Proposal

This report is to inform Council and the community on the progress of key Council Plan actions for the 2017/18 Financial Year.

Policy Implications

The 2017–2021 Council Plan provides as follows:

Strategic Objective Providing Good Governance and Leadership

Context Our Business and Systems

Strategic Action Service Reviews

Financial Implications

There are no financial implications from this report.

Risk & Occupational Health & Safety Issues

There are no Risk or Occupational Health and Safety issues in relation to this report.

Communications and Consultation Strategy

Specific projects may have their own communications strategy nevertheless this report will be displayed on Council's website and the annual progress will be reported in Council's Annual Report.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Danny Colgan
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Vanessa O'Toole
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

Council is making strong progress in all areas of the Council Plan for this final quarter for the 2017/2018 period. Overall there are 80 actions being reported in quarter four, with 67 actions having reached 90% or greater of their target for the period, and 10 actions having achieved between 60 and 90% of target.

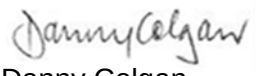
As at 30 June 2018, of the 80 actions reported on for the 2017/18 financial year, 52 actions were at 100% completion.

Of the 3 remaining actions indicating below 60% of target, one action, which will be actioned over the life of the Council Plan was deferred until 2018/19, the second has been recommended to be withdrawn to allow for budget resources to be made available to further scope the project and the final action requires further discussion and investigation to achieve the outcome of the project.

Recommendation:

That Council receives the Fourth Quarter (April – June) 2017/18 Council Plan Actions Progress Report.

Report Authorisation

Authorised by: 
Name: Danny Colgan
Title: General Manager Social and Organisational Development
Date: Thursday, 12 July 2018

Attachment - Item 11.3.4

Moorabool Shire Council

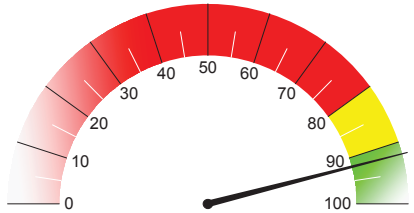
PREMIUM Action and Task Progress Report

July 2017 - June 2018

Report Filters:

Date From :01-07-2017
Date To :30-06-2018
Display Task : No
Action Filter :Council Plan

Action Progress Against Targets



80 Actions reported on
67 At least 90% of action target achieved
10 Between 60 and 90% of action target achieved
3 Less than 60% of action target achieved
0 Actions with no target set

Strategic Objective: 1 Providing Good Governance and Leadership

Context: 1.1 (1A) Our Assets and Infrastructure

STRATEGIC ACTION: **1.1.1 Asset Management**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
1.1.1.1 Undertake a road management plan review	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2017	30/09/2017	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A review of Council's existing Road Management Plan and its associated registers was undertaken and following a public consultation process, the Plan was adopted at the Ordinary Meeting of Council of 7 June 2017.

Last Updated - 04/07/2018

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
1.1.1.2 Review Asset Policy and Strategy including Capitalisation and Revaluation Policy	John Miller - Manager Asset Management	Completed	1/07/2017	31/03/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Asset Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Asset Management Policy was adopted at the Ordinary Meeting of Council in July 2017 and the Asset Management Strategy, Capitalisation and Revaluation Policies were adopted at the Ordinary Meeting of Council in April 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **1.1.4 Produce 10 Year Capital Improvement Programs**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.1.4.1 Produce 10 Year Capital Improvement Programs (2017-2021)	John Miller - Manager Asset Management	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A draft 10 Year Capital Improvement Program has been developed was presented to Council as part of the Annual Budgeting Process for 2018/2019 and will continue to form part of the annual budget process.

Last Updated - 12/06/2018

STRATEGIC ACTION: **1.1.5 Deliver Annual Capital Improvement Programs**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.1.5.1 Deliver Annual Capital Improvement Programs (2017-2021)	Tristan May - Capital Works Coordinator	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Project Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Capital Improvement Program for 2017/18 achieved completion rate of 93%. The Capital Improvement Program quarterly progress report to Council provides further detail on each individual project.

Last Updated - 28/06/2018

STRATEGIC ACTION: **1.1.9 Develop Infrastructure Policy**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.1.9.1 Develop Infrastructure Policy for traffic calming (2017-2021)	John Miller - Manager Asset Management	Completed	1/07/2017	31/03/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The draft Traffic Calming Policy was developed and presented to the Ordinary Meeting of Council in June 2018 as per policy protocol to 'lay on the table' for Council's consideration. Council resolved for a further report to be presented to the Ordinary Meeting of Council in July 2018 to consider adopting Policy and this has been completed.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.1.9.2 Develop Infrastructure Policy for unmade road reserves (2017-2021)	John Miller - Manager Asset Management	Completed	1/07/2017	30/09/2017	100%	100%	

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Strategy	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Unmade Road Reserve Policy was adopted at the Ordinary Meeting of Council in May 2017.

Last Updated - 11/10/2017

Context: 1.2 (1B) Our People

STRATEGIC ACTION: **1.2.1 Councillor Development**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.1.1 Councillor Development – induction and ongoing professional development (2017-2021)	Rob Croxford - Chief Executive Officer	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
CEO's Office	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

An induction program was completed for the Council elected in October, 2016. A report on resources and processes available for Councillors in relation to training , mentoring and support was provided to the Ordinary Meeting of Council in July 2017. Ongoing support and training opportunities are available to Councillors as required. A good governance review was completed with a report presented to the Ordinary Meeting of Council on 20 December, 2017.

Last Updated - 04/07/2018

STRATEGIC ACTION: **1.2.4 PR Communication and Marketing**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.4.1 Review the PR Communications and Marketing Strategy	Dianne Elshaug - Coordinator, Communications & Office of the CEO	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Marketing and Communications	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A Council Communications report was adopted at the Ordinary Meeting of Council on 4 April, 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **1.2.6 Risk and OHS Management**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.6.1 Develop an OHS Strategy	Vanessa O'Toole - Manager Governance & Organisational Development	In Progress	1/07/2017	31/05/2018	75%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Personnel Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

An Occupational Health and Safety Strategy has been drafted with implementation of the Strategy to occur in the first half of the 2018/19 financial year.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.6.2 Enhance OHS systems and procedures (2017-2021)	Vanessa O'Toole - Manager Governance & Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Personnel Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

An Occupational Health and Safety system and safe working procedures have been developed based on the work undertaken in the Infrastructure directorate. Consultation with staff across the Organisation will commence in 2018/19 to form the next stage of this project.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.6.3 Review identified corporate, strategic and operational risks (2017-2021)	Vanessa O'Toole - Manager Governance & Organisational Development	In Progress	1/07/2017	30/06/2018	70%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Corporate Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

All operational risks are reviewed on an annual basis by service unit managers. Council' s Strategic Risk profile is reviewed twice yearly with a report being tabled at Audit & Risk Committee meetings in May and November each year. A report in relation to corporate risks is being developed with any high or extreme risks reported to Council in the second half of 2018.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.2.6.4 Prepare and implement child safety standards across the organisation	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Child Safety Standards and Reportable Conduct Scheme policies were adopted by Council at the Ordinary Meeting of Council of 2 May 2018. Training will now be delivered to staff.

Last Updated - 04/07/2018

Context: 1.3 (1C) Our Business & Systems

STRATEGIC ACTION: **1.3.1 Legislative and Regulatory**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.1.1 Review the Local Law	Robert Fillisch - Manager Statutory Planning & Community Safety	In Progress	1/07/2017	30/06/2018	75%	100%	

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Local Laws Compliance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The draft Local Law was presented to the Ordinary Meeting of Council in June 2018 for consideration to commence public consultation. Formal public consultation commenced on 22 June, 2018 for a minimum of 45 days. The review of the Local Law was scheduled for completion within this financial year however competing priorities and resources have led to the project being extended to September 2018 where a final report will be presented to the Ordinary Meeting of Council for consideration.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.1.2 Review the Municipal Strategic Statement (MSS) (2017-2019)	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	30/06/2018	90%	100%	

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This project will be delivered over the years 2017 to 2019. As foreshadowed at project commencement there were key projects that needed to be delivered prior to the Municipal Strategic Statement (MSS) being undertaken - C78 Small Towns, C79 Housing Strategy and C81 Urban Growth Framework. These projects are now substantially completed and the brief for the MSS has been finalised. Delivery of the MSS Review will be facilitated and the project finalised in 2018/19.

Last Updated - 04/07/2018

STRATEGIC ACTION: **1.3.2 ICT**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.2.1 Implement Phases 2 and 3 of the Digital Strategy (2017-2019)	Chris Parkinson - Manager, Information & Communication Technology	In Progress	1/07/2017	31/12/2018	40%	60%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Information Communication & Technology	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Submissions for the Intranet tender closed at the end of March for evaluation by the project control group. The evaluations are taking longer than expected and a preferred supplier and solution is not expected to be chosen until August , 2018.
For the second component of this action (replacement of Geographical Information System) a request for quote was released and submissions received in May 2018 which are currently under review. A preferred supplier for this review is to be appointed in August 2018.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.2.2 Streamline integrated corporate reporting systems and methods	Danny Colgan - GM Social and Organisational Development	In Progress	1/01/2018	30/06/2018	75%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A draft report has been prepared and will be presented to the meeting of the Executive Management Group in July 2018. The draft report proposes a number of actions to be taken to streamline and better integrate corporate reporting systems and methods including: that reporting be understood as reporting on the performance of Council on agreed objectives, actions and indicators; individual workplan and service unit actions (systems views/operations) be reported on through Interplan; an opportunity for improvement to provide for greater visibility and celebration of the achievement of strategic plan actions is to put the actions into Interplan which are then reported to the Council annually.

Last Updated - 06/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.2.3 Implement the Maintenance Management System	John Miller - Manager Asset Management	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Maintenance Management System has been implemented as per the initial scope and is being used for road and footpath inspections and completion of work orders for road maintenance. Since implementation the original scope has grown to include parks and open space, tree management, buildings and essential safety measures, and will continue to grow with further development and integration anticipated over the life of the system.

Last Updated - 14/06/2018

STRATEGIC ACTION: **1.3.3 Service Reviews**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.3.1 Develop Service Plans for all services (2017-2019)	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Service Plans have been developed and each service unit will work to these plans for the 2017/2018 period.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.3.2 Undertake service reviews in accordance with the policy and framework and as determined by Council	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

At the Ordinary Meeting of Council of 6 December 2017, Council endorsed a report into the review of Aged and Disability Services and the School Crossing Service . At the Ordinary Meeting of Council of 2 May 2018, Council resolved to adopt the Open Space Maintenance Management Plan and the Open Space Mowing Service Review . At the Ordinary Meeting of Council of 7 March 2018, Council resolved to review governance, cleaning of public toilets and the visitor information centre over the next 12 months.

Last Updated - 04/07/2018

STRATEGIC ACTION: **1.3.4 Financial Sustainability**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.4.1 Annually review the Long Term Financial Plan (2017-2021)	Steven Ivelja - Manager Finance	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Financial Service	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A base model has been prepared for the commencement of the 2018/19 Annual Plan & Budget. The model will be used to facilitate high level discussions with Council in ongoing budget discussions and in reviewing the need to make a rate cap variation. The Long Term Financial Plan forms a critical component of the overall budget process .

The long term financial plan will be refreshed as part of the annual budget process to ensure that the 2018/19 budget fits within the established financial parameters. The long term financial plan for 2018/19 has been established as part of the 2018/19 draft budget. As a result, this process is now complete.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.4.2 Annually review the need to make a rate cap variation (2017-2021)	Steven Ivelja - Manager Finance	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Financial Service	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

At the Special Meeting of Council on Wednesday 20 December, Council considered a report and formally resolved not to apply for a rate cap variation for the 2018/19 financial year. The budget and long term financial plan will be prepared based on a set 2.25% rate cap.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.4.3 Review the Rating Strategy (2017-2019)	Steven Ivelja - Manager Finance	Completed	1/07/2017	31/03/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Financial Service	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A draft Municipal Rate Strategy was presented to the Ordinary Meeting of Council of 7 February 2018 with the Strategy subsequently placed on public exhibition for four weeks seeking submissions. The exhibition period closed on 19 March 2018. The Municipal Rating Strategy was adopted by Council for a period of 4 years at the Ordinary Meeting of Council in May 2018.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.4.4 Identify and develop shared services with other LGs, community and private sector organisations (2017-2021)	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A report was endorsed by Council's Executive Management Group that identified shared service opportunities. The project is being undertaken in phases over the four-year life of the Council Plan 2017-2021. Phase one was the preparation of the report to the Executive Management Group; phase 2 is the preparation of scoping/business plans for new or expanded shared service opportunities including the determination of charge out rates and preparation of marketing materials including capability statements; phase three is the implementation of the new or expanded shared service opportunities.

Opportunities for shared services with Hepburn Shire Council and Ballarat City Council are progressing in relation to waste, recycling and building surveying services. The Central Highlands Group of Councils are exploring the development of a company limited by guarantee that would engage staff to facilitate the establishment of shared services in the region .

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.3.4.5 Seek funding for new, upgrade and renewed community facilities (2017-2021)	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

An application for funding for the upgrade of the lighting at Maddingley Park Reserve, Bacchus Marsh and resurfacing works at the Bacchus Marsh Tennis Club have been successful with $100,000 awarded to the Council by the Victorian Government for the lighting project and $100,000 for the Bacchus Marsh Tennis Court Project.

An application for funding for enhancements to the Council's Rural Library Van and service has been successful with $39,000 awarded to the Council by the Victorian Government.

An application to the Department of Health and Human Services under the Changing Places Program has been successful with Council granted $100,000 for the purchase of a Marveloo Changing Places Facility.

A funding application has been submitted to the Building Better Regions Fund for the Bacchus Marsh Racecourse & Recreation Reserve redevelopment.

Applications for funding under the Country Football Netball Program have been submitted for the Ballan Recreation Reserve Netball Courts & Lighting Upgrade and Darley Parks Oval Lighting Upgrade Projects.

Applications for the Bacchus Marsh Racecourse & Recreation Reserve Stage 1A Pavilion, Elaine Recreation Reserve Irrigation Project and Bald Hill Activation Plan have also been submitted for funding.

Last Updated - 04/07/2018

Strategic Objective: 2 Minimising Environmental Impact

Context: 2.1 (2A) Built Environment

STRATEGIC ACTION: **2.1.1 Develop frameworks for each small town & action plans to address components in (current) strategies**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.1.1 Develop frameworks for each small town and action plans to address components identified in the Small Towns Strategy, Bacchus Marsh Urban Growth Framework, Ballan Structure Plan, Tree Strategy and Gateways Strategy. (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Small Towns Strategy has been adopted by Council as was implemented by Amendment C88. This project is at 100% completion.
The Bacchus Marsh Urban Growth Framework is being implemented by Amendment C81 which in June 2018 was the subject of a Planning Panel Hearing. The report from the Panel is expected to be delivered in August 2018. It is scheduled that a report on the Panel recommendations will be tabled at an Ordinary Meeting of Council in November 2018. This project is 90% complete.
At the Ordinary Meeting of Council of 6 June 2018, Council resolved to progress Amendment C88 by seeking authorisation from Department Environment, Land, Water and Planning. Once authorised, the Amendment will be exhibited in September 2018. The exhibition process and any possible Panel hearing will be undertaken in 2018/19.
Council has prepared and adopted a Tree Strategy for the Shire. This project is 100% completed.
Council has scheduled a review of the Gateway Strategy and this will occur primarily in 2018/19. This project is at 20%. A report will be provided the Ordinary Meeting of Council in November, 2018.
Overall, the workplan for 2017/18 has been completed.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.2 Implement the Gordon Infrastructure & Structure Plans**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.2.1 Implement the Gordon Infrastructure Plan. (2017-2019)	Tristan May - Capital Works Coordinator	Completed	1/07/2017	30/04/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Infrastructure Subdivision Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Following a community engagement process in November and December 2017, Council adopted concept plans for Main St, Gordon. Detailed design work is being completed based on the adopted plans and further community information sessions undertaken in late March 2018. Completion of the detailed design work is being undertaken as part of the capital works program with physical works part of the 2018/19 budget, thus being a multi year project.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.2.2 Implement the Gordon Structure Plan. (2017-2019)	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	30/11/2017	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council has prepared and implemented the Gordon Structure Plan and is actively reviewing the scope for further upgrading of this Plan. A report was presented to the Rural Growth Strategy Committee in February 2018 as a way forward on the potential scope for further refining the plan. The Committee resolved to defer the matter. As requested, a further report and any subsequent actions required will be determined by Council in 2018/19.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.3 Finalise a review of the Bacchus Marsh Aerodrome**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.3.1 Finalise a review of the Bacchus Marsh Aerodrome	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

At a Special Meeting of Council in May 2018 Council resolved to modify the lease terms of the Bacchus Marsh Aerodrome. Negotiations between Council and the current lease holder are ongoing for the purposes of modifying the lease and as per the resolution issued. This should be completed by end of August 2018. A further report will be provided to an Ordinary Meeting of Council once these negotiations are completed. This project is at 100% completion for 2017/18.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.4 Work with relevant authorities to ensure that flooding and bushfire risks are addressed**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.4.1 Incorporate flood mapping into the Planning Scheme (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Environmental Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A peer review of Melbourne Water's modelling has now been completed by appropriate flooding engineers. A report was tabled at an Assembly of Councillors on 21 February 2018 concerning the outcomes of the review and the next steps in addressing flood risk within the planning scheme. Melbourne Water is the initiator of the Amendment and timing for the Amendment requests is at Melbourne Water's discretion. This project is at 100%.for 2017/18

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.4.2 Review Bushfire Management Overlays (BMO) (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Environmental Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Department of Environment, Land, Water and Planning (DELWP) has undertaken mapping and finalised a planning scheme amendment to include the Bushfire Management Overlay. Council officers notified residents of the State Government driven amendment in October 2017.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.5 Review and implement a Bacchus Marsh Avenue of Honour Management Plan**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.5.1 Review and implement a Bacchus Marsh Avenue of Honour Management Plan	Daniel Smith - Manager Operations	In Progress	1/07/2017	30/04/2018	60%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Roads Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A project control group and a working group have been established to review and update the existing draft of the Bacchus Marsh Avenue of Honour Management Plan and to complete a Conservation Management Plan. Consultants have been approached to assist in the development of the latter. The issues associated with the Avenue are complex and therefore a revised completion date towards the end of the 2018 calendar year is now anticipated.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.7 Develop a resource plan for administration and enforcement of permits to windfarms**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.1.7.1 Develop a resource plan to act as responsible authority for administration and enforcement of permits in relation to windfarms.	Robert Fillisch - Manager Statutory Planning & Community Safety	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Statutory Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council's website has been updated to provide details of windfarm operators within Moorabool Shire. The allocation of a Wind Farm Officer has been provided for in the 2018/19 Annual Budget. This three day a week position will manage the conditional requirements of the three wind farms located within the Shire.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.1.8 Prepare and revise a rolling cycle of Reserve Master Plans**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
2.1.8.1 Prepare and revise a rolling cycle of Reserve Master Plans (2017-2021)	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	31/05/2018	100%	100%	

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Recreation Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Ballan Reserve Master Plan was endorsed by Council at the Ordinary Meeting of Council in June 2018.
This is a multi-year action.

Last Updated - 04/07/2018

Context: 2.2 (2B) Natural Environment

STRATEGIC ACTION: **2.2.1 Finalise and implement the action plan of the Moorabool Sustainable Environment Strategy**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.2.1.1 Finalise and implement the action plan of the Moorabool Sustainable Environment Strategy (2017-2021)	Justin Horne - Co-Ord Environmental Planning	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Sustainability	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This is a multi year project across the period 2017 to 2021.
Within 2017/18 all identified actions have been completed.
Projects completed include:
- Undertake ecological assessments on Council managed reserves.
- Support the delivery of actions by the relevant water authorities.
- Support existing Landcare and other community-based environment groups.
- Promote, support and encourage existing NRM activities and programs delivered by other agencies.
- Endorsed the Western Alliance for Greenhouse Action (WAGA) Low Carbon Strategy 2014
- Finalised a business case from a reputable solar retailer for installing solar PV panels on a number of Council facilities.
- Worked with MAV to advocate for improved Ecological Sustainable Design principles in Victorian Planning Provisions .

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.2.2 Waste Management**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.2.2.1 Determine Council's position on hard waste	Daniel Smith - Manager Operations	Completed	1/07/2017	30/04/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Waste Collection & Disposal	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A Council Report was presented to the Ordinary Meeting of Council in May 2018 for consideration, where Council resolved as follows:
1. Not proceed with the implementation of a full hard waste service at this time.
2. Continues its practice of enabling residents to dispose of their hard waste at its transfer stations for prescribed gate fees.
3. Receives a further report on the introduction of issuing transfer station vouchers with rates notices prior to the consideration of the 2019/20 budget.

Last Updated - 18/06/2018

STRATEGIC ACTION: **2.2.3 Develop an Open Space Integrated Water Management Plan**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.2.3.1 Develop an Open Space Integrated Water Management Plan	Corinne Jacobson - Coordinator - Capital Works	In Progress	1/07/2017	28/02/2018	80%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Project Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Open Space Integrated Water Management Plan is a strategic document that informs the policy , infrastructure and systems required to improve amenity and functionality of the open space areas in Moorabool and manage water resources equitably. The draft strategy has been completed and is currently being reviewed. The strategy is anticipated to be finalised by the end of 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **2.2.4 Develop and implement a policy on allocation use and trading of water for Council water assets**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
2.2.4.1 Develop and implement a policy on allocation, use and trading of water for Council water assets	Daniel Smith - Manager Operations	In Progress	1/07/2017	31/03/2018	70%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A Water Allocation, Use and Trading policy is currently being developed, alongside the Open Space Integrated Water Management strategy. It is anticipated that both documents will be presented to an Ordinary Meeting of Council by the end of 2018.

Last Updated - 04/07/2018

Strategic Objective: 3 Stimulating Economic Development

Context: 3.1 (3A) Land Use Planning

STRATEGIC ACTION: **3.1.1 Incorporate strategic documents into the Planning Scheme**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.1.1.1 Incorporate strategic documents into the Planning Scheme - Ballan Structure Plan (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council adopted the Ballan Structure Plan in 2015 and then undertook further refinement of the Plan resulting in the adoption of Ballan Strategic Directions in 2017. Adopting Ballan Strategic Directions and implementing Amendment C88 is a multi year project (2017 to 2019). Actions for 2017/18 have been completed. Council resolved at the Ordinary Meeting of Council in 6 June 2018 to progress Amendment C88 by seeking authorisation from the Departrment of Environment, Land, Water and Planning. Once authorised, the Amendment is planned to be exhibited in September 2018. The exhibition process and any possible Panel hearing will be undertaken in 2018/19.

Last Updated - 04/07/2018

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.1.1.2 Incorporate strategic documents into the Planning Scheme - Housing Strategy (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Adopting the Bacchus Marsh Housing Strategy and implementing Amendment C89 is a multi year project. Actions for 2017/18 have been completed. Planning Scheme Amendment C89 was tabled at Planning Panels Victoria Hearings in May 2018. Council is currently awaiting a report from the Panel on this Amendment. That report is scheduled for release in August 2018 at which point the recommendations will be reviewed and a further report provided to an Ordinary Meeting of Council. It is expected to provide final documentation to the Department before the end of 2018.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.1.1.3 Incorporate strategic documents into the Planning Scheme - West Moorabool Heritage Study (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	30/06/2018	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Heritage Consultants were engaged in late 2017 to prepare a planning scheme amendment to incorporate the West Moorabool Heritage Study into the Moorabool Planning Scheme . Significant progress has been made on this project during the first six months of 2018. This includes the review and confirmation of all properties to be included in the amendment along with the preparation of amendment mapping. Outstanding tasks include the drafting of amendment documentation. Planning Scheme Amendment C85 to implement the Heritage Study will be tabled at an Ordinary Meeting of Council in November 2018. This report will seek a recommendation to request authorisation from the Department of Environment, Land, Water and Planning and to publically exhibit the amendment.

Last Updated - 27/06/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.1.1.4 Incorporate strategic documents into the Planning Scheme - C58 Cameron's Road (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	31/08/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The C58 Camerons Road amendment was completed and gazetted on 4 May 2017.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.1.1.5 Incorporate strategic documents into the Planning Scheme - C73 Land Subject to Inundation (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The action to incorporate strategic documents into the Planning Scheme - C73 Land Subject to Inundation, has now been included under Action 2.1.4.1 - Incorporate flood mapping into the Planning Scheme.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.1.2 Implement the adopted Small Towns and Settlement Strategy**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.1.2.1 Develop a program for services and utilities in small towns (2017-2021)	Satwinder Sandhu - General Manager Growth & Development	Deferred	1/07/2017	30/06/2018	1%	100%	

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Growth & Development Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Based on the Small Town Strategy, a key common infrastructure plan will be developed.
Elaine completed for 2017/18.
Gordon is scheduled for 2018/19.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.1.3 Finalise the Bulky Goods investigation**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.1.3.1 Finalise the Bulky Goods investigation	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	31/05/2018	95%	100%	

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Municipal Strategic Statement C82 will implement a number of strategic actions relating to the adopted Retail Strategy, the adopted Industrial Strategy and the Bulky Goods Strategy for Bacchus Marsh, amongst other matters. Incorporating the findings for the Bulky Goods investigation will ensure that Bacchus Marsh can provide bulky goods development opportunities in appropriate locations consistent with the broader strategic planning being undertaken for the town of Bacchus Marsh.

Last Updated - 27/06/2018

STRATEGIC ACTION: **3.1.4 Develop and finalise the Bacchus Marsh Urban Growth Framework Plan in partnership with the Victorian Planning Authority**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.1.4.1 Develop and finalise the Bacchus Marsh Urban Growth Framework Plan in partnership with the Victorian Planning Authority	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	31/03/2018	90%	100%	

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Bacchus Marsh Urban Growth Framework is being implemented by C81 which in June 2018 was the subject of a Planning Panel Hearing. The report from the Panel is expected to be delivered in August 2018. It is scheduled that a report on the Panel recommendations will be tabled at the Ordinary Meeting of Council in November 2018.

Last Updated - 04/07/2018

Context: 3.2 (3B) Investment & Employment

STRATEGIC ACTION: **3.2.1 Implement the action plan of the Economic Development Strategy**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.2.1.1 Implement the action plan of the Economic Development Strategy (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	30/06/2018	95%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Sustainability	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The implementation of the action plan associated with the Economic Development Strategy will continue throughout the 2018-2021 period as scheduled. A report will be tabled at the Ordinary Meeting of Council in September 2018 to assess the various models which could be implemented for the establishment of a trader/retailer group in Bacchus Marsh.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.2.2 Establish an Economic Development Taskforce**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.2.2.1 Establish an Economic Development Taskforce	Andrew Goodsell - Mgr, Strategic Planning & Development	Completed	1/07/2017	31/03/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Sustainability	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

At the Ordinary Meeting of Council in June 2018, Council resolved to establish the Economic Development Taskforce. Terms of Reference have been established for an Economic Development Taskforce.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.2.4 Facilitate Parwan Employment Precinct planning and marketing**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.4.1 Facilitate the Parwan Employment Precinct planning and marketing (2017-2021)	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	30/06/2018	95%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This is a multi year project with 2017/18 delivering a Business Case, Planning Study, Odour Modelling Study and an Original Destination Study (truck movements). This background work positions Council to prepare a Precinct Structure Plan for Parwan in 2018/19 and 2019/20 . A funding bid has been made to the Victorian Planning Authority for funding final background studies, including drainage and traffic in 2018/19. The Business Case will tabled at the Ordinary Meeting of Council in August 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.2.6 Advocate resource and implement the Bacchus Marsh Integrated Transport Strategy (BMITS) action plans**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.6.1 Finalise the alignment for Bacchus Marsh Eastern Link Road (with VicRoads and VPA) (2017-2021)	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A Steering Group has been established for the project consisting of officers from multiple agencies , including Moorabool Shire Council. This is a multi-year project. A project plan and terms of reference have been developed, and it is anticipated that project activity will increase in 2018/19 with community engagement as part of the process. It is expected that this project will consider multiple alignments based on many factors and take two to three years to complete.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.6.2 Pursue Gisborne Road/Grant Street capacity improvement projects (with VicRoads) (2017-2021)	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Following the development of the Bacchus Marsh Integrated Transport Study , Council officers are continuing to liaise with VicRoads in relation to priority transport projects in Bacchus Marsh, including at Gisborne Road and Grant Street with a number of options recently investigated by VicRoads in preparation for future funding opportunities . Upgrades to the intersection at Gisborne Road and Holts Lane were also funded as part of the 2017/18 State budget, and has recently commenced construction with completion scheduled mid 2018.

Last Updated - 21/03/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.6.3 Implement east bound freeway ramps at Halletts Way (with VicRoads) (2017-2021)	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2017	31/12/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Construction of the freeway ramps were funded by both State and Federal governments following completion of the Bacchus Marsh Integrated Transport Strategy and significant advocacy by Moorabool Shire Council. Construction of the project is being undertaken by VicRoads and is anticipated to be completed by September 2018. This is a two year action that continues into 2018/19 and the project has advanced as scheduled at this point in time.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.6.4 Refer Council's BMITS infrastructure actions to the long term capital program (2017-2021)	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The infrastructure actions from the Bacchus Marsh Integrated Transport Strategy have been included in Council 's Long Term Capital Improvement Program for consideration, along with other priority projects, as part of each annual budget process.

Last Updated - 02/10/2017

STRATEGIC ACTION: **3.2.7 Review and implement the action plan from the Destination Management Plan (Tourism) Review**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
3.2.7.1 Review and implement the action plan from the Destination Management Plan (Tourism) Review	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2017	31/05/2018	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Tourism	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The project is a multi year project with the majority of work to be delivered in 2018/19. The Draft Destination Management Plan will be comprehensively reviewed in July 2018 with a presentation to the Ordinary Meeting of Council in November 2018, on findings with an Action Plan for delivery.

Last Updated - 04/07/2018

STRATEGIC ACTION: **3.2.9 Advocate for improved Ballarat Line rail and integrated public transport outcomes through the Ballarat Line Action Committee (BRAC)**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
3.2.9.1 Advocate for improved Ballarat Rail Line and integrated public transport outcomes (2017-2021)	Rob Croxford - Chief Executive Officer	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
CEO's Office	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Ballarat Rail Action Committee (BRAC) has met on several occasions including a strategic planning session with Mayors and Officers . Since the inception of the Committee the Ballarat Line Upgrade Project ($518 mil) was announced by the State Government. Moorabool Shire Council has some difficulties with aspects of the proposed line upgrade works and is working with other Councils in the rail corridor to plan for future stage two and three works. Rail Futures Consultancy has been engaged by BRAC to provide strategic advice on future upgrade works and advocacy. A report to the 4 April Ordinary Meeting of Council setting out advocacy positions on key aspects of future upgrades was prepared following community consultation.
At the request of Council further community consultation has been undertaken and a report was tabled at the Ordinary Meeting of Council held on 6 June, 2018. Officers will continue to engage with our communities on the Ballarat Rail line issues, and will add the BRAC information to Council' s Advocacy Plan in the lead up to the State and Federal elections .

Last Updated - 04/07/2018

Strategic Objective: 4 Improving Social Outcomes

Context: 4.1 (4A) Health & Wellbeing

STRATEGIC ACTION: **4.1.1 Health & Wellbeing Plan**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
4.1.1.1 Prepare and implement an advocacy and partnership plan to attract investment in government and nongovernment services in the municipality. (2017-2021)	Danny Colgan - GM Social and Organisational Development	Completed	1/02/2018	30/06/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council endorsed advocacy material at the Ordinary Meeting of Council held on the 6 June. The material will form a key part of the Council's advocacy strategy. The aim of the advocacy efforts is to attract investment in government and non-government services in the municipality. The purpose of the advocacy is to ensure that the Shire's current and future residents have access to a range of community services needed to maximise their health, safety and wellbeing. The advocacy will be undertaken over the life of the Council Plan 2017-2021.

Last Updated - 04/07/2018

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
4.1.1.2 Adopt a leadership statement on the issue of violence against women to increase community awareness and demonstrate Council's commitment to the issues.	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Community Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Health and Wellbeing Plan 2017-2021 reflects Council's commitment to preventing violence against women by: working with existing services to assist victims of family violence; advocating for enhancement to existing and new services including the delivery of Men's Behavioural changes programs in Moorabool.

Last Updated - 05/01/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.1.3 Facilitate and support existing and emerging arts and cultural development groups and activities across the municipality. (2017-2021)	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Approval has been granted to the Bacchus Marsh Arts Council to establish a workshop at the Darley Civic & Community Hub. Ongoing support continues to be provided to the Arts Council in building the capacity of its group and examining opportunities for joint projects and funding. Support is being provided to the Arts Council to exhibit art work in the common areas/foyers of the building it is sharing with other groups at the Darley Civic & Community Hub. Council officers are working on a joint proposal with the Bacchus Marsh Arts Council to bring performers to Bacchus Marsh under the Victorian Regional Performers Grant . At the Ordinary Meeting of Council on 6 December 2017, Council allocated $8,800 in grants to support arts and cultural activities in Ballan and Gordon.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.1.4 Adopt a revised Health and Well Being Plan.	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	31/12/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Healthy Communities	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Council adopted the Health and Wellbeing Plan 2017-2021 at the Ordinary Meeting of Council of 6 December 2017.

Last Updated - 04/07/2018

STRATEGIC ACTION: **4.1.3 Recreation and Leisure Strategy**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.1 Implement the Reserve Management Framework (2017-2021)	Ian Waugh - Mgr Community & Recreation Development	In Progress	1/07/2017	30/06/2018	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Recreation Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Council Fees and charges have been issued as per the adopted Recreation Reserve User Fees and Charges Policy. User agreements have been completed for winter season tenants (Mar - Sept). Annual Management Agreements (AMAs) have also been put in place and operational funding provided to committees as per the Recreation Reserve Funding Policy. Acquittals will be received for this funding at the end of the financial year.

Last Updated - 12/06/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.2 Prepare an indoor court feasibility study	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	30/04/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Recreation Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council endorsed the final feasibility study report at the Ordinary Meeting of Council in June 2018 with the recommendations referred to the Capital Improvement Program and long term financial plan.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.3 Plan and construct stage 1 of the Bacchus Marsh Racecourse Recreation Reserve (2017-2019)	Corinne Jacobson - Coordinator - Capital Works	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Project Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Stage 1 of the project includes the construction of pony club facilities, a BMX track, sports fields and a pavilion at the Bacchus Marsh Racecourse Recreation Reserve site. Following consultation with user groups, the site layout plan was finalised. The bulk earthwork contract is nearing completion with the equestrian and oval earthworks complete. Formation of the BMX track is scheduled for completion by end June 2018. Detailed design documentation is progressing with tenders for the oval and equestrian cross country scheduled to be advertised in late June 2018. This is a two year action that continues into 2018/19 and the project has advanced as scheduled at this point in time.

Last Updated - 18/06/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.4 Review feasibility of the timing of the proposed Bacchus Marsh Indoor Aquatic Centre and include a feasibility study on the construction and location of splash parks.	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	30/04/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Recreation Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The final feasibility study report was endorsed by Council at the Ordinary Meeting of Council in June 2018 with the recommendations referred to the Capital Improvement Program and long term financial plan.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.5 Prepare a Masterplan for the Ballan Recreation Reserve	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	30/04/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Recreation Development	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The final master plan report was endorsed by Council at the Ordinary Meeting of Council in June 2018 with the recommendations referred to the Capital Improvement Program and long term financial plan.

Last Updated - 04/07/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.6 Develop a plan to improve, update and beautify our neighbourhood, passive, recreation and other open spaces (2017-2019)	Justin Horne - Co-Ord Environmental Planning	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Environmental Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Council adopted the Street Tree Strategy at the Ordinary Meeting of Council of May 2018 with street tree plantings having been completed. This project is at 100% completion.
Bald Hill Activation Project has been progressed as per Counci's resolution at the Ordinary Meeting of Council held in March 2018. Funding for development of a feasibility study has been sought for 2018/19 (to inform a master plan design). This is multi year project and status is 100% completed for 2017/18.
As per the adopted Small Towns Strategy, Township Improvement Plans are progressively being implemented across the Shire. The Elaine Township Improvement Plan has been adopted and is now being implemented. The Gordon Township Improvement Plan will be tabled at Ordinary Meeting of Council in August 2018. Other towns including Lal Lal will have Township Improvement Plans in 2018/19 and thereafter according to an agreed work schedule.
Grant funding has been received to further upgrade Spargo Creek Mineral Reserve inclusive of preparing access tracks, weeds and fencing.

Last Updated - 04/07/2018

STRATEGIC ACTION: **4.1.5 Age Well Live Well Strategy and Access and Inclusion Plan**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.5.1 Prepare a directions paper to deliver Aged Services in a consumer directed care environment	Claire Conlon - Mgr Active Ageing & Community Access	In Progress	1/07/2017	30/06/2018	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Home & Community Care Services	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Commonwealth is currently consulting with the aged care sector as to what the funding reforms will look like post 2020. In the interim, a directions paper will guide Council's investment and delivery of aged services for the period 2018-2020 and will be completed by July 2018.

Last Updated - 15/06/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.5.2 Facilitate the transition of eligible clients to the NDIS	Claire Conlon - Mgr Active Ageing & Community Access	Completed	1/07/2017	30/11/2017	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Home & Community Care Services	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The roll out of the National Disability Insurance Scheme (NDIS) took place in Moorabool between January - December 2017. Sixty of the Council's clients aged under 65 have been assessed as eligible and have transitioned to the NDIS. The staff of the Active Ageing and Community Access Unit have been actively supporting clients to transition .

Last Updated - 26/06/2018

STRATEGIC ACTION: **4.1.6 Youth Strategy**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.6.1 Advocate and support the development of programs and services to increase employment opportunities for young people (2017-2019)	Danny Colgan - GM Social and Organisational Development	Completed	1/01/2018	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Advocacy material has been prepared and will form part of the Council's advocacy strategy. The aim of the project is to increase employment opportunities for young people in Moorabool. The objectives are: increase investment in educational opportunities to improve the educational attainment levels of young people; increase investment in programs and services to support young people experiencing multiple barriers to employment; and develop the capacity and diversity of the Moorabool workforce by developing the skill set of the young people of Moorabool The advocacy will be undertaken over the life of the Council Plan 2017-2021.

Last Updated - 12/06/2018

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.6.2 Revise and adopt the Youth Strategy	Sharon McArthur - Manager Child, Youth & Family,	In Progress	1/07/2017	31/05/2018	85%	100%	YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Youth Services	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Youth Services team has completed the community engagement plan and consultation with the community was completed between December 2017- February 2018. The draft Strategy will be presented to the Ordinary Meeting of Council in August 2018 for consideration with the final strategy being presented to the Ordinary Meeting of Council in September 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **4.1.7 Library Strategic Plan**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.7.1 Revise and adopt the Library Strategic Plan inclusive of undertaking a feasibility study to inform the future provision of library services in Ballan	Ian Waugh - Mgr Community & Recreation Development	In Progress	1/07/2017	30/06/2018	90%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Library Services Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A draft strategy and action plan has been prepared for presentation to the Ordinary Meeting of Council in August 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **4.1.8 Conduct a trial period of extended opening hours for the Lerderderg Library**

Action		Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.8.1 Conduct a trial period of extended opening hours for the Lerderderg Library	Ian Waugh - Mgr Community & Recreation Development	Completed	1/07/2017	30/06/2018	100%	100%	GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Library Services Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The trial commenced on 2 October 2017 with the official launch by the Mayor. During the trial the Library has opened until 8pm on Monday and Thursday evenings and from 9am to 2pm on Saturdays and continues until June 2018.
The trial extended opening hours has been well received and visits are being tracked on the Monday & Thursday evenings. Good feedback also received regarding the change to Saturday hours. The 2018/19 Library budget has been structured to allow for the extended hours to continue on a permanent basis.

Last Updated - 12/06/2018

Context: 4.2 (4B) Community Connectedness and Capacity

STRATEGIC ACTION: **4.2.2 Emergency Management Plan**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
4.2.2.1 Deliver community emergency management education program (2017-2018)	Cherie Graham - Chief Emergency Officer	Completed	1/07/2017	31/03/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Municipal Emergency Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Blackwood Community Emergency Planning Group held a Scenario Planning Community Session on 16 November 2017 based on a fire scenario and invited representatives from Scotsburn to give them an update on their preparation, response and recovery since the 2015 fires. The Scotsburn Community Recovery Committee and Leadership Program progressed with the 2nd Anniversary Event held on the 15 December 2017 and the Leadership Program focussed on the fire game project. Fire Mitigation inspection process well underway and second round inspections will commence in the new year. The Scotsburn Recovery Book was launched at the Scotsburn Hall on 30 May 2018 and the Scotsburn Fire Game was launched at the Scotsburn Primary School on 15 June 2018.

Last Updated - 04/07/2018

Strategic Objective: 5 KRA 1. Representation and Leadership of our Community (2013-17)

Context: 5.1 Good governance through open and transparent processes and strong accountability to the community.

STRATEGIC ACTION: **5.1.1 Ensure policies and good governance are in accordance with legislative requirements and best practice.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
5.1.1.42 Review & implement the after hours response system as approved by Council.	Robert Fillisch - Manager Statutory Planning & Community Safety	In Progress	1/07/2016	28/02/2018	65%	100%	YELLOW

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Community Safety	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This action has only been progressed for some departments in the Organisation and remains incomplete at 30 June, 2018. Further discussion with internal departments are to be arranged for early in the upcoming financial year. This action will be completed by December 2018.

Last Updated - 27/06/2018

Context: 5.3 Advocate for services and infrastructure that meet the Shire's existing and future needs.

STRATEGIC ACTION: **5.3.1 Advocate on behalf of the community to improve services and infrastructure within the Shire.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
5.3.1.1 Investigate ways to increase TV and Radio availability in the shire to cover local issues.	Rob Croxford - Chief Executive Officer	Not Started	1/07/2016	30/06/2018	0%	100%	RED

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
CEO's Office	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This project has proven difficult to scope. It is suggested that the project be removed from the Council Plan until budget resources are made availale to understand and scope the technical aspects of program transmission.

Last Updated - 04/07/2018

Context: 5.7 Effective strategic and business planning for a growing community.

STRATEGIC ACTION: **5.7.4 Critically review the services provided by Council**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
5.7.4.1 Implement the Council endorsed level of service review for 2016/17 year - Aged & Disability Services.	Danny Colgan - GM Social and Organisational Development	Completed	1/07/2016	31/12/2017	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Community Services Governance	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

This action can now be closed as it is captured in Action 1.3.3.2. The service review report was adopted by Council at the Ordinary Meeting of Council on 1 November 2017.

Last Updated - 04/07/2018

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
5.7.4.2 Implement the Council endorsed level of service review for 2016/17 year - Parks & Gardens.	Daniel Smith - Manager Operations	Completed	1/07/2016	28/02/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Parks and Gardens	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A level of service review has been undertaken in relation to the management and maintenance of Council 's parks and gardens. A draft management plan and service review was presented to the Ordinary Meeting of Council in November 2017 and placed on public exhibition for the purpose of community consultation. The draft management plan and service review, was then presented to the Ordinary Meeting of Council in February 2018, at which an alternate report was requested. Further review and modelling was undertaken and a further report was presented to the Ordinary Meeting of Council in May 2018 where the Service Review and Open Space Maintenance Management Plan were adopted.

Last Updated - 04/07/2018

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
5.7.4.3 Implement the Council endorsed level of service review for 2016/17 year - School Crossings.	Robert Fillisch - Manager Statutory Planning & Community Safety	Completed	1/07/2016	30/11/2017	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Community Safety	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The School Crossings service review was presented at the Ordinary Meeting of Council on 6 December 2017 and adopted by Council.

Last Updated - 04/07/2018

Strategic Objective: 7 KRA 3. Enhanced Infrastructure and Natural Built Environment (2013-17)

Context: 7.2 Enhance and protect the long term integrity and biodiversity of the natural environment.

STRATEGIC ACTION: **7.2.4 Implement the Domestic Wastewater Management Plan in accordance with new ministerial guidelines.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
7.2.4.1 Investigate frameworks for cost recovery in terms of ongoing monitoring of Domestic Wastewater Management Plan	Robert Fillisch - Manager Statutory Planning & Community Safety	In Progress	1/07/2015	30/11/2017	40%	100%	

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Environmental Health Investigation, Inspection & Education	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Investigations have been undertaken and the option of a Local law as a cost recovery mechanism is not possible. Other mechanisms including a service rate per property are now being investigated. A further meeting with internal staff will be arranged early in 2018/19 to discuss the option of a service rate per property with a septic tank.

Last Updated - 06/07/2018

Context: 7.3 Ensure current and future infrastructure meets the needs of the community.

STRATEGIC ACTION: **7.3.1 Develop long term social and physical infrastructure plans and funding modelling as part of the Moorabool 2041 Framework including opportunities for development contributions.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
7.3.1.1 Complete the Community Infrastructure Plan	Andrew Goodsell - Mgr, Strategic Planning & Development	In Progress	1/07/2015	30/09/2017	90%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

Public exhibition was completed in August 2017. Framework adopted at the Ordinary Meeting of Council in September 2017. The Social Infrastructure Planner is preparing the next iteration of the Framework by incorporating building condition audits, fitness or purpose assessments, and utilisation assessments which are due for adoption at the Ordinary Meeting of Council in November 2018.

Last Updated - 04/07/2018

STRATEGIC ACTION: **7.3.3 Construct physical infrastructure to appropriate standards.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
7.3.3.5 Finalise key infrastructure projects: - Halletts Way	Phil Jeffrey - General Manager Infrastructure	Completed	1/07/2016	30/09/2017	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The Halletts/O'Leary Way southern extension project, including road and bridge construction, reached practical completion in August 2017. An official opening and community event was held on Sunday 13 August 2017. A further section of O'Leary Way was constructed by developers and completed in the first half of 2017 thus creating a new western link road through to Griffith Street.

Last Updated - 28/06/2018

Context: 7.7 Effective and efficient land use planning and building controls.

STRATEGIC ACTION: **7.7.1 Implement high quality, responsive, and efficient processing systems for planning and building applications.**

Action		*Action Status*	*Start Date*	*End Date*	*% Comp.*	*Target*	*% OnTarget*
7.7.1.11 Complete an Information and Communication Technology (ICT) framework and systems review to produce Strategy and Service plans that will provide for services, systems and information management towards 2021.	Chris Parkinson - Manager, Information & Communication Technology	Completed	1/07/2016	28/02/2018	100%	100%	GREEN

Activity	*Budget Type*	*Budget*	*YTD Budget*	*YTD Actual*	*YTD Variance*
Information Communication & Technology	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

The ICT Strategy 2018 was endorsed by Council at the Ordinary Meeting of Council on 2 May 2018 with approval for additional funding over the next 5 years to complete the majority of the business critical, high risk initiatives. Funded initiatives will now form part of annual service plans for delivery.

Last Updated - 04/07/2018

11.4 INFRASTRUCTURE

11.4.1 Capital Improvement Program Quarterly Report – June 2018

Introduction

File No.: 16/01/001
Author: Ewen Nevett
General Manager: Phil Jeffrey

Background

The delivery of the Capital Improvement Program (CIP) is an important function of Council's operations and represents a significant portion of Council's overall expenditure. Accordingly, the status of the overall program is reported to Council every quarter.

Proposal

This quarterly report provides Council with an overview of the progress of Council's 2017/18 Capital Improvement Program to 30 June 2018.

Implementation of the 2017/2018 Capital Improvement Program

The 2017/18 Capital Improvement Program consists of 48 projects, of which there are 6 that are either being delivered by others and outside Council's control or they are currently inactive and cannot commence. Therefore the table below reports on the 42 active projects in terms of percentage.

This list incorporates projects from various sources including but not limited to the following:

- Projects carried forward from 2016/17 program
- 2017/18 Council budgeted projects
- Grant funded projects

Also for simplicity sake the reseal, final seal, gravel road resheet and shoulder resheet programs have been listed as 4 projects in total rather than listing each individual road under each respective program.

The Engineering Services Unit nominates 6 key stages of the project delivery process and will report with reference to these stages in regard to the overall program status.

The table below summarises the overall program status as at 30 June 2018:

CIP Program Delivery Stage	Actual as of 30 June 2018	
	No. of Projects	%
Not Commenced (inactive or on hold)	6	-
Not Commenced	0	0.0
Documentation/Design Preparation	0	0.0
Tender/Quote Stage	0	0.0
Project Awarded – Waiting Commencement	0	0.0
In Progress/Under Construction	4	9.5
Complete	38	90.5
TOTAL	**42**	**100.00**

The attached report details the proposed timeframe and progress of each individual project. In addition the report also provides specific comments in relation to each project and its status.

Program Status and Financial Year Performance

Of the 48 projects, there are 6 projects that have not commenced and are either deemed inactive due to funding issues or are projects which are currently underway and are either multi-year projects or are being delivered by others and are outside council officer's control. An overview of these projects and a comment on the status are included in the attached report.

The inactive or on hold projects account for 6 projects listed in the 2017/18 CIP. These projects have not been included in the overall end of year performance calculations as the inactive projects were unable to be completed and although the projects delivered by others were closely monitored by council officers the responsibility for delivery was with the respective Committee of Management.

Of the 42 projects that could be completed, there are 4 projects that will be carried forward into the 2018/19 CIP. The table below outlines each of these projects and their current status;

Project Name	Project Status
Inglis Street, Ballan	This project has been awarded to ACE Landscaping Pty Ltd. Construction commenced in February 2018 and was completed in mid-July 2018. The project has had its challenges throughout the construction phase which has caused minor delays and extended the expected date for completion from late June to early July 2018.
Haddon Drive, Ballan	The design has been awarded to TGM Group Pty Ltd. Design works are currently being finalised with the tender period anticipated for August 2018. Construction works are scheduled to take place in November 2018 during the period of more favourable weather conditions.
Main Street, Gordon Township Improvements Project	This design project has been awarded to RMG Pty Ltd. Preliminary design work commenced in October 2017 with subsequent community engagement sessions undertaken in November 2017 & March 2018. Following detailed feedback from a range of stakeholders, conceptual work has been finalised with detailed design now well underway. Final design work is expected to be complete late August 2018 with Stage 1 (Russell Street / Main Street intersection) to be tendered soon after.
Fisken Street, Bacchus Marsh	This project has been awarded to Meinhardt Group Pty Ltd. Design works are currently in progress with completion anticipated for August 2018. Minor delays have been experienced due to the consultant not having adequate resourcing levels.

Taking these into account, 38 of a possible 42 projects were completed resulting in 90.5% of the program being completed in the financial year.

Projects yet to commence

Of the 6 projects that are considered 'on hold' or 'outside council control', there have been a number of updates to these projects in recent months. An overview is provided below;

Project Description	Project Status
Ballan Recreation Reserve Netball / Tennis Court Reconstruction	The Ballan Recreation Reserve Masterplan development process has been underway throughout 2017/18 which has now been endorsed by Council. The recent State Government funding announcement will supplement Council's allocation to deliver the project in 2018/19.
Bacchus Marsh Racecourse Recreation Reserve – Active Sports Precinct Design & BMX Track	The design consultancy services has been awarded to Group GSA Pty Ltd. Bulk earthworks commenced on site in March 2018 and were completed in July 2018. Formation of the BMX track has been completed with final shaping and surfacing to be completed as a separate package. Construction packages for the Cross Country Course and Sports Oval have been tendered and are currently being evaluated. Design works for other components are currently in progress, there have been some delays in finalising the design due to the consultant not providing adequate resourcing. It is not anticipated final completion of the overall project will be affected.
Ballan Depot Preplanning	Following the deferral of the Ballan Depot Relocation project by Council, a feasibility report has been commissioned for the Ballan Depot Relocation. The brief includes master planning of the existing Ballan municipal site and will allow Council to make an informed decision regarding the future of the Ballan Depot. The project has been awarded to Currie and Brown with the final report anticipated for completion in September 2019. .
Clarendon Community Hub	The Committee of Management in conjunction with council officers are delivering the project. Construction commenced in March with the structure and cladding now complete. Final fit out works are continuing with completion expected to be finalised in September 2018.

Halletts Way, Darley	Recent amendments to the Road Management Act resulted in VicRoads accepting responsibility for particular segments of Halletts Way adjacent the new interchange project. At the May OMC, it was resolved to retain these funds to offset over expenditure in the 2017/18 CIP.
Maddingley Park, Oval Lighting	This project is being delivered by specific user groups of Maddingley Park. Preliminary works are underway including electrical designs, Powercor approvals and light tower foundation assessments. Construction of the towers and lights are expected to commence in September / October 2018. Council officers have been assisting with the delivery of this project where required.

Program Financial Status

A review of the financial aspect of the program has been completed through comparison of expenditure against the available budget. The final expenditure has been confirmed and the program has come in over budget by a total of $66,067 representing a 0.4% over spend.

The predominate contributor to the budget over spend in the Inglis Street, Ballan – Streetscape project. This project was awarded at Council's December Special Meeting of Council.

Council officers have been constantly looking at ways to minimise expenditure over the program, post awarding this contract, whilst balancing all other projects and ensuring they achieve the desired objectives.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective Providing Good Governance and Leadership

Context Our Assets and Infrastructure

Action Deliver Annual Capital Improvement Programs

The proposal is consistent with the Council Plan 2017 – 2021.

Financial Implications

There are no financial implications from this report. All projects identified for funding are from existing budget allocations.

Risk & Occupational Health & Safety Issues

There are no irregular Risk and Occupational Health and Safety issues identified in this report. Specific risk elements are analysed and dealt with as part of the delivery of each individual project.

Communications Strategy

Progress on the Capital Improvement Program will be reported in the following formats:

- Infrastructure update on active projects Weekly
- Update on major projects Monthly
- Moorabool Matters Quarterly
- Moorabool News As required
- Report to Council Quarterly

Specific projects are communicated to the community and affected residents as required through a range of methods including but not limited to advertisements, mail outs and letter drops.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Phil Jeffrey
In providing this advice to Council as General Manager, I have no interests to disclose in this report.

Author – Ewen Nevett
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

This report provides a summary of the progress of the Capital Improvement Program for the final quarter of the 2017/18 period for the information of Councillors.

A review of the overall 2017/18 Capital Improvement Program (CIP) expenditure has occurred in comparison to the available budget. The final expenditure has come over budget by a total of $66,067.

Recommendation:

That Council receives the Capital Improvement Program quarterly report to 30 June 2018.

Report Authorisation

Authorised by:
Name: Phil Jeffrey
Title: General Manager Infrastructure
Date: Thursday, 12 July 2018

Attachment - Item 11.4.1

Berry Street, Ballan - Road Rehabilitation

From Blackwood St to Old Ballanee Rd

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Widening – Construction	09/10/2017	31/01/2018	100	$500,000	

Project was awarded to Bitu-Mill (Civil) Pty Ltd and completed in January 2018.

Carween Lane, Ballan – Road Rehabilitation

From Von Steiglitz Dr to Ballanee Rd

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	23/10/2017	22/12/2017	100	$208,026	

Project was carried out by the Operations Department and completed in December 2017.

Butter Factory Road, Wallace - Road Rehabilitation

Ch 0.05 – 1.46km
West of Moorabool River West Branch

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	16/10/2017	13/04/2018	100	$492,716	

Project was awarded to Fulton Hogan Industries Pty Ltd and completed in April 2018.

Egerton Ballark Road, Bungal – Road Rehabilitation

Ch 7.73– 9.52km
South of Walsh Lane to Elaine Egerton Rd

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	08/01/2018	20/04/2018	100	$523,575	

Project was carried out by the Operations Department and completed in April 2018.

Triggs Road, Bungaree - Road Rehabilitation

Ch 0.00 – 1.6km
From Lesters Rd to Murphys Rd

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	12/02/2018	27/04/2018	100	$612,971	

Project was awarded to Bitu-Mill (Civil) Pty Ltd and completed in April 2018. Over expenditure of 18.4% is due to encountering unsuitable subgrade conditions in the low lying area where the road alignment was being corrected.

Woolpack Road, Bacchus Marsh - Road Rehabilitation

Ch 0.02 – 0.615km
From Bacchus Marsh Rd to Werribee River

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	19/03/2018	18/05/2018	100	$484,782	

Project was awarded to Bitu-Mill (Civil) Pty Ltd and completed in May 2018. Over expenditure of 16.7% is due to initially awarding this contract slightly over the budget allocation along with additional asphalting required during the construction works.

Old Melbourne Road, Gordon – Road Rehabilitation

Ch 15.825 – 17.500km
From Boundary Rd to Ryans Rd

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	30/10/2017	19/01/2018	100	$548,730	

Project was awarded to Bitu-Mill (Civil) Pty Ltd and completed in January 2018.

Fisken Street, Bacchus Marsh – Preplanning

Intersection of Main St, Bacchus Marsh

Task	Start Date	End Date	% Complete	Budget	Budget Status
Intersection Rehabilitation	26/03/2018	30/06/2018	25	$50,000	

Project has been awarded to Meinhardt Group Pty Ltd. Design works are currently in progress with completion anticipated for June 2018.

Rear of Bacchus Marsh Public Hall – Asphalt Overlay

Lerderderg Library to RSL Hall

Task	Start Date	End Date	% Complete	Budget	Budget Status

Asphalt Overlay	09/07/2018	30/06/2018	100	$25,000	

Project was awarded to Centre State Asphalting Pty Ltd and completed in June 2018.

Clarkes Road, Glen Park – Preplanning

Ch 1.26 to Ch 2.60km
From Madderns Rd to Mannings Lane

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation – Preplanning Allocation	11/12/2017	30/03/2018	100	$35,000	

Preplanning was carried out by Engineering Services and completed in March 2018.

Old Western Highway, Gordon – Pavement Rehabilitation

Western Freeway – Gordon interchange

Task	Start Date	End Date	% Complete	Budget	Budget Status
Pavement Rehabilitation	16/04/2018	20/04/2018	100	$30,000	

Project was awarded to The Road Doctor Pty Ltd and completed in April 2018.

Myrniong Korobeit Road, Myrniong – Preplanning

Ch 0.0 – 0.29km
North of Old Western Highway

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation – Preplanning Allocation	21/07/2017	31/01/2018	100	$30,000	

Project was awarded to Techrds Design Pty Ltd and completed in January 2018.

Gordon Township Improvements Package – Preplanning

From Old Western Hwy to Stanley St

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation – Preplanning Allocation	25/09/2017	31/08//2018	80	$50,000	

Project has been awarded to RMG Pty Ltd. Detailed design works are continuing following further community engagement sessions held in March and April with the Gordon community. Completion of the final detailed design is anticipated for August 2018.

Station Street, Bacchus Marsh – Road Widening

From Grant Street to Bond Street

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Widening – Construction	08/01/2018	02/03/2018	100	$305,430	

Project was awarded to Rustel Pty Ltd and completed in March 2018.

Haddon Drive, Ballan – Road Construction

Ch 0.0 – 1.7km
South of Gillespies Lane

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Construction	17/09/2018	23/11/2018	0	$690,000	

Design works are currently underway with the tender period anticipated for August 2018. Construction works are scheduled to take place in November 2018 during the period of more favourable weather conditions.

RESEAL PROGRAM

Reseal Contract

Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Reseal works on various roads	23/10/2017	03/11/2017	100	$302,175	

Project was awarded to VSA Group Pty Ltd and completed in November 2017.

Final Seals

Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Final Sealing of various roads	23/10/2017	03/11/2017	100	$344,330	

Project was awarded to VSA Group Pty Ltd and completed in November 2017.

SHOULDER RESHEETING PROGRAM

Shoulder Resheeting Program

Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Resheeting of road shoulders throughout the Shire	18/09/2017	13/04/2018	100	$101,983	

Project was carried out by the Operations Department and completed in April 2018. The program consists of 3 roads covering 7.1km of the sealed road network.

- Gillespies Lane, Ballan — Removed from program due to being a Wind farm route road.
- Greens Lane, Beremboke — Complete
- Myrniong-Korobeit Road, Myrniong — Complete

UNSEALED ROADS PROGRAM

Gravel Road Resheeting Program

Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Resheeting of gravel roads through the Shire	20/11/2017	09/03/2018	100	$624,670	

Project was carried out by the Operations Department and completed in March 2018. The program consisted of 6 roads covering 8.478km of the unsealed road network.

- Ingliston Road, Ingliston — Complete
- Ingliston Road, Ingliston — Complete
- Bences Lane, Ballan — Complete
- Mount Doran Road, Elaine — Complete
- Mount Doran-Egerton Road, Mount Doran — Complete
- Morrisons Lane, Korobeit — Complete

BRIDGES AND CULVERTS PROGRAM

Old Melbourne Road, Ballan – Bridge Strengthening Works

Over Bostock Reservoir tributary

Task	Start Date	End Date	% Complete	Budget	Budget Status
Bridge strengthening works including concrete deck overlay, substructure repairs and road approach improvements.	23/10/2017	09/02/2018	100	$300,000	

Project was awarded to Mad Cat Construction Pty Ltd and completed in February 2018. Over expenditure of 26% is due to the contract being awarded over and above the initial budget.

Butter Factory Road, Wallace – Bridge Replacement

Over Moorabool River West Branch

Task	Start Date	End Date	% Complete	Budget	Budget Status
Replacement of 100 year old bridge	16/10/2017	13/04/2018	100	$476,362	

Project was awarded to Fulton Hogan Industries Pty Ltd and completed in April 2018.

Dog Trap Gully Road, Rowsley – Superstructure Replacement

North of Glenmore Road

Task	Start Date	End Date	% Complete	Budget	Budget Status
Replacement of superstructure	05/02/2018	23/03/2018	0	$80,000	

Detailed investigative works during 2017/18 found that a full bridge replacement was required. Officers have prepared Design & Construct tender documentation for the replacement of the bridge structure in 2018/19. Surplus funding from the 2017/18 project account will be carried forward to supplement 2018/19 funding to deliver the project.

Yendon Egerton Road, Millbrook - Preplanning

West of Sullivans Road

Task	Start Date	End Date	% Complete	Budget	Budget Status
Concrete invert lining - Preplanning Allocation	11/12/2017	18/05/2018	100	$25,000	

Design works were awarded to Greg Schofield & Associates Pty Ltd and completed in May 2018.

PATHWAYS PROGRAM

Inglis Street, Ballan – Streetscape Improvements

Stead Street to Fisken Street

Task	Start Date	End Date	% Complete	Budget	Budget Status
Streetscape improvements	12/02/2018	25/07/2018	85	$773,735	

Project was awarded to Ace Landscaping Services Pty Ltd. Works commenced on site in February 2018 and are scheduled for completion in July 2018. Over expenditure of 27% was approved at the Special Meeting of Council in December 2017.

Bennett Street, Bacchus Marsh – Pedestrian Crossing Upgrade

Opposite Shopping Centre Car Park

Task	Start Date	End Date	% Complete	Budget	Budget Status
Pedestrian Crossing Upgrade	19/02/2018	29/03/2018	100	$114,905	

Project was awarded to Elite Roads Pty Ltd and completed in March 2017.

Wittick Street, Darley – Footpath Construction

Halletts Way to Nicholson Street

Task	Start Date	End Date	% Complete	Budget	Budget Status
Construction of a new concrete footpath.	26/03/2018	27/04/2018	100	$100,000	

Project was awarded to Renjen Group Pty Ltd and completed in April 2017.

DDA Upgrade Program

Various locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Upgrade pedestrian crossings and footpaths to ensure DDA compliance	02/04/2017	30/06/2018	100	$20,000	

This allocation of $20,000 was allocated to the Duncan Street, Ballan project which assisted in the formalisation of the school crossing and improved angle parking.

Bacchus Marsh Road, Bacchus Marsh – Bus Bay Relocation

East of Halletts Way

Task	Start Date	End Date	% Complete	Budget	Budget Status
Bus Bay Upgrade	18/06/2018	13/07/2018	100	$100,000	

Project was awarded to Ballarat Earthmoving and Transport Pty Ltd and completed in July 2018.

KERB AND CHANNEL PROGRAM

Links Road – Kerb and Channel Replacement

Between Augusta Place and Fairway Crescent

Task	Start Date	End Date	% Complete	Budget	Budget Status
Kerb and Channel replacement including drainage improvements and pavement rehabilitation works.	24/07/2017	15/09/2017	100	$75,000	

Project was carried out by the Operations Department and completed in September 2017. The over expenditure of 39.7% was in part due to increased time on site due to challenging weather conditions.

Duncan Street, Ballan – Kerb and Channel Replacement

From Steiglitz St to Edols St

Task	Start Date	End Date	% Complete	Budget	Budget Status
Kerb and Channel replacement including formalisation of school crossing and angle parking	23/04/2018	15/06/2018	100	$119,341	

Project is being carried out by the Operations Department with completion of Stage 1 completed in June 2018. Works are continuing with Stage 2 in July 2018 as funding was approved for the 2018/19 CIP.

Dicker Street, Gordon – Urbanisation

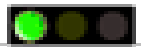
From Stanley St to Gladstone St

Task	Start Date	End Date	% Complete	Budget	Budget Status
Upgrade works including kerb and channel replacement, school crossing formalisation, angle parking and other associated works.	22/01/2018	19/04/2018	100	$200,000	

Project was carried out by the Operations Department and completed in April 2018. The over expenditure of 21.7% was in part due to increased time on site due to challenging weather conditions and encountering various pockets of unsuitable subgrade.

COMMUNITY LAND PROGRAM

Bacchus Marsh Racecourse Recreation Reserve, Active Sports Precinct Design

Task	Start Date	End Date	% Complete	Budget	Budget Status
BMRRR - Active sports precinct	19/06/2017	30/06/2018	25	$1,293,087	

The design consultancy services has been awarded to Group GSA Pty Ltd. Bulk earthworks commenced on site in March 2018 and were completed in July 2018. Construction packages for the Cross Country Course and Sports Oval have been tendered and are currently being evaluated. Design works for other components are currently in progress.

Bacchus Marsh BMX Club, New Track Construction

Task	Start Date	End Date	% Complete	Budget	Budget Status
BMX Racetrack Development	19/06/2017	30/06/2018	100	$125,000	

Formation of the new BMX track has been completed as part of the bulk earthwork contract with final shaping and surfacing to be completed as a separate package.

Masons Lane Recreation Reserve, Lighting Upgrade

Task	Start Date	End Date	% Complete	Budget	Budget Status
Lighting Upgrade to Oval 1	24/08/2017	13/04/2018	100	$249,178	

The project was awarded to Commlec Services Pty Ltd and completed in April 2018.

Sports Field Lighting & Electrical Investigation

Various Reserves

Task	Start Date	End Date	% Complete	Budget	Budget Status
Sports lighting and electrical supply investigation of all recreation reserves within the municipality that host competitive sports.	12/03/2018	29/06/2018	100	$60,000	

The project was awarded to Martin Butcher Lighting Design Pty Ltd and completed in June 2018.

COMMUNITY BUILDINGS PROGRAM

Bacchus Marsh Swimming Pool, Plant Upgrade

Task	Start Date	End Date	% Complete	Budget	Budget Status
Plant and machinery testing/replacement	04/09/2017	24/11/2017	100	$67,447	
The project was awarded to ASAP Aquatics Pty Ltd and completed in November 2017.					

Ballan Swimming Pool, Plant Upgrade

Task	Start Date	End Date	% Complete	Budget	Budget Status
Plant and machinery testing/replacement & replacement of main pool pump	04/09/2017	24/11/2017	100	$91,808	
The project was awarded to ASAP Aquatics Pty Ltd and completed in November 2017.					

Maddingley Park Pavilion, Extension

Task	Start Date	End Date	% Complete	Budget	Budget Status
Refurbishment of social rooms	06/12/2017	13/04/2018	100	$200,000	
The project was awarded to Blunt Building & Construction Pty Ltd and completed in April 2018.					

Masons Lane Recreation Reserve, Western Pavilion design

Task	Start Date	End Date	% Complete	Budget	Budget Status
Detailed design of Western Pavilion	05/06/2017	15/12/2017	100	$75,000	
Project was awarded to Four18 Architecture Pty Ltd and completed in December 2017.					

Bungaree Community Hall – Entrance Canopy Replacement Works

Task	Start Date	End Date	% Complete	Budget	Budget Status
Replacement of reinforced concrete entrance canopy.	14/05/2018	30/06/2018	100	$25,000	
The project was awarded to Jan Ulehla & Associates Pty Ltd and completed in June 2018.					

BUS SHELTER PROGRAM

Bus Stop Upgrade Program

Various Locations throughout Bacchus Marsh

Task	Start Date	End Date	% Complete	Budget	Budget Status
Upgrade of high priority bus stop locations throughout Bacchus Marsh	03/04/2018	11/05/2018	100	$200,000	

This project included the installation of new bus shelters along with associated concrete pad and footpath improvements where required. The bus shelter manufacturing and installation was awarded to ASCO Open Spaces Pty Ltd and the civil works was awarded to Andrew Gillespie Earthmoving Pty Ltd. This project commenced in April 2018 and was completed in May 2018.

Bus Shelter/Bus Route Development Program

Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Improve Bus Shelter locations within the Shire	03/04/2018	30/06/2018	100	$8,000	

Improvements to the Berry Street, Ballan Bus Stop have been undertaken in conjunction with the road rehabilitation contract recently completed.

NON COUNCIL LAND/BUILDINGS PROGRAM

Navigators Tennis Club, Fencing Improvements

Task	Start Date	End Date	% Complete	Budget	Budget Status
Fencing upgrade and retaining wall replacement	17/07/17	25/09/17	100	$39,554.42	
The fencing upgrade component was awarded to Begonia City Fencing Pty Ltd and the retaining wall was delivered by BJE Constructions Pty Ltd, with both completed in September 2017.					

PROJECTS TO BE DELIVERED BY OTHERS

Balliang Public Hall, Outdoor Space

Task	Start Date	End Date	% Complete	Budget	Budget Status
BBQ and seating improvements	4/09/2017	15/12/2017	100	$28,000	
Project was delivered by the Balliang Public Hall Committee of Management and completed in December 2017.					

INACTIVE / ON HOLD / DELIVERED BY OTHERS PROJECTS

Ballan Depot, Preplanning for New Facility

Task	Start Date	End Date	% Complete	Budget	Budget Status
Ballan Depot preplanning			0	$179,350	

Following the deferral of the Ballan Depot Relocation project by Council, a feasibility report has been commissioned for the Ballan Depot Relocation. The brief includes master planning of the existing Ballan Municipal Site and will allow Council to make an informed decision regarding the future of the Ballan Depot. The project has been awarded to Currie and Brown with the final report anticipated for completion in September 2019.

Ballan Recreation Reserve, Netball/Tennis Court Reconstruction

Task	Start Date	End Date	% Complete	Budget	Budget Status
Reconstruction of Netball/Tennis courts and drainage improvements			0	$40,000	

The Ballan Recreation Reserve Masterplan development process has been underway throughout 2017/18 which has now been endorsed by council. The recent state government funding announcement will supplement Council's allocation to deliver the project in full in 2018/19.

Maddingley Park Lighting Upgrade

Task	Start Date	End Date	% Complete	Budget	Budget Status
Lighting Upgrade to Oval and Siberia			0	$300,000	

This project is being delivered by specific user groups of Maddingley Park. Preliminary works are underway including electrical designs, Powercor approvals and light tower foundation assessments. Construction of the towers and lights are expected to commence in September / October 2018. Council officers have been assisting with the delivery of this project where required.

Halletts Way, Darley – Pavement Rehabilitation

Western Freeway – New Interchange Ramps

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation			0	$250,000	

Recent amendments to the Road Management Act resulted in VicRoads accepting responsibility for particular segments of Halletts Way adjacent the new interchange project. At the May OMC, it was resolved to retain these funds to offset over expenditure in the program.

Clarendon Recreation Reserve, Community Hub

Task	Start Date	End Date	% Complete	Budget	Budget Status
Construction of a new Community Hub	12/03/2018	28/09/2018	75	$330,000	

The Committee of Management in conjunction with council officers are delivering the project. Construction commenced in March with the structure and cladding now complete. Final fit out works are continuing with completion expected to be finalised in September 2018.

11.4.2 Kerbside Greenwaste Collection Service

Introduction

File No.: 16/05/005
Author: Daniel Smith
General Manager: Phil Jeffrey

Background

It is estimated that 15% to 20% of kerbside garbage is typically greenwaste, and this is expected to increase as housing developments continue to grow across the Shire.

The 2014 *Moorabool Waste Management and Resource Recovery Strategy* sets Council's direction for waste management up until 2024. Under Section 4: Options for Future Management, Subsection 4.4 discusses the opportunity for diverting garden waste from landfill through the introduction of a kerbside greenwaste service.

In keeping with State and Federal waste policies, the provision of a greenwaste service lessens environmental impacts and extends the life of existing landfills.

Prior to a kerbside greenwaste collection service option, Council was diverting approximately 1,000 tonnes of garden waste per year from landfill, sourced from tenements dropping off greenwaste directly at Council's three transfer stations. It is however recognised that this option is neither practicable nor possible for all residents.

Prior to consideration of a greenwaste service, an extensive community engagement process was undertaken to ascertain a level of support for the service. Of the 498 survey respondents, 69% lived in the urban Ballan and Bacchus Marsh areas. Of these, 55% supported a greenwaste service provided by Council. Conversely, a very low likelihood of uptake was indicated by rural and rural/farming area residents. Refer **Attachment 11.4.2** for survey service options and results.

Upon analysis of the responses, Council resolved at the Ordinary Meeting of Council on 6 April 2016:

That Council:

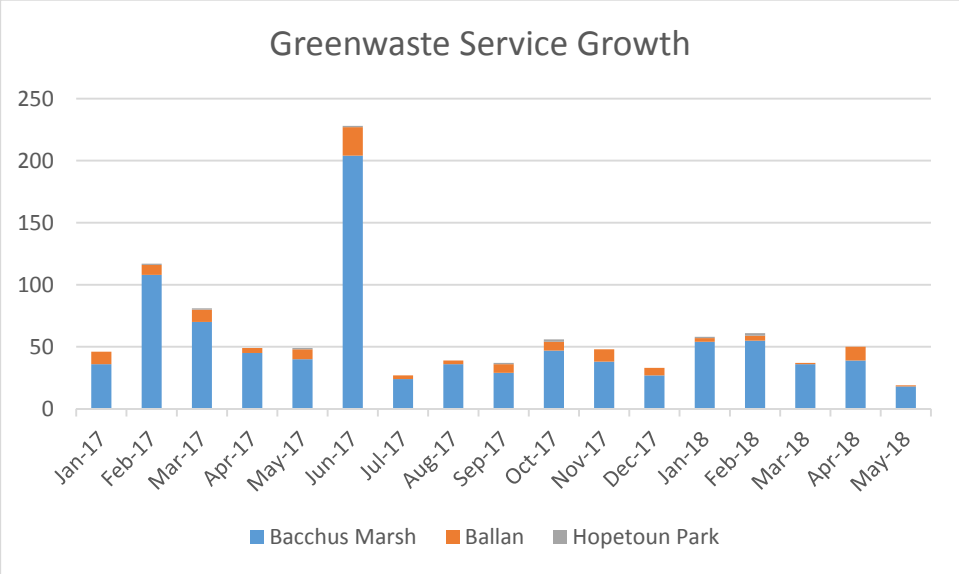
1. *Implement a non-compulsory kerbside greenwaste collection service within the urban (residential and low density residential zoned) areas of Bacchus Marsh and Ballan.*
2. *Provided the service for a trial period from January 2017 to June 2019, at a cost of approximately $85-$100 per tenement including corporate overheads.*
3. *Request that a further report be presented to Council regarding the feasibility for a continued service at least 6 months prior to the completion of the trial period.*
4. *Adopts the proposed amendment to the April 2016, Version No. 003, Waste & Resource Recovery Policy (IS002) with the following addition under Greenwaste/Organics:*

a) Areas outside these zones will be considered for inclusion in the service if sufficient demand is evident in a locality or area that would make extension of the service to these areas viable.

5. *Refer the costs associated with the implementation of the service to the annual budget process.*

Results of the Trial Period

Since implementation in January 2017 to May 2018, the service has attracted a healthy level of uptake, with 961 tenements signing up prior to the trial commencing and this figure has steadily grown to approximately 2,000 tenements. See below graph showing take up rates since implementation.



Since the implementation of the greenwaste trial, the volume of putrescible waste collected from kerbside collections has decreased from 6,122 tonnes in the 2016 calendar year to 5,935 in the 2017 calendar year. During this period there were 635 tonnes of greenwaste collected from households. This material is diverted from landfill, where its methane properties have impacts, to the Pinegro reprocessing facility at Mt Wallace. Greenwaste tonnages received at the transfer stations has not decreased over this trial period, possibly indicating that tenements which have not opted into the trial are continuing to deposit their greenwaste at the transfer stations.

Modelling in the post-survey report to Council on 6 April 2016 suggested a potential ratio of approximately a 250kg per participating household. Pleasingly, the present figures show a higher rate of over 300kg per property is being received, suggesting that those who have taken up the service are making use of it.

Whilst the original non-compulsory service projected a potential take up rate of 40%, or 3,200 properties, we are currently tracking at 25% but this number is growing monthly.

Bin Supply

The service utilises 240L greenwaste bins. The property owner purchase the bin from Council at a one-off cost, currently $115 as per the adopted 2018/19 budget. This bin remains the property of the property owner even if they decide to cease the service.

Service Options

Based on the successful trial that has been undertaken to date the following options are available:

1. Discontinue the opt-in kerbside greenwaste collection service
2. Permanently implement the non-compulsory kerbside greenwaste collection service within the residential and low density residential zoned (urban) areas.
3. Implement a compulsory kerbside greenwaste collection service

Option	Benefits	Risks
Discontinue the service	• Nil	• Increase of greenwaste contamination in kerbside waste bins • Increase in greenwaste going to landfill • Decrease level of service to the community
Permanently implement the non-compulsory service	• Continuation of a service that is proven to be cost effective whilst giving residents the option to be part of the service	• Decline in take up rates or exit from the service
Implement a compulsory service	• Cost reduction of service charge per tenement as efficiency gains would be realised • Potential further reduction in greenwaste received at transfer stations	• Imposing a service on residents that is not wanted • Smaller dwellings may not want a green bin for space reasons e.g. units • Increased contamination

Proposal

The current trial runs until 30 June 2019, coinciding with the end of all of Council's existing waste contracts.

Based on an analysis of the success of the trial over the past 18 months, and taking into consideration the benefits and risks of the three service options available, it is recommended that Council implement the fortnightly kerbside greenwaste collection across its urban areas as a permanent non-compulsory service.

Implementation

Subject to Council approval, it is anticipated that a permanent non-compulsory service could simply roll on from the end date (June 2019), when it would align with other waste contracts.

Community awareness raising (education) should be undertaken in conjunction with the continued service, to ensure that residents are aware of the option and are also educated about the types of materials that can be accepted in greenwaste bins, in order to minimise contamination issues.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 2 Minimising Environmental Impact

Context 2A: Built Environment / 2B: Natural Environment

The proposal is consistent with the Council Plan 2017 – 2021.

Financial Implications

Full cost recovery has been reached, and take-up rates of this non-compulsory service continue to increase steadily. In line with the annual 2018/19 budget, the annual service fee will to drop from $80 to $71 per tenement.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
OH&S	Manual handling risks	Low	Collection process is fully automated. Contractors have OH&S systems in place.
Financial	Low take up or reduction in tenements opting into the service	Medium	Appropriate financial controls are in place and full cost recovery has been reached.
Public Liability	Contractor damages property	Low	Contractor has appropriate insurances and operating procedures.

Communications Strategy

An extensive consultation period was undertaken in late 2015 to help inform community views on the provision of a greenwaste service. Once the opt-in trial service was agreed upon by Council, flyers were produced, the website used and local newspaper ads placed, to promote the service and how to use it.

The community has continued to gain awareness since that time. A permanent greenwaste opt-in (non-compulsory) service would follow the same pattern and most likely extend to all print and online media available to Council to reach the community.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Phil Jeffrey
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Daniel Smith
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The completion of the trial and review of the greenwaste service is a key action in the 2017-2021 Council Plan.

The results of the 2015 survey indicate that there is support for a kerbside service in the urban areas of the Shire. Uptake since January 2017 has been healthy, with continued and increasing diversion of significant tonnage of greenwaste from landfill per annum.

Recommendation:

That Council permanently implement the non-compulsory kerbside greenwaste collection service within residential and low density residential zoned (urban) areas of the municipality.

Report Authorisation

Authorised by:
Name: Phil Jeffrey
Title: General Manager Infrastructure
Date: Thursday, 12 July 2018

Attachment - Item 11.4.2

GREENWASTE COLLECTIONS

RESIDENT SURVEY RESULTS

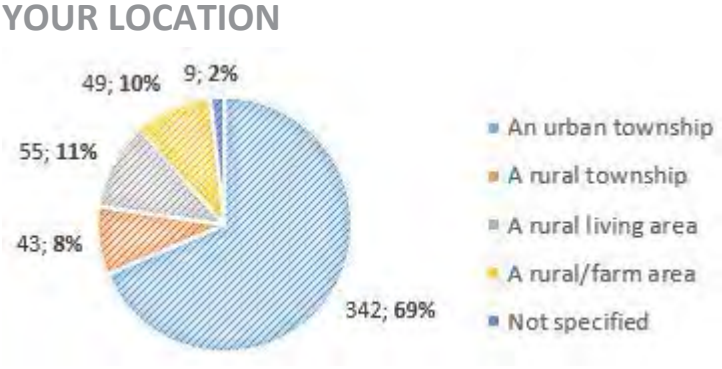
One of the recommendations of Council's Waste & Resource Recovery strategy is to investigate options for greenwaste and hardwaste collection services. To assist in making a decision on these services, a community survey was undertaken to allow residents to provide feedback on the level of demand for different options. Here's what you told us…

YOUR LOCALITY

Bacchus Marsh	172	Clarendon	5	Ingliston		Navigators	8
Ballan	25	Claretown		Korobeit		Parwan	2
Balliang		Clarkes Hill		Korweinguboora	3	Pentland Hills	
Balliang East		Coimadai	4	Lal Lal	6	Pootilla	
Barkstead		Colbrook		Leigh Creek	1	Rowsley	3
Barrys Reef		Dales Creek	4	Lerderderg		Scotsburn	4
Beremboke		Darley	76	Long Forest	6	Spargo Creek	
Blackwood	5	Dunnstown	3	Maddingley	32	Springbank	1
Blakeville		Durham Lead		Meredith		Trentham	
Bolwarrah	1	Elaine	2	Merrimu	3	Wallace	1
Bullarook		Fiskville		Millbrook	1	Warrenheip	1
Bullarto South		Glen Park		Mollonghip		Wattle Flat	
Bunding	2	Glenmore	1	Morrisons		Yendon	5
Bungal		Gordon	14	Mount Doran	1	Not specified	84
Bungaree	1	Greendale	8	Mount Egerton	4		
Buninyong	1	Grenville		Mount Wallace	1		
Cargerie	1	Hopetoun Park	4	Myrniong	2		

**Of the 84 responses not specifying a locality, 67 identified as people within 'an urban township (Bacchus Marsh/Ballan)*

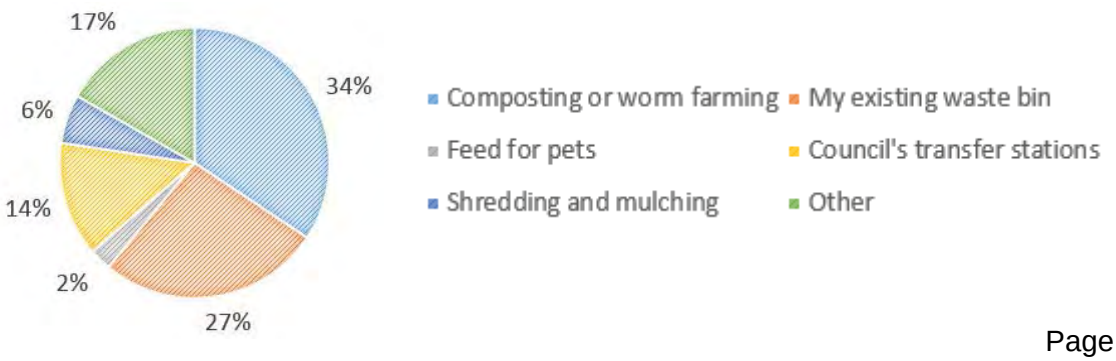
YOUR LOCATION



69% of responses received were from **residents living in an urban township** (Bacchus Marsh or Ballan)

THE RESPONSES

QUESTION: How do you currently dispose of greenwaste?



Your comments:

"Private removal service"

"Burn off outside of the fire danger period"

"I pay an external company for green waste"

"Sad to say I illegally dump green waste due to the ridiculous transfer station fees"

"In normal bin"

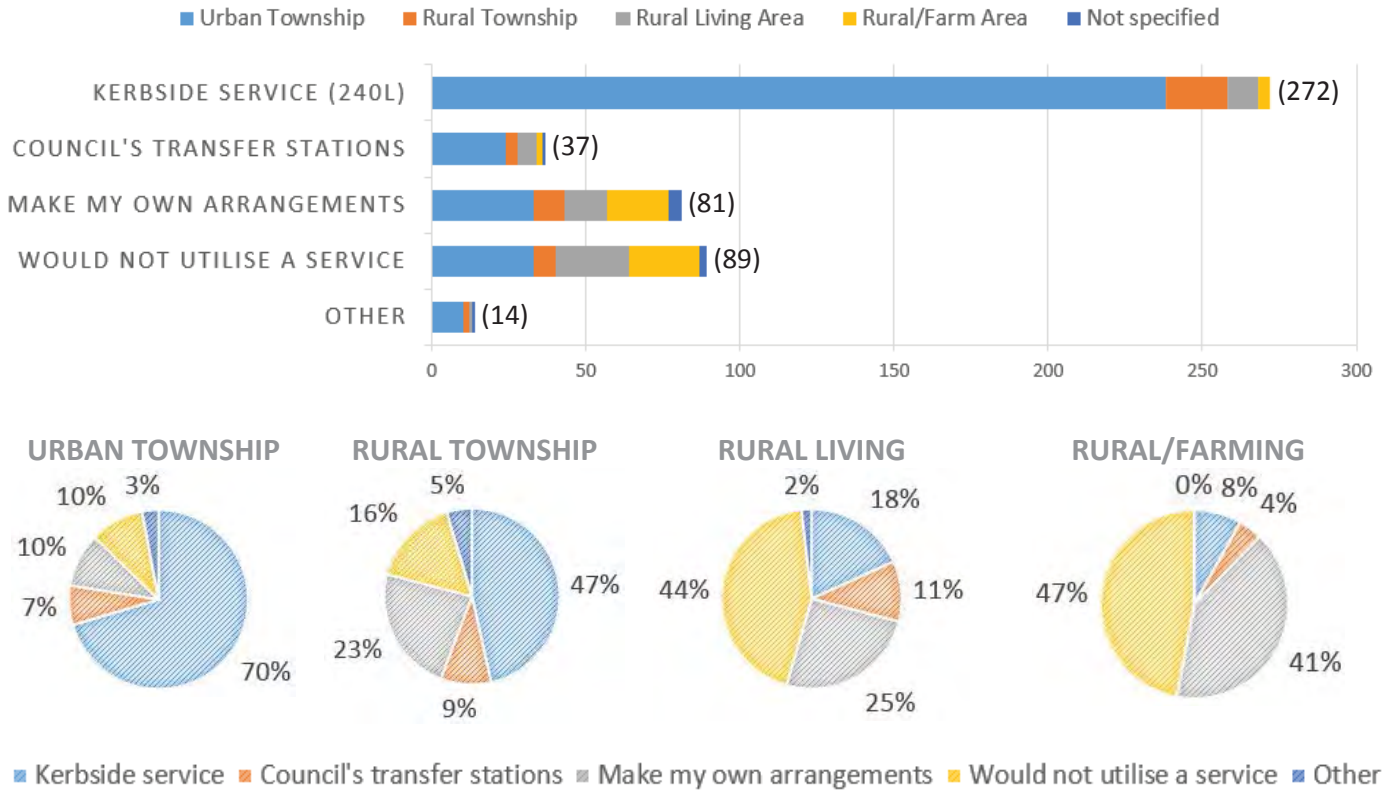
"Private contractor"

"Either burn off or take it to the transfer station"

"Need greenwaste bins in the shire, sick of putting it in with my normal garbage as it takes up room"

QUESTION: The introduction of a kerbside greenwaste collection, if this were offered by Council, would be on a full cost recovery basis with the associated charge added to your Rate & Valuation Notice. Given this please select one of the following.

- A kerbside service – 240L (approx. $60-90 per annum)
- Continue to use Council's transfer stations, paying the associated gate fees
- Make my own arrangements (ie. composting, mulching etc)
- I would not utilise a greenwaste service
- Other (please specify)



Your comments:

"Greenwaste should be free to dump at the transfer station. Council should sell the greenwaste commercially for compost/mulch"

"We pay enough already, this service should be included in our rates"

"A 240L bin is not enough if you take into account other items and during winter. The transfer station then becomes convenient as you use it only when needed"

"It is the responsibility of Council – paid for by my increasing rates. Why should I pay extra for rubbish when my rates hike every year"

"Would still burn it"

"Melton provide this service for free"

"Should be no charge to keep in line with what other Councils offer. Why should we pay – revenue raising again?"

"I would use a greenwaste service"

"$60 acceptable not $90"

"I'll keep on using the existing waste bin"

12. OTHER REPORTS

12.1 Assembly of Councillors

File No.: 02/01/002

Section 76(AA) of the Local Government Act 1989 defines the following to be Assemblies of Councillors; an advisory committee of the Council that includes at least one Councillor; a planned or scheduled meeting of at least half the Councillors and one member of council staff which considers matters that are intended or likely to be:

- the subject of a decision of the Council; or
- subject to the exercise of a Council function, power or duty by a person or committee acting under Council delegation.

It should be noted, an assembly of Councillors does not include an Ordinary Council meeting, a special committee of the Council, meetings of the Council's audit committee, a club, association, peak body or political party.

Council must ensure that the written record of an assembly of Councillors is, as soon as practicable –

a) reported to the next ordinary meeting of the Council; and
b) incorporated in the minutes of that council meeting. (s. 80A(2))

Council also records each Assembly of Councillors on its website at www.moorabool.vic.gov.au

A record of Assemblies of Councillors since the last Ordinary Meeting of Council is provided below for consideration:

- Assembly of Councillors – Wednesday 27 June 2018 – Waste Management Update

Recommendation:

That Council receives the record of Assemblies of Councillors as follows:

- **Assembly of Councillors – Wednesday 27 June 2018 – Waste Management Update**

Attachment - Item 12.1

Assembly of Councillors

Date:	Wednesday 27 June, 2018
Venue:	Council Chambers, Ballan
Councillors:	Cr. Tatchell (Mayor) Cr. Bingham Cr. Dudzik Cr. Edwards Cr. Keogh Cr. Sullivan
Officers:	Rob Croxford; Phil Jeffrey; Satwinder Sandhu; Danny Colgan; Daniel Smith
Apologies:	Cr. Toohey

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1. Assembly opened at: 5.06pm

2. Disclosure of Conflict of Interests - Nil

Under the Local Government Act (1989), the classification of the type of interest giving rise to a conflict is; a direct interest; or an indirect interest. The type of indirect interest specified under Section 78, 78A, 78B, 78C or 78D of the Local Government Act 1989 (amended) set out the requirements of a Councillor or member of a Special Committee to disclose any interest (pecuniary or non-pecuniary) or conflicts of interest that the Councillor or member of a Special Committee may have in a matter being or likely to be considered at a meeting of the Council or Committee.

3. Item Notes:

Waste Management Update

Assembly closed at: 5.56pm

Signed:

.....

Rob Croxford
Chief Executive Officer

Date: 27.06.18

12.2 Section 86 – Delegated Committees of Council – Reports

Section 86 Delegated Committees are established to assist Council with executing specific functions or duties. By instrument of delegation, Council may delegate to the committees such functions and powers of the Council that it deems appropriate, utilising provisions of the Local Government Act 1989. The Council cannot delegate certain powers as specifically indicated in Section 86(4) of the Act.

Section 86 Delegated Committees are required to report to Council at intervals determined by the Council.

Councillors as representatives of the following Section 86 – Delegated Committees of Council present the reports of the Committee Meetings for Council consideration.

Committee	Meeting Date	Council Representative
Greendale Recreation Reserves Committee of Management	Thursday 17 May 2018	Cr. Toohey
Lal Lal Soldiers' Memorial Hall Committee of Management	Tuesday 12 June 2018	Community Members
Section 86 Development Assessment Committee Meeting To download these minutes, go to councils website: https://www.moorabool.vic.gov.au/my-council/council-meetings/council-committees	Wednesday 20 June 2018	Cr Tatchell Cr Keogh Cr Bingham Cr Dudzik Cr Edwards
Blacksmith Cottage and Forge Committee of Management	Tuesday 26 June 2018	Cr. Edwards
Elaine Recreation Reserve Committee of Management	Sunday 8 July 2018	Community Members

Recommendation:

That Council receives the reports of the following Section 86 - Delegated Committees of Council:

- **Greendale Recreation Reserves Committee of Management – Thursday 17 May 2018**
- **Lal Lal Soldiers' Memorial Hall Committee of Management – Tuesday 12 June 2018**
- **Section 86 Development Assessment Committee Meeting – Wednesday 20 June 2018**
- **Blacksmiths Cottage and Forge Committee of Management – Tuesday 26 June 2018**
- **Elaine Recreation Reserve Committee of Management – Sunday 8 July 2018**

Attachment - Item 12.2a

Greendale Reserves Committee of Management

Attendees:	Phil O'Keefe, John Speed, Paul Hilder , Nick Myrianthis, Eddie Salwe,	
Apologies:		
Date & Time:	Thursday 17th May 2018 7.30pm	
	CFA shed	
Issue	**Action**	**Timeframe**
Previous minutes	April 2018 minutes were confirmed	
Matters arising		
Summer Grant	Exercise equipment to be selected – **Chin-up bar suggested – Phil has located a supplier & requested a quote. CHIN UP BAR ORDERED** Remarking of lines on tennis courts, cricket pitch – **deferred**	
	Dispenser for bags to collect dog's droppings required for Egan's Reserve . **J** Speed to follow up with MSC. **WAITING FOR MSC TO SUPPLY / INSTALL**	
	Master Plan 2017 – 2022 was submitted to MSC for endorsement. Still waiting for a response. J Speed to query progress. Nick & Phil raised the issue of building a Community Centre at Egan's Reserve. CoM resolved to make it the highest priority on the Master Plan. Pat Toohey to be invited to a future meeting to provide advice on the best way to proceed. . **CURRENT MASTER PLAN FORWARDED TO MITCH JENKINS FOR PRESENTATION TO COUNCIL.**	
Locks for Egans Reserve	Eddie has supplied padlocks for the big gates at Egan's Reserve & given keys to CoM members. Padlocks to be "daisy chained" to MSC Abloy locks**. Completed by Eddy.**	
Treasurers report	Current balance $9460.70 plus $10,000 in term deposit. $55 transferred to Paul Hilder for plants purchased.	
Correspondence		
General Business -	Invoice for outdoor fitness equipment $1644.12 was paid online during the meeting. Equipment to be picked up along with construction specs	
Next meeting	Thursday 16 /8/18 , 7.30pm Greendale CFA	

	Meeting closed 8.30pm	
	CFA = C1950Z	

Proposed for Master Plan 2016 to 2021
Table of Works

Recommendation	Priority	Cost (approx.)
Community centre / Bushfire Shelter	High	$500,000
Replace fencing and create new main entrance	High	$10,000
Upgrade of toilet block and new storage facility	High	$90,000
Water reticulation system	High	$50,000
Installation of new BBQ and seating area	High	$15,000
Solar panels for rotunda at Egan's Reserve	High	$10,000
Additional glazing for rotunda	High	$2,000
Improved disabled access	Medium	$5,000
Line marking, new basketball rings	Medium	$3,000
Plan and implement improved vehicle parking facilities and pedestrian access	Medium	$10,000
Extra outdoor exercise equipment	Medium	$2000
Completion of landscaping / drainage around tennis court	Medium	$1,000
Re-laying and marking of cricket pitch	Medium	$1,000
Installation of shade structure over playground	Medium	$15,000
Repaint lines tennis courts,	Medium	$500.

Reserves managed by Greendale Reserves Committee:

- Egan's Reserve – 2.24ha corner Ballan Rd an Brady's Lane, Greendale
- 2.69ha corner LaCote Rd and Kangaroo Rd, Greendale
- 15.4ha end of Maddison Lane, Greendale
- 3.13ha Corner Dales Creek & Acacia Avenue, Dales Creek
- O.38ha Acacia Ave, Dales Creek
- 2.04 ha Cowans Drive, Dales Creek

Attachment - Item 12.2b

Minutes: LAL LAL SOLDIER'S MEMORIAL HALL COMMITTEE

MEETING: 12 June 2018

Meeting opened: 7.00pm

Present: Geoff Hewitt, John McAuliffe, Engels Leoncini (chair), Colleen Henriksen, Graeme Diamond-Keith, John Crick.

Apologies: K. Kitchingman, Ursula Diamond-Keith, Graeme Diamond-Keith (left early)

The minutes of the meeting dated 20 March 2018 were approved.
Moved: J. McAuliffe
Seconded: G. Diamond-Keith Carried

Suspension of standing orders to record the passing of Pauline Holloway
Moved: G. Hewitt
Seconded: E. Leoncini Carried

The Committee notes with sadness and regret the passing of Pauline Holloway, noting that her commitment to preserving and recording the history of Lal Lal and the broader district is unsurpassed and represents her unique contribution and substantial legacy to the local community.
Moved: J. McAuliffe
Seconded: G. Diamond-Keith

BUSINESS ARISING

1. Public notices
   - Awaiting response from Stephen Waugh re provision of public notices for information board.
   - Attachment 1 provides dates for providing material for *Moorabool Matters.*

2. Avenue of Honour history: Michael Taffe presentation
Defer
3. Solar power application preparation
Refer to Reports
4. Fly screen costing /replacement
Refer to Reports
5. ANZAC Park book amendments
Refer to Reports
6. ANZAC Day ceremony
Refer to Reports
7. Coffee Party 24 March
Refer to Reports
8. ANZAC Park landscape issues
Refer to reports

TREASURER'S REPORT

1. Statement of financial position as at 1 March 2018		**8134.88**
Income		
Interest received Bendigo Bank	10.87	
Line Dancing: Lorraine Emmins hall hire	99.90	
Coffee Party	351.50	
Lal Lal Photographic Group hall hire	137.50	
ANZAC Day BBQ	103.50	
Michael Menzies: Geelong & South Western Heritage hall hire	50.00	
		753.27

Expenditure

Reject Shop: End of Year Break-up	71.50		
DEJ's Packaging: hall supplies	192.83		
Moorabool Shire: GST payment	27.89		
MLT Electricals & Controls: supply/install Off Delay timer	150.00		
Michael Menzies Geelong & South Western Heritage: morning tea	17.09		
Office works: History Group printing	132.53		
Bunning's: Coffee Party corflute	35.40		
Woolworths: Coffee Party food/prizes	110.41		
Coles: Coffee Party food/prizes	47.93		
		785.58	
Balance at Bank 31 May 2018			**8102.57**
Expenditure pending			
Woolworths: Coffee Party Easter raffle	53.25		
Reject Shop: Coffee Party Easter raffle	9.00		
DEJ's Packaging: Coffee Party tablecloths	35.00		
Stems: ANZAC Day wreath	100.00		
Kmart: tongs & tea towel container	8.00		
The Cleaner's Room: hall supplies	66.00		
		271.25	

2. Coffee Party Social finance report

Income

Entry	241.50		
Raffle	35.00		
Trading table	67.00		
Drinks	8.00		
		351.50	
Expenditure			
DEJ's Packaging: tablecloths x 10	35.00		
Reject Shop: ribbon & wrapping	9.00		
Woolworths: Easter eggs	53.25		
Bunning's: corflute	35.40		
Woolworths: prizes & supplies	110.41		
Coles: supplies	47.93		
		290.99	
Balance			**60.51**

Moved: C. Henriksen
Seconded: G. Hewitt Carried

BUSINESS ARISING FROM TREASURER'S REPORT

1. Outstanding hall hire income of $300 was submitted for three events
2. Invoice for purchase of a baby's change table is pending. The following invoices were submitted:

Lal Lal Auto: gas	115.01
Ballarat Courier: Death notice for Pauline Holloway	115.78

Resolution: That the Lal Auto and *Ballarat Courier* invoices be paid and that the change table invoice be paid upon receipt.
Moved: C. Henriksen
Seconded: J. McAuliffe Carried

CORRESPONDENCE IN

21/3/18: K. Brudenell, acknowledging receipt of minutes
23/3/18: J. Crick, copy of project estimates
25/3/18: C. Henriksen, request for payment
4/4/18: A. Waugh, request in system/provide feedback
: U. Diamond-Keith. re Avenue of Honour email & photos
: U. Diamond-Keith, query re photocopying historical material
10/4/18: P. Witherspoon, rail lease update
11/4/18: E. Leoncini, rail lease update
14/4/18: U. Diamond-Keith, reminder re history group meeting 15/4
16/4/18: U. Diamond-Keith, acknowledgement of minutes for history group meeting
, update of history group contact list details
16/5/18: Stephanie Lewin, National Volunteer Week & Annual Event: Invitation 25 May
: K. Kitchingman, Lal Lal Photo Group Exhibition and sponsor's request
19/5/18: K. Kitchingman, acknowledging advise re exhibition and sponsor's request
28/5/18: Stephanie Lewin, Pick my Project
4/6/18: C. Henriksen, request for payment: power & water accounts
: Stephanie Lewin, Inspection of Council owned buildings 11-15 June
11/6/18: U. Diamond-Keith, agenda items

CORRESPONDENCE OUT

21/3/18: Members & contacts, Minutes meeting 20/3/18
: Members & contacts, Action Plan update 2018
3/4/18: A. Waugh, follow up request re public notices
: Committee, Justin Horne & Ross Holton, queries re Avenue of Honour remnant trees
5/4/18: U. Diamond-Keith, support use of Office works for photocopying
10/4/18: Creswick Light Horse/E. Leoncini, request for participation ANZAC Day service.
11/4/18: E. Leoncini, issues related to rail lease
16/4/18: Members & contacts, Minutes: inaugural meeting, Lal Lal & District History Group
17/5/18: K. Kitchingman, advise re exhibition dates and sponsor's request
4/6/18: Stephanie Lewin, acknowledging notice for building inspection
5/6/ 18: Landcare, Landscape garden plan application

BUSINESS ARISING FROM CORRESPONDENCE

1. Lal Lal Photo Group Annual Exhibition
That the Committee contribute $60 to the Lal Lal Photo Group as a sponsor of its 2018 Annual Photography Exhibition.
Moved: G. Hewitt
Seconded: J. McAuliffe

REPORTS

1. Maintenance

(i) Stage upgrade:
Estimates submitted last meeting pending grants availability.
(ii) Fly screen costing/replacement
Pending
(iii) Baby change table:
Purchased. Invoice to be submitted.
(iv) Solar power application:

- Two quotes were received from Solar Heart but the company did not follow up.

- Simon Read (Breeze Energy Solutions) notified that government grants for local halls were available and assisted with the technical detail for an application following onsite assessment.
- Available funding already allocated so need to be prepared for 2109 application.
- Simon Read prepared to provide notice to submit application.
- 2018 Solar Community Grant was cost neutral but future grants may be less so.
- Elements of application document need clarification.

Action: Secretary to review application document and seek clarification of issues.

2. Hall Hire

- 15-18 August: Lal Lal Photo Group Annual Exhibition
- The following bookings were noted: 26/5/18: 21st birthday party
  1/6/18: funeral function
  3/6/18: 18th birthday party

Arising:
The Chairman noted that two requests for birthday parties were received from outside the community area raising several issues related to the hall's purpose and maintenance.
Resolution:
That the hall hire guidelines be revised to specify the following:

1. Use only by local community members for social occasions
2. The Community area to be defined by the Buninyong Fire Brigade, including the local district, Yendon, Clarendon and Navigators.
3. Any social hire must be in the name of a local community member with a bond paid.
4. Variable bonds for social occasions be included on a discretionary basis.
5. The revision does not apply to identifiable community groups, clubs and organisations.

Moved: J. Crick
Seconded: C. Henriksen
Additional Action:
That the Secretary review and update the current Hire regulations & guide lines notice.

3. Social Committee

(i) Coffee Party: Successful. 30-40 attended, including some 'new faces'.
(ii) Bonfire/Hot Dog Night:
Actions: 1. Transfer to Saturday 28 July.
2. Engels to arrange a working bee prior to the evening, by phone contact.

4. History sub-committee

(i) Pauline Holloway collection: To be copied /stored on USB, either by the family or the Committee
(ii) Inaugural meeting: Minutes tabled.

- Arrangement with Buninyong Historical Society for interim material storage
- Priorities: 1. Copying Holloway Collection
  2. Researching local families
  3. Identifying local historical sites for tourist information and grant applications
- Research Strategy: Individuals to focus on preferred themes

5. Projects:

1. Makers & Growers Market

- Approximately 40 stallholders booked to date
- Wind Farm seeking to (i) Provide an information stand
  (ii) Provide financial support for an event/display

Proposal: That the Committee seek financial support for a 'Farm Animal Display'.

Actions: (i) That the Farm Animal Display be booked, to be funded by the Committee if the Wind Farm proposal is not agreed to.

(ii) A decision on whether to seek Wind Farm funding to be decided by a phone ballot of the full Committee membership.

(iii) Defer a decision on whether to allow a Wind Farm information stand to the next meeting.

(iv) Engels to approach local Husqvarna representative to cost outdoor equipment for market raffle.

2. ANZAC Memorial Park

(i) Landscape plan:

- Landcare has approached Committee with a proposal to fund a local initiative
- Graeme tabled a draft plan in a letter to Landcare with approximate funding for consideration.
- A number of issues were raised regarding the Landcare arrangement, including the funding source, project sign off and project integrity.

Agreed: That if Landcare funding is provided, the landscaping the park must remain a Committee project with regard to promotion, plant purchase, site preparation and planting.

6. Friends of the Lal Lal Railway Station

- P. Witherspoon correspondence (10/4) recognizes need to seek support from Council and local groups.

GENERAL BUSINESS

1. Permanent photo display:

- J. Crick is providing a permanent loan of Hall/local memorabilia to be displayed in the foyer.

Action: Display layout to be organised during bonfire/hot dog working bee.

2. Hall extension:

Actions: (i) Mick Gorfine to be contacted regarding plans for the rear extension.

(ii) Committee discuss proposed design onsite during working bee.

Meeting concluded: 9:15pm

NEXT MEETING: 7.00 pm, Tuesday, 7 August

ATTACHMENT 1: Moorabool Matters schedule

AUTUMN– Distribution: w/c 12 March 2018

Copy to AusPost: 28 February 2018

Sign-off deadline: 21 February 2018

Copy deadline: 6 February 2018

Call for content: 24 January 2018

WINTER - Distribution: w/c 2 July 2018

Copy to AusPost: 22 June 2018

Sign-off deadline: 14 June 2018

Copy deadline: 4 June 2018

Call for content: 23 May 2018

SEPT - Distribution: w/c 24 September 2018

Copy to AusPost: 14 September 2018

Sign-off deadline: 7 September 2018

Copy deadline: 24 August 2018

Call for content: 13 August 2018

DEC - Distribution: w/c 10 December 2018

Copy to AusPost: 30 November 2018

Sign-off deadline: 23 November 2018

Copy deadline: 9 November 2018

Call for content: 29 October 2018

Attachment - Item 12.2c

Minutes

Committee of Management: **Bacchus Marsh Blacksmith's Cottage & Forge Special Committee**

Date of Meeting: **Tuesday, 26th June 2018**

Meeting Opened: **7.30 p.m.**

Venue: **Jean Oomes Room, Lerderderg Library, 215 Main Street, Bacchus Marsh**

Minute taker:	Betty Charge
Apologies: **Absent:**	- David Edwards, Peter Richards
Attendees:	Allan Comrie, (Chair), Chris Stancliffe, Helen Whiteley, Geoff Stancliffe, Simon Fisher, Heather Robson, Margaret Simpson, Ron Geurts, Betty Charge.

Confirmation of quorum yes √☐ no ☐

Item A	**Business Arising**.			
Discussion:		**Action Items:**		
1. Bills' Trough – C. Stancliffe confirmed matter complete. 2. Bookmarks re-print quote – L. Egan advised quote yet to be obtained.				
Item: B	**Correspondence** – C. Stancliffe.			
Discussion:		**Action items:**	**Resp**	**Due**
Inward Correspondence June 2018 Holy Trinity re photocopying newsletter Wilson Hardware (i) Moorabool Shire email re audit of Council-owned and managed buildings Ron Geurts Maintenance account Telstra account Denise Dickinson cleaning account Bendigo Bank re term deposit **Outwards Correspondence** Nil (i) Shire audit – Condition Report of Shire Assets: inspection expected during 2 weeks (11/6 to 15/6 ?). Contacted Stephanie Lewin (Shire) – no info re date – necessary to concur w/attendance by volunteer. Spoke w/inspectors carrying out audit at Historical Society. Arranged date, they attended site, examined and photographed matters of interest.	01.06.18* 04.06.18* 04.06.18 06.06.18* 14.06.18* 17.06.18* 25.06.18*	*passed to S. Fisher.		

C. Treasurer's Report - S. Fisher.

Bendigo Bank General Account – 26 June 2018

Particulars	Reference	Debit	Credit	Balance
22.05.18 Opening Balance				**$22,761.94**
22.05.18 Denise Dickinson	00164	150.00		22,611.94
25.05.18 Australia Post - stamps	00165	100.00		22,511.94
01.06.18 Interest			10.44	22,522.38
01.06.18 Fees		0.20		22,522.18
06.06.18 Moorabool Shire Grant			4,976.44	27,498.62
15.06.18 Holy Trinity - printing	00166	55.44		27,443.18
15.06.18 Telstra	00167	94.94		27,348.24
15.06.18 Wilsons	00168	236.11		27,112.13
15.06.18 Ron Geurts	00169	280.00		26,832.13
25.06.18 Denise Dickinson	00170	150.00		26,682.13
25.06.18 Bookbarn Sales			782.70	27,464.83
26.06.18 Closing Balance				***$27,464.82***
Bendigo Bank Term Deposit - 157553157				**Balance**
22.05.18 Balance held				**$20,719.65**
23.05.18 Interest			**220.91**	**$20,940.56**
Note, renewal date 23.11.2018				

Outstanding Accounts:

Name:	Particulars:	Amount	Due
NIL			

Treasurer's Report Moved: S. Fisher; Seconded: G. Stancliffe; Carried.

Item: D **Other Reports**.

Discussion:	Action items:	Resp	Due
Cottage– M. Simpson (interim reporter). • No open days in interim – winter closing. • Porch – advancing slowly. R. Geurts has done initial painting, removed brick paving. Porch roof in place. Downpipes were placed at front of porch. R. Geurts advised will be connected tomorrow (27/6). R. Geurts has retained invoices. Completion expected August. Security gate ordered – in production.			
Bookbarn –H. Whiteley. • New volunteer welcomed last Sunday. Welcome Pradu. • Name tags printed for 3 new volunteers, now total 46 Bookbarn volunteers. • Thank you to those who took over in my absence. • Wood fire was a great attraction last weekend. Another wood delivery necessary. • Thank you to H. Robson for disposal of worn books. • Great to see Tom with offside, Joe, "guarding" the Forge. Thank you to all concerned. • Thank you to R. Geurts for repairing the rear door. • Everything in the Bookbarn seems to functioning "at a well oiled routine". • L. Egan noted Spring roster in production. Re-considering Saturday opening hours – could open 10.00am till 4.00pm. Shall trial.			
Website – L. Egan. • Website is operating well.			
C.H.H.A. Report.– C. Stancliffe • Next meeting: August 2018. • 2nd June 2018 meeting hosted by Carisbrook Historical Society. Over 30 in total attended Meeting - 6 from Bacchus Marsh. Visited a rotunda dedicated to Tilly Ashton, blind from age 7, was the person who set up the Blind Institute for education of children.			

Building Works – R. Geurts. • Liaising and meeting with Anthony, porch builder, on various matters. • Painted newly exposed Cottage wall, sanded porch frame and painted first coat. • Finalised wheelwright storm-water downpipe repair on west wall. • Fitted new flashing to the SW paint shed corner. • Prepared drawing of new porch security gate; working with Rossco Eng. to manufacture. • Repaired Forge rear door lock. • A. Comrie inquired updates re S. Crowe property sale – no obvious signs re subdivision. S. Fisher raised Western Water being advised – A. Comrie added that all new occupiers need to know, agreed Western Water should be formally advised.	R. Geurts to draft letter to Western Water for submission by Committee.		
Heritage Advisory Committee – M. Simpson • Meeting held on 20 June 2018 – was unable to attend. • Understand there is a Local Laws Review – shall check. • Next meeting 22 August 2018.			
All reports Moved: S. Fisher; Seconded: H. Whiteley; Carried.			
Item E: General Business			
• C. Stancliffe – AGM is set for Tuesday, 28 August 2018. Nominations for year 2018-2019 then for every 2 years. Proposed speaker: Alison Durham or Anu Patel. • S. Fisher asked if any VicRoads update. R. Geurts in conversation on another matter learned intersection will be "controlled" (traffic lights) – still in planning. • R. Geurts – Cottage garden – Ben Waight attended on Sunday last. M. Simpson advised she had had meeting with Ben re garden – decided standard roses, colours in plan. Ben to advise plan and University students who may assist depending on availability (end 2019). Plant scale will be made available. • L. Egan – Key Register prepared by B. Manly should be updated – we have 7 different combinations of keys.. • M. Simpson – Stirrups to be displayed in box frame with description of donation by Barbara Minns – originally owned by Thomas Manly.	Ms. Durham to be contacted. L. Egan and C. Stancliffe to attend to Invitations. To be discussed at next meeting		
Next Meeting Date:	**Tuesday, 24 July 2018,**		
Time:	**7.30 pm.**		
Venue:	**Jean Oomes Room, Lerderderg Library, Main Street.**		
Meeting closed at:	**8.30p.m.**		
Forward Meeting Dates:	**Tuesday, 28 August 2018 (AGM) – venue TBC; Tuesday, 25 September 2018.**		

Attachment - Item 12.2d

Present Apologies	Ronnie, Jimmy, Stephen, Jo Nil
Grant applications	Won't put in for the toilets from Lal Lal Wind farm at this stage as pursuing promises from both political parties. Will put in for resealing the driveway instead. Need 2 quotes in writing – Ronnie will ring Warwick Pitcher. Ask him to send to Jo's email. Needs to be done before end of month. Meet 3pm, 22nd July to finalise grant application. Stephen will call VicRoads again – already raised an online ticket with them. If not successful this time, we will try again – Ronnie says these grants will continue to be rolled out over next 10 years. Investigate painting all the buildings and shipping containers the same colour scheme.
Members	Ronnie asking for User Group representatives but nobody turned up as yet. Ronnie spoke to Bev Watson 0438554386/53661364 from Moorabool Shire regarding toilet proposition. Stephanie from Moorabool told Ronnie that elections are coming up this year for Committee of Management positions.
Toilets proposal	Ronnie and Jimmy met with Andrew Killmartin (Liberal candidate) and spoke about putting in an application for funding for toilets (same as at Rokewood Reserve – would cost about $60,000). Andrew committed verbally to putting this money up if he is elected. Ronnie got the same commitment from the Labour candidate. We will draft an email to Andrew to request a commitment in writing. Also, will draft letter to Michaella Seattle along similar lines.
Grounds maintenance	Ronnie has been spraying weeds. Jimmy has planted the rose bushes. Few trees to come out. Mowing done. Cape Weed to be poisoned now and oval, and around tennis courts, sprayed with hand sprayer. Ronnie will purchase weed killer and let Stephen know for reimbursement.
Meeting finished	4: 34 pm

12.3 Advisory Committees of Council – Reports

Advisory Committees are established to assist Council with executing specific functions or duties.

Advisory Committees of Council currently have no delegated powers to act on behalf of Council or commit Council to any expenditure unless resolved explicitly by Council following recommendation from the Committee. Their function is purely advisory.

Advisory Committees are required to report to Council at intervals determined by the Council.

Councillors as representatives of the following Advisory Committees of Council present the reports of the Committee Meetings for Council consideration.

Committee	Meeting Date	Council Representative
Heritage Advisory Committee	Wednesday, 20 June 2018	Cr Keogh

Recommendation:

That Council receives the report of the following Advisory Committee of Council:

- **Heritage Advisory Committee meeting held on Wednesday 20 June 2018.**

Attachment - Item 12.3

HERITAGE ADVISORY COMMITTEE

59th MEETING
Ballan Council Offices, 15 Stead Street, Ballan
Wednesday 20 June 2018
10.00am to 12.00pm

Minutes

Voting Members

Cr John Keogh (Chair) Moorabool Shire Council	Mr Mal Rogers Lady Northcote Assoc. Inc.
Jennifer Bantow National Trust Geelong & Region Branch	Bruce Carboon Bacchus Marsh & District Historical Society
Elizabeth Fairlie National Trust Geelong & Region Branch (Deputy)	Richard Biden Ballan Shire Historical Society

Non-Voting Members

Joe Morgan-Payler Moorabool Shire Council	Chris Rodda Moorabool Shire Council
Chris Bronchinetti Bacchus Marsh & District Historical Society	

Honorary Life Members

The Late Pat Liffman	June Huggins

1. Apologies

Cr Paul Tatchell
Margaret Simpson
Tim van der Poel
David Goldsmith

2. Adoption of previous Minutes

Motion: That the minutes of the Heritage Advisory Committee Meeting of 18 April 2018, be accepted.	
Moved:	Bruce Carboon
Seconded:	Richard Biden

3. Business Arising

Jennifer Bantow requested an update on West Moorabool Heritage Study 2A. Joe Morgan-Payler explained that consultants Context+ are progressing with reviewing the Amendment.

3.1 Review of Terms of Reference

Bruce Carboon requested to send an update to the Terms of Reference. Final document to be presented at the next meeting.

Chris Bronchinetti asked if the Catholic Museum has been invited to join the Heritage Advisory Committee. Joe Morgan-Payler to look at Terms of Reference and advise at the next meeting.

Action:	**Bruce Carboon to forward update to Terms of Reference. Joe Morgan-Payler to advise process of inviting members to join the Committee.**

3.2 Margaret Moritz Award Review

Jennifer Bantow gave an overview of the recent Award conducted by the History Box held at Gordon Primary School.

As part of the review of the Award the Committee agreed to contact the school for feedback on how the School thought it went. Suggested questions would be as follows:

- Was there any collaboration with the History Box as to what content they would provide?
- Was it in line with the Curriculum?
- Is there anything that they liked or disliked about the workshop?

- Do they have any other ideas of how we could best spend the $500 allocated to the Margaret Moritz Award?

Action:	**Chris Rodda to contact Gordon Primary School to obtain feedback on the Margaret Moritz Award 2018.**

3.3 HAC Minutes listed at Ordinary Meetings of Council

Chris Rodda reported that the HAC Minutes will be forwarded for listing at the Ordinary Meetings of Council.

3.4 HAC Budget Report

Chris Rodda provided a budget report for 2017/18 financial year. Jennifer Bantow requested that this be an annual report.

Action:	**Chris Rodda to provide HAC Budget Report at the end of each financial year.**

3.5 Revised Local Law Submissions

Joe Morgan-Payler advised the Committee that Local Laws are currently on public exhibition for a period of 45 days. Members can submit submissions via Moorabool's Website under Have Your Say.

Joe provided a copy of Demolition by Neglect document that should form the basis of submissions.

Action:	**Chris Rodda to forward document link of Demolition by Neglect to members.**

3.6 Historic Street Signage

Bruce Carboon and Richard Biden provided a list of streets that could be suitable for historic information to be included in the Street signs.

The Committee agreed that we can start with purchasing 10 street signs, 5 for Bacchus Marsh and 5 for Ballan for historical street signage. Historical information will need to be up to 80 characters. Members are requested to come up with a list of top 5 priorities, keeping in mind that a precinct is preferable to group signs together.

Action:	**Members to provide a list of top 5 priority streets for Historical signage.**

4. General Business

Bruce Carboon suggested that the Committee look at a calendar of events that each group conduct that can be included in Moorabool Matters.

Richard Biden reported that the Ballan Shire Historical Society had an open day on 12 June as part of National Heritage Festival.

Richard also reported that Black Nite, Black Lite Festival is currently taking place in Ballan dates are 16 to 23 June 2018.

Mal Rogers reported that Lady Northcote was open on 21 April for the National Heritage Festival.

BMDHS Report
Submitted by Bruce Carboon

Geelong and Region Branch National Trust Report
Submitted by Jennifer Bantow

Next Meeting **Wednesday 22 August 2018**
James Young Room 1
Lerderderg Library
215 Main Street
Bacchus Marsh

REPORT – JUNE 2018

HERITAGE ADVISERY COMMITTEE – MOORABOOL SHIRE

BACCHUS MARSH AND DISTRICT HISTORICAL SOCIETY Inc.

The BMDHS Inc. Committee last met in April 2018 and the following report provides details of current business from then to now:

Service to the Community

- BM&DHS Inc. continues to receive and respond to a significant number of enquires on topics that range from family connections, buildings, sites and local businesses/associations:

    - Provided a significant number of local historical photographs (15) to Croft Developments Pty Ltd to display in the new Aged Care Facility situated on the old Darley Fire Brick Company Site. Also assisted in providing local family names for the naming of the new wings in the facility. Invited to opening in August 2018.
    - Conducted a sizeable piece of work on articles on the Rockbank Football club throughout the 1960s for club to assist in their celebrations
    - Noted that the historical pictures of the Public Hall donated by the Society have now been framed and hung in the entrance foyer of the hall. The series depicts the changes to the structure and site over time.
    - Assisted RSL in providing names of local soldiers who took part in the Battle of Villers Bretonneux. The names were read out at a moving ceremony organised by the local RSL earlier this year.
    - Assisted in trying to find photographs of the original two plaques (Clarke & Bacchus) that were placed in front of the two Himalayan Cyprus trees in Maddingley Park across from the Train Station in the 1930s. Unfortunately they both went missing when the new footpath was constructed.
    - Responded to numerous family tree requests.

- BM&DHS Inc. also continues to receive donations of documents and photographs to add to our Collection.

The BM&DHS Inc. Archive, Lerderderg Library, 215 Main St, Bacchus Marsh

- To improve service delivery name badges have now been obtained for all volunteer members working in the Archive.
- A Green First Aid sign has been placed on the cupboard which contains the First Aid kit.
- Further discussions required with Council/Library to review responsibilities re Emergency responses and First Aid Officer.

Heritage Guided Tours – Heritage Street Signs - Bacchus Marsh and District

- The Society members have been asked to provide suggestions regarding the following:
    - Working with the Visitor Information Centre re Suitable sites to be included on a heritage walk/tour around Bacchus Marsh and local district. It has been proposed that the Society's Bacchus Marsh Heritage Guide with some additions will be a great starting point for the project being managed by the Shire.
    - Suitable streets to have the new Heritage Signs – providing a brief description of the history behind the name. An initial list has been created including streets also from Myrniong. [Please see attached]

History and Apple FM

- The Society is exploring options regarding the provision of local experts to provide historical information from time to time.

Major Projects Work

Updates on the major projects that the Society is focusing on in 2018 as outlined in its Strategic Business Plan:

- **BMDHS Inc. 50th Year Celebration -** The final budget to be reviewed at next meeting and invitations to be sent out shortly.
  (Key Date: Sunday 7th October 2018)
- **WW1 Book - Enlistees from the District – Publication/Launch -** Work Continues on schedule - the Mona Denny (Bacchus) Memorial Trust have generously donated $5,000 towards the printing costs for the book.
  (Key Date: Saturday 10th November 2018)
- **IT Network/Server/Software -** Work continues – on schedule.
- **Registration & Cataloguing of the Society's Collection -** Draft Collection Policy reviewed and awaiting endorsement.
- **Residential Addresses Project -** Work continues – expected end date Dec 2018.
- **Rates Data Project -** Work continues - ongoing.

Guest Speakers – Bimonthly Member Meetings

- In June BMDHS Inc. was fortunate to have Felicity Watson, Advocacy Manager, National Trust Australia (Vic) as the guest speaker at our bimonthly member's meetings. She provided a detailed talk on the National Trust and all of the relevant government legislation that covers the preservation of heritage sites and structures within Victoria. It was interesting to note the heavy burden placed on local government, which are responsible for the vast majority of the identified sites within the state. She also provided the newly released NT advocacy kits to the people who attended. As part of our ongoing commitment to community engagement the Society asked the Shire to invite all HAC members to the presentation. It was a successful evening and we hope to make this an ongoing activity.
- Upcoming events
  - July (Talk of the local unique Triassic Park)
  - September (Talk on John Johnstone, who was the curator that established the 'Pleasure Garden' [a place for relaxation and peaceful contemplation] at Maddingley park in Bacchus Marsh before going to Creswick in the Forest Department).

Shipping Container

The lease for the Council's Shipping Container (situated in the Council Compound off Main Street, Bacchus Marsh) was renewed for a further 12 months.

BM&DHS Inc. Committee Meeting

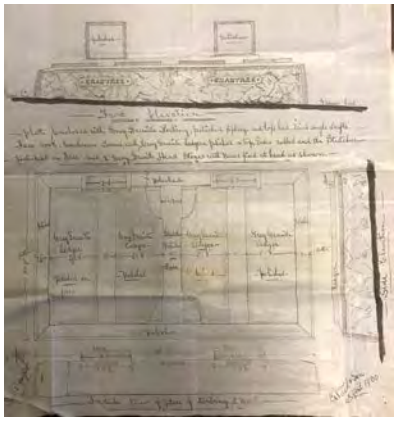
The next Committee meeting will be held at 7:30pm on Thursday 28th June 2018 at the Archive.

Bruce Carboon & Chris Bronchinetti
Representatives, Bacchus Marsh and District Historical Society Inc.

Geelong and Region Branch National Trust of Australia (Victoria)
Report to Moorabool Shire Heritage Advisory Committee
Wednesday 20 June 2018 10am-12noon James Young Room 1 Lerderderg Library Bacchus Marsh

• Heritage Awards 2018 "before and after" poster of seven properties.

• DONATED to the Branch from Mr David Crabtree, photo of his Eastern Cemetery ancestors' grave, and a drawing of those graves by Clement Nash & Son stonemason dated 1930.



May meeting at Australian Gliding Museum

Save the Cerberus

• Geelong and Region Branch NTAV to Heritage Victoria objecting to filling the *Cerberus* with concrete

• Formation of Greater Geelong **Heritage Advisory Committee** and the inaugural meeting Thursday 14th June

• All-day Branch Forum at Ballarat Monday 28 May, attended by 8 Branches, Ballarat, Bass, Bendigo, Casey-Cardinia, Geelong and Region, Inner West, Port Fairy, Wimmera, absent Portland, Mornington Peninsula, North East, Mount Macedon, Dandenong Ranges.

Distribution by Geelong and Region NT Branch to other region NT Members Branches, of June Huggins photo albums from the National Trust Photographic Committee, during 1980s and 90s, of significant places in regional Victoria, passed on by Ballan Shire Historical Society.

• Resolution passed at Greater Geelong Council meeting 22nd May 2018
That Council: 1) Gives notice under section 189 of the *Local Government Act 1989* of its intention to sell the Geelong Post Office and such notice be placed in the Geelong Advertiser and the Geelong Independent

• Geelong and region Branch made a submission to Greater Geelong Council Budget Submissions Review Panel to seek funding to:

1. Provide a single point of coordination within Council for heritage issues
2. Expand the existing Heritage Advisor position within the Statutory Planning Department from 2 to 3 days
3. Support the annual Heritage Awards initiated by Geelong and Region Branch National Trust in 2009, and annually run by the National Trust Branch since

Extract from paper spoken at 5 June meeting to support 29 May written submission:
Different Councils have different models:
With fewer properties under H O, **Ballarat has 4 people:**

1. 3 day a week Heritage Advisor in Statutory Planning
2. An outreach Heritage Advisor 3 days a week who works with property owners
3. A F/T interpretation Heritage Project Officer
4. a F/T Coordinator who works on Advocacy and Community engagement.

Bendigo has 4 people
1. Heritage Planner in Strategic Planning.4
2. 4 days a week, staff position Heritage Advisor Statutory Planning (approx 4,000 properties under the heritage overlay)
3. 3 days a week, advises the City o Council owned heritage properties
4. within the Planning Dept a Heritage Planner F/T moderately senior position

NT proposes that the existing Heritage Advisor position within the Statutory Planning Department be expanded from 2 to 3 days

13. NOTICES OF MOTION

13.1 Cr. Keogh: N.O.M No. 273 – Car Parking Policy

Motion

That a report be presented for consideration at the 7 November, 2018 Ordinary Meeting of Council outlining the steps, issues and options associated with the development of the following policies:

- Internal Car Parking Policy that guides the exercise of discretion within the planning permit process, and the grounds upon which discretion should be reasonably considered,
- Introduction of Car Parking Overlay within the Moorabool Planning Scheme.

Preamble

Car parking and the exercise of discretion through the planning permit process is an ongoing issue within urban areas of the Shire. Council is regularly getting requests for dispensation in car parking requirements, thereby to guide the decision making processes, Council will need to develop appropriate policies. It is proposed that Council undertake the development of such policies in two parts:

- Part A – The development of an internal Car Parking Policy that guide the exercise of discretion within the planning permit process, and the grounds upon which discretion should be reasonably considered i.e. heritage outcomes, infill development etc.
- Part B – Undertake a car parking study and prepare a car parking plan that provides the basis and justification on which a car parking overlay could be applied within the planning scheme. The car parking overlay provides the ability for Council to vary the standard number of car parking spaces required under Clause 52.06 and/or require a financial contribution (or 'cash-in lieu' payments) to be paid in place of providing car parking spaces. A planning scheme amendment process is required to introduce a car parking overlay within the Moorabool Planning Scheme.

Attachment - Item 13.1

Mr Rob Croxford
Chief Executive Officer
Moorabool Shire Council
PO Box 18
BALLAN VIC 3342

25 July, 2018

Ref: JK

Dear Rob,

Notice Of Motion – Car Parking Policy

In accordance with the Council's Meeting Procedure Local Law No. 9-2016 – Notices of Motion, please accept this Notice of Motion for placement on the agenda of the Ordinary Meeting of Council to be held on Wednesday 1 August, 2018.

Background

Car parking and the exercise of discretion through the planning permit process is an ongoing issue within urban areas of the Shire. Council is regularly getting requests for dispensation in car parking requirements, thereby to guide the decision making processes, Council will need to develop appropriate policies. It is proposed that Council undertake the development of such policies in two parts:

- Part A – The development of an internal Car Parking Policy that guide the exercise of discretion within the planning permit process, and the grounds upon which discretion should be reasonably considered i.e. heritage outcomes, infill development etc.
- Part B – Undertake a car parking study and prepare a car parking plan that provides the basis and justification on which a car parking overlay could be applied within the planning scheme. The car parking overlay provides the ability for Council to vary the standard number of car parking spaces required under Clause 52.06 and/or require a financial contribution (or 'cash-in lieu' payments) to be paid in place of providing car parking spaces. A planning scheme amendment process is required to introduce a car parking overlay within the Moorabool Planning Scheme.

Motion

That a report be presented for consideration at the 7 November, 2018 Ordinary Meeting of Council outlining the steps, issues and options associated with the development of the following policies:

- **Internal Car Parking Policy that guide the exercise of discretion within the planning permit process, and the grounds upon which discretion should be reasonably considered,**
- **Introduction of Car Parking Overlay within the Moorabool Planning Scheme.**

Cr John Keogh
East Moorabool Ward

14. MAYOR'S REPORT

To be presented at the meeting by the Mayor.

Recommendation:

That the Mayor's report be received.

15. COUNCILLORS' REPORTS

To be presented at the meeting by Councillors.

Recommendation:

That the Councillors' reports be received.

16. URGENT BUSINESS

17. CLOSED SESSION OF THE MEETING TO THE PUBLIC

17.1 Confidential Report

Recommendation:

That pursuant to the provisions of the Local Government Act 1989, the meeting now be closed to members of the public to enable the meeting to discuss matters, which the Council may, pursuant to the provisions of Section 89(2) of the Local Government Act 1989 (the Act) resolve to be considered in Closed Session, being a matter contemplated by Section 89(2) of the Act, as follows:

(a) personnel matters;
(b) the personal hardship of any resident or ratepayer;
(c) industrial matters;
(d) contractual matters;
(e) proposed developments;
(f) legal advice;
(g) matters affecting the security of Council property;
(h) any other matter which the Council or special committee considers would prejudice the Council or any person;
(i) a resolution to close the meeting to members of the public.

Item 17.1 is a confidential item
and therefore not included
as part of this Agenda.

18. MEETING CLOSURE