



ORDINARY MEETING OF COUNCIL

Notice is hereby given of the
Ordinary Meeting of Council to be held at
the Council Chamber, 15 Stead Street, Ballan on
Wednesday 1 November 2017,
commencing at 5:00 p.m.

Members:

Cr. David Edwards (Mayor)	East Moorabool Ward
Cr. Tonia Dudzik (Deputy Mayor)	East Moorabool Ward
Cr. Paul Tatchell	Central Moorabool Ward
Cr. Jarrod Bingham	East Moorabool Ward
Cr. John Keogh	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

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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

As well as the Council for its minute taking purposes, the following organisations have been granted permission to make an audio recording of this meeting of Council:

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

4. PRESENT

5. APOLOGIES

6. CONFIRMATION OF MINUTES

6.1 Ordinary Meeting of Council – Wednesday 4 October 2017

Recommendation:

That Council confirms the Minutes of the Ordinary Meeting of Council held on Wednesday 4 October 2017.

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

11.1.1 Priority Projects and Advocacy to December 2018

Introduction

Author: Rob Croxford, Chief Executive Officer

Background

Since 2012, the Council has used the Key Priority Projects document to inform and lobby stakeholders and politicians about important funding and policy requirements for the Moorabool Shire Council (MSC).

Many of the projects advocated for over the past three years have now come to fruition including:

- Darley Early Years Hub (Total Project \$4.1M, Grant \$1.6M)
- Blackwood Mobile Tower (Total Project \$0.5M, Grant NA)
- Blackwood Waste Water Solution (Total Project \$2.6 M, Grants \$2.6M)
- Halletts Way Western Route (Total Project \$ 29M, Grant \$15.95M)
 - \$3.5M Section 1 West Maddingley Housing Estate
 - \$11.5M Section 2 West Maddingley to Bacchus Marsh Road
 - \$12.5M Section 3 Halletts Way Freeway Ramps and Pedestrian Link
 - \$1.5M Section 4 Halletts Way Northern Extension to Links Road
- Bacchus Marsh Traffic Projects (Total Project \$5.4M, VicRoads)
 - Eastern Bypass Planning (\$3M)
 - Gisborne Road / Holts Lane Intersection (\$2.4M)
- Blackspot and Timber Roads (TIRES) Funding (multiple projects)
- Roads to Markets Funding (multiple projects)
- Family Violence Therapeutic Intervention Service with WRISC (Grant \$1M)
- Moorabool Drug Action Group – Ice Community Education Grant (\$10k)
- Ballarat Rail Line Upgrades

The current projects listed in the Advocacy Strategy include:

- Bacchus Marsh Traffic and Integrated Transport Solutions
- Bacchus Marsh Eastern Link
- Parwan Employment Precinct
- Moorabool Indoor Aquatic Centre
- Recreation Reserves for our Growing Communities
- Racecourse Reserve Sporting Facilities
- West Maddingley Early Years Hub
- Gordon Railway Station
- Servicing for Small Towns
- Sewerage and Water for Small Towns
- Mobile Blackspots
- Extension of Natural Gas Supply
- Bacchus Marsh Irrigation District Modernisation
- Supporting Agriculture
- Moorabool River
- Windfarms

Proposal

This report will address:

- The upcoming elections.
- The revised RDV assessment tool for projects.
- The use of local stakeholders to advocate on Council's behalf.
- The modes of communication.
- The identification of the MSC top four projects.

The Upcoming Elections

Federal Elections

The next Federal elections must be held between August 2018 and May 2019 for half of the Senators from the States, and on or before 2 November, 2019 for the House of Representatives and Senators from the Territories.

Senate elections will not impact on MSC over the next 12 months. The Senators will, however, be key to assisting advocacy to their party members and influencing other parliamentary colleagues.

It is anticipated that the House of Representatives next Federal election is likely to be brought forward to August 2018, to avoid the next scheduled State election in November and the racing/football finals season.

This could mean that we will see the Federal Government move into early election mode in the next few months.

It is noted that the Federal Government's Building Better Regions Fund applications for Round Two are expected to be announced shortly, and that it is proposed to run another round prior to the election being called.

It will be important to court all Federal candidates on our priority projects.

State Election

The State election is set for 24 November, 2018.

It will be important to court all parties for the State election.

The Revised RDV Assessment Tool for Projects

Regional Development Victoria (RDV) now has a key role in the collation and presentation of Local Government Projects to government. Sport and Recreation Victoria have a similar role and there is often cross over in project asks and government officers.

RDV representatives have recently met Moorabool officers to discuss and recommend the use of a template for the assessment and prioritisation of projects for consideration by the State Government.

Discussions with RDV have made it clear that Council projects must be advanced and ranked in order to receive serious consideration by the machinery of government.

The project ranking does not preclude other projects in the total advocacy list from being brought forward. The context and environment will always be assessed by MSC officers so that Ministers, advisors and new government grant programs can be targeted.

The Use of Local Stakeholders to Advocate on Council's Behalf

An operational plan is being prepared on the detail of an advocacy program, but more particularly on who we can engage with to advocate on Moorabool's behalf.

Politicians react well to representations from the community or business rather than Local Government representatives.

Further, groups such as the Peri Urban Group, Central Highlands Councils, Regional Partnerships and VECCI will be useful in lobbying on our behalf as a collective voice of Councils.

The Modes of Communication

As an overarching principle, advocacy to politicians for projects must have resonance with the policy and initiatives of government (e.g. growth and jobs) and have a quantifiable and timely outcome (e.g. \$ grant by when).

In the past, the A5 folders of MSC Key Priority Projects have been received well as they are professional, succinct and can slip into a bag easily.

Further, we have used A1 roll out sheets for projects such as Parwan where one page of complex information can be distilled for fast paced conversations with advisors and elected representatives.

We will also use a range of media and printed material to advance the top four projects strongly, and will retain the existing collateral for other projects on the existing list. Our new website and social media such as Facebook will also be used to get the message out.

Finally, officers have invested in short video vignettes to professionally capture the attention of stakeholders who visit our site, or in smaller settings where an iPad or projector can be used to mix up the presentation format.

The vignettes will be loaded onto the Council website for viewing subject to Council endorsement.

The Identification of the MSC Top Four Projects

As mentioned above, the RDV tool has been applied to several projects that officers think are likely to be candidates for discussion with politicians and advisors.

The recommended top four projects are:

- Bacchus Marsh Regional Community Sports Hub – Score: **86**
- Sewering of Bungaree and Wallace – Score: **85**
- Parwan Employment Precinct – Score: **80**
- Bacchus Marsh Traffic Improvements (Grant Street/Gisborne Road) – Score: **77**

The draft advocacy collateral to be used to advance the four projects is attached at Attachment 11.1.1(a).

Please note that this does not preclude other projects coming forward as circumstances determine.

Other Major Projects Considered

Several projects that officers have struggled with on whether to include in the recommended list are:

- The future use of the Fiskville site.
- Leveraging opportunities at the Ballan Industrial Estate.
- Upgrades to the Ballarat Rail Line.
- Bacchus Marsh Pool.

The future use of the Fiskville site post the environmental clean-up has been discussed in various forums and the project that has the most appeal is the development of a motor sports precinct.

Early discussions with the State Government and City of Ballarat suggest that Moorabool will need to lead the development of opportunities around motor sport. Officers can progress conversations and develop initial prospectus material within current resources, but a budget will be required to develop background studies and a business case for the proposal.

The project is not developed enough to rank using the RDV tool, but on face value is one worth pursuing for the local jobs it would create.

Opportunities around the Ballan Industrial Estate have been considered as part of the building of a Central Highlands Fire Training Facility that replaces part of the functions previously located at Fiskville. Conversations with senior CFA officers suggest that the new CFA facility is best operated as a stand-alone site.

The Ballarat Rail Line Upgrade is a key project that impacts Moorabool and other Councils along the rail alignment. We currently participate in the Ballarat Rail Line Action Committee (BRAC), and will advance further conversations with Council as the Committee progresses advocacy positions and new projects. To date there has been a disappointing response from the Minister on the continuation of the Bungaree loop and park and ride opportunities at Wallace.

The Bacchus Marsh pool project was a key priority at the last election. We are currently undertaking a review of the original planning and location aspects of the project and also investigating the installation of splash parks. It is suggested that the \$19M ask of Government is too great at this stage and will detract from the other top four projects put forward in this report.

Smaller Projects

Following a review of the long term Capital Improvement Plan and feedback from Councillors, officers have developed a list of smaller projects spread across the Shire that may be attractive for politicians to fund as part of the lead up to the Federal and State elections.

A detailed list of the 18 smaller projects and 3 project packages is included as Attachment 11.1.1(b) and is summarised below:

- Mason Lane Reserve – West Pavilion Upgrade/Public Toilet/Playground
- Bacchus Marsh Indoor Sports Stadium
- Maddingley Park – Sports Oval Lighting
- Darley Park – Sports Oval Lighting
- Maddingley Park – Passive Area Irrigation
- Peppertree Park – Upgrade and Pedestrian Bridge over Werribee River
- Ballan Streetscape Upgrade
- Ballan Recreation Reserve – Netball/Tennis Court and Facilities Upgrade
- Ballan Recreation Reserve – Oval Extension and Upgrade
- Ballan Library Relocation
- Gordon Recreation Reserve – Additional Netball Court
- Gordon Recreation Reserve – Sewer Connection
- Gordon Streetscape Upgrade
- Greendale Recreation Reserve – Amenities Upgrade
- Wallace Recreation Reserve – Sports Oval Irrigation and Lighting
- Dunnstow Recreation Reserve – Sports Oval Lighting
- Bungaree Recreation Reserve – Sports Oval Lighting
- Elaine Recreation Reserve – Water and Irrigation
- Moorabool Play Space Upgrades (scalable)
- Street Lighting – Bulk Lamp Changeover to LED
- Aquatics Upgrades – Splash Parks

Councillors have also recently suggested that further investigation be undertaken by officers on:

- A Scouting facility in Ballan.
- Fencing for Bacchus Marsh Racecourse.
- Ballan Library relocation.

Further scoping of these projects is required for further consideration by Council.

It is recommended that Council confirm the four Major Advocacy Projects and the twenty one Smaller Projects as set out above at this stage.

Policy Implications

The wide range of advocacy projects above is consistent with the Council Plan 2017-2021 under the Strategic Framework of:

Strategic Objective 1: Providing Good Governance and Leadership

Strategic Objective 2: Minimising Environmental Impact

Strategic Objective 3: Stimulating Economic Development

Strategic Objective 4: Improving Social Outcomes

Financial Implications

Advocacy is currently being provided for within existing resources. Ideally the use of lobbyist and PR firms would be ideal but cannot be accommodated in current resource limitations.

In the project sheets listed, the "Council allocation" column is yet to be confirmed by Council and will be drawn from the seed funding pool that is set aside in the budget, or from minor variations to the capital program. Council will need to revisit the funding mix as project announcements are developed up by the Federal and State Governments. It will be necessary for Council to have around ¼ to 1/3 of the project allocated as a cash contribution to any project.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Moorabool continues to receive lower levels of grants that other LGS's	Grants are a key revenue stream to fund key community projects	High	Lobbying and advocacy to decision makers in other levels of government

Community Engagement Strategy

A detailed community engagement strategy is being prepared and will be brought forward in the New Year.

Communications and Consultation Strategy

A detailed communications strategy is being prepared and will be brought forward in the New Year.

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.

Author – Rob Croxford

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

Conclusion

This report has set out the recommended key projects to pursue in the lead up to the 2018 State and Federal elections and presents draft advocacy collateral for endorsement.

Recommendation:

That Council:


- 1. endorses the top four major projects for advocacy to December 2018 as:**
 - **Bacchus Marsh Regional Community Sports Hub (Stage 1);**
 - **Parwan Employment Precinct;**
 - **Sewering of Bungaree and Wallace; and**
 - **Bacchus Marsh Traffic Improvements (Grant Street/Gisborne Road).**

- 2. endorses the following smaller projects for advocacy to December 2018 as:**
 - **Mason Lane Reserve – West Pavilion Upgrade/Public Toilet/Playground**
 - **Bacchus Marsh Indoor Sports Stadium**
 - **Maddingley Park – Sports Oval Lighting**
 - **Darley Park – Sports Oval Lighting**
 - **Maddingley Park – Passive Area Irrigation**
 - **Peppertree Park – Upgrade and Pedestrian Bridge over Werribee River**
 - **Ballan Streetscape Upgrade**
 - **Ballan Recreation Reserve – Netball/Tennis Court and Facilities Upgrade**
 - **Ballan Recreation Reserve – Oval Extension and Upgrade**
 - **Ballan Library Relocation**
 - **Gordon Recreation Reserve – Additional Netball Court**
 - **Gordon Recreation Reserve – Sewer Connection**
 - **Gordon Streetscape Upgrade**
 - **Greendale Recreation Reserve – Amenities Upgrade**
 - **Wallace Recreation Reserve – Sports Oval Irrigation and Lighting**
 - **Dunnstown Recreation Reserve – Sports Oval Lighting**
 - **Bungaree Recreation Reserve – Sports Oval Lighting**
 - **Elaine Recreation Reserve – Water and Irrigation**
 - **Moorabool Play Space Upgrades (scalable)**

- **Street Lighting – Bulk Lamp Changeover to LED**
 - **Aquatics Upgrades – Splash Parks**
3. **requests officers prepare a further report on the next steps and funding implications to advance a motor sports facility at Fiskville.**
 4. **endorses the advocacy materials and actions contained in the above report.**
 5. **authorises the Mayor and CEO to actively pursue advocacy for the above projects.**
 6. **receives further updates on Council’s advocacy initiatives and progress in the lead up to the 2018 Federal and State elections.**
-

Report Authorisation

Authorised by:

Name: Rob Croxford 
Title: Chief Executive Officer
Date: Wednesday, 25 October 2017.

Attachment - Item 11.1.1(a)

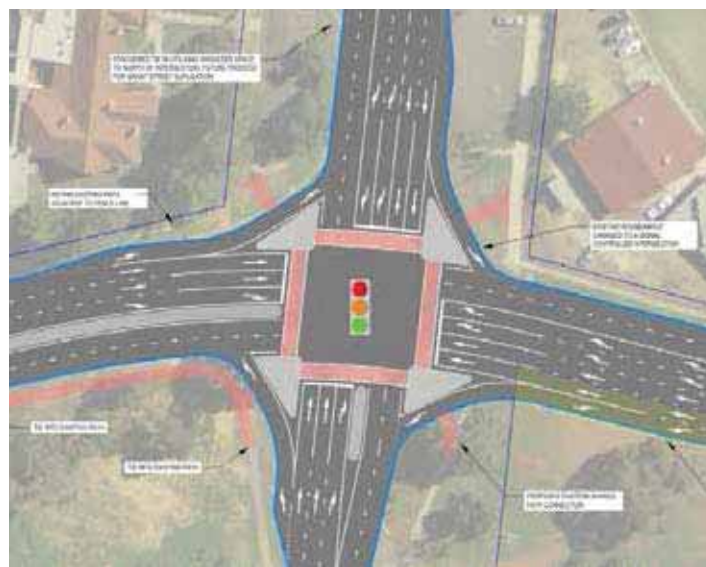
GISBORNE ROAD CORRIDOR



PROJECT 1: Holts Lane/Western Freeway Interchange



PROJECT 3 & 4: Labilliere Street/Grant Street



PROJECT 5: Griffith Street/Grant Street



PROJECT 2: Main Street/Grant Street Intersection



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BACCHUS MARSH TRAFFIC IMPROVEMENTS GRANT STREET/GISBORNE ROAD

INTRODUCTION

The Bacchus Marsh Traffic Improvements Project (Grant Street/Gisborne Road upgrades) is a key approach to solving the significant increase in vehicle traffic in Bacchus Marsh as a consequence of:

- Residential growth;
- The towns strategic transport location; and
- Constraints of a road network built decades ago.

The project will improve current traffic congestion and future traffic flow between Bacchus Marsh-Geelong Road in the south, to Gisborne Road in the north. Local resident movements will also be improved.

The project includes improvements along the road corridor comprising:

- Holts Lane/Western Freeway Interchange
- Gisborne Road/Grant Street Corridor
- Main Street/Grant Street Intersection
- Labilliere Street/Grant Street
- Griffith Street/Grant Street

THE PROBLEM

Bacchus Marsh is experiencing significant population growth (3%) per annum. Infrastructure constructed over 50 years ago is unable to cope with increased traffic volumes and heavy transport movements.

The resultant congestion is placing safety at risk and

increasing travel times. Reduced amenity, employment and investment is occurring because of congestion and noise.

The road corridor is near capacity in 2017. If we do nothing we will see the corridor grind to a halt in the next five years at certain points.

Council commissioned Cardno in 2014 to complete an Integrated Transport Study for Bacchus Marsh and surrounds. This strategy was part funded by VicRoads, has been adopted by Council and sets priority projects for the future to reduce congestion, improve safety and provide amenity for those residents living in Bacchus Marsh and surrounds.

Further, Council is working closely with the VPA to finalise a framework plan for Bacchus Marsh that looks to 2041. The issue of traffic and vehicle movements to cope with a doubling of population by 2041 is also being addressed through land use and infrastructure planning.

A key barrier to the future growth of the town is the improvement of the existing 14,000 traffic movements in the Grant Street/Gisborne Road corridor of Bacchus Marsh town centre. The maximum capacity of the corridor is 15,000 movements per day.

The Central Highlands Regional Growth Plan (2014) lists Bacchus Marsh as a Regional Centre and an area for future growth opportunities. Further, it notes the need to resolve north south traffic routes. The group of eight Councils that make up the Central Highlands Councils Victoria have consistently rated the Bacchus Marsh traffic issues as a key regional project for attention.

LOCAL AND REGIONAL BENEFITS

Bacchus Marsh, Darley and West Maddingley, along with surrounding districts, are directly impacted. Residential amenity, commercial/town centre congestion relief and access to the Parwan Employment Precinct are all being addressed by this project.

Further, transport efficiency and thus time and cost benefits will fall to large truck operators on a State wide basis. Finally, an economic benefit will accrue via less time wasted in traffic for local residents and business operators.

The Central Highlands Regional Growth Plan designates Bacchus Marsh for strategic growth. Reference is also made to peri-urban towns in the Plan Melbourne Refresh. The Central Highlands group of Councils also lists this as a key project.

IS THIS AN EFFECTIVE RESPONSE TO THE PROBLEM?

Significant planning and analysis has been undertaken via the CARDNO (BMITS) study, VPA experts and VicRoads regional office and Eastern Corridor Study.

PROJECT READINESS

VicRoads has completed preliminary designs and costings of each of the five (5) projects. The need is recognised as a key impediment to the future growth of Bacchus Marsh by VPA, VicRoads, Traders, Council and local members.

LEVEL OF SUPPORT FOR THE PROJECT?

The need is recognised as a key impediment to the future growth of Bacchus Marsh by VPA, VicRoads, traders, Council and local members.

REQUIRED FUNDING

Project 1 Holts Lane/Western Freeway \$2.3M

Funded by VicRoads

Final design/tender 2017

Commence construction 2018

Project 2 Main St/Grant St Intersection \$5.0M

Project 3/4 Labilliere St/Grant St \$2.0M

Project 5 Griffith St/Grant St \$4.0M



40. a) Pony Club clubrooms and Camp Draft kitchen/ shelter overlooking competition areas. b) Pony Club storage shed.
41. New car park supporting existing harness racing facilities.
42. Relocated harness racing storage and maintenance shed.
43. Harness track infield suitable for overflow use by other reserve activities if required.
44. Shared path along Bacchus Marsh - Balliang Road provides pedestrian and bicycle access to reserve facilities.
45. Fencing to provide for equestrian separation from active sports precinct.
46. Investigate new clubhouse / arrival precinct in locations shown. Precinct to provide improved community profile and access, and to consider other complementary recreation uses (e.g. lawn bowls, croquet).
47. Shared trail network within reserve connecting to trails on Bacchus Marsh – Balliang Road and McCormacks Road, and providing a series of internal loops.
48. Possible stormwater connection to Stonehill, to provide irrigation water.
49. Investigate opportunity to secure a permanent irrigation water supply.
50. Investigate future irrigation and infrastructure requirements and water sources for the site.

REQUIRED FUNDING

Council	\$3.3M
Community	\$0.050M
State SRV	\$0.2M
State (other)/Federal	\$3.55M

Total Project Cost \$7.10M

Note: The cost of all stages of the Reserve is \$19.7M



LEVEL OF SUPPORT FOR THE PROJECT?

Local Members, sporting groups that will use the facilities and Council are heavily committed to this project. Letters of support have been provided by the Reserve Committee of Management, current and future user groups and the Federal Local Member.

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BACCHUS MARSH REGIONAL COMMUNITY SPORTS HUB

INTRODUCTION

The Bacchus Marsh Regional Community Sports Hub is located at the Bacchus Marsh Racecourse Reserve. The 30ha space for Stage 1 is part of a 120ha reserve that will provide active and passive facilities to 2041 that include:

- Relocation/development of pony club and associated regional level activities.
- Construction of sand show jumping area to accommodate regional/State events.
- Provision of 8 dressage arenas.
- Construction of camp drafting facilities.
- Pavilion for equestrian use.
- Construction of a State/National level cross country course.
- Construction of a shared path to the site to ensure accessibility.
- Extension and construction of services and utilities to the site.
- 2 soccer pitches and a cricket field as a multipurpose field.
- Sports lighting to 100 lux to multi use field.
- Cricket practice nets.
- Multipurpose sports pavilion.
- BMX track to National competition standard.
- Construction of a gravel car park and entry road upgrade.
- Additional overflow parking area south of the BMX track.
- Paths and perimeter plantings.

THE PROBLEM

The rapid population growth of Bacchus Marsh and surrounding regions (76% increase to 2041) is driving the need for additional open space with active and passive recreation facilities. Strategic analysis and evidence on participation rates points to full utilisation of existing facilities.

Moorabool experiences participation rates in sporting activities well above the national average and requires at least a further 18ha of space to meet demand in Bacchus Marsh alone.

No additional sporting grounds have been constructed since the Melbourne Olympics. Soccer and regional equestrian facilities are particularly challenged. The Recreation and Leisure Strategy (May 2015) and Sports Demand Study (2012) indicates that:

There is a surge in sport and leisure participation that cannot be met via existing facilities. The growth of soccer participation is impacted by a lack of dedicated soccer facilities in Moorabool.

By 2041 Bacchus Marsh will require:

- Five additional Australian Rules football ovals.
- Five additional cricket ovals.
- Five additional soccer fields.
- Four additional netball courts.
- Two additional indoor sports courts.

EVIDENCE TO SUPPORT THE PROBLEM

- The Sports Demand Study 2012
- The Recreation & Leisure Strategy 2015-2021
- The Bacchus Marsh Racecourse Reserve Terre Master Plan 2015
- Bacchus Marsh Framework Plan 2041 (current)
- VPA/MSB Bacchus Marsh Strategic Work (various)

LOCAL AND REGIONAL BENEFITS

The project addresses population growth needs, encourages participation rates, improves health and disease profiles and aids mental health and well being. A business case has been developed for the total project that sees a BCR of 1.91 based on increased participation and visitation.

Bacchus Marsh and surrounds is listed as a growth centre in the Central Highlands Regional Strategic Plan and is mentioned as a peri urban centre in the Plan Melbourne Refresh 2017.

Further, the VPA is partnering Council in the strategic planning of this regional town. Of further interest is the proposal to have a nationally accredited BMX track and regional events as part of the expanded equestrian facilities. It is worth noting that the Werribee Equestrian Centre is at capacity.

IS THIS AN EFFECTIVE RESPONSE TO THE PROBLEM?

Significant strategic work has been completed. The submission to the Stronger Regions Fund and the Bacchus Marsh Framework Plan all point to a need for greenfield site facility development. The business case, detailed design and master plan support a shovel ready project. Parts of the project could be staged if needed.

PROJECT READINESS

The project has been designed and costed. Strategic work that supports the project includes:

- The Sports Demand Study 2012
- The Recreation & Leisure Strategy 2015-2021
- The Bacchus Marsh Racecourse Reserve Terre Master Plan 2015
- Bacchus Marsh Framework Plan 2041 (current)
- VPA/MSB Bacchus Marsh Strategic Work (various)

KEY MASTER PLAN INITIATIVES

1. Fencing to be upgraded to reserve perimeter to provide enhanced security for reserve users and to control unauthorised vehicle access.
2. High fencing and new tree planting to provide buffer between golf course and active sports precinct, preventing accidental entry to golf course and controlling ball intrusion.

3. Area for investigation into future indoor sports stadium or lawn bowls - subject to separate feasibility study.
4. External hard courts, multi-lined to provide space for netball and tennis courts. Courts to be floodlit to netball competition standards. Courts supported by pavilion providing clubrooms and kiosk/kitchen.
5. Passive recreation area with walking/jogging path, shelters, public toilets, BBQ area and play space.
6. Existing dam to provide water storage for irrigation of golf course and active sports precinct.
7. New reserve entry road, providing access to main oval.
8. Main AFL oval, 165m x 135m playing area with cricket pitch. Perimeter road provides parking around oval. Oval to be fenced, with coaches boxes and a scoreboard.
9. Community oval - informal open space suited to community and small-sided active recreation not requiring full sized oval with associated facilities. Oval supported by barbecues, shelters and play space.
10. Community pavilion with meeting rooms, change rooms, kitchen and public toilets.
11. Network of walking paths throughout reserve link various facilities and provide pedestrian access from adjoining residential areas
12. Mixed use field providing 2 full size soccer pitches (108m x 65m playing area) with perimeter fencing and coaches boxes/player shelters, and central cricket pitch, between soccer pitches, for junior cricket in summer.
13. Main pavilion supporting the main soccer pitches and main oval. Pavilion to include change rooms, social spaces, public toilets, kitchen/kiosk, offices and store rooms. Also includes play space supporting soccer and cricket fields.
14. New reserve entry providing access to soccer and cricket fields, main pavilion, main oval, community oval and building precinct.
15. Mixed use field providing for cricket in summer and 2 soccer pitches in winter with space for junior AFL.
16. Car park supporting tennis/netball courts and passive recreation space - 72 spaces.
17. Informal overflow park area supporting soccer pitches, netball/tennis courts and passive recreation space - 96 spaces.
18. Car park supporting community pavilion and main oval - 84 spaces.
19. Car park supporting main pavilion, main soccer pitches and mixed use field - 220 spaces.
20. Car park supporting community oval and existing building precinct (poultry shed, harness racing club rooms, grand stand) - 132 spaces.
21. Upgrade public toilet to support existing uses in club building precinct - poultry club events, harness racing trials - following sewer connection.
22. Existing poultry club facilities to be retained. Potential future expansion.
23. Existing harness track grandstand to be retained. Potential future upgrade to harness track grandstand.
24. Existing harness racing stables to be retained. Potential future upgrade to harness club stables.
25. Cricket practice nets - 4 synthetic pitches fully enclosed and allowing for community use.
26. BMX track suited to competition events - 1.8km long.
27. Multi-purpose pavilion - club rooms, kitchen/kiosk, change rooms and public toilets.
28. Existing track formalised to provide vehicle access to cricket field, cricket pavilion and car park for 54 cars.
29. Overflow car park / flexible open space.
30. Indicative alignment of cross country equestrian track, 2.5km long.
31. 10 permanent dressage arenas 60m x 20m with 20m circulation space at each end.
32. Flexible open grassed space suitable for warm up area or 4 temporary dressage areas.
33. Sand ménage area suitable for 3 show jumping areas (200m x 80m area in total). Additional area over existing to be initiated and funded by Club.
34. Camp draft arena 120 x 100m with B double access to yards on all edges. Area suitable as a pony club dressage arena.
35. Indicative location of cross country vet check area - location to be confirmed by Pony Club.
36. Existing dam no longer required. To be filled and stabilised as a camping/viewing area overlooking camp draft area and sand arena.
37. General camp draft camping area.
38. Entry road retained as dedicated equestrian access with float parking on both sides of road.
39. Day yards suitable for temporary holding of horses - over 100 yards in total.

PARWAN EMPLOYMENT PRECINCT

INTRODUCTION

The Parwan Employment Precinct is a high potential green field site of some 306ha south of Bacchus Marsh.

The precinct contains a cluster of existing employers, available agricultural and industrial land, the Bacchus Marsh Aerodrome and a waste water treatment plant.

High-value development opportunities exist for agribusiness such as hydroponic glass house production, red meat processing and poultry breeding/processing and mushroom production.

Up to 1,200 jobs could be created in the Precinct. Specifically, as stage 1, it is proposed to connect gas to the area at a cost of \$4.5M. Total infrastructure costs for the precinct is \$12.83M.

THE PROBLEM

In order to gain good jobs, 60% of working residents travel outside of the Moorabool Shire on weekdays. Many of these head to the western and central parts of Melbourne, and as such spend long hours commuting and away from local communities and facilities.

The Parwan Agribusiness Study, Moorabool Economic Development Plan, Industrial Study, Plan Melbourne, Central Highlands Growth Plan, VPA Bacchus Marsh Framework planning and RDV business planning assistance all point to Parwan being a key project for local and regional jobs.

LOCAL AND REGIONAL BENEFITS

Parwan will provide jobs to the whole of the Shire but most likely Bacchus Marsh and surrounds. This also includes Melton, Golden Plains, Geelong and Wyndham Council areas.

Parwan is recognised as a key project in the Central Highlands Regional Growth Plan. Bacchus Marsh is recognised as a peri urban centre in the Plan Melbourne refresh and VPA strategic planning.

Competitive advantages of the project include:

- Centralised agricultural supply chain;
- Located close to western metropolitan Melbourne;
- Quick access to three national transport routes;
- Choice of international port and air terminals; and
- Generous buffer zones.

IS THIS AN EFFECTIVE RESPONSE TO THE PROBLEM?

The installation of gas infrastructure is optimal as it builds on existing and proposed investment by the private sector. Further, both the VPA and RDV support the proposed approach.

Significant strategic planning has occurred. Finer grained business and land use planning is now underway. Local businesses have and are committed to further investment.

PROJECT READINESS

The Parwan Agribusiness Study (CBRE), Parwan Infrastructure Analysis (Parsons Brinkerhoff, 2015), Moorabool Economic Development Plan, Industrial Study, Plan Melbourne, Central Highlands Growth Plan, VPA Bacchus Marsh Urban Growth Framework planning and RDV business planning assistance all point to Parwan being a key project for local and regional jobs.

A planning scheme amendment (C76) is currently in its final stages to rezone 190 Ha of land to Industrial 1 zone.

A Precinct Structure Plan (PSP) will be developed upon completion of the Bacchus Marsh Framework Planning and Amendment C76.

Designs and costings have been prepared. A detailed business case is in its final stages. All indicators point to the need for gas infrastructure.

LEVEL OF SUPPORT FOR THE PROJECT?

Local Members, local businesses and the VPA have shown strong support for the project.

REQUIRED FUNDING

Gas Project

Private Sector:	\$0.5M
Council (up to) (TBC)	\$1.0M
Victorian Government	\$3.0M
Subtotal	\$4.5M

All Infrastructure

Gas Project	\$4.5M
Water Project	\$5.81M
Sewer Project	\$2.52M

Total Project Cost **\$12.83M**



SEWER FOR BUNGAREE WALLACE

INTRODUCTION

The Moorabool Shire Small Towns and Settlements Strategy was adopted by Council at its September 2016 meeting. The Strategy provides a strategic framework for the future development of the small towns and settlements within the Shire.

A key component of the Strategy involves facilitating the development of small towns deemed to be in strategic locations and with significant existing infrastructure with the potential for future growth. In the west of the Shire these towns are Bungaree and Wallace.

Central Highlands Water is the authority responsible for sewer and water within the identified western small towns and has agreed to include reference in its 2018-2022 Water Plan to the proposed sewerage of Bungaree and Wallace.

THE PROBLEM

There is significant interest from the local community and residents of Ballarat for lifestyle / smaller town living.

The towns are subject to the Environmental Significant Overlay Schedule 1 (ES01) intended to protect the potable water supply catchments.

Due to this circumstance there is virtually no scope for Council to facilitate growth in the absence of reticulated sewer. Sewerage would also alleviate the public health risks associated with growth and is required for a structure plan.

LOCAL AND REGIONAL BENEFITS

It is believed that growth would assist these towns to become more socially and economically sustainable. The towns are also in an excellent position to grow due to their location near Ballarat, Western Freeway access and each have existing significant social infrastructure such as primary schools, sporting facilities and community halls that have spare capacity.

IS THIS AN EFFECTIVE RESPONSE TO THE PROBLEM?

The existence of an environmental significance overlay due to the proximity to water catchment areas means that septic tanks for the management of waste are not a solution for smaller properties and townships living. Sewerage of the towns is the optimal solution.

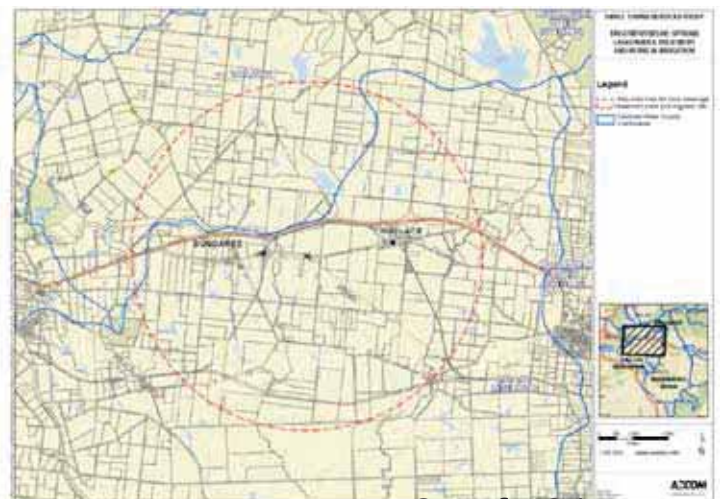
PROJECT READINESS

The Council has previously partnered with CHW to design a sewer system for Bungaree and Wallace which is contained in the work by AECOM.

In May 2017, CHW investigated a low pressure sewer system as a preferred outcome based on a solution on the Mornington Peninsula. CHW with a contribution from Council of \$50,000 is now finalising the design to provide costings with less than 10% contingency.

To be shovel ready the Council will continue to progress as a priority the following projects in parallel with final design work:

- Approval of Planning Scheme Amendment C78 (Small Towns Strategy), to ensure there is official State Government support for facilitating growth in the identified western small towns.
- Development of a Structure Plan, including analysis of constraints.
- Rezoning of further land for residential and commercial use.



LEVEL OF SUPPORT FOR THE PROJECT

The Council has agreed to contribute \$50,000 towards final design of the system and has made provision in its long term financial plan for an additional contribution of up to \$1M.

Central Highlands Water has indicated that it is prepared to fund up to 1/3 of the total capital cost of the final project and meet some of the ongoing operational costs.

These estimates are provided below:

OPTION	CAPITAL COST	ANNUAL OPERATING COST	CAPACITY
Bungaree - Low Pressure Sewerage System	\$4.33M	\$56,000	2000 people
Bungaree and Wallace - Low Pressure Sewerage System	\$7.59M	\$101,500	4000 people

Strategic justification for the project is contained in:

- The Small Towns Strategy 2016.
- The Central Highlands Regional Growth Strategy lists Bungaree as a key town.
- Plan Melbourne Refresh references Moorabool as a key peri urban area.
- Central Highlands Water Plan 2018-2022 references the project.
- Both CWH and MSC have committed substantial funds to the project.

REQUIRED FUNDING

Central Highlands Water	\$2.53M
Moorabool Shire Council (up to)	\$1.0M
Developers/Community	\$1.0M
Government	\$3.06M

Total Project Cost for Bungaree and Wallace System **\$7.59M**

Attachment - Item 11.1.1(b)

MOORABOOL SHIRE COUNCIL – Advocacy Projects

SMALL/MEDIUM PROJECTS - IN CURRENT CAPITAL IMPROVEMENT PROGRAM

Project Name	Locality	Current Council allocation	External funding requested	Other	Total Project Cost	Status
Mason Lane Reserve - West Pavilion Upgrade /Public Toilet / Playground	Bacchus Marsh	\$200,000	\$100,000	-	\$300,000	Shovel Ready
<p>The upgrade incorporates internal refurbishments to the existing building and the construction of a new storage shed. The existing pavilion has a lack of storage space, the toilets and change room facilities are in poor condition and not suitable for the main user group the Bacchus Marsh Athletics Club to host athletic completions. The Bacchus Marsh Athletic Club is experiencing rapid growth in young participants and require the necessary facilities to cater for this.</p>						
Bacchus Marsh Indoor Sports Stadium	Bacchus Marsh	\$4.0M	\$650,000	-	\$4.65M	Feasibility (could be \$6mil)
<p>A feasibility study is currently being prepared to address the shortfall in indoor court space at Bacchus Marsh. With the rapid growth of the town, there is increasing demand on indoor courts and the construction of new indoor courts will address this shortfall and cater for growth.</p>						
Maddingley Park Sports Oval Lighting	Bacchus Marsh	\$75,000	\$100,000	\$125,000	\$300,000	Shovel Ready (stage 2 FN Program)
<p>The project will provide new sports oval lighting to 150 lux on the main oval, and install 100 lux on the junior oval at Maddingley Park. The project will allow tenant clubs to increase their participation and membership through increased training times and loads, as well as improving safety to all male, female and junior participants. Tenant clubs will also be able to host night matches providing a financial and social boost to community clubs and the local community.</p>						
Darley Park Sports Oval Lighting	Darley	\$50,000	\$100,000	\$100,000	\$250,000	Shovel Ready (stage 2 CSRF)
<p>The project will provide new sports oval lighting to a minimum of 150 lux to the Darley Park Oval. The oval is the only AFL Goldfields recognised regional facility in Moorabool Shire and will ensure that it meets AFL Victoria lighting standards. The project will allow tenant clubs to increase their participation and membership through increased training times and loads, as well as improving safety to all participants. Tenant clubs will also be able to host night matches providing a financial and social boost to community clubs and the local community.</p>						
Maddingley Park Passive Area Irrigation	Bacchus Marsh	\$100,000	\$150,000	-	\$250,000	Shovel Ready (stage 2 CSRF)
<p>Maddingley Park is the premier passive recreation reserve in the area and attracts many visitors from outside of Moorabool. This project includes the installation of irrigation infrastructure to service the passive areas with Maddingley Park Recreation Reserve to improve the user experience and amenity of the reserve all year round.</p>						
Peppertree Park Upgrade and Pedestrian Bridge over Werribee River	Bacchus Marsh	\$250,000	\$500,000	-	\$750,000	Feasibility
<p>The construction of a pedestrian bridge over the Werribee River is an identified project in Council's hike and bike strategy. The bridge would connect the existing Peppertree Park, river walking trails and public pool with public toilets and walking trails on the south side of the river.</p>						

Ballan Streetscape Upgrade	Ballan	\$700,000	\$700,000	-	\$1.4M	Shovel Ready
<p>The upgrade of Inglis Street, Ballan includes replacing the current outdated brick paving with a combination of bluestone paving, asphalt surfacing and landscaped areas. The project also includes the formalisation of commercial areas, improvements to on-street parking opportunities and an enhanced landscape layout. Stage 1 of 2 of the project will be constructed in 2017/2018 with further funding required to complete stage 2 of the project.</p>						
Ballan Recreation Reserve – Netball / Tennis Court and Facilities Upgrade	Ballan	\$200,000	\$250,000	-	\$450,000	Scoped
<p>The project includes the reconstruction of the existing netball and tennis court area to include two dedicated netball courts, three tennis courts and an associated pavilion to service both the Netball Club and Tennis Club. The project will reconstruct the poor existing playing surface to include the required specifications for both sports.</p>						
Ballan Recreation Reserve - Oval Extension & Upgrade	Ballan	\$150,000	\$750,000	\$100,000	\$1M	In planning
<p>The existing Ballan oval is considered too small for senior Australian Rules competition and the surface is very poor in winter which presents risks to players. An oval extension and surface upgrade is proposed to bring the oval up to modern day standards and expectations and to cater for the projected growth of Ballan.</p>						
Ballan Library Relocation	Ballan	\$250,000	\$500,000	-	\$750,000	Feasibility
<p>This project seeks to relocate the library from the existing leased and unsuitable facilities at the Ballan Mechanics Institute into a re-developed area of the existing Moorabool Shire Offices located in Stead Street, Ballan. The community of Ballan and surrounds will receive enormous benefit from this project. There will be enhanced opportunity to develop Council and community partnerships, as well as opportunities for the more socially isolated to engage in the community. People seeking a quiet space to study or to use a communal workspace will find a vastly improved and more relevant facility with the availability of public internet access and Wi-Fi photo-copying / faxing / email facilities (currently not available).</p>						
Gordon Recreation Reserve - Additional Netball Court	Gordon	\$100,000	\$100,000	\$50,000	\$250,000	Scoped
<p>The project includes the construction of an additional netball court adjacent to the existing court and lighting of the existing court at the Gordon Recreation Reserve. The project will enable better use of existing court space, cater for training needs and create warm up areas for competition days.</p>						
Gordon Recreation Reserve - Sewer Connection	Gordon	\$25,000	\$100,000	-	\$125,000	Shovel Ready
<p>The township of Gordon has been seweraged in recent years, however the sewerage scheme did not extend to the Recreation Reserve that is on Crown Land. The existing septic system is failing at the reserve posing a health risk to the public and adjoining properties. After investigation of options to address the issue, extension of the sewer to the Reserve is the optimal option to address the risks.</p>						
Gordon Streetscape Upgrade	Gordon	\$250,000	\$250,000	-	\$500,000	Shovel Ready
<p>This project is the formalisation of Main Street, Gordon from the Old Western Highway through to Stanley Street. The project will include improved pedestrian linkages, formalised intersections, drainage improvements including kerb and channel construction, landscaping and improved access to community buildings.</p>						
Greendale Recreation Reserve Amenities Upgrade	Greendale	\$50,000	\$50,000	-	\$100,000	Scoped
<p>The existing public amenities at the Greendale Reserve are considered inadequate for current usage levels. An extension of the existing amenities will cater for the needs of the Reserve and public for the events that are held there.</p>						

Wallace Recreation Reserve - Sports Oval Irrigation and Lighting Wallace \$50,000 \$150,000 \$50,000 \$250,000 Shovel Ready

The project involves the installation of sports oval lighting at the Wallace Recreation Reserve to training standard along with the installation of an automated irrigation system to provide better utilisation and condition of the existing oval surface. The project will allow tenant clubs to increase their participation and membership through increased training times and loads, as well as improving safety to all participants.

Dunnstown Recreation Reserve - Sports Oval Lighting Dunnstown \$50,000 \$100,000 \$50,000 \$200,000 Scoped

The project involves the installation of sports oval lighting at the Dunnstown Recreation Reserve to training standard to provide better utilisation and condition of the existing oval surface. The project will allow tenant clubs to increase their participation and membership through increased training times and loads, as well as improving safety to all participants.

Bungaree Recreation Reserve - Sports Oval Lighting Bungaree \$50,000 \$100,000 \$50,000 \$200,000 Scoped

The project involves the installation of sports oval lighting at the Bungaree Recreation Reserve to training standard to provide better utilisation and condition of the existing oval surface. The project will allow tenant clubs to increase their participation and membership through increased training times and loads, as well as improving safety to all participants.

Elaine Recreation Reserve - Water & Irrigation Elaine \$25,000 \$80,000 \$36,050 \$141,050 Scoped

This project involves the supply of water and irrigation to the Elaine Recreation Reserve. The project will allow tenant clubs to increase their participation as well as improving safety to all participants.

POSSIBLE PROJECT PACKAGES

Project Name	Locality	Current Council allocation	External funding requested	Other	Total Project Cost	Status
Moorabool Play Space Upgrades – Scalable	Various	\$150,000	\$450,000	-	\$600,000	Feasibility

The project involves the upgrade of play spaces across Moorabool to address gaps in service, lack of diversity and condition of the assets. The proposed upgrade is supported by the Recreation and Leisure Strategy and would increase participation and utilisation of open space areas and thus improved health and wellbeing.

Street Lighting Bulk Lamp Changeover to LED	Shire Wide	\$300,000	\$600,000	-	\$900,000	Shovel Ready
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Council has developed a business case to undertake a bulk lamp changeover of its street lighting to LED. There are numerous environmental benefits to the proposed project and financial assistance is required to roll out the project across the municipality.

Aquatics Upgrades - Splash Parks	Bacchus Marsh	\$200,000	\$400,000	-	\$600,000	Feasibility
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The project involves the creation of splash parks in the urban areas of Bacchus Marsh to provide diversity in the aquatic and recreation experience of residents in the area. The proposed upgrade is supported by the community and would increase participation and utilisation of open space areas and thus improved health and wellbeing.

11.2 GROWTH AND DEVELOPMENT

11.2.1 Planning Permit Application PA2017-037; Development and Use of the land for Materials Recycling (heritage and timber salvage) and Business Identification Signage, 705 Bacchus Marsh Road, Merrimu VIC 3340.

This application went before the Ordinary Meeting of Council held on 4 October 2017, whereupon it was resolved to defer the item to the following Ordinary Meeting of Council for further consideration.

Application Summary:	
Permit No:	PA2017 037
Lodgement Date:	2 March, 2017
Planning Officer:	Victoria Mack
Address of the land:	705 Bacchus Marsh Road, Merrimu 3340 Lot 1 on TP 018519U
Proposal:	Development and use of the land for Materials Recycling (heritage and timber salvage) and Business Identification Signage
Lot size:	3850sqm
Why is a permit required	<p><u>Farming Zone</u> Clause 35.07-1, section 2, use of the land for materials recycling and</p> <p>Clause 35.07-4 for buildings and works</p> <p><u>Design and Development Overlay and Schedule 3</u> Clause 43.02 for buildings and works</p> <p><u>Advertising signage</u> Clause 52.05, Category 4, business identification signage</p>
Public Consultation:	
Was the application advertised?	Yes
Notices on site:	Yes
Notice in Moorabool Newspaper:	No
Number of Objections:	13
Consultation meeting:	Held 9 May 2017

Policy Implications:	
Strategic Objective: Minimising Environmental Impact	Natural environment
Context: Stimulating Economic Development	Land Use Planning
Victorian Charter of Human Rights and Responsibilities Act 2006	
<p>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.</p>	
Officer's Declaration of Conflict of Interests	
<p>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.</p> <p><i>Manager – Satwinder Sandhu</i></p> <p>In providing this advice to Council as the Manager, I have no interests to disclose in this report.</p> <p><i>Author – Rob Fillisch</i></p> <p>In providing this advice to Council as the Author, I have no interests to disclose in this report.</p>	
Executive Summary:	
Application Referred?	To: VicRoads; Western Water; Council's Infrastructure, Environmental Health and Strategic and Sustainable Development Departments; and Downer Group.
Any issues raised in referral responses?	VicRoads would require significant road works (on the Bacchus Marsh Road) if access to the site was to be from Bacchus Marsh Road as originally proposed.
Preliminary Concerns?	Access to the site from Bacchus Marsh Road and vehicle movement around the site.

<p>Any discussions with applicant regarding concerns.</p>	<p>Extensive discussion with the applicant in relation to vehicle and truck movements on the site and access to the site.</p> <p>An on-site meeting was held with VicRoads, Council's Infrastructure Department, the applicant and several objectors in relation to road safety concerns and access issues.</p>
<p>Any changes made to the application since being lodged?</p>	<p>The plans were amended to show access to the site to be from Flanagans Drive only and additional plans were provided with turning templates to show how vehicles can move around the site.</p>
<p>VCAT history?</p>	<p>Nil</p>
<p>Previous applications for the site?</p>	<p>The site was used as a service station from approximately the 1950s until approximately the year 2000.</p> <p>Permit PA2000-246 was issued on 31 January 2001, with minor later amendments to the preamble, for the <i>Development and Use of a Service Station and Ancillary Convenience Restaurant</i>. This service station was to replace the existing service station but was never constructed. The old service station closed and was demolished from the site in approximately 2005.</p>
<p>General summary</p>	
<p>The application is to develop a site located on the eastern outskirts of Bacchus Marsh, and use the land for a materials recycling business which would involve the recycling and reselling of heritage and 'old style' building materials from within a building to be constructed on the site.</p> <p>The building is proposed to be constructed from heritage and recycled materials with the intent of displaying the proposed goods that are sold and utilised as part of this business whilst also attempting to soften its appearance to blend into the surrounding environment. The site would be landscaped.</p> <p>The application was advertised and 13 objections were received. At the consultation meeting held on 9 May 2017, the applicant explained that the business would be small and was focussed on recycling old building materials within the building, not outside.</p> <p>The objectors were less concerned about the business but the 'unsafe' road network around the site particularly at peak times remained of concern.</p> <p>The land is also in the Farming Zone and the proposed use is not in accordance with the purpose of the Zone or is it in keeping with the State and Local Planning related to agricultural activities.</p>	

It is therefore considered that the proposed use and development of a materials recycling business and business identification signage at this location is not an appropriate use. The proposed development is also inappropriate at the entrance to Bacchus Marsh and the Avenue of Honour.

Summary Recommendation:

That, having considered all relevant matters as required by the Planning and Environment Act 1987, Council issue a Refusal to Grant a Permit for the Development and Use of the land for Materials Recycling (heritage and timber salvage) and Business Identification Signage in accordance with Section 61 of the *Planning and Environment Act 1987*, subject to the reasons detailed at the end of this report.

Previous Council meeting 4 October, 2017

Council determined to defer this application to the next available Ordinary Council meeting.

At this meeting, the applicant spoke and discussed other potential uses of the site in conjunction with the proposed use. It should be noted that this assessment only relates to the original proposal and should the applicant wish to add other uses then the application may need to be amended to include such uses.

Given the application has not been amended the officers assessment of this report has not changed. It should be noted that the main concerns with this application is:

- Location of the site:
 - Being the entrance to Bacchus Marsh visual amenity; and
 - Isolated site without any connection to any other business or activity.
- Size of the site being 4000 sqm:
 - With only 1000 sqm under cover;
 - 3000 sqm of the site will be effectively unusable if all materials are stored undercover; and
 - Limits expansion of the business.
- Type of business:
 - Not related to agriculture; and
 - Can be visually unattractive.

An alternative motion has been made available to Councillors for consideration.

Background

The subject site, Lot 1 on TP 018519U, has an area of 3850sqm. There is evidence of earthworks and building rubble on the lot from previous uses. This lot is not covered by a Heritage Overlay.

The lot on the west side, Lot 2 on PS110748, is 3750sqm and is covered by the Heritage Overlay, HO147 and contains an old dwelling. HO147 relates to the Symington Brewery site.

Both of these lots originally housed a service station which was located on the site for approximately 50 years. The service station was finally demolished in approximately 2005 and the lots have been vacant since.

Permit number PA2000-246 was issued on 31 January, 2001 with minor later amendments to the preamble for the *Development and Use of a Service Station and Ancillary Convenience Restaurant*. The permit documentation referenced only Lot 2 on PS110748.

At the time of the application PA2000-246, there was an existing service station and café/take-away food business on the west side lot apparently dating back to the 1950s. Other documentation states that *the roadhouse was constructed pre-1967 and the service station building constructed in 1968*. The old roadhouse remained on the site while the new permit was being assessed.

However, permit PA2000-246 was never commenced and by 2005 a Building Notice was issued on the site as *"Vandalized Ex Road House"* stating that the Service Station had been vandalized with broken glass, graffiti and other damage and had not been hoarded properly. The site was eventually cleared (exact date not known but believed to be in approximately 2005) and has remained in its current state for the last 10-12 years.

Public Notice

The application was advertised to adjoining and surrounding landowners and a large sign was placed on the site for a minimum period of 14 days.

Thirteen (13) objections were received.

Summary of Objections

The objections received are detailed below with officer’s comments accompanying them:

Objection	Any relevant requirements
<p>Traffic congestion at the intersections of Bacchus Marsh Road (two-way traffic), the two Western Freeway off-ramps and Flanagan’s Drive, and the road network more generally, is unsafe. The development is likely to increase traffic congestion. The road network is not suitable for extra commercial vehicles.</p>	<p>VicRoads in relation to Bacchus Marsh Road. Council’s Infrastructure Department in relation to Flanagan’s Drive.</p>
<p>Bacchus Marsh Road is a major road and needs improvement – the site for the proposed development is an area that experiences peak congestion with cars turning into Flanagan’s Drive and others driving fast east and west and well as the off ramp T intersection from Western Highway.</p>	
<p>The unsafe traffic issues are getting worse. Blind spots occur in this area. This proposal could add to traffic concerns.</p>	
<p>Urgent road works are needed across the whole area. Already a dangerous site and additional slowly moving and turning trucks would increase risk.</p>	

Officer’s response – Your submission is noted. Traffic congestion and traffic concern and the movement of traffic in this area was mentioned in all submissions. In response to this concern an on-site meeting was held with VicRoads, Council’s Infrastructure Department, the applicant and several objectors on 15 June 2017. VicRoads agreed to investigate options to improve the intersection and submitted a Report to Council on 1 August 2017. The report was also approved for release to the Merrimu objector group. The findings of the Report are addressed in the assessment section of this report. In summary, VicRoads have advised that crossovers will only be supported on Flanagan’s Drive. The Shire’s infrastructure department would require any new crossover to be constructed to an industrial standard to ensure suitable for trade vehicles. It is considered that this site is subject to traffic risk and congestion.

Industrial / commercial nature of the proposal Farming Zone
better suited to Industrial Zone, not Merrimu.
Industrial noise from demolition in a quiet
residential / rural area is not appropriate.

Officer's response – This submission is noted. An application for materials recycling is a Section 2 use in the Farming Zone where a permit required. It is considered that the proposed use isn't consistent with the objectives of the Farming zone and therefore Officers have recommended refusal.

Operation of the proposal - trucks and traffic EPA noise guidelines
and industrial noise pollution – demolition /
industrial sales yard - not at all suited to
Merrimu area.

Officer's response - All recycling operations and resale of recycled goods is proposed to be undertaken within the building. The applicant has detailed that it does not propose any large commercial vehicles, all vehicles would be required to be 'as of right vehicles' and smaller. This is addressed further in the assessment section of this report.

Not a suitable development for the entrance
to Bacchus Marsh. A more thoughtful
treatment of the area should be considered
at the entrance to the Avenue of Honour –
where tourism is increasingly important to
the township.

Officer's response – This submission is noted. It is considered that the site is an important entry point to the Bacchus Marsh townsite and the proposed development has the potential to have a detrimental impact to the Farming Zone through inappropriate use and development (bulk and scale) of the proposed building. It is considered that this use is more appropriate within the industrial zone. The suitability of the proposal at this location is further addressed in the assessment section of this report.

Impact of the operation on neighbouring
residents including nearby Our Lady of Ta
Pinu Church

Officer's response - The Church has not objected to the application.

Peaceful amenity would be impacted – birds Farming Zone
and wildlife – not wanted at the quiet leafy
entrance to Flanagan's Drive and a
residential area.

Officer's response – This submission is noted. The site for the development is in the Farming Zone. The purpose and decision guidelines of the Farming Zone apply to this application as well as local and State planning policies which have the objective of protecting agricultural land for agricultural purposes.

Merrimu requires more services such as gas
and weed control.

Officer's response – These issues are not relevant to this application.

The neighbouring lot is Heritage and should not be used for commercial purposes.

Officer's response – The heritage site is not part of this application.

Proposal

Plans of the development are provided as an Attachment.

It is proposed to develop a materials recycling business on the site. The business would source heritage, vintage, antique and other salvaged materials from demolition sites of old and heritage style buildings. The operator would bring these salvaged materials to the site to clean and pack for resale. Under Clause 74 of Moorabool Planning Scheme the use is defined as follows:

Materials recycling – Land used to collect, dismantle, treat, process, store, recycle, or sell, used or surplus materials.

Materials would be sourced from the demolition of older style and heritage dwellings and buildings from across Victoria, but the majority would be from Melbourne, which would be transported to the site on the owner's medium sized truck.

The types of products that would be salvaged from demolition sites include: old doors and front entries, lead light windows, wrought iron pieces such as, but not limited to, lacework, lantern posts, decorative antique door hardware and original fencing, original timber such as Oregon, Tasmanian Oak, and supporting beams, second hand bricks including original handmade bricks, original bluestone and original reds from heritage buildings.

The owner is not engaged in the actual demolition of the buildings and the business is not a demolition company. Rather the applicant works with demolition firms to ensure that products able to be salvaged are retained and recycled. These products are more likely sought after by the building trade where period and vintage homes are being restored.

The materials recycling business would sort, clean and repair the salvaged products in the proposed building and then store them for sale also within the building. The majority of the products would then be available to the building trade where these types of original materials are required, but would not be limited to any particular class of building customer.

The owners have a passion for retaining, restoring and recycling heritage materials as they see them as preserving part of our history, rather than part of our land fill. They also propose to run the business in an environmentally sustainable manner.

The business would be run by the owner with an additional 2 to 4 staff.

The business would generally involve the owner using his truck to collect salvaged products returning to the site for processing including:

- De-nailing timber in the building, sorting and stacking for resale;
- Cleaning and sorting second hand bricks and stacking and wrapping onto pallets for resale;
- Repairing and storing original lead light and antique window frames;
- Cleaning and restoring wrought iron and other metal products for resale.

All restored products would be stored within the proposed building.

Waste products from the restoring and recycling process would be kept in "skip bins" at the rear of the building for disposal.

The site around the building would be kept free of debris. The owners state that they would keep the site in a tidy state at all times. The site would also be landscaped to soften the visual impact of the site.

The hours of operation proposed for the business would be from 7.00am to 5.00pm Monday to Friday for staff; 9.00am to 5.00pm for the trade; and 8.00am to 4.00pm on Saturday and Sunday for the staff and the trade.

Buildings and works

The building itself is proposed to be constructed with recycled materials particularly the front façade to reflect the heritage nature of the business and the site.

Materials to be used would include: recycled timber weatherboards, recycled bricks, recycled verandah posts, recycled corrugated iron (or new Colorbond corrugated iron), recycled timber doors, Victorian style double hung windows, iron lace work at the front and heritage style signage at the front.

The purpose of constructing the building from these materials is to make the building sympathetic to the existing built form of the area.

The building would have the following specifications:

- The ground floor would contain a warehouse with a floor area of 660sqm;
- A 3m wide verandah would be located at the front of the building, facing south, and also along the east side. The area of the verandas would be 189sqm.
- At the rear of the warehouse section would be an attached workshop accessed by an internal roller door and with a floor area of 110sqm.
- An attached covered verandah also at the rear would have an area of 142.50sqm.
- The total area under roof would be 1101.5sqm representing a 28.6% site coverage.
- The height of the warehouse, workshop and verandah would be 4.88m to the eaves and with a maximum roof height of the main building of 7m.
- Within the warehouse area there would be two toilets including a disabled toilet, a small records room and a utility (lunch) room with sink.
- There would be a mezzanine first floor located at the western end of the building.
- The mezzanine would be accessed by a stair case and would contain office space and would have a floor area of 65sqm.

- Above the mezzanine floor would be a small loft also accessed by stairs with a floor area of 18sqm.
- The maximum height of the loft would be 8.937m.
- The building overall would be accessed via a number of roller doors, single doors and sliding doors which are all noted on the elevation plans
- A sign would be located on the building façade with the words “Bacchus Marsh Heritage Timber and salvage” and would be 3sqm in area.

The site would be landscaped but no specific landscape plans have yet been provided.

The plans were amended during the planning process to add vehicle and truck turning templates and to clarify the proposed access to the site. The original plans showed access would be from Bacchus Marsh Road, but following discussions with all parties including VicRoads, Council’s Infrastructure Department and objectors it was considered that access to the site should be restricted to Flanagans Drive only.

Site Description

The site is relatively isolated being bound by a network of roads including: Council managed Flanagans Drive, and VicRoads managed Category 1 roads being the Bacchus Marsh Road and Western Freeway.

There are two lots in the same ownership. The east side lot, that is the subject of this application, is vacant. The west side lot which has a Heritage Overlay has an existing derelict uninhabited dwelling and the remains of the heritage Symington brewery site. Both lots abut the Bacchus Marsh Road rising slightly to the north rear side boundary.

Both lots have rubble and rubbish remaining from former uses most probably left over after the old service station was demolished. The lots have remained in this condition for over 10 years.

There is little native vegetation on the site. Exotic vegetation includes a few pepper trees, willows, boxthorn, prickly pear and other weeds, which is a reflection of the site being poorly managed over the years.

To the north of the site there is a hillside at the rear and the land above is owned by Our Lady of Ta Pinu Church which consists of approximately 43ha of open grassland interspersed with individual shrines and religious facilities.

Flanagans Drive abuts the east side boundary and the Bacchus Marsh Road, and Western Freeway, abut the south side boundary.

Approximately 100m to the north-east of the site is a residence in private ownership. Approximately 40m to the north of the site is a dwelling located within the Our Lady of Ta Pinu Church grounds. The next nearest neighbouring dwelling is approximately 200m also to the north-east.

There are no other neighbouring dwellings within 500m of the site.

Across the Western Freeway to the south, east and south-west of the site is land also in the Farming Zone which is used for intensive horticulture which is a vital contributor to the Bacchus Marsh horticultural economy.

Directly to the south east of the site across the Bacchus Marsh Road is the Hopetoun Cemetery, which has a Heritage Overlay HO16. The Hopetoun Cemetery stands on 0.4 hectares of land donated in 1850 to the Roman Catholic Church for the erection of a Chapel/School.

The site is also surrounded by roads, being Flanagans Drive, Bacchus Marsh Road, the Western Freeway off ramps, and further to the south the Western Freeway. It is located close to the entrance to the Avenue of Honour and access to the Bacchus Marsh township.

HO147 is described within the Schedule to the Heritage Overlay as the "*Former Symington House and Symington's Brewery Industrial Archaeological site*", and it dates back to 1862. This lot currently has an old uninhabited and dilapidated dwelling and the brick remnants of the Symington Brewery site.

The old dwelling has been clad with contemporary building material in recent years, however, the applicant has advised parts of the original house remain within the interior of the building. The applicant has advised that he intends in due course to restore this building (sensitive to its heritage) to make it usable again.

A Statement of Significance was prepared in 1995 for the site which states that it has local historical significance for its association with the early settlement and development of industry in the area, and that William Symington was a local pioneer.

Approximately 1.7km to the north of the site above the escarpment is land in the Rural Conservation Zone where there are a number of low density style residential precincts have emerged at the northern end of Flanagans Drive and also Bences Road to the west. Flanagans Drive is a key access road to the Western Freeway for the residents living in this precinct.

The site has a long history as detailed in the background section of this report. From 1862 the site was used as a brewery. It is not clear when the brewery ceased but in the 1950s the site was used as a roadhouse which ceased operation in approximately the late 1990s although the exact cessation date is not known.

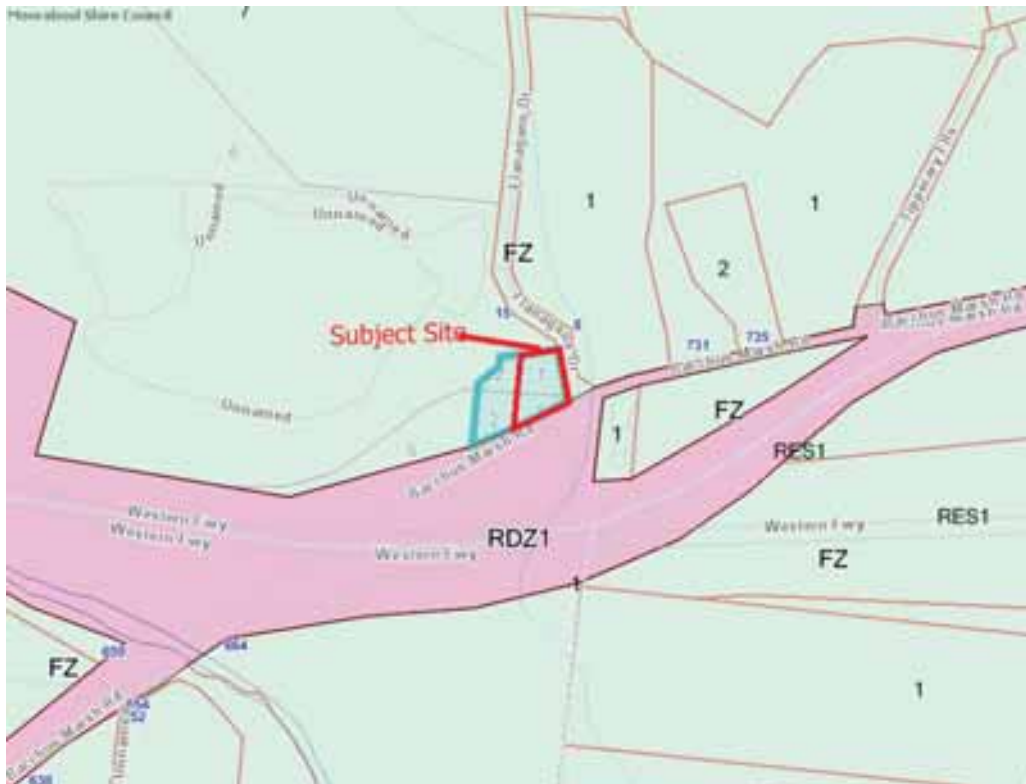
The site is serviced by power and water with sewer connection available.

Locality Map

The aerial map below indicates the location and features of the subject site.



The zone map below shows the zoning of the site and surrounding area.



Planning Scheme Provisions

Council is required to consider the Victoria Planning Provisions and give particular attention to the State Planning Policy Framework (SPPF), the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS).

The following State and Local planning Policies are relevant to the application:

SPPF	Title	Response
Clause 11.08-8	Agricultural productivity	<p>Objective To support long-term agricultural productivity.</p> <p>Strategies Support change and transition to maintain the viability and productivity of agricultural land. Support rural economies to grow and diversify and protect key agricultural assets from incompatible uses. There is no nexus between agriculture and the proposed industrial use.</p>
Clause 11.08-9	Cultural heritage and landscapes	<p>The objective is to recognise the importance of cultural heritage and landscapes as economic and community assets that are important for attracting tourists to the region. The site is close to heritage assets and the development of industry in this location is incompatible with these heritage assets.</p>
Clause 14.01-1	Protection of agricultural land	<p>The aim is to protect productive farmland which is of strategic significance in the local or regional context by preventing inappropriately dispersed urban activities in rural areas; limiting new housing development in rural areas and discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.</p>
Clause 14.01-2	Sustainable agricultural land use	<p>The aim is to encourage sustainable agricultural land use.</p>
LPPF		
Clause 21.03-2	Objective—Urban Growth Management	<p>It is policy to avoid urban development where it is likely to impact on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.</p>

Clause 21.03-4	Objective— Landscape and Neighbourhood Character	It is policy to ensure new development in all zones respects the existing character, landscape setting and amenity of the local area.
Clause 21.04-2	Objective— Agriculture	It is policy to protect good quality agricultural land and support the productivity and sustainability of existing and future agricultural and horticultural activities.
Clause 21.04-4	Objective—Industry	While it is policy to provide for a range of industrial development and activities in proximity to transport networks and existing infrastructure and it is also policy avoid off-site impacts on residential amenity, environmental quality, or agricultural values. The subject proposal does not have agricultural uses proposed as part of its processes, therefore, it is considered inappropriate for this site.

Zone

Farming Zone

In accordance with Clause 35.07-1, section 2 of the Moorabool Planning Scheme a permit is required to use land for materials recycling. In accordance with Clause 35.07-4 a permit is required for buildings and works for a use in Section 2 of Clause 35.07-1.

The purpose of the Farming Zone is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Provide for the use of land for agriculture.
- Encourage the retention of productive agricultural land.
- Ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- Encourage the retention of employment and population to support rural communities.
- Encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Comment:

The subject land is in the Farming Zone and the use of the land for materials recycling is a Section 2 use in the Farming Zone where a permit is required provided. Originally the proposed use and development was classified by Officers as 'Trade Supplies' which is defined under the Scheme as follows:

Trade Supplies – Land used to sell by both retail and wholesale, or to hire, materials, tools, equipment, machinery or other goods for use in:

- a. Automotive repairs and servicing;*
- b. Building*
- c. Commerce*
- d. Industry*
- e. Landscape gardening*
- f. The medical profession;*
- g. Primary production; or*
- h. Local government, government departments or public institutions.*

Upon further investigation into the application and the definition as stipulated above, the subject proposal could not be linked to point (g) which is critical for this zone, the subject use does not propose any agricultural activity as part of its proposal. Therefore, upon further assessment it is considered that is more appropriately aligned with the definition of 'Materials Recycling' because the application focuses on storing, recycling and sale of used goods on site.

The zoning of the land raises the question as to whether the use of a materials recycling business on this site is compatible with farming activities and the retention of agricultural land, or the use of the surrounding land for agriculture. In order to recommend approval for materials recycling there needs to be a demonstrated nexus between the proposed use and Agriculture for which this application does not demonstrate.

Overlays

Design and Development Overlay – Schedule 3 - National Route 8 (Western Freeway/Highway) Environs

In accordance with Clause 43.02- a permit is required for buildings and works for the use of a warehouse / materials recycling where:

- The building is located within 50 metres from the boundary of the Western Freeway/Highway Reserve or any proposed Western Freeway Reserve.
- The building exceeds 5.4 metres in height above natural ground level to the highest point excluding chimneys, flues, antennae and the like.
- If the building cannot be set back from the Western Freeway/Highway in order to obtain a visual and acoustic buffer, ensuring that future works within the Freeway/Highway reserve to minimise any adverse effects are not necessary.
- If landscaping is not provided.
- If a fence exceeds 1.5m in height.

Other specific requirements in the DDO3 include that:

Any building providing for a noise sensitive use (including a warehouse) must be designed and constructed to acoustic standards with interior noise levels not greater than those set out in any appropriate Australian Standard in relation to road traffic noise intrusion.

Decision guidelines in the DDO3 require the responsible authority to consider:

- Whether the proposal will enhance the environs of the Western Freeway/Highway.

- Whether the proposal will prejudice the levels of service, safety and amenity of the Western Freeway/Highway.
- Whether proposed landscaping will suitably screen the proposal from the Western Freeway/Highway.
- Whether the proposed development adversely affects skyline and landscape values.
- The effect of the proposed development or advertising sign on the amenity of surrounding properties.
- Comments of the Roads Corporation.

Comment: A permit is required for this proposal under the DDO3 due to the following issues:

- The development would be located within 50m of the western freeway road reserve and cannot be moved further back due to site constraints.
- The building would have a height of greater than 5.4m.
- The site would require a mesh security fence of more 1.5m in height.

The site is surrounded by Category 1 roads including the Bacchus Marsh Road and the two freeway off ramps for traffic travelling east.

The proposed building would be located within 50m of a Category 1 Road and would be visible from several viewpoints. It is not possible for the site to be screened from the Western Freeway or the Bacchus Marsh Road. It is considered that the proposal due to the proposed bulk and scale of it would not enhance the environs of the Western Freeway.

The Roads Corporation did not object to the proposal subject to conditions which related to any access proposed from the Bacchus Marsh Road. This access has now been changed to Flanagans Drive only.

Environmental Significance Overlay – Schedule 8 (Eso8) – Part River Red Gums In The Bacchus Marsh Valley

The site is covered by the ESO8 in part. However as no River Red Gums are located on the site, nor are any River Red Gums located within the proximity of the site it is not considered that the proposal would impact on the tree protection zones for the Red Gums and therefore it is considered that the proposal would not require a Planning Permit under the ESO8.

Aboriginal Affairs Victoria Overlay (AAV) - part

The southern frontage of both lots contains a very small section of the AAV overlay. A basic report was undertaken and it was determined that the regulations do not require a Cultural Heritage Management Plan to be prepared for this proposal.

Relevant Policies

Moorabool Heritage Strategy - 2016-2020

While the subject site does not have a heritage overlay it sits beside a site that does. The potential impact of this development adjacent to a heritage site is a consideration is assessing the proposal.

Bacchus Marsh Gateways Strategy - Final Report December 2003.

At the time this study was undertaken in 2003 the report noted the existence of a “derelict Petrol Station” on the site.

The site is located within an area that is defined within the report as the entrance to the Avenue of Honour and the township of Bacchus Marsh.

The application was referred to Strategic and Sustainable Development for comment. Their response is detailed in the assessment section of this report. In summary, Strategic and Sustainable Development team identified that the site is in a prominent location that isn't ideal for this proposal. In addition to this, it is considered that whilst by nature the site is dislocated from the Avenue of Honour it acts as an important link to the Bacchus Marsh townsite.

It is considered that any proposal inconsistent with the objectives of the scheme, strategies and policy listed above could have a detrimental impact on the entry to the Bacchus Marsh townsite.

Particular Provisions

Clause 52.05 – Advertising signage

In accordance with Clause 52.05-10 Of the Moorabool Planning Scheme the Farming Zone is Category 4 for business identification signs and which is described as “sensitive areas”.

A permit is required under Clause 52.05, Category 4, for business identification signage.

In this category the total advertisement area to each premises for business identification signage cannot exceed 3sqm.

The proposed development building would have a sign at the front that would be no greater than 3sqm and otherwise no additional signage is proposed.

Clause 52.06 – Car parking

In accordance with Clause 52.06-5, Table 1, of the Moorabool Planning Scheme the use of the land for materials recycling requires that 10% of the site is available for car parking. In this application 385sqm must be available for car parking which equates to 25bays being required.

The materials recycling building would take up 28.6% of the site with a balance of the land, or 71.4% of the site, available for car parking, truck parking, driveways and landscaping. 12 car spaces have been shown on the site plan and it is considered that there is adequate provision for additional parking of up to 16 car spaces (13 required) or equivalent parking of tray trucks, on the site.

Discussion

The subject application has a number of considerations to be made when making a recommendation:

1. Is the application appropriate for the Farming Zone in accordance to the various scheme provisions as stipulated above;
2. The objections raised in relation to access and general impact on the surrounding amenity; and
3. The strategic intent of the site.

Objections raised.

The application was advertised and 13 objections were received. Most of the objector concerns were about traffic issues in the surrounding road network and that the proposed use of the land for materials recycling (heritage and timber salvage) could make traffic issues worse. Amenity concerns were also raised.

A consultation meeting was held on 9 May 2017 with eight objectors and the applicant attending.

The dominant issue that was raised at the consultation meeting was the road network, specifically the Bacchus Marsh Road, the Flanagans Drive intersection with Bacchus Marsh Road and the two Western Freeway off-ramps.

After the consultation meeting, an on-site meeting was held with VicRoads, Council's Infrastructure Department, the applicant and objectors to discuss traffic concerns. It was agreed by both VicRoads and Council's Infrastructure Department that the objector concerns had merit.

VicRoads prepared a detailed report on the road network in this area and this report has subsequently been made available to the objectors. The report essentially looked at undertaking some shorter term rectification measures.

Council's Infrastructure Department also undertook a traffic count on the Bacchus Marsh Road which showed that speed limits were being exceeded, and traffic volumes were significantly higher than expected.

Subsequently a meeting between VicRoads and objectors has been held on site to discuss the issues concerning objectors. Council was not involved in this meeting.

The recommendation in the VicRoads report was as follows:

It is recommended that the signage changes and repainting of pavement marking recommended in section 4.5 be adopted as the preferred treatment option. With the addition of the 'No right turn' signage and the movement of the 60km/h zone, drivers negotiating the intersection will be exposed to less risk and will be better informed than in the current condition of the road. As developments continue along Flanagans Drive and other road network changes occur, the crash history and AADT for this section of road should continue to be monitored to see if the recommended changes are producing the desired effect, and to identify the point at which a more robust upgrade of the intersection is warranted.

Another outcome of the site visit was to amend the development plans to remove both proposed crossovers onto Bacchus Marsh Road (which currently exist) and construct new crossovers from Flanagans Drive.

The applicant has amended the application to address a range of matters that have been raised during the assessment process including providing turning templates to ensure vehicle movements can occur readily on the site.

The application was referred to the relevant authorities of which none objected to the application with some authorities requesting conditions to be placed on any permit issued.

VicRoads initially responded to the application where access was proposed from the Bacchus Marsh Road. Their permit conditions required extensive road works to construct appropriate access to the site. The applicant subsequently changed the proposed access points to be from Flanagans Drive only. VicRoads have subsequently been provided with the amended plans.

The objectors were also concerned about amenity issues and that the proposal would establish a large noisy industrial business on the site with trucks regularly entering and exiting which would add to the objector's description of extremely challenging traffic conditions in the area adjacent to the site.

The applicant however explained that the type of business he was proposing was not a large industrial operation but rather a small niche business recycling heritage materials. The applicant stated that it would be employing 2 to 4 others; that its objective was to recycle heritage type materials; and that generally only its small truck would be accessing the site a few times a week.

After the applicant had explained the type of business it was proposing the objectors were generally accepting of the proposal. However, the road conditions remained of considerable concern to all objectors.

Strategic Intent of the site

The application was referred to Council's Strategic and Sustainable Development Department (SSD). Their comments were general in nature and included that recycled materials should not be visible from the road, and that while the application was for a relatively small materials recycling business the site is in a prominent location which should be considered in assessing the application.

The Bacchus Marsh Gateways Strategy - Final Report, December 2003, noted that there was currently a derelict petrol station on the site. The site is generally located within the study area noted as gateway to the east of Bacchus Marsh from Melton and Melbourne. Within the Report is noted a specific action that Council should "discuss with the owners of the derelict petrol station opportunities to demolish or refurbish the building". The intention for this site is to be an attractive entry point to the Bacchus Marsh townsite in accordance with the Farming zone objectives.

As the land is in the Farming Zone. The use of the land for Materials Recycling does not accord with the purpose and decision guidelines of the zone. The proposal does not accord with State and Local planning policies related to agricultural land.

The site is located close to the entrance to the Avenue of Honour and the Bacchus Marsh township. The Avenue of Honour is an important tourism asset to Bacchus Marsh. The proposed use may be visually detrimental to the entrance to Bacchus Marsh.

Moorabool Planning Scheme.

In accordance with Clause 21.03-4 of the Moorabool Planning Scheme, it is policy to ensure new development in all zones respects the existing character, landscape setting and amenity of the local area. As stipulated above the subject proposal is going to take up approximately a quarter of the subject site. The design of the building is proposed to be constructed of second hand materials with an overall height of 7m peaking at a maximum height of 8.3m. It is considered due to the location of the site being on a central entrance point to the Bacchus Marsh town site, as well as being nestled within an existing farming zone, that this proposal which not agricultural at all in nature is inappropriate for this site. The bulk and scale of the building is too much for the surrounding landscape and would stand out significantly and inappropriately on this site. It is not considered that this proposal achieves the policy intent of protecting the existing character, landscape setting or amenity of the local area

It is also policy to in accordance with Clause 21.03-4 of the Moorabool Planning Scheme in relation to agriculture to protect good quality agricultural land and support the productivity and sustainability of existing and future agricultural and horticultural activities. Whilst it is acknowledged that this site could not be used for any effective agricultural use, it is considered that by approving a use along this line, Council would be sterilising any potential for this site to be used in conjunction with other land or the objectives of the farming zone.

An important consideration with this application is, Council has land zoned specifically for industrial purposes. Industrial uses by nature require specific development requirements such as appropriate crossovers and site access for larger vehicles, appropriate drainage, hardstand areas and landscaping, they also have the potential for more commercial and intensive uses that can cause conflict and detriment to surrounding land uses if not appropriately planned for hence there are specific areas zoned for these uses. The subject land has been zoned as Farming zone as the intent for this land is not to be used for industrial purposes, it is understood that whilst the site isn't capable of sustainable agricultural practices it makes part of the greater amenity of the farming zone and an important entry point to the Bacchus Marsh townsite. By allowing for ad-hoc inappropriate uses such as this to be approved on the farm zone, Council may by nature be encouraging inappropriate developments to be considered on farming zoned land, by nature impacting the whole zone.

Due to the above planning considerations it is considered that the use and development of a materials recycling business on this site is not appropriate to the proposed location, the site constraints, the purpose and decision guidelines of the Farming Zone or the landscape and cultural values of the surrounding precinct.

General Provisions

Clause 65 – Decision Guidelines have been considered by officers in evaluating this application.

Clause 66 - stipulates all the relevant referral authorities to which the application must be referred.

Referrals

The following referrals were made pursuant to s.55 of the Planning and Environment Act 1987 and Council departments were provided with an opportunity to make comment on the proposed development plan.

Authority	Response
Western Water VicRoads	Consent with conditions Concerns with original proposal, proposing access onto Bacchus Marsh Road, further consultation was undertaken and VicRoads advised of its consent subject to Flanagan's road being the only access point to the site. t with conditions
Western Water Downer Utilities Australia Pty Ltd	Consent with conditions No objection
Infrastructure Environmental Health Strategic and Sustainable Development	Consent with conditions Consent with conditions Comment – may be considered inappropriate for site as strategic entry point.

Financial Implications

The recommendation of refusal of this application may represent a financial implication for Council. The applicant may lodge an application for Review of Council's decision with VCAT with associated cost to Council.

Risk and Occupational Health and Safety Issues

The recommendation of refusal of this application does not implicate any risk or OH & S issues to Council.

Communications Strategy

Notice was undertaken for the application, in accordance with s.52 of the Planning and Environment Act 1987, and further correspondence is required to all interested parties to the application as a result of a decision in this matter. All submitters and the applicant were invited to attend this meeting and invited to address Council if desired.

Options

An alternative recommendation would be to issue an Approval to Grant a Permit. The objectors could apply to VCAT for a Review of Council's Decision with associated cost to Council in defending the decision.

Conclusion

It is considered that the application is not an appropriate development or use for the farming zone, the application does not respond adequately to the site constraints and is not suited to the site. Therefore, it is recommended that the application not be supported.

Recommendation:

That, having considered all relevant matters as required by the Planning and Environment Act 1987, Council issue a Refusal to Grant a Permit for the Development and Use of the land for Materials Recycling (heritage and timber salvage) and Business Identification signage in accordance with Section 61 of the *Planning and Environment Act 1987*, on the following grounds:

1. **The proposal use and development does not accord with the purpose or decision guidelines of the Farming Zone.**
2. **There is no demonstrated nexus between the industrial use and the agricultural use of surrounding land.**
3. **The proposal does not accord with the cultural and landscape values of the surrounding precinct including proximity to the Bacchus Marsh Avenue of Honour.**
4. **The site cannot be adequately screened form the surrounding road network.**
5. **The proposed use does provide for an orderly planning outcome for the site and immediate area.**

Report Authorisation

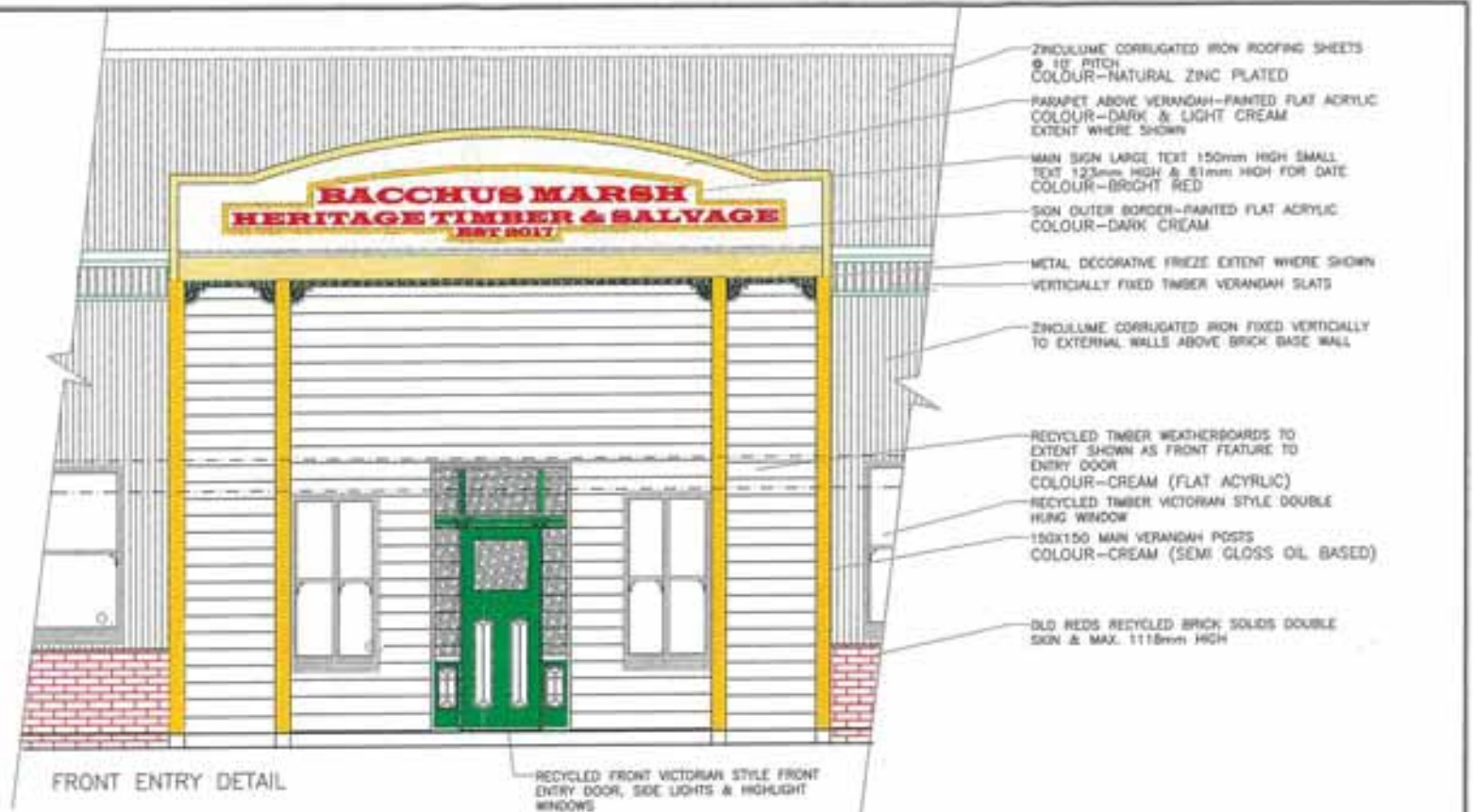
Authorised by:

Name: Satwinder Sandhu 
Title: General Manager Growth and Development
Date: Thursday, 12 October 2017

Attachment - Item 11.2.1



POST/FREIZE DETAIL



FRONT ENTRY DETAIL

RECYCLED FRONT VICTORIAN STYLE FRONT ENTRY DOOR, SIDE LIGHTS & HIGHLIGHT WINDOWS



SOUTH ELEVATION
(VIEW FROM BACCHUS MARSH ROAD)

CACCAMO DESIGNS PTY LTD
BUILDING DESIGNER
PAUL CACCAMO
11 ALBANY COURT, TAYLORS LAKES 3038
MOBILE: 0425 789 329

PROJECT : PROPOSED METAL CLAD TRADES SUPPLIES SHED
ADDRESS : 705 BACCHUS MARSH RD MERRIMU, 3340

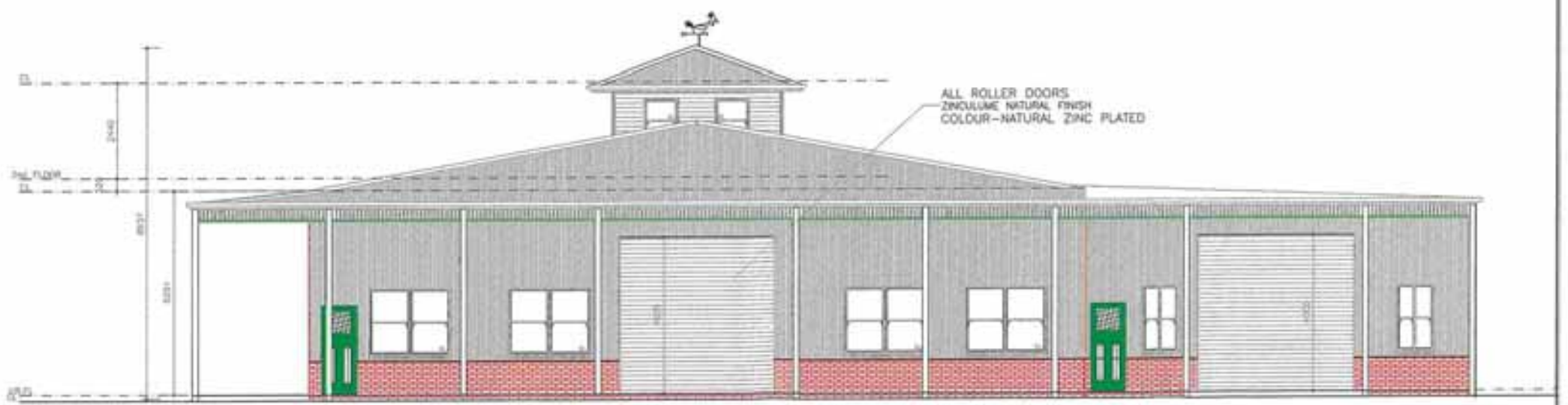
Rev: 0
DRC:
Date:
Scale: 1:100
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Client:
Drawn: PAUL CACCAMO
Job Ref:
Drawing No.: TP5
DL TALLS



SOUTH ELEVATION

BACCHUS MARSH ROAD

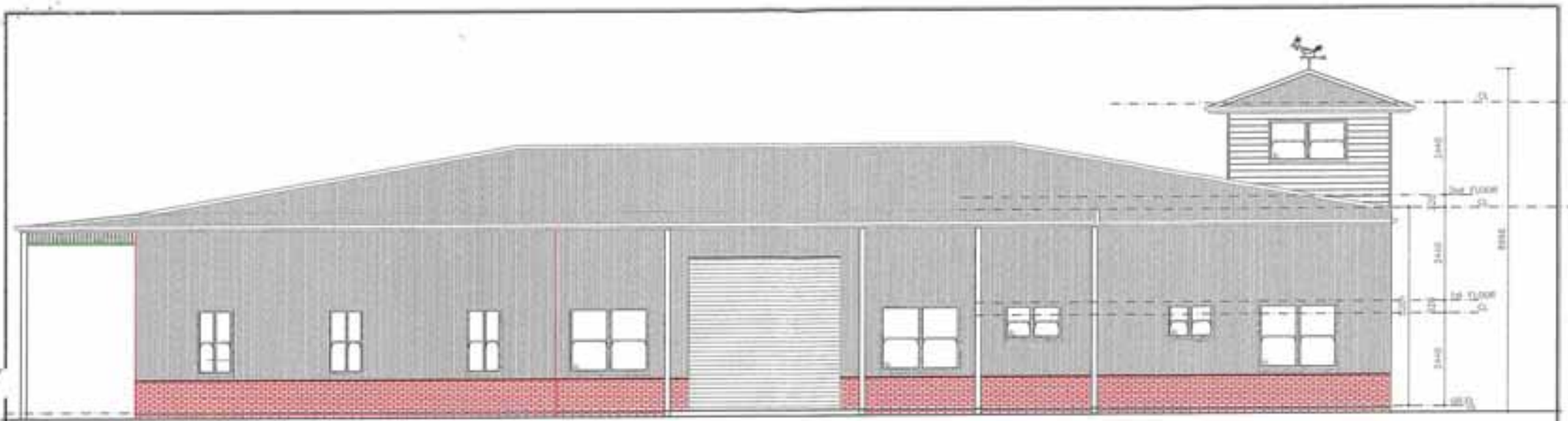


EAST ELEVATION

(VIEW FROM FLANAGANS DRIVE).

FLANAGANS DRIVE

CACCAMO DESIGNS PTY LTD BUILDING DESIGNER PAUL CACCAMO 11 ALBANY COURT, TAYLORS LAKES 3026 MOBILE 0425 789 329	PROJECT : PROPOSED METAL CLAD TRADES SUPPLIES SHED	Rev: 0 DMC:	Client: Drawn: PAUL CACCAMO Loc. Ref:
	ADDRESS : 705 BACCHUS MARSH RD MERRIMU. 3340	Date:	Scale: 1:100 DRAWING No.: TP6



NORTH ELEVATION



WEST ELEVATION

CACCAMO DESIGNS PTY LTD BUILDING DESIGNER PAUL CACCAMO 11 ALBANY COURT, TAYLORS LAKES 3038 MOBILE 0425 789 329	PROJECT : PROPOSED METAL CLAD TRADES SUPPLIES SHED	Rev: 0 Date:	Client: Drawn: PAUL CACCAMO Job Ref:
	ADDRESS : 705 BACCHUS MARSH RD MERRIMU 3340	Job Ref: © COPYRIGHT - THE YEAR & DESIGNING MEMBER OF THE INSTITUTE OF CACCAMO DESIGN PTY LTD	Date: Scale: 1:100

FLOOR FLOOR PLAN

PROJECT NO.	2018-001
DATE	10/10/2018
SCALE	AS SHOWN
DESIGNER	ARCHITECTURE & ENGINEERING
CHECKER	ARCHITECTURE & ENGINEERING
APPROVER	ARCHITECTURE & ENGINEERING
DATE	10/10/2018

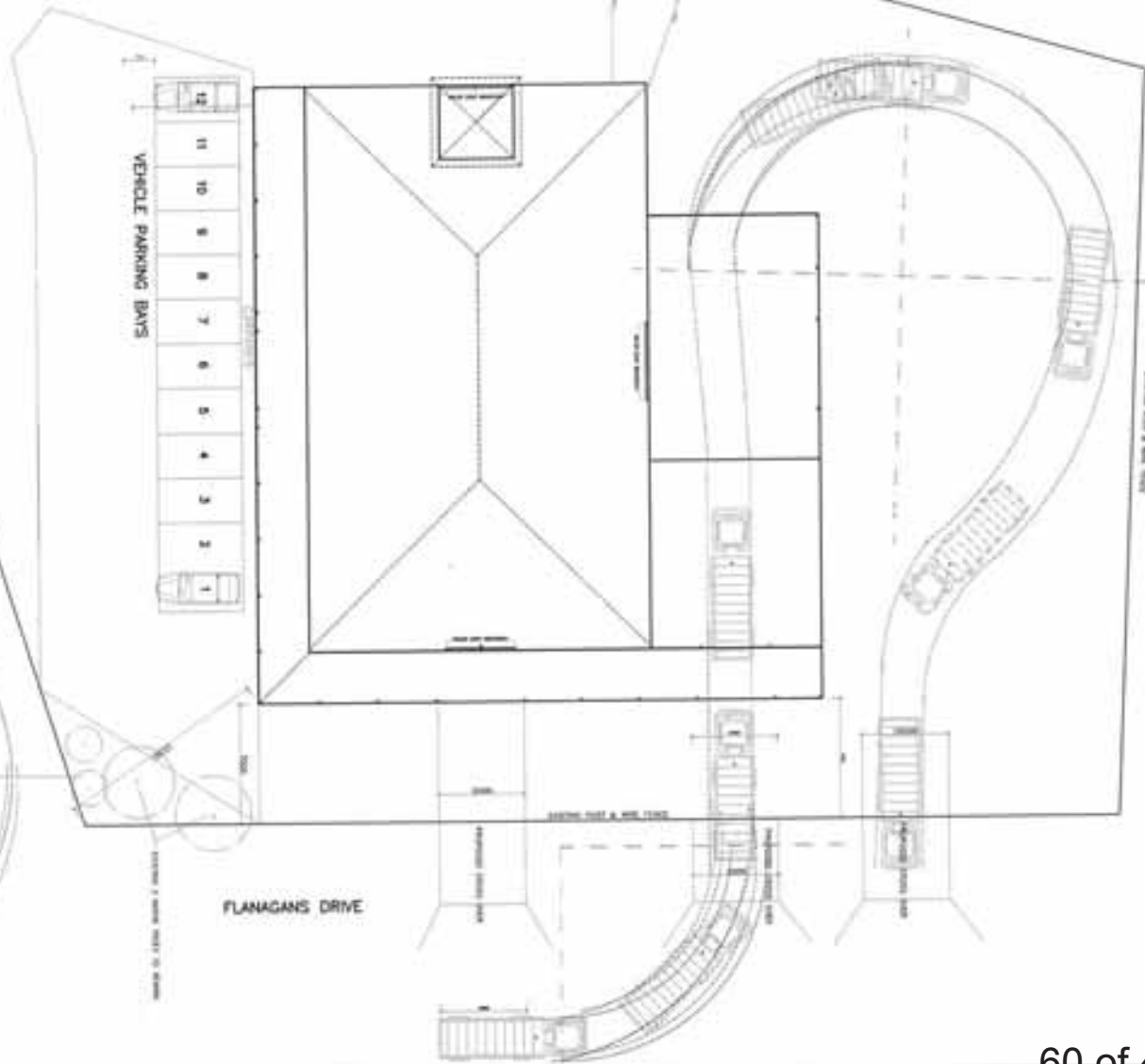
NOTE: SPACES
SHOWN ARE APPROXIMATE
BASED ON CURRENT DATA



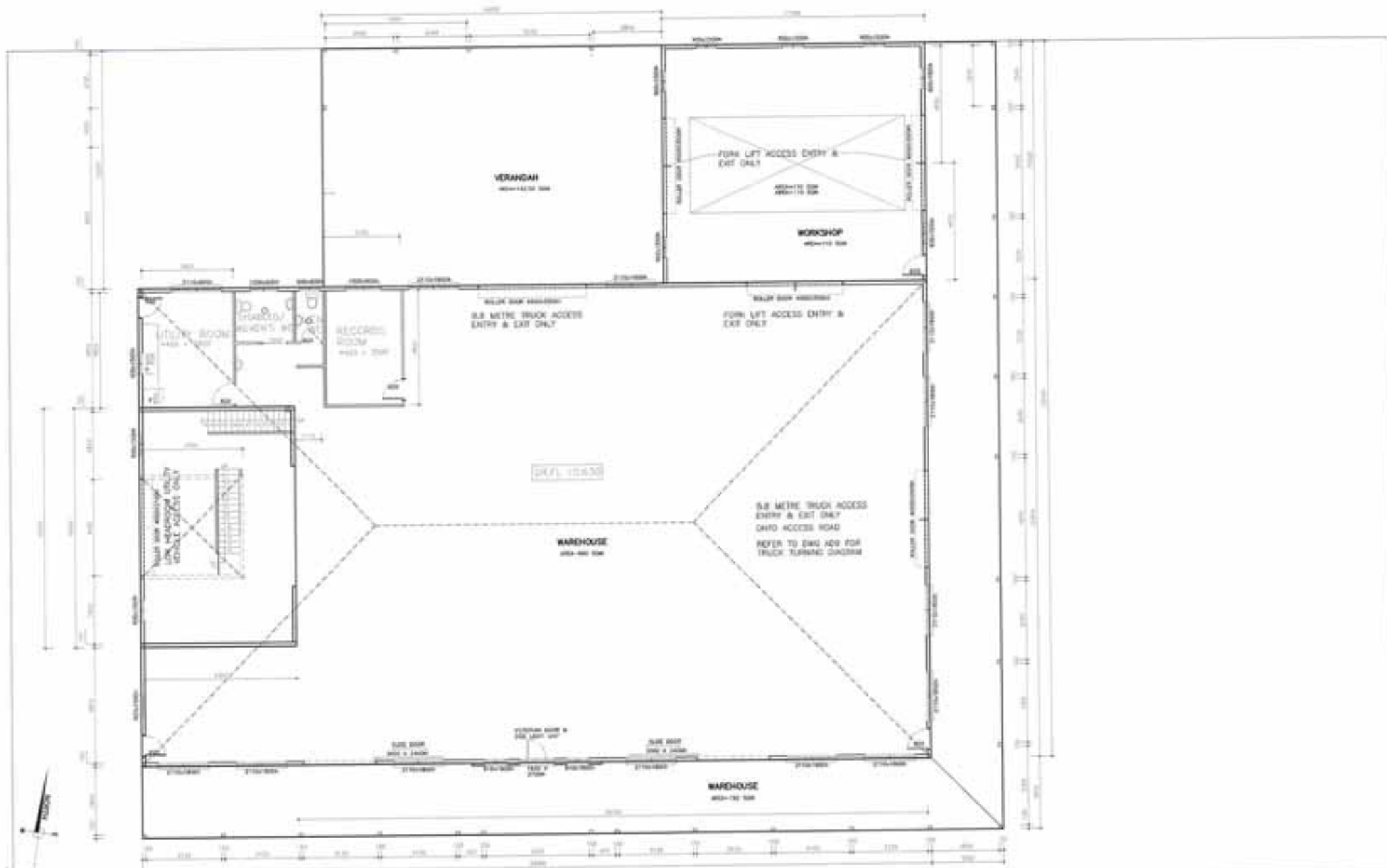
BLACK TERRACE DRIVE

BACCHUS WAGON ROAD

SITE AREA
No. 208
(LOT 1)
BACCHUS WAGON ROAD



FLANAGAN DRIVE



GROUND FLOOR PLAN

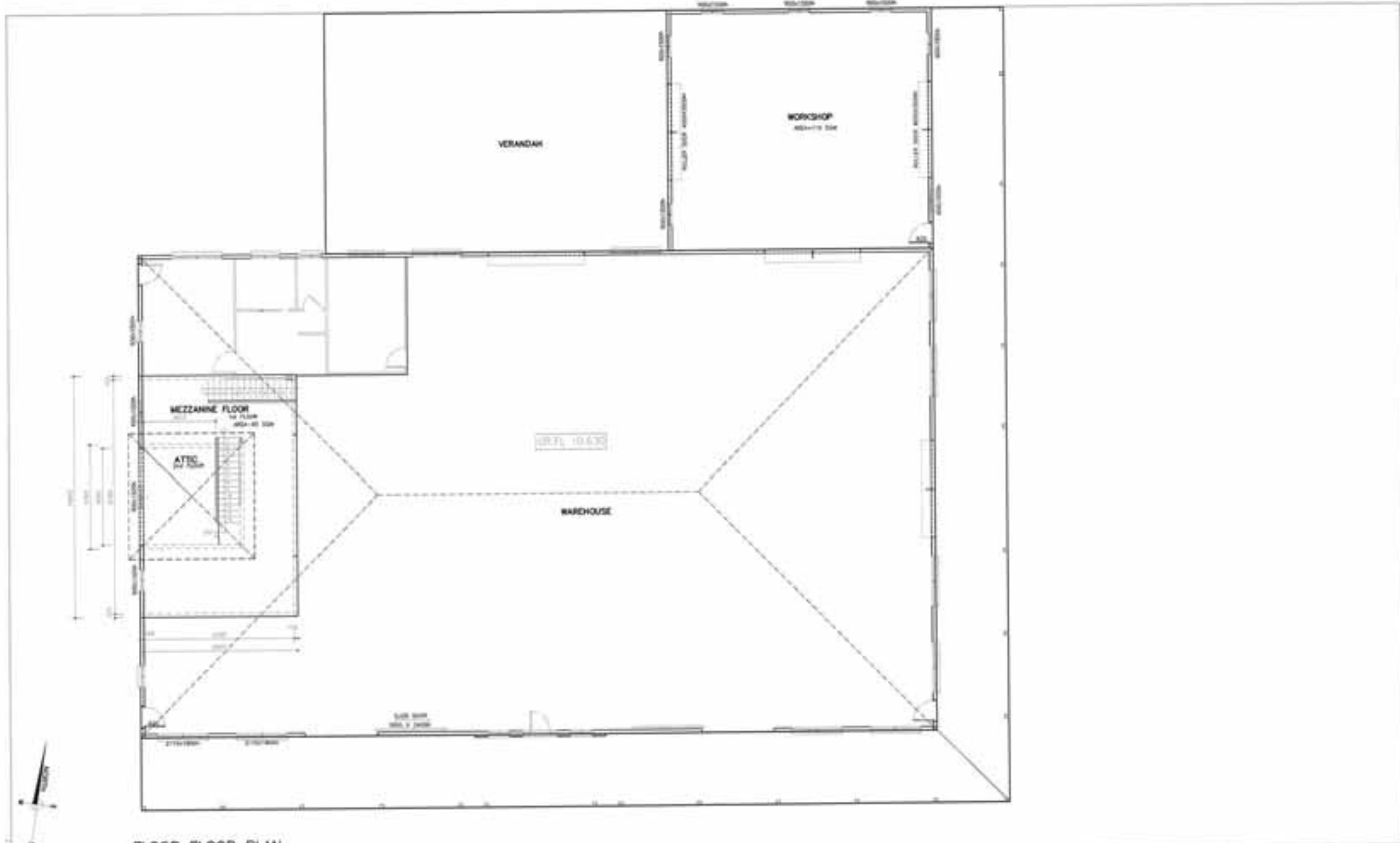
CACCAMO DESIGNS PTY LTD
BUILDING DESIGNER

11 ALBERT COURT, SANDHURST VIC 3089
MOBILE: 0838 488 175

PROJECT - PROPOSED METAL CLAD
TRUCK SUPPLIES 3-12
ADDRESS - 700 BAYVIEW MARSH ROAD
MORFING VIC 3340

DATE: 2023
REV: 1
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Client	Owner	Proj. Code/Ref	File No.
	Drawn	23-001-001	001-001-001
	Checked	T.100	001-001-001
	Scale		
	Page		
	Rev		
Eng. Name	Drawn		
GROUND FLOOR PLAN			
	Rev		
			AD2



FLOOR FLOOR PLAN

CACCAMO DESIGNS PTY LTD
BUILDING DESIGNER

11 ALBERT SQUARE, SYDNEY, NSW 2008

PHONE: 02 955 999 999

PROJECT: PROPOSED METAL CLAD
MATERIAL SUPPLIER SHED

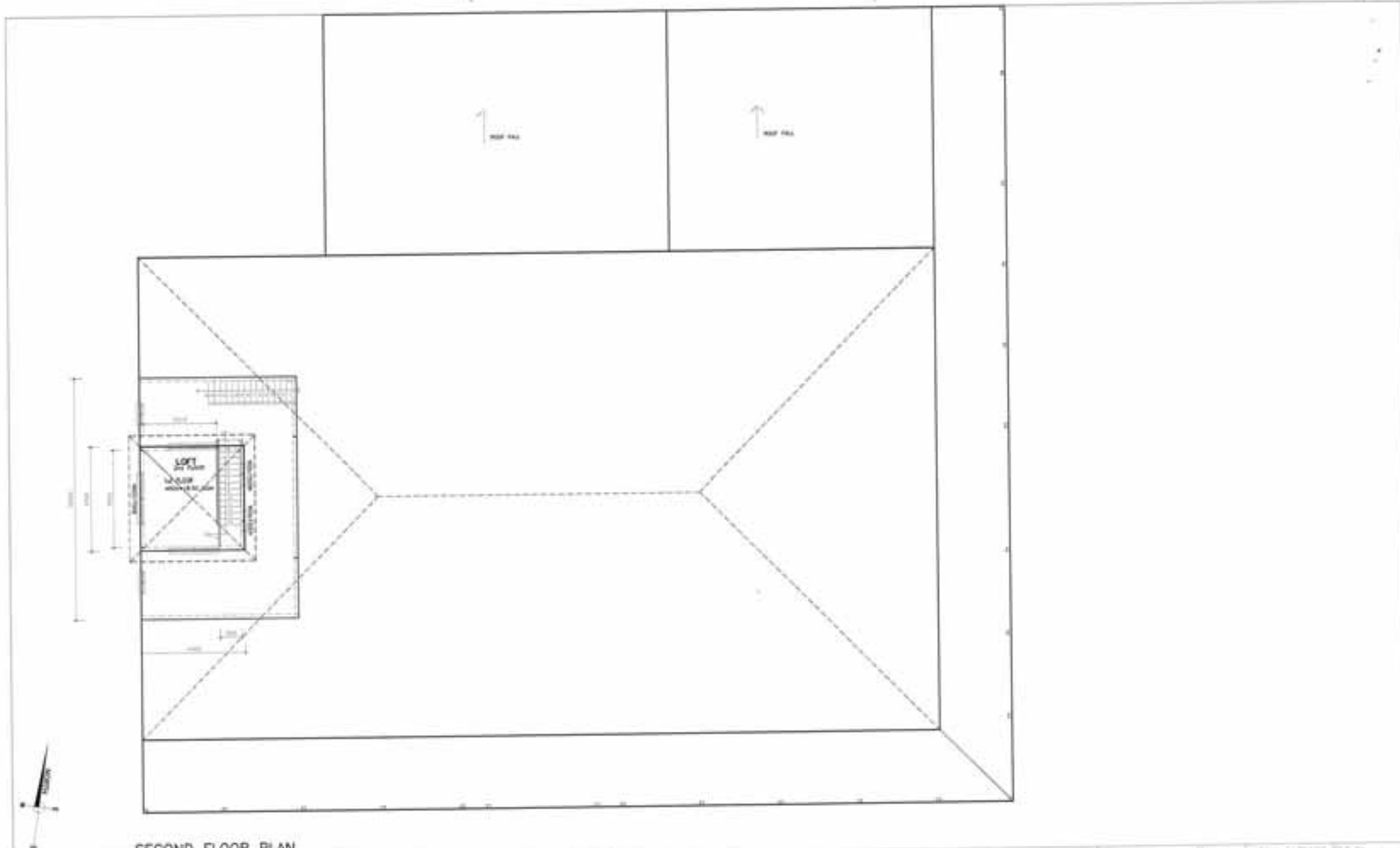
ADDRESS: 700 BAGOONE WARRIOR ROAD
MORNING STAR

ISSUE: DETAILS

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Client	Drawn	Rev	FILE No.
	Date		480-240-1000
	Scale		20000:1
Proj Name	Code		
FLOOR FLOOR PLAN	Lot No		
	Rev		

AD3



SECOND FLOOR PLAN

CACCAMO DESIGNS PTY LTD
BUILDING DESIGNER

PHIL CACCAMO
11 ALBERT COURT, TAYLORS LAKE, NSW
MOBILE | 0427 488 228

PROJECT - PROPOSED METAL CLAD
TRUCKS SUPPLIES SHED

ADDRESS - 708 BACCHUS MARSH ROAD
MERRILL 2048

DATE
REV

DETAILS

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Client	Drawn	PHIL CACCAMO	Rev No.
	Date	25 JUN 2021	REV 2/001 - 002
	Scale	1:100	DRAWING No.
Drawn Name	File No.	PHIL CACCAMO	AD4
SECOND FLOOR PLAN	Rev		

11.2.2 Ballan Strategic Directions – Results of Exhibition

Introduction

File No.: 13/06/072
Author: Geoff Alexander
General Manager: Satwinder Sandhu

Purpose

The purpose of this report is to inform Councillors of the results of the exhibition of the Ballan Strategic Directions (BSD) which occurred between 9 June, 2017 and 17 July, 2017.

Subsequent to the exhibition process, the BSD has been modified and updated. Council is now requested to adopt the updated version of the BSD, in order that a planning scheme amendment can be prepared to implement the Strategy.

Finally, Council is requested to resolve to abandon the Ballan Structure Plan and the associated Amendment C69 which implemented the structure plan.

Background

The BSD provides a planning framework for Ballan to manage the residential, commercial and industrial growth up until 2041 including (but not limited to) an updated suite of residential zones, pre conditions for development in growth areas and a plan for an enhanced open space network. The BSD also identifies a number of local infrastructure requirements. The BSD seeks to refine a number of aspects of the currently adopted Ballan Structure Plan.

Refinements provided by the BSD include:

- Updated strategic justification for the suite of residential zones and planning controls having regard to supply and demand for housing, neighbourhood character and other considerations;
- Resolving inconsistencies between analysis and recommendations; and
- Clarifying the extent of the western and southern growth corridors, road and open space needs as well as the zone controls to deliver required outcomes.

The BSD seeks to carry over some elements of the Ballan Structure Plan, such as the general location for growth areas, whilst strengthening the key priorities and guidelines to manage growth and change.

At the Ordinary Meeting of Council on 7 June, 2017 Council resolved to exhibit BSD for public comment. The BSD was exhibited from 9 June, 2017 until 17 July, 2017. The exhibition period was later extended to 24 July, 2017 upon request from submitters.

The exhibition process comprised of:

- Letters posted on Friday 9 June, 2017 to all land owners in Ballan and relevant agencies;
- The BSD documentation was put on display on Moorabool Shire Councils website and at Council offices;
- A 'Have Your Say' page was uploaded onto the Moorabool website;
- Two public consultation events were held at Council Chambers, Ballan on 26 June and 3 July, 2017;
- Newspaper notices; and
- Meetings with notified parties (where requested).

A total of 21 submissions were received which covered a broad range of topics. A version of the BSD has been modified in response to submissions and is provided as Attachment 11.2.2(a).

Submissions

There were a number of common themes identified throughout the submissions received, as discussed below. A table containing detailed submitter comments and a full set of responses is contained at Attachment 11.2.2(b).

Key issues raised by submitters are as follows:

1. Development of the Western Growth Precinct

Background note: At the current time, the Western Growth Precinct (named "Precinct 5" in the BSD) is identified for "Short - Medium Term development" whilst the Southern Growth Precinct (named "Precinct 7") is identified for "Medium - Long term development" as depicted in Map 1.

Map 1



The most common requests from submitters sought the prioritisation of development in the southern growth precinct prior to the western growth precinct. Some submitters also protested at any development being directed towards the western growth precinct.

Justification included:

- The western growth precinct is further from the train station and Main Street. It does not readily lend itself to easy walkability or bike riding.
- The development of the western growth precinct will negatively impact on ecological and river values whereas development of the southern growth precinct will not.
- The western growth precinct has agricultural capability that would be lost if developed, whilst the southern growth precinct does not.
- The development of the western growth precinct will negatively impact on landscape values, whilst the development of the southern growth precinct will not.
- If the western growth precinct has to be developed, it should be developed in the form of rural living sized zots.

Officer Response

Whilst some reasons provided have some validity, such as the greater distance of the western growth precinct to the town centre relative to the south, there are at least nine reasons to continue supporting the short term development of the western growth precinct at conventional residential densities, namely:

1. Short term development of the western growth precinct is a well-documented existing strategic position of Council and has been for almost 10 years. The BSD is consistent with this existing position. Amendment C34, approved by the Minister in 2009, updated the Ballan Framework Plan with a map that identifies the western growth precinct area for short term growth at the end of Clause 21.08 (Ballan) of the Moorabool Planning Scheme. In the same map, the southern growth precinct is identified for "medium term growth". Amendment C34 went through a rigorous process including public exhibition and Planning Panel hearing. More recently the western growth precinct was a key part of the adopted Ballan Structure Plan, further solidifying expectations that it would be developable.
2. Delaying the release of the western growth precinct would negatively impact on the level of certainty and fairness provided by the Planning Scheme and undermine Council's reputation as a place to invest and do business. The owner of the land has a legitimate expectation to develop considering past Council decisions and has already invested significantly in background reports to facilitate future urban growth.
3. Transport for Victoria (the agency representing Victoria's transport agencies including VicRoads) has indicated in their submission that there are very significant infrastructure costs associated with the development of the southern growth precinct. Notably the Authority has indicated that there will likely need to be a number of future railway crossings to enable the development of this precinct and these will need to be grade separated. The Authority prefers that if the precinct is developed at all, that it occurs later rather than sooner.

4. Important landscape values are considered to be effectively preserved under the BSD because rural edges (with reduced density) have now been identified within key vantage points of the western growth precinct.
5. Whilst the request for rural living sized lots in the western growth precinct is noted, this would not provide significant land supply and may require greater density to justify the extension of costly sewer infrastructure to this area. It would also be inconsistent with the Central Highlands Regional Growth Plan which identified urban growth occurring in towns with significant existing infrastructure (noting Ballan has a regional hospital, train station and other important infrastructure to underpin growth).
6. The Moorabool Planning Scheme at CI 21.08 specifies the western growth precinct for "short term growth". If this land was intended for rural living sized lots, this would have been made explicit under the relevant map in the Planning Scheme.
7. The western growth precinct is less fragmented than land to the south, is held in one ownership and is more feasible for delivering a masterplan in the short term, relative to land to the south with multiple land owners.
8. The western growth precinct assists Council securing important riparian reserves along the Werribee River, a key component of future structure planning in Ballan. The southern growth precinct will not afford the same opportunities.
9. In terms of submissions which note the potential impact on the Werribee River and ecological values, Melbourne Water has provided a draft drainage services scheme for the western growth precinct with a far greater buffer to the river. The increased buffer would help to preserve ecological values. Officers raised no issues with deferring to the advice and recommend that the concept plan for the western growth precinct is modified to incorporate the Drainage Services Scheme map. Greater detail about this map is available at Table 1 and Attachment 11.2.2(a).

Change Recommended:

Alter the concept plan for the Western Growth Precinct to conform to Melbourne Waters Drainage Services Scheme Map.

2. Lack of dedicated bike paths in Strategy

Whilst the BSD proposes a substantially improved walking path network, some submitters were disappointed in a lack of bike paths in the Strategy.

Officer Response

The primary path network is intended to be a shared bicycle and walking path loop but the Strategy could provide greater clarity around this.

Change Recommended:

Update document to include hike and bike in brackets for further clarity in relation to primary path network.

3. There should be an additional area for industrial development

Background note: The Ballan Structure Plan included a significant new area for industrial expansion, however the BSD as exhibited did not propose additional industrial land being delivered.

The non-inclusion of an industrial expansion area in Ballan would impact on Ballan's future industrial growth.

Officer Response

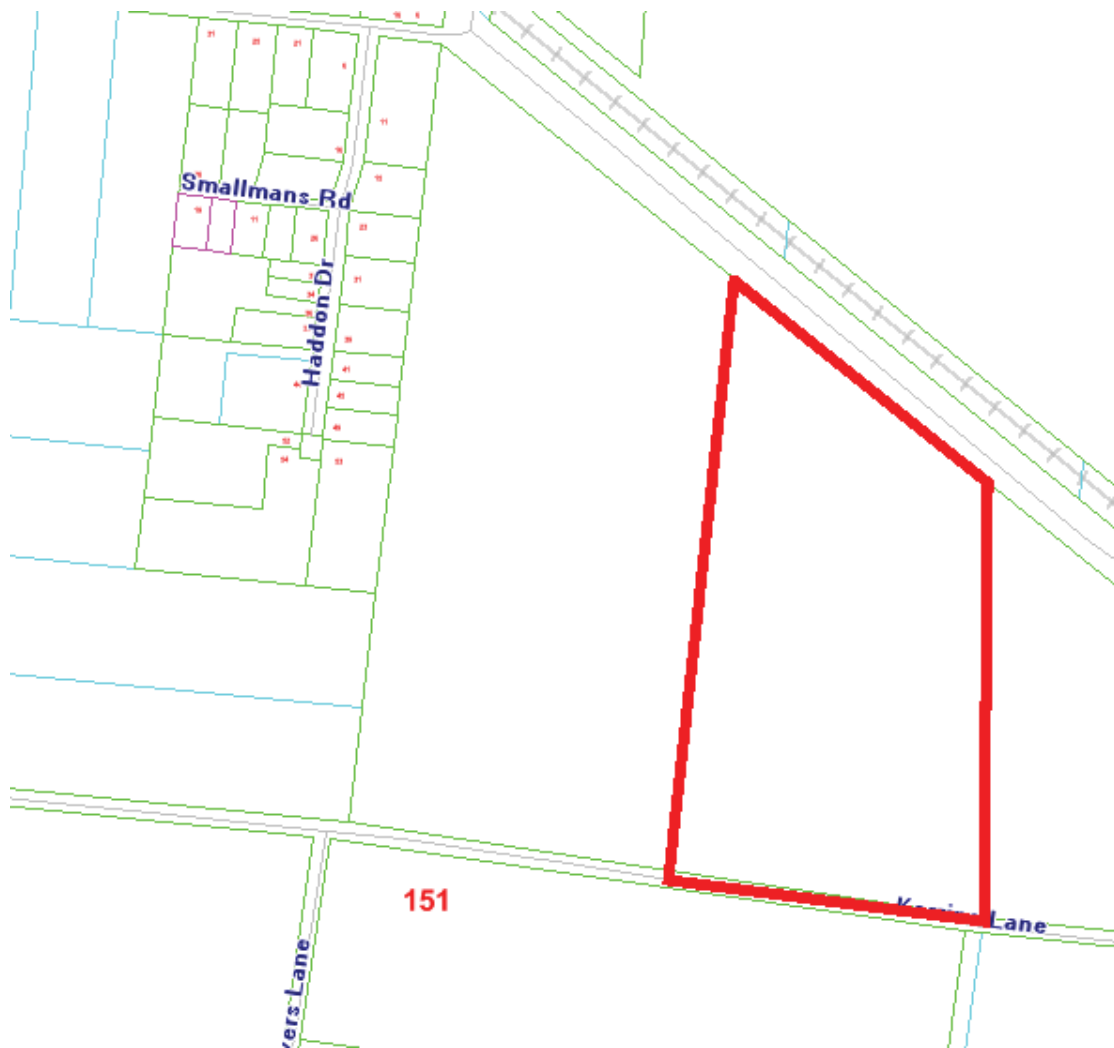
The BSD is underpinned by analysis of land vacancies in the existing Ballan Industrial Estate. Further development has occurred at 52 Haddon Drive since the analysis was carried out and it is also of note that the new CFA facility is intended to be established to the near east (though the Farming Zone does not necessarily need to be amended for such a facility to be delivered. The current amount of vacant land is approximately 4.4 hectares as per a count undertaken by officers in September, 2017.

It is plausible that additional industrial land will be warranted in Ballan over the life of the BSD. It is therefore reasonable to include an area for future investigation. Council engineers have indicated that future industrial rezoning would be likely to require significant road infrastructure investment. This land could potentially be rezoned depending on a detailed analysis and strategic justification but would be proponent driven. In terms of the specific land for investigation, it is recommended that the land directly east of the CFA site (which is adjoining the existing industrial area) is identified for future investigation due to its proximity to the existing industrial estate, and lack of sensitive neighbours (residential use).

Changes Recommended:

Include the land outlined in Map 2 below directly east of the CFA site as an area for future investigation.

Map 2



4. A Second Retail Precinct for Ballan

A number of submitters proposed that a second retail precinct is warranted for Ballan, particularly around the train station when the southern growth precinct comes online.

Officer Response

Ballan will remain a small, compact town over the horizon of the BSD Planning period with up to 6000 residents by 2041. It is believed that that a second retail centre would not be needed.

Page 48 of the Moorabool Shire Retail Strategy (2016) indicates that there was 7,330 sqm of retail floor space in Ballan in 2014. Page 49 of this strategy indicates that there was 1.1ha of vacant land in the commercial zoned are of Ballan in 2016, as per Map 3 below.

Map 3



In addition, there are currently 15 sites in the commercial zoned area of Ballan being used as dwellings. Over time, depending on the demand for commercial zoned land and the preferences of owners, some of these properties may become commercial.

Even if the demand for retail floor space doubled in Ballan over the horizon of the BSD the existing centre could easily accommodate the growth. Maintaining one commercial precinct will encourage investment in the centre. Any secondary retail precinct would detract from the vitality and foot traffic of the Main Street strip (Inglis Street) and would be inconsistent with the adopted Moorabool Retail Strategy which identified where under-utilised land in the existing town centre should be further developed.

5. Criticisms of the Exhibition Timeframe and Processes

Concerns were raised in relation to:

- Prior comments were not recognised from the Ballan Structure Plan exhibition processes;
- Lack of consultation in the preparation of the BSD;
- Claims the land owner for precinct five (5) had been consulted prior to the general public exhibition;
- Concerns expressed about the exhibition period not having been long enough;

- Concerns expressed about the timeframes offered to lodge a submission;
- Concern that the information nights did not run late enough for people who work; and
- One submitter has indicated that they did not receive a letter.

Officer Response

A summary of prior feedback from the Ballan Structure Plan exhibition process was considered by Mesh Planning in the preparation of the BSD.

Given extensive previous consultation processes conducted for the Ballan Structure Plan, it was considered unnecessary to further consult with the community *prior to* the development of a draft BSD. The BSD has been exhibited, with the expectation that it may need to be further refined on the basis of community and agency feedback. Further consultation will also occur once Council resolves to prepare an amendment to implement the BSD.

The land owner of precinct five (5) was subject to the same exhibition process and timeframes as all other Ballan land owners. Council officers held a meeting with all land owners who requested it.

The exhibition period was intended to provide one month for submissions. Letters were sent out five (5) weeks and three (3) days before the closing date for submissions. Variability in Ballan's mail has been noted. Late submissions were accepted. The exhibition period was also extended.

Two (2) public information nights were held in Ballan, initially scheduled from 4.00pm to 6.00pm. The second night was extended to 8.00pm following requests from community members on the first night. This change was advertised on the website and in the newspaper.

Officers are unsure why one submitter did not receive the exhibition letter. It has been confirmed that the submitter was on the mailing list.

6. Infill Opportunities should be fully utilised before making any new growth Precinct Available.

Some submitters argued that infill opportunities within the town should be fully utilised before making a new growth precinct available.

Officer Response

Opportunities for infill development are proposed to be limited under the BSD to primarily the core area, within close proximity to the commercial strip on Inglis Street. This is because of the zoning and minimum lot size limitations proposed for many parts of the town outside of the core, especially north of the Werribee River.

It is also of note that Council is required by State Policy to provide a 15 year supply of land at the LGA scale and Ballan is a logical location for growth for a range of reasons including the train station, proximity to Melbourne and its existing range of services and infrastructure.

All Changes Recommended for the BSD

A summary of all changes recommended for the BSD is contained in Table 1 below. A detailed response to all submissions, including where a change was recommended or not, can be found at Attachment 11.2.2(a). Submitters' names are omitted with the exception of agencies.

Table 1 – All Recommended Changes and Relevant Submitter Comment(s)

Submitter Comments (summary)	Recommended Change
Submitter 1	
<p>Believes that Ballan needs an additional industrial precinct.</p> <p>Note: The submitters property was identified for industrial rezoning in the Ballan Structure Plan.</p>	<p>Change Recommended: Update BSD to refer to the relevant property as a future investigation area.</p> <p>Update the BSD to refer to the CFA site.</p>
Submitter 3	
<p>Walking loop should be developed as a bike/hike path network.</p>	<p>Change Recommended: There is already proposed to be a shared bicycle and path loop but this has been updated to include hike and bike in brackets for further clarity.</p>
<p>BSD mentions protecting and enhancing vegetation along Old Melbourne road but that many of the plants along Old Melbourne Road are weed species (Box Thorn, Hawthorn, Gorse, etc..) and in some cases declared noxious weeds. Should mention that the enhancement aspect would require extensive landscaping, weed removal and planting.</p>	<p>Change Recommended: Update wording to refer to landscaping, weed removal and planting.</p>
Submitter 7 (Transport for Victoria)	
<p>TFV notes that development of the southern growth precinct would be expensive in terms of rail crossings and public infrastructure and would require investigation.</p>	<p>Change Recommended: Include reference in the BSD to the provision of an analysis of the need for rail crossing infrastructure upgrades as a component of a Traffic Impact Assessment for the Southern Growth Precinct. This would be as a pre-condition for the development of the Southern Growth corridor.</p>
<p>TFV indicates it should be noted in the Strategy that any future additional road crossing of the railway must be grade-separated.</p>	<p>Change Recommended: The BSD text to be updated to note Transport for Victoria's requirement that future road crossings of the railway must be grade separated.</p>
<p>TFV notes that if the southern growth precinct is developed it is very likely that controlled pedestrian crossings (with gates) will need to be provided at the Cowies</p>	<p>Change Recommended: Include reference in the BSD to the provision of an analysis of the need for controlled pedestrian crossings</p>

<p>Street, Windle Street and Old Geelong Road level crossings. Further, any path running parallel to the railway line must be built outside of the rail reserve, and must be separated from the railway line with a fence built to a standard acceptable to V/Line.</p>	<p>over the rail line, as a component of a Traffic Impact Assessment for the Southern Growth Precinct (added into pre conditions for Precinct 6).</p>
<p>TFV notes Stead Street underpass is likely too narrow to accommodate both car access and the secondary path network simultaneously.</p> <p>Note: The exhibited BSD showed a path network through this underpass.</p>	<p>Change Recommended: Reduce the extent of the proposed Stead Street footpath so that it extends no further south than Atkinson Street.</p>
<p>TFV notes the Strategy omits the Ballan-Gordon-Mount Egerton service.</p>	<p>Change Recommended: Strategy to be updated to refer to omitted services.</p>
<p>TFV notes Ballan Station patronage figures on page 65 of the Strategy are out of date.</p>	<p>Change Recommended: Strategy to be updated to refer to more recent boarding figures.</p>
<p>TFV seeks for the strategy to be updated to refer to new pedestrian crossings provided across Inglis Street in 2016, one servicing the hospital precinct, and one servicing the commercial precinct.</p>	<p>Change Recommended: Strategy to be updated to refer to these crossings.</p>
<p>TFV notes the BSD depicts significant future development abutting the Western Freeway. Suggests the Strategy make reference to the likely need for noise walls along the Western Freeway.</p>	<p>Change Recommended: BSD to reference an acoustic analysis that determines the need for noise walls for the relevant area.</p>
<p>Submitter 11</p>	
<p>Note: The Submitters property is a large property in the General Residential Zone approximately 1km south east of the station. The submitter's property has been proposed for Neighbourhood Residential Zone with an 800 metre minimum lot size in the exhibited BSD.</p> <p>Submitter makes the following key points:</p> <ul style="list-style-type: none"> • The proposed rezoning of the property is grossly unfair as it has been in the General Residential Zone for at least 20 years. • The proposed rezoning would make it uneconomical to subdivide. • The land is close to the heart of Ballan and only 1km south east of the station. • Submitters property is partially in the LSIO (as is his neighbour) but the neighbour has managed to subdivide in the LSIO. 	<p>Change recommended: The BSD be updated so that no zoning change is proposed for the submitter's property and this corner of Ballan (as outlined in Map 4, below) and that the area is changed to "natural growth".</p> <p>It is recommended that a note be added to the BSD in regards to overland flooding issues and this may limit future development potential.</p>

- Submitter questions the accuracy of the flood mapping given a drainage channel built in 2003.



Submitter 15

Note: Submission is in relation to the land in Map 5 below, outlined.

Note: Under the BSD (exhibited version) only the land south of Gosling Street (in hatched pink) is proposed to be developable – as Neighbourhood Residential Zone minimum 1400sqm blocks.

Map 5



The submitter has indicated that a 1400sqm minimum lot size over a small part of the site would not make the land viable for development. This would in turn mean that Council could not acquire the proposed path link through this property (which would happen at subdivision), which links into a wider path network.

Submitter has provided a plan showing their preferred approach to the relevant precinct (depicted in the box below).

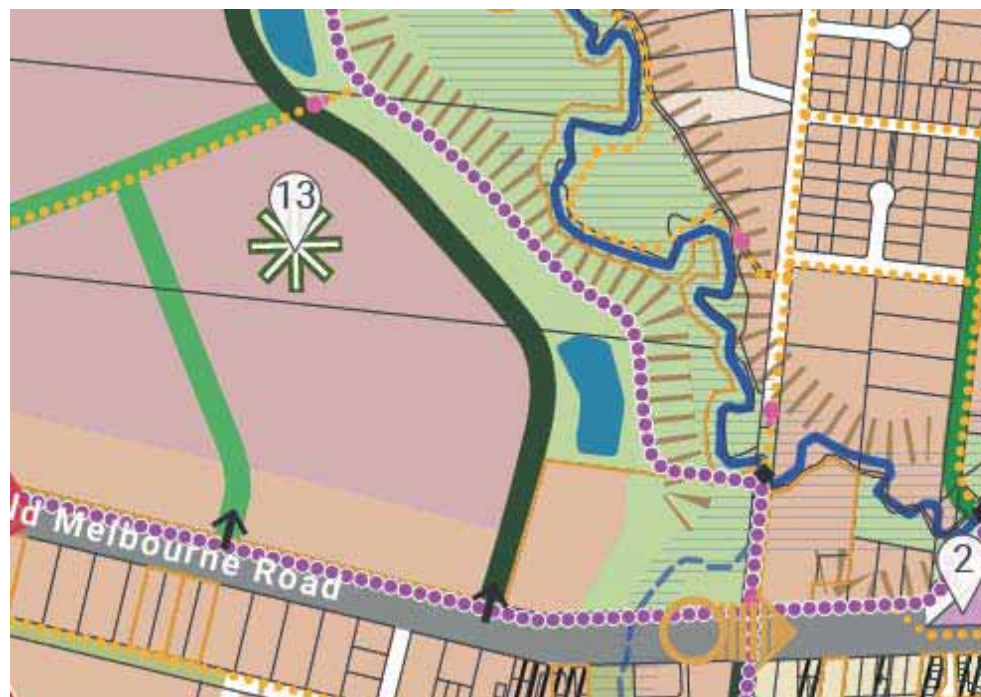
Changes Recommended: As per Map 6 (below) largely in accordance with the submitters proposed map.



Submitter 16 – Ausnet/Downer	
<p>Indicate that there is a gas transmission asset at the corner of Gillespies Lane and Denholms Road, which is likely to require a 59m safety buffer.</p>	<p>Change Recommended: The gas transmission asset area to be labelled on the existing conditions and Framework Plan.</p> <p>Wording to be added to Framework Plan “Gas Transmission and Asset Area - <i>Potentially Not Developable. Requires consultation with gas authority and potential study prior to rezoning</i>”.</p>
Submitter 17 – Central Highlands Water	
<p>We note that the Strategic Directions Paper identifies significant future green spaces which could provide a future opportunity for CHW to work with Council to develop an Integrated Water Cycle Management Plan for Ballan that looks at the potential to use treated wastewater and other sources of alternative water to help maintain these species.</p>	<p>Change Recommended: Future action to be added to the BSD to investigate the feasibility of an integrated Water Cycle Management Plan for Ballan and to look at green spaces as a part of that plan.</p>

Submitter 18	
<p>Note: This submission is in relation to precinct 6 in the exhibited BSD, which is south of Densely Street and North of Inglis St.</p> <p>Note: The submitter's property is marked acquisition site, to enable the path network to be constructed along the river in this area.</p> <p>The submitter seeks for the path network to be removed from their property for a range of reasons including that the land is not for sale, the land is in a flood plain, steep terrain, expense to Council of maintaining the land and more.</p>	<p>Changes recommended: Reference to subject property as acquisition site to be removed.</p> <p>Deletion of precinct 6 (and corresponding renumbering of other precincts).</p> <p>Property to become part of Precinct F (established area).</p> <p>Revised path network to bypass submitters property as per Map 7, depicted below.</p>

Map 7



Submitter 20	
<p>Note: This submission relates to the impact of the Western Growth Precinct (precinct 5) on the submitters adjoining property.</p> <p>- Concerned about noise, pollution, rubbish, damage to tree roots as a result of development being near to property, fencing issues and costs of fencing with potential new neighbours, claims trees are prone to falling, trees are part of landscape character, road adjoining their property in the concept plan will be an eyesore, road and walkways currently shown through the submitters property.</p>	<p>Change Recommended: Change road and path location as depicted in Map 7 above to avoid the submitter's property, add in pre-condition that the protection of root zones on adjoining properties be investigated.</p>
Submitter 21 Melbourne Water	
<p>Werribee River Corridor The waterway corridor shown for the Werribee River is not consistent with Melbourne Water's recommended minimum corridor width, or with the placement of drainage infrastructure pursuant to the Ballan South West Development Services Scheme [depicted in Map 8, below]</p>	<p>Changes recommended: Update Western growth corridor plan to merge with the Melbourne Water Development Services Scheme and Melbourne Waters recommended buffer distances (as depicted in Map 9).</p> <p>The BSD to be updated to include a pre-condition for the western growth precinct that development must be generally in accordance with the plan in the document unless there is a requirement for modifications due to background studies/site constraints and included Melbourne Water requirements and potential constraints.</p>

Map 8 Melbourne Water Drainage Services Scheme



Map 9 Precinct 5 Merged with Melbourne Water Drainage Services Scheme



One of the tributaries [south-east corner of Map 10, below] is also missing from the plan and should be added in.

Change recommended: Missing tributary to be added.

Map 10



<p>The plan should encourage the retention of all tributaries, with a minimum 20m wide corridor either side of the waterway (in areas yet to be developed). In the case of tributaries in already established areas, the waterways should be acknowledged and a statement included discouraging any further encroachment within 20m either side of the waterways.</p>	<p>Change recommended: New objective and strategies added to section 4.7.3 to discourage encroachment 20m either side of tributaries. Requirement for no development within 20m either side of tributaries added in the preconditions for precincts and 3 and 4.</p>
<p>Existing Flooding – Gosling St Drain</p> <p>There are known existing overland flooding issues within the south-east corner of Precinct A. Although this area is flagged to only accommodate ‘natural’ and ‘minimal growth’ it may still be beneficial to acknowledge the existing drainage capacity issues.</p>	<p>Change recommended: Statement to be included recognising the existing drainage issues in the south east corner of precinct A.</p>
<p>Melbourne Water have provided a large number of proposed additions and modification to the text of the BSD. This can be viewed in detail at Appendix A.</p>	<p>Change recommended: Strategy to be modified generally in accordance with requests for text modification.</p>
<p>(Page 66) FIGURE 16 - MOVEMENT NETWORK – Shared path is too close to the waterway centreline at the location circled in red below [shown in Map 11].</p>	<p>Change recommended: Change shared path to be further from waterway centreline.</p>

Map 11

Other Changes to the Ballan Strategic Directions

Other minor changes have been made to the Ballan Strategic Directions based on officer and consultant identified opportunities for improvement:

- The path network has been modified and some river crossings have been deleted to enhance cost effectiveness.
- A requirement for 30% site coverage in Neighbourhood Residential Zoned areas have been deleted because of recent, small lot subdivisions in these areas.
- A requirement for development pre conditions to be managed by a development plan has been changed to a development plan OR an S173 agreement for the smaller growth areas (excludes the western and southern growth precinct). An S173 agreement does not require a Planning Scheme Amendment and would be a faster means by which these developments could come to fruition.
- The Active Open Space investigation area has been moved closer to the passive open space area next to the Werribee River in the Western Growth Precinct. This is so the two areas can potentially be combined providing a large open space area for the community.

Status of Ballan Structure Plan and Amendment C69

Subject to the adoption of the BSD, it is proposed that the BSD supersede the Ballan Structure Plan and a new amendment is initiated to implement the BSD in place of Amendment C69 (which sought to implement the structure plan).

The useful content of the Ballan Structure Plan has been carried over to the BSD and explicitly abandoning the Ballan Structure Plan at the same time that the BSD is adopted would provide certainty to the community about its status.

Policy Implications

The 2017 – 2021 Council Plan provides as follows:

Strategic Objective 3: Stimulating Economic Development

Context 3A: Land Use Planning

The proposed adoption of the BSD is consistent with the Council Plan 2017 – 2021.

Financial Implications

The BSD is a high level plan that does not commit Council to the financing of any particular projects in a legal or binding sense, however it does include future actions for Council. Some of these actions would have financial implications.

Council would have the opportunity to consider proposals for projects of significant scale before they are delivered.

If the BSD is adopted, future actions with financial implications would likely include:

- The growth of Ballan and the associated need of Council to provide services and infrastructure.
- Levying money from development contributions to help pay for community and transport infrastructure.
- A proposed upgraded path network for Ballan, financing details of which have yet to be determined but could plausibly be financed through a combination of developer and Council contributions.
- Other Actions described in Table 5 of the BSD including reviewing existing gateways and preparing an implementation strategy to enhance the gateways of Ballan, preparing street tree planting guidelines and auditing existing open spaces to ensure they meet the needs of residents.
- The development of future planning scheme amendments that implement changes to planning controls based on the recommendations of the BSD.

Risk & Occupational Health & Safety Issues

There are unlikely to be any risk and occupational health and safety implications for Council.

Communications and Consultation Strategy

Consultation has been completed through methods described earlier in this report.

If adopted, further consultation would occur at the Planning Scheme Amendment stage as per the requirements of the *Planning and Environment Act 1987*.

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

The BSD, which seeks to consolidate the existing town structure of Ballan and retain the character of the township, provides significantly improved strategic justification, clarity and direction compared to the Ballan Structure Plan.

The exhibition of the BSD has been carried out resulting in 21 submissions. For the reasons contained in this report and attachment 11.2.2(b) (addressing the full range of submissions) it is proposed to make changes to the BSD.

It is now considered appropriate for Council to adopt the BSD as the successor to the Ballan Structure Plan, whilst simultaneously abandoning the Ballan Structure Plan and the associated Amendment C69 in order to provide certainty to the community about their status.

Following the adoption of the BSD, a Planning Scheme Amendment will be necessary to implement the BSD within the Moorabool Planning Scheme.

Recommendation:

That Council, having considered the document titled *Ballan Strategic Directions (September, 2017)* resolves to:

- 1. Adopt the document titled *Ballan Strategic Directions (September 2017)*.**
- 2. Abandon the Ballan Structure Plan and associated Amendment C69.**
- 3. Authorise officers to prepare the Ballan Strategic Directions Amendment, request authorisation from the DELWP and exhibit the amendment subject to receiving authorisation.**

4. **Prepare a planning scheme amendment to implement the Ballan Strategic Direction which will be provided in the form of:**
- **Updated Clause 21.08 (Ballan) to provide statutory support for the Key Deliverables in the Ballan Strategic Directions.**
 - **A Development Plan Overlay Schedule to be applied to the Western Growth Precinct.**
 - **New residential zone schedules in accordance with the requirements indicated in the BSD.**
 - **Revised zoning maps to apply to locations in accordance with the BSD.**

Report Authorisation**Authorised by:****Name:** Satwinder Sandhu**Title:** General Manager Growth and Development**Date:** Thursday, 12 October, 2017

Attachment - Item 11.2.2(a)

Please refer to website for separate document (Attachment 11.2.2(a) Ballan Strategic Directions)

Attachment - Item 11.2.2(b)

Attachment 2 Ballan Strategic Directions – Submissions and Response

Submitter 1 - Martin Smith (resident)	Officer Response
<p>Owens a large amount of land near the existing industrial estate in Ballan.</p> <p>Ballan Structure Plan had proposed this land for future industrial rezoning.</p> <p>CFA are proposing to build a facility between this land and the existing industrial precinct, says that this land was also proposed for industrial expansion in the Ballan Structure Plan.</p>	<p>This is correct that the Ballan Structure Plan had proposed this land for future industrial rezoning.</p> <p>The Ballan Strategic Directions undertook an analysis of vacancies in the existing Ballan Industrial estate. It identified that there are still a significant number of vacancies at the current time.</p>
<p>Believes that the non-inclusion of his land would impact Ballan's future Industrial Growth.</p>	<p>Whilst there is a reasonable industrial vacancy rate in Ballan at the current time, it is recognised that circumstances could change over time. If this happens the submitter's property, which is next to the proposed CFA site, would likely be a logical place for the industrial expansion of the town subject to detailed investigation, and depending on whether the CFA makes some of their land available for private industrial development or not. Industrial rezoning would be likely to require significant road infrastructure upgrades to enable.</p> <p>Change Recommended: As per Council report.</p>
<p>Says that all other Victorian Councils are planning and advocating for commercial, residential, industrial and population growth mainly due to the financial benefits.</p>	<p>The Ballan Strategic Directions aims to provide for commercial, residential and industrial growth.</p>
<p>Questions why Council would adopt the Ballan Strategic Directions when it is virtually discouraging Population and Industrial Growth for future businesses, developers and investors in the Shire.</p>	<p>The submitter does not provide evidence to support the claim</p> <p>Council has</p> <ul style="list-style-type: none"> • recently adopted the Small Town Strategy • developing plans for the Parwan Employment Precinct • adopted the Bacchus Marsh Urban Growth Framework.
<p>Indicates that Council will be supporting to reduce and restrict both population growth and financial growth for Ballan if it adopts the draft Ballan Strategic Directions paper without the inclusion of any future expansion of the industrial estate.</p>	<p>As above.</p>

<p>Believes population and housing growth in Ballan should be encouraged greatly and housing development should go as far as Kerrins Lane.</p>	<p>Officers consider that population and housing growth is provided for as is, supported by a land supply analysis.</p> <p>Essential Economics were commissioned by Council to undertake a Land Supply Analysis for Ballan. The goal of the analysis was to ensure that the level of residential land supply provided within the Strategic Directions is sufficient to meet a fifteen year land supply or greater.</p> <p>The document predicts that approximately 125 hectares of residential land is likely to be sufficient to meet the growth needs of Ballan to 2041. The analysis has indicated that the Strategic Directions would provide approximately 210 hectares of residential land supply for Ballan if all the proposed rezonings within the document occurred.</p> <p>In addition, the document identifies a southern investigation area which would likely be a logical place to review options for growth if residential land supply in Ballan is deemed to be low at a future time. The investigation area includes approximately 200 additional hectares.</p>
<p>States that the \$31 million CFA investment in Ballan is just the beginning for the Ballan Industrial Estate.</p>	<p>Whilst future industrial land demand conditions are unknown, the CFA facility is a one off and is not reflective of overall demand for industrial land in Ballan.</p>
<p>Notes the 2nd rail platform and improvements as part of the \$518 million Ballarat Line Upgrade project.</p>	<p>These upgrades are complementary to the expansion of Ballan.</p>
<p>Notes that a company is going to invest \$70 million on a wind turbine energy project south of Ballan.</p>	<p>Noted.</p>
<p>Notes that these large investments will lead to a bright future for Ballan and that we should all be endeavouring to make Ballan a vibrant, happening and prosperous town.</p>	<p>Noted.</p>
<p>States that Ballan should not be reduced in development size from the original plans of Ballan structure plan, as per the Ballan Strategic Directions which includes no industrial expansion area.</p>	<p>The Ballan Structure Plan proposed what would have been a significant oversupply of Industrial Land.</p>
<p>The Ballan Structure Plan should remain unchanged and Council should support bigger and better and aim a lot higher than the Ballan Strategic Directions.</p>	<p>Issues relating to the Ballan Structure Plan were detailed in a report to Council presented at the June 7, 2017 Ordinary Meeting of Council. Minutes of this meeting and the report are available on Council's website.</p>

Submitter 2 L and R Fitchett (residents)	
States that the Strategic Directions is bringing people to live to Ballan without thought to services. Indicates that Ballan needs a decent shopping centre and the super clinic is too expensive for some people. Families coming to Ballan need decent housing, services and roads.	The Ballan Strategic Directions provides thought to services. In regards to commercial and medical centre services these can be accommodated with the development of the existing commercial centre. Medical centres can also locate in residential areas (with a planning permit). Ballan is relatively well serviced for a town of 3000 people. Services correlate with population size.
The blocks are too small.	The General Residential Zone already applies to most of the main grid of Ballan and is the most common zone in the residential areas of Victoria. This Zone has no minimum subdivision size, as is State Policy, which allows for a level of urban consolidation and intensification.
Questions not having a new shopping centre in the plan.	Ballan will remain a small, compact town over the horizon of the Ballan Strategic Directions Planning period. A second retail centre would not be needed given existing opportunities for expansion in the Commercial 1 Zone area. This is discussed in the main body of the Council report.
Supermarket is not big enough and chemist not fast enough.	Population growth may encourage retail expansion and local competition.
Seeks bigger blocks rather than unit size blocks.	Different zones have different minimum subdivision sizes, whilst the General Residential Zone (the most common residential zone in Victoria) has none. The Ballan Strategic Directions aims to recommend zones on a number of criteria including neighbourhood character and proximity to services.
Seeks a town centre the other side of the railway line without destroying heritage. It is a one hour two way drive to shop elsewhere.	Noted, however Ballan will remain a small, compact town over the horizon of the Ballan Strategic Directions Planning period. The southern growth precinct will be well serviced by improved transport connections and will be approximately 1.5km from the existing town centre.
Submitter 3 (Arthur Chapman)	
Supports the document by in large.	Noted.
Refers to reference in the Ballan Strategic Directions to a safe and sustainable hike and bike network, believes that more needs to be done in this regard.	The Ballan Strategic Directions proposes an extensive primary and secondary path network. Figure 06 proposes a relatively extensive path network.

<p>Envisages a loop that extends around 7km running along Werribee river, then through Precincts 1 and 2, possibly extending under Old Melbourne road with an underpass, then along the intersection of Precincts 13 and 11 (with a future hiking spur – long term to the top of the hill) – across to the Primary Pathway along Gillespies lane, down through Zone 9 and back to the Werribee river.</p>	<p>The Ballan Strategic Directions already contains a loop and extensive path network.</p> <p>Final layout and design will be subject to further investigation and to available resources for construction and maintenance.</p>
<p>Seeks the loop to be developed as landscaped open space corridors that include the bike/hike paths.</p>	<p>The implementation actions of the document include the preparation of a landscape masterplan for the Werribee River open space network.</p> <p>The path network within the Ballan Strategic Directions is intended to be based on shared paths that would support bicycles and pedestrians, however this will be further clarified in the document.</p> <p>Change Recommended: As per Council report.</p>
<p>Notes that the Ballan Strategic Directions mentions protecting and enhancing vegetation along Old Melbourne road but that many of the plants along Old Melbourne Road are weed species (Box Thorn, Hawthorn, Gorse, etc..) and in some cases declared Noxious Weeds. Believes the report should mention that the enhancement aspect would require extensive landscaping, weed removal and planting.</p>	<p>Suggestion considered to be warranted.</p> <p>Change Recommended: As per Council report.</p>
<p>Considers that, due to elevation differences between Old Melbourne Road and the Werribee River and extended bike/hike path that perhaps an underpass for bike and hike should be considered along the Primary Path network.</p>	<p>Final layout and design will be subject to further investigation and subject to available resources for construction and maintenance.</p>
<p>The primary path network (at least in medium-long term) should continue around – either along northern edge of Ingleston road, or preferable along Western Edge of '13'/eastern edge of '11' rather than just along Old Melbourne Road.</p>	<p>Suggestion noted, however the open space network has generally been well received.</p>
<p>Notes the Ballarat Line Upgrade improvements in Ballan and assumes that they will include an overpass or underpass between the existing and new rail platforms and assumes that there would also be parking on this side. Seeks consideration for light retail near the railway station.</p>	<p>The southern growth area will be 1 – 1.5km from the main street. Given the spatially compact area and low population of the town one retail centre is considered sufficient for the growth horizon of the plan (to 2041), anticipating a future population of, potentially, 6000.</p>

<p>Precinct 7 should be given consideration for medium density housing being near to the station.</p>	<p>Precinct 7 is identified for future General Residential Zone. Within this Zone, medium density housing (up to 3 storeys) is possible depending on what the developer is seeking.</p>
<p>Atkinson street should be upgraded and bitumenised the full width of at least Cowie Street to Windle Street because it has become the main access thoroughfare for the railway.</p>	<p>The Ballan Strategic Directions does not go down to the level of detail of identifying roads for upgrade. However, the suggestion has been forwarded to Council's engineering department.</p>
<p>Two Give Way signs on Atkinson Street should be switched around (e.g. Stead and Jopling). A Stop Sign should be placed on Stead street at the intersection with Atkinson Street for traffic coming from the railway underpass.</p>	<p>This is a traffic management issue that was forwarded to Engineering.</p>
<p>The footpath should be continuous along Atkinson street – at least on one side the whole way from Cowie Street to Windle Street.</p>	<p>This is already proposed as part of the Ballan Strategic Directions Open Space Network.</p>
<p>Possibly, an extra railway crossing could be added at Duncan Street (actually shown on one of the maps in the report) and the Stead Street underpass changed to become a walking/bike only path that links the Hike and Bike path (Primary Pathway) along Gillespies Road (see above) to the town centre.</p>	<p>When the Southern Growth Precinct proceeds, new railway crossings would likely need to be constructed. The State Government controls railway crossings and the possibility of new crossings are noted in the submission from Transport for Victoria. The details of any additional rail crossings could be worked out when detailed plans are prepared for the Southern Growth Precinct.</p> <p>The Stead Street underpass is needed for vehicles and is too narrow to accommodate both cars and pedestrians.</p>
<p>Drainage that currently runs down Windle Street from around Gillespie Lane and further south is currently diverted across to Lay Court and then back along Lay Street and eventually under Lay Street into the Gosling Street Drain. This causes a lot of needless flooding and will cause more problems as other blocks are developed at the beginning of Lay Court. From Windle Street where it crosses the railway, water should be diverted through an underground storm water drain to join the Gosling Street Drain closer to where that drain crosses old Melbourne Road or around the intersections of Jopling and Edols Street. Overflow could still go via the current drains toward Lay Court, but this would</p>	<p>The drain in question is a Melbourne Water Asset and is Melbourne Waters responsibility.</p> <p>Development South of the railway would have to include flood mitigation measures.</p> <p>There is little prospect for additional dwellings in Lay Court. The Ballan Strategic Directions does not propose to add to the development potential of this area.</p>

<p>reduce that flow and flooding during peak rainfall events.</p>	
<p>Submitter 4 – John Kowarsky</p>	
<p>Mentions that the document is large and complex and there is no executive summary. Believes the document is difficult to interpret for laymen.</p>	<p>Noted.</p>
<p>In the short period allocated, and without the assistance of professional planning and environmental personnel, it is unrealistic to expect a meaningful consultative process for such a document to be completed by Ballan residents, many of whom of are working full-time.</p>	<p>Letters were sent out on the 9th of June, with submissions open until the 17th of July (and later extended to the 24th – advertised on the website, on request from some submitters).</p> <p>The variable speed of the mail in Ballan has been noted.</p> <p>However, residents still had around one month to consider the document, make any enquiries and lodge a submission.</p> <p>Council officers have been available to take enquiries, have met with all parties who requested it and have been available at two public consultation sessions as noted in the letter sent to residents.</p>
<p>Refers to the Southern and Western Growth corridors referred to in the Ballan Strategic Directions. Indicates that the southern corridor is preferable to the western corridor because it is preferred by the community, making a central hub for the township – creating a cultural heart, provides best pedestrian and cyclist access to the Station, Town Centre and Sports facilities, Least traffic, Least parking problems, least greenhouse gas generation, best protection of the Werribee River and floodplain ecological values, best protection of rural and hillside landscape values seen from Ballan’s main street, best potential for future central and convenient siting of school and other facilities.</p> <p>Claims that the Ballan Structure Plan and Ballan Strategic Directions both fail to systematically evaluate the features of the two areas.</p> <p>States that the Ballan Strategic Directions fails to acknowledge the importance of Ballan having a second rail platform and passing loop [part of the Ballarat line upgrade]. Indicates that there will be</p>	<p>Both the southern and western corridors are proposed to be developed in the Ballan Strategic Directions.</p> <p>Points made about the advantages of the prioritisation of the development of the southern growth corridor before the western growth corridor, in some cases have some validity.</p> <p>However, in regard to the timing of development, there are several points of relevance.</p> <p>Amendment C34 in 2009, which updated the Ballan Framework Plan at Clause 21.08 (Ballan) to show the land to the west of Ballan as an area for “Short term growth”. The approval of the Amendment means it has been approved by both Council and the Minister for Planning. Amendment C34 went through a rigorous process including public exhibition and Planning Panel. The</p>

<p>parking on the south side of the rail line, and adequate pedestrian access across the rail line. The initiative lends itself to preferring the southern corridor.</p> <p>Indicates that the fact the western corridor has only one owner, whilst the southern corridor is fragmented should not hold sway in the decision.</p>	<p>appropriate time for challenging the matter was through the process for Amendment C34 rather than now, which would negatively impact the level of certainty and fairness provided by the Planning Scheme.</p> <p>Secondly, the prioritisation of the Western Growth Precinct aligns with Transport for Victoria's preferences due to the significant infrastructure costs associated with the development of the Precinct (refer Transport for Victoria submission). Notably the Authority is requiring that future railway crossings be grade separated.</p> <p>Ownership of land is not the primary consideration in relation to identification of the future potential land use.</p> <p>In regard to the Ballan Line Upgrade, it is notable that residents would be able to easily access either side of the line.</p> <p>The main body of the Council report has further details on the relative merits of the timing of the Western Growth Corridor.</p>
<p>Notes that a 1975 study (Shire of Ballan) indicates the southern corridor area as "residential A" and the western corridor area as "1 acre blocks"</p>	<p>This is a 42 yr old study. The basis for making these recommendations is not known and may be of limited relevance today.</p>
<p>At least since 2009 Council has been committed to examining the potential for growth to the south as shown in the MPS 21.08-2:</p> <p><i>"Investigate flood risks, buffer issues between the industrial land and the interface with the railway station for the proposed residential growth area to the south of the railway station between it and Gillespie's Lane."</i></p>	<p>The southern growth corridor was inserted into Clause 21.08 for "medium term" growth in 2009 as per the Ballan Framework Plan in that clause.</p>
<p>Indicates that a candidate for Council elections from 2012 told him the following:</p> <p><i>"I would suggest that the railway line short [sic – likely "should"] be the central point for long term growth; It always makes sense to follow heavy infrastructure when developing for future growth; whilst the Industrial estate is a thorn in most country towns side, the cost effectiveness of building grids near Industry presents considerable savings."</i></p>	<p>Noted.</p>

<p><i>Years ago I had some aerial maps done with the view that the Ballan Sports Reserve be moved to where the old Abattoirs resides, if a rec reserve was built on the site and the old site opened for housing all current rec groups could be positioned in the heart of a new development. The land on the South side of Ballan presents itself without long term restriction; if we can tap into “heavy services” for Industrial and rec purposes without compromising the housing and Industrial boundaries, I think we can build Ballan in the future organically depending on demand.</i></p> <p><i>Towns that keep the rail central tend to attract a better class of developer; the aerial maps showed the rail as a boundary; I would rather see it as a starting point for redevelopment and balance the town using the rail hub as the pivoting point. I also believe there is an untapped asset base in the Bostock and Whipsticks; not for residential but as an aesthetic inducement that adds to a rural residential formula.”</i></p>	
<p>In December, 2015 Council resolved to seek:</p> <p><i>“assistance from Department of Economic Development, Jobs, Transport and Resources (DEDJTR) to identify the future extent of the Southern Growth Corridor and the extent/indicative costings of infrastructure upgrades to support the application of the Urban Growth Zone to the Southern Growth Corridor”.</i></p> <p>Unfortunately, nothing concrete appears to have eventuated despite the above ideas and undertakings, and Council does not appear to have made a genuine attempt to investigate the benefits of the southern corridor.</p>	<p>This was part of the resolution for the adoption of the Ballan Structure Plan. The Amendment for the Ballan Structure Plan (Amendment C69) has been held up due to identified issues.</p> <p>The Ballan Strategic Directions is proposed to supersede the Ballan Structure Plan, subject to Councillors decision.</p>

In June 2013 Moorabool Environment Group (MEG) made a submission to Council about the draft BSP. The points they raised are still valid, and a relevant extract is provided here, with MEG permission:

*"We **disagree** with the proposal by Hansen Partnership Planning Panel (2004) that the Western corridor be developed before the Southern corridor. (page 44)*

In order to respect the community's overwhelming preferences on where residential development is wanted and in the interest of long term sustainable development, we believe residential development should go in the following stages:

First housing development. Short term: Infill.

300 dwellings. It is logical to infill first as services/infrastructure are available, people want to live within the town to access all facilities and there is space for up to 300 dwellings.

Second Housing development. Short term: South of the railway:

We ask the council to rezone this area residential in order to encourage development of medium density housing close to the station.

It is clear (and stated in the plan) that Ballan's growing population is and will be largely made up of commuters, many of whom will be single or young couples (not large families). In the area marked blue (map p/28), 360 lots can be accommodated. This area should be developed with mixed housing, catering for commuters – people working or studying in Melbourne or Ballarat and using the train line.

We ask Council to take some initiative to communicate with the several owners of this land to make them aware of the potential of this area for housing development and the financial rewards possible.

Also we ask Council to communicate with V Line and Vic Track to discuss construction of a pedestrian and bike path or bridge across to the station. We also ask that action is taken on upgrading the road underpass.

The area south of the railway has the advantage of proximity to wastewater and sewerage infrastructure and the gas pipeline. (p/49-50)

Once this area is rezoned and access to the station available, it is logical developers will be interested in the area. As all good urban planners agree –

Local Government is required to provide a 15+ year land supply across the municipality in accordance with Clause 11.02-1 of the Moorabool Planning Scheme (and all other Victorian Planning Schemes). Ballan is a logical location for additional land supply given its size, existing services and rail infrastructure. Notably the State Government through the Central Highlands Regional Growth Plan and Plan Melbourne identify the town for growth.

The Ballan Strategic Directions limits the opportunity for infill in locations not deemed desirable for expansion and provides sufficient growth potential for the horizon of the plan (2041). This is also discussed in the main body of the Council report.

The question of the timing for the Southern vs Western growth corridor has been dealt with earlier.

residential development within walking distance to public transport is the way of the future.

Long term housing development: The Western Corridor.

ie. west and north of the town along the Werribee River

We feel this prime farmland should be the final area to be developed as was clearly expressed by the community. Though this farmland offers attractive sites for large housing blocks, the huge number of lots, 840 (p/27), will not be needed if infill and the south of the railway area are developed. Ballan's population growth will be largely housed close to the station and within the town/ infill.

The Fraser land to the West will attract a different type of resident – those who want large blocks, use cars (rather than walk or cycle) and who have more money to spend.”

The floodplain of the Werribee River alongside the Western Corridor is of particular importance to the health of the Werribee River as (i) it includes a substantial portion of the river's immediate flood plain between the freeway and the Ballan township, (ii) on the western side of the river the land is still zoned Rural Living and thus has not yet been developed for urban growth and (iii) the area forms an important biolink as a corridor and stepping stone between conservation areas to the north (Wombat State Forest and Lerderderg State Park) and to the south (Werribee Gorge State Park).

It should be noted that ecological studies have identified several kilometres of river reaches as suitable habitat for the Growling Grass Frog, and that there are already in place guidelines for establishing suitable setbacks and buffers to protect such habitat.

The submitter has provided an article from the VNPA website including a note that “In its draft sub-regional species strategy for the Growling Grass Frog, the State Government specified 200 metre habitat corridors on either side of the major waterways.

The submitter has provided a visual depiction showing that the western growth precinct does not provide a 200 metre buffer, contrasting it with the Western Growth area plan.

The importance of the floodplain has been noted, a relevant change has been made regarding the flood plain (refer response to submission 21).

A detailed flora and fauna assessment will be undertaken at the Development Plan stage, the current plan in the Strategic Directions is a high level concept plan.

According to the EPBC reporting tool there is no record of Growling Grass Frogs in Ballan – that is not to say it doesn't exist.

Prior to the preparation of a detailed development plan of the western and southern growth corridors, detailed flora and fauna assessments will be required. These assessments should include surveys for species and habitats protected under State and Federal legislation. The assessments will provide information from appropriate experts on how to respond. Changes would be possible in future if supported by detailed analysis and studies.

Whilst the submitter refers to the sub-regional species strategy for the Growling Grass Frog, this document was prepared



for the Melbourne Strategy Assessment to assist in the implementation of the State Government's plan for growth within Melbourne's Urban Growth Boundary (*Delivering Melbourne's newest sustainable communities*).

Currently, there is no mandatory 200 metre buffer in the Planning System or in State or Federal environmental legislation in situations where Growling Grass Frog is present.

Melbourne Water guidelines on buffers are proposed to be taken into account (refer response to submission 21).

Indicates that the Ballan Strategic Directions includes a road, and a general residential area, at places within tens of meters from the river low-flow channel

The Western Corridor is Ballan township's major topographical relief feature and is clearly visible from the following numbered positions:

Submitter has provided a list of positions and map showing the positions it is included within.

The open space buffer in relevant concept plan within the Strategic Directions is variable in its extent. Refer to Melbourne Water Submission 21 for relevant change concerning buffers.


Officers have analysed the viewpoints identified by the submitter.

Hogan Road: The Western Growth Area is generally well visible from this road but this is not a major road.

Looking west from the Ballan Hospital and Simpson St: Generally screened by vegetation from this area.

	<p>Old Melbourne Road: Largely screened by vegetation albeit with gaps. Noteably the Ballan Strategic Directions proposes low density residential zone sized blocks along this frontage for landscape reasons.</p> <p>Geelong- Ballan road: Partially screened by vegetation, however the document proposes Rural Living Zone (10,000sqm) blocks along this border for landscape reasons.</p> <p>Western Freeway: The Western Growth Area is highly visible, that is why 10,000sqm Rural Living Zone blocks are proposed along this border.</p>
<p>The submitter indicates that the Western Corridor provides important landscapes for Ballan and references a number of areas of the Planning Scheme aimed at protecting landscape values.</p> <p>e.g at Clause 21.02-2 Non Urban Landscapes <i>“maintain and enhance the natural environment and the Shire’s rural identity and character”</i>.</p> <p>Or <i>“Discourage inappropriate development on scenic hilltops, ridge lines and areas of visual prominence.”</i></p> <p>In comparison to the Southern Corridor, which is virtually flat and featureless, the Western Corridor has immensely more important landscape values. These are both visually and historically critical to the ambience and heritage of Ballan and are important contributors to Ballan’s rural feel and its tourism appeal.</p>	<p>The rural edges to the town are proposed to be preserved through the addition of rural living and lower density lots on the edges (as above).</p>
<p>The BSD has limited the size of the southern corridor to the area north of Gillespies Lane. In my opinion this is a retrograde step – once the southern corridor has residential development, it is sensible that allowance be made for further expansion in this direction rather than deciding to open up another greenfield area which has far greater ecological and landscape values.</p>	<p>Further expansion could be considered further south in the future when/if Ballan needs the land supply. The area south of Gillespies Lane has been deemed a future investigation area.</p>
<p>Infill within the township must be complete before any greenfield areas are exploited.</p>	<p>Alternative perspectives are possible and some residents are upset about the size of blocks being subdivided in Ballan. Notably the opportunities for infill are proposed to be limited under the Ballan Strategic Directions in locations where, for neighbourhood character, infrastructure related or other reasons it is considered undesirable.</p>

<p>The planning period of the BSD is approximately 25 years. Population estimates this far into the future are unreliable and planning decisions made now to accommodate such estimates should be made with caution. The rational way to manage this uncertainty is to have trigger points for future expansion relying on the objective criterion of actual space available rather than elapsed time alone.</p>	<p>Long term population predictions tend to be somewhat unreliable, however Councils are obligated to provide a minimum 15 year supply of land (at current rates of demand) with no upper limit provided. Furthermore because of its proximity to Melbourne and the rail line, Ballan's growth is linked in more strongly with Melbourne, which tends to have fairly consistent growth compared to many parts of regional Victoria.</p> <p>The area south of Gillespies Lane is identified for future investigation rather than for development, based on the uncertainty of future need and the timing of the need.</p>
<p>Work undertaken in 2014 indicated that infill capacity around Ballan has enough already-zoned urban land for the next 15+ years (Table 2). Greenfield sites should not be sacrificed until these reserves are fully utilised.</p> <p>Provides a table from Victoria in Future in 2014 indicating that Ballan has a 15+ year land supply.</p>	<p>As mentioned, infill opportunities are significantly less under the Ballan Strategic Directions should the zoning proposals under the Strategic Directions be implemented.</p>
<p>In any event, to designate the western corridor for "short-term" development is precipitate as well as vague. Does it mean, for example, that the development can take place right away?</p> <p>This would be undesirable. At the very least, any greenfield area should not receive a more urgent classification than "medium term" where "medium term" should be clearly defined as when the infill capacity of the township is near-full.</p>	<p>Short term generally means 0-5 years, however the terminology is intended to provide flexibility to meet future circumstances noting that forecasts are not always accurate. The development would require a Planning Scheme Amendment, and then for the proponent to complete a Development Plan that addresses Council requirements, followed by a subdivision application.</p> <p>Issues relating to infill has been discussed earlier.</p>
<p>The present "core" town area should be protected as it is this area that gives Ballan its much-valued country town ambience and charm. This should be fiercely protected. Outlying residential estates such as those already being developed near the freeway off Hogan Road are simply carbon copies of suburbia in any Australian city.</p>	<p>No change is proposed that would increase development potential in the core of Ballan (area between Werribee River and Aitkinson St). Large parts of the township north of the river are proposed for a zoning change that would limit subdivision potential.</p>
<p>Instead, a concept of encouraging tasteful two-storey townhouse developments immediately south of the railway would easily accommodate future population growth and further would be particularly attractive to the demographic of (i) older people which is the fastest growing group to move to Ballan and (ii) single-occupant households, which again is a growing trend in our society.</p>	<p>Medium density housing will be possible in the recommended Zone. If demand is there (the trends mentioned may influence demand) then it may happen.</p>

<p>The Western Corridor is presently productive agricultural land. The argument advanced in the BSD for the suitability of less fragmented ownership of the Western Corridor allowing urban development could equally be advanced as an argument for facilitating more efficient and economic agricultural production in this area.</p> <p>A number of strategies in the MPS discourage the use of agricultural land for residential development.</p> <p>Provides various Planning Scheme Statements that discourage using productive agricultural land for residential development.</p>	<p>It is acknowledged that Local and State Planning policies discourage urban development on productive agricultural land, productivity and viability of agriculture are relevant factors.</p> <p>The agricultural quality of the land has not been studied as part of the Ballan Strategic Directions because support for the short term development of the area has already been established through Amendment C34.</p>
<p>The concept for the western corridor (Precinct 5) does not respect the ecological, water quality, landscape and public amenity values associated with the Werribee River.</p>	<p>The exhibited concept has been designed with the intention of respecting these values. Relevant feedback has been taken into account in a change for the concept plan (refer response to Melbourne Water submission 21).</p>
<p>Melbourne Water (MW) is the waterway manager for this area and has already developed a preliminary development services scheme for stormwater treatment (DSS) for the western corridor:</p> <p>Submitter has provided a map showing this scheme, which is dated April 2014.</p> 	<p>Melbourne Water has been consulted during the exhibition process (refer response to Melbourne Water submission 21).</p>
<p>Attention is drawn to the statements on the above DSS plan:</p> <p><i>“River Health Team to determine setback from the Werribee River WIDE setback. Consult Nino Polon – geomorphology & environmental information available.”</i></p>	<p>Current Melbourne Water submission is considered relevant.</p>
<p>In addition to the above shortfalls, the concept plan inconsistently allows general residential development virtually adjoining the river valley,</p>	<p>The Open Space network (Figure 17, Page 70), indicates the provision for passive open space to assist in the</p>

<p>does not adequately recognise the important landscape values of the western corridor, and does not provide for functional public open space overlooking the river valley.</p>	<p>establishment of a buffer from development from the Werribee River.</p> <p>It is proposed that the primary path network is located above the western escarpment of the Werribee River, allowing for views into the river corridor. .</p>
<p>Council has already protected the eastern bank of the valley by restricting development to not less than 4,000 square metre blocks (Low Density Residential). By contrast, with this concept for the western corridor, there is a sizeable proportion of the area where General Residential blocks would be allowed alongside the western side of the river valley.</p>	<p>In the concept plan there is a buffer between the river and the developable area.</p>
<p>The concept plan has placed a ring road right around the proposed development immediately against the brow of the valley's western slope. This is undesirable both from the point of view of presenting an unfortunate "built-up" vision to what is presently a valuable landscape when viewed from the township and also because such a feature (the road that is) precludes decent public use of the area. Instead a more creative road arrangement should be arranged, where the private properties closest to the valley would be serviced for vehicles from behind (that is the west) rather than in front (the east). This would free up public land for passive recreation as well as the required stormwater treatment wetlands along the brow of the hillside. Also, the ring road's easternmost entry to the Old Melbourne Road is unnecessary. This zone could readily be serviced from the other proposed road along the Low Density Residential western boundary without any need to have a road along its eastern edge.</p>	<p>The ring road is an urban design driven measure which prevents residents having fences backing onto the flood plain or fencing off Council land in their backyards.</p> <p>This will also improve the access, amenity and maintenance of the river walk.</p> <p>It is construction of the ring road will also useful assist in managing for bushfire risk.</p>
<p>The proposed pathway shown on the concept plan is fanciful and impractical. There is no appreciation of the topography of the area. The significant slopes would be imperilled by erosion should such a pathway trajectory be actually implemented. The concept shows no appreciation of the flood levels encountered in the area, and to have the pathway as shown would mean that it would be impassable during floods (occurring approximately every two years on average in my direct experience) and most of it would likely be destroyed during such events.</p>	<p>Noted.</p> <p>The pathway shown follows the approximate alignment of a shared path in keeping with that shown in the adopted Moorabool Hike & Bike Strategy (2015).</p> <p>However, a relevant change to move the shared path out of the floodplain is proposed to be made (refer Melbourne Water's submission).</p> <p>Final layout and design will be subject to further investigation and subject to available resources for construction and maintenance.</p>

	The Ballan Strategic Directions does account for topography, paths are proposed in relatively flat areas. The Framework Plan shows “Steep Areas” on the map.
What should be done instead is to have the pedestrian pathway set back and along the top of the “escarpment” with any road required significantly set even further back (see above) so that precedence for appreciation of the valley’s views is given to pedestrians rather than vehicles . There is already a fire access track that is periodically mowed by Council along the eastern side of the river channel track down on the floodplain. This track is important in meeting the passive recreational needs of Ballan residents living north of the central township between the river and the Western Freeway. This track is ignored in the BSD.	Opinion noted, See response above
Submitter 5 Mike Vale	
Prefers the Southern Growth Corridor to the Western Growth Corridor and claims that Council has already made its mind up about this matter.	Council’s support for the development of the Western Corridor before of the Southern corridor was formalised in 2009 through Planning Scheme Amendment C34. This is shown in the Ballan Framework Plan in Clause 21.08 of the Moorabool Planning Scheme.
An interesting attachment to your document which gives all travel times, particularly between Council facilities in Ballan and Bacchus Marsh in car time distance only...completely ignoring that Ballan has a railway station less than 2 blocks from the Shire office and that Bacchus Marsh now has an extensive town bus service that services its railway station.	Unsure of what attachment exactly is being referred to, does not seem to refer to the Ballan Strategic Directions.
A document such as this is to be expected by a Council that ignores its excellent public transport options and goes to the matter of a car conscious Council that encourages urban sprawl, car use, traffic and a lack of community in a similar vein to what occurs in Bacchus Marsh on a daily basis. We enlightened Ballan residents see through the folly of the Bacchus Marsh traffic woes and wonder why Council wants a similar situation in Ballan...but I get it now...Ballan’s Councillors are ignorant and know no better and Councils car supporting consultant engaged to write this document has no idea of the public transport options between Ballan and Bacchus Marsh either.	Noted.

<p>As you are probably unaware...being a car advocating Council, the progressive Victorian state government is about to spend \$500Million on the Ballarat railway line and several \$Million in Ballan alone. There will be construction of a second platform to enable the already excellent train service to become even more frequent by enabling the crossing of trains at Ballan, a pedestrian subway will be constructed to allow egress to the new southern platform and the station will have a lot of investment in its restoration and technology to assist its ever growing numbers of commuters and weekend travellers.</p>	<p>Noted.</p>
<p>Council will now look even more ridiculous and old world thinking in supporting the Fraser land option and new residents who wish to move to Ballan for a better quality of life will wonder why Council ignored the opportunity to develop in sympathy with walking, fitness, community safety, accessibility and enhanced quality of life the development of the southern land option adjacent to the railway station as advocated by the more visionary residents of this town who don't pretend the railway and our public transport options are the 'elephant in the room'.</p>	<p>The issue of the timing of development of the southern and western precincts has been addressed at submission 4 and in the main body of the Council report.</p>
<p>Submitter 6 Mohan Gunatilake</p>	
<p>1 Denholms road should be sealed all the way to Kerrins lane and have proper 2 way road</p>	<p>Current traffic loads are insufficient to justify construction.</p>
<p>2 Town Sewerage needs to be considered for all southern properties</p>	<p>Sewerage would be considered prior to development. Responsibility for financing lies with land owners who seek to develop.</p>
<p>3 appropriate height restrictions for buildings in the southern growth area in light of the mostly farming activities</p>	<p>The General Residential Zone has a maximum 3 storey limit. Nonetheless this area could potentially accommodate some medium density housing being close to the station.</p>
<p>4 appropriate services to connect to the railway line on the south side of the town and a station entrance/exit on the south side.</p>	<p>Unsure of which services in particular are being referred to in terms of a connection to the railway line.</p> <p>However, service connectivity to southern precinct would be considered at the detailed planning stage</p> <p>The station entrance/exit would be the responsibility of the rail authority.</p>
<p>5 electricity, lighting on south side to cater for future growth</p>	<p>This would be considered at the detailed planning stage, nonetheless the Ballan Strategic Directions has been referred to utilities authorities.</p>
<p>6 relevant signage of streets/maps on south side to cater for new subdivisions thank you again for the</p>	<p>The Ballan Strategic Directions is a high level document this level of detail would be</p>

opportunity to provide feedback and I look forward to further consultations on the directions paper.	considered later, most likely at the development plan stage.
Submitter 7 Transport for Victoria (TFV)	
TFV takes an integrated approach to planning, coordination and management of Victoria's transport system. Comments are made from across the transport portfolio including VicRoads.	Noted.
<p>Comments build on a previous submission made to Council in June 2013. Comments from that submission around housing densities, infill development and the width of new road reserves, have not been addressed in the Strategy, and still stand.</p> <p>Note in the 2013 submission:</p> <ul style="list-style-type: none"> • Urban consolidation and infill rather than Greenfield Growth has been suggested. If there is to be Greenfield growth the preferred form of that growth is in the Western Corridor. • Mentioned that all new development should be undertaken at a minimum 15 dwellings per hectare, with roads being developed so as to accommodate public transport. • The use of low density residential zones over existing Urban areas are not encouraged because they limit the opportunity for infill. • "To ensure the best possible use of land is achieved, the broad nature of existing boulevards of 16-20m in central Ballan is not encouraged in new residential areas. It is suggested that reference is made to "Department of Transport (DOT) Public Transport Guidelines for Land Use and Development 2008" 	<p>These matters have been considered.</p> <ul style="list-style-type: none"> • Local Government is required to provide a 15 year supply of land. Infill opportunities will be limited by the Ballan Strategic Directions in areas deemed non preferable for development for neighbourhood character, distance to services or infrastructure reasons. • Based on current trends, new development is likely to be undertaken at 15 dwellings per hectare or more where possible, without Council intervention. • Road widths have an impact on neighbourhood character.
The strategy recognises that Ballan is likely to remain a commuter town in the foreseeable future. Further, the Strategy proposes that future growth in Ballan should maximise walkability to key community nodes, and access to public transport. These objectives recognise the central role Ballan Station will continue to play in the ongoing success of the town.	Noted.
The Strategy proposes Precincts 3, 4 and 5, for short to medium term development. Of the seven development precincts, these three precincts are the furthest away from Ballan Station. Due to the longer distances involved, safe and direct bicycle connectivity between the prioritised growth	An implementation strategy for the path network in the BSD is included as a future action for Council. Timing of development has not been determined at the current time.

<p>precincts, the town centre, and Ballan Station, should be prioritised.</p>	
<p>On page 92, the Strategy lists action A2 “progressively deliver a path network which connects people to key destinations” as a long term priority. However, on page 29, the Strategy acknowledges recent growth has resulted in many areas of the town becoming underserved and disconnected from the Ballan Town Centre. This problem will continue to exacerbate as growth areas are developed.</p>	<p>That is not necessarily the case which is why the Ballan Strategic Directions has been developed and has identified an improved pedestrian path network in both new and existing precincts to improve walking and cycling connectivity in and through the town.</p>
<p>TFV is of the view the delivery of a safe and connected path network should be a short-term priority. New growth areas present an opportunity to achieve a high standard of bicycle and pedestrian connectivity from day one. Providing capacity for separated pedestrian and bicycle paths in new developments from day one would cost less than retrofitting streets in future.</p>	<p>Noted, the Ballan Strategic Directions includes a future action for the preparation of an implementation plan concerning the path network which will detail timing of implementation. However, construction is subject to available resources.</p>
<p>For example, precinct 5 would benefit significantly from direct and fast bicycle connectivity to Ballan Station and town centre. Residents living in the northern part of Precinct 5 would be three to four kilometres from Ballan Station. The distance is not walkable to most people. Providing safe, convenient and direct bicycle links connecting Precinct 5 to Ballan town centre and station will allow Ballan to continue its role as a commuter town, grow the number of trips to Ballan Station, while minimising the impact on traffic congestion to and car parking at the station.</p>	<p>As per submission 3 response, the Ballan Strategic Directions will be updated to further clarify the shared nature of the path network.</p>
<p><u>Moorabool Shire Hike and Bike Strategy</u></p> <p>The 2014 Moorabool Hike and Bike strategy provides strategic direction for the planning and development of the recreation and commuter hike and bike network throughout the Shire. The Moorabool Hike and Bike strategy recommends 29 prioritised and costed opportunities for improvement works and programs in Ballan.</p> <p>However, the Strategy does not acknowledge the list of 29 projects recommended in the Moorabool hike and bike strategy. On page 12, the Strategy states “the path network for Ballan is unclear”. On page 92 of the Strategy, action A6 recommends Moorabool Shire “identify a priority list for the upgrade of missing road and pedestrian/cycle links including proposed timing and potential funding</p>	<p>The Moorabool Hike and Bike Strategy still stands as an adopted document of Council.</p> <p>The Ballan Strategic Directions has proposed a shared path network that generally mirrors the 29 actions with an approximate construction cost of \$4.1m outlined in the adopted Hike and Bike Strategy and has been generally well received.</p> <p>However, by reviewing the 29 identified actions it provides Council an opportunity to ensure that that priorities still meet community needs and align with the</p>

sources". Doing so would essentially replicate work already done in 2014.	current resourcing capacity of Council to deliver the construction program identified.
TFV suggests the Strategy refers to the projects nominated in the <i>Moorabool hike and bike strategy</i> , and included a statement Council's progress or preparedness to deliver on these projects.	Noted, however there will be an implementation plan prepared for the Ballan Strategic Directions path network.
<p><u>Railway corridor issues</u></p> <p>TFV agrees that development of Precinct 7, while close to Ballan Station, should be a low priority as any development to the south of the rail corridor is likely to require significant investment in infrastructure. While Precinct 7 is listed as a long-term priority, the Strategy contains little acknowledgement of the potential rail corridor issues that will need to be addressed in future.</p>	<p>Noted, these rail corridor issues (if realistically applicable, noting that the southern growth corridor area is not particularly extensive) could be addressed at the Development Plan Stage.</p> <p>Change Recommended: As per Council report.</p>
<p>TFV has concerns regarding an additional road crossing of the railway line between Stead and Windle Streets shown on maps on pages 27, 61 and 66. This additional crossing is not discussed in the Strategy text. TFV suggests it be noted in the Strategy that any future additional road crossing of the railway must be grade-separated, as required under Clause 18 of the SPPF, and <i>public transport: guidelines for land use and development</i>.</p>	<p>Noted.</p> <p>Change Recommended: As per Council report.</p>
<p>TFV also has concerns regarding where the primary and secondary path networks interact with the railway line, it is very likely that controlled pedestrian crossings (with gates) will need to be provided at the Cowies Street, Windle Street and Old Geelong Road level crossings. Further, any path running parallel to the railway line must be built outside of the rail reserve, and must be separated from the railway line with a fence built to a standard acceptable to V/Line.</p>	<p>Noted</p> <p>Change Recommended: As per Council report.</p>
<p>It is also worth noting the Stead Street underpass is likely too narrow to accommodate both car access and the secondary path network simultaneously. The pathway may have to go</p>	<p>Noted</p>

<p>behind the bridge piers, which would be a complex undertaking.</p>	<p>Change Recommended: As per Council report.</p>
<p><u>Public transport services</u></p> <p>In the discussion on public transport services on page 65, the Strategy omits a number of current services. The Strategy notes the Ballan – Daylesford – Hepburn Springs coach service, but not the Ballan-Gordon-Mount Egerton service. Both of these services connect with V/Line Services, but are private road coach services with tickets available from the driver. Both services are operated by Bacchus Marsh Coaches.</p>	<p>Noted</p> <p>Change Recommended: As per Council report.</p>
<p>The Ballan Station patronage figures on page 65 of the Strategy are out of date. In the 2015-16 financial year, there were 92,311 boardings at Ballan Station, which equates to around 7,700 per month (up from around 7,000 per month in 2014).</p>	<p>Noted</p> <p>Change Recommended: As per Council report.</p>
<p><u>Road issues</u></p>	
<p>VicRoads agrees pedestrian and cycling connectivity could be improved in Ballan. However, discussion on page 64 of the Strategy noting “pedestrian connectivity across the (Inglis) street is lacking”. VicRoads raised two zebra crossings across Inglis Street in 2016, one servicing the hospital precinct, and one servicing the commercial precinct. These new crossings have greatly improved safe pedestrian movements across Inglis St.</p>	<p>Noted</p> <p>Change Recommended: As per Council report.</p>

<p>VicRoads suggests the Strategy notes any new residential lots with frontages to Old Melbourne Road or Geelong-Ballan Road will need to consider safe traffic movements. Future development along Old Melbourne Road or Geelong-Ballan Road have the potential to create conflict points where traffic enters these roads. VicRoads suggests they are closely consulted in the future planning of these developments.</p>	<p>A traffic impact assessment at the development plan stage is standard. VicRoads would be consulted at the development plan stage.</p>
<p>Further, the Strategic Directions depicts significant future development abutting the Western Freeway. VicRoads suggests the Strategy make reference to the likely need for noise walls along the Western Freeway where it meets future developments. VicRoads suggests Moorabool Shire Council and any private developer consult closely with them to ensure future development along the Western Freeway meets both regulatory and community expectations (in the instance that the community expectations are above and beyond what is required by regulation).</p>	<p>Noted.</p> <p>Change Recommended: As per Council report.</p>
<p>Submitter 8 EPA</p>	
<p>Expressed no concerns.</p>	<p>Noted</p>
<p>Should the industrial area undergo expansion (in terms of the vacant lots in Precinct I being utilised) EPA recommends that Council take into consideration EPA Publication 1518 <i>Recommended separation distances for industrial residual air emissions (March 2013)</i> to ensure that adequate separation distances between sensitive land uses and industrial land uses that emit odour or dust are maintained.</p>	<p>Noted</p>
<p>Submitter 9 (Moorabool Environment Group)</p>	
<p>Refers to previous submissions offered to Council over the last 10 years and that their values and priorities are basically the same.</p>	<p>Noted.</p>
<p>In relation to KEY OBJECTIVES (Part 2. 4.1.5) the key objectives of MEG involve promoting environmentally sustainable development. The key areas within this umbrella term are to:</p> <ul style="list-style-type: none"> - Protect the Werribee River and the riparian fauna and flora by ensuring proper buffer zones along the river (ie No housing development within buffer zones). - Protect and maintain rich agricultural land for food and fibre (and not build on that land) 	<p>Noted.</p>

<ul style="list-style-type: none"> - To promote recycling, reusing and reducing waste through council policy and education - To increase green public spaces and provide more walking and cycling tracks in appropriate areas - To increase the number of trees and maintain those that exist in healthy condition - To promote energy and water efficient housing design in appropriate areas - To support and promote use and development of renewable energy (domestically and commercially). 	
<p>RESIDENTIAL DEVELOPMENT (Part 2. 4.2.2 – 4.2.5)</p> <ul style="list-style-type: none"> - It is good to see recent in fill in Ballan especially within walking distance of the station, the oval and the shopping strip. We have always promoted in fill of the residential area and NOT encroachment into prime agricultural land. Most of Ballans population growth can be accommodated by building a mix of medium density housing on vacant blocks in the town and we support this. - We disagree with developing houses (especially on large blocks) on prime agricultural land on the north side of the town along the river. This has already impacted on the water quality of the river with polluted waste water running off housing developments which are too close to the river. We ask council to respect Melbourne Waters recommendations for set backs from the river in regard to housing. There needs to be a 300 metre plus buffer zone on either side of the river to protect 	<p>Infill instead of greenfield growth has been addressed in previous responses (refer responses to submitter 4).</p> <p>Melbourne Water has been consulted on the Ballan Strategic Directions (refer submitter 21) and will be consulted at the detailed design stage for comment and to ensure appropriate drainage.</p> <p>Unsure of basis for proposed 300m buffer. There are variable buffer zones for the Western Growth corridor in the Strategic Directions, there is some buffer in all cases.</p>

<p>the ecology of the river. The plans in the Strategic Plan document do not show sufficient buffer zones and in various parts no buffer zone at all.</p> <ul style="list-style-type: none"> - We disagree with housing development on prime agricultural land along the river to the north and west of the town. We have argued for many years for housing to be developed on the relatively poor agricultural land south of the railway. The entire Ballan community has been arguing for this for many years and again at the public meetings held recently. We cannot understand why this constant request has been ignored in all strategy plans when the community is so consistently in agreement that this is what is wanted. This is more logical than ever now the second train platform is to be built. The travelling public want to walk or cycle to the station. The south side of the railway station where the new track will be is ripe for housing development. (4.3.3) The river and the prime agricultural land on the northern side of the town must be protected at all cost. 	<p>The issue of the western vs southern growth corridor has been discussed (refer response to submitter 4)</p>
<p>OPEN SPACE & RECREATION& LINKAGE (4.4 & 4.4.2)</p> <ul style="list-style-type: none"> - We want Ballan to be a walking cycling town. Walk and bike tracks need to be in appropriate places eg along the top of the ridge north of Ballan and connecting all facilities – the railway station, sports grounds, hospital etc. - Every resident should be in walking distance of a able to walk park or oval. 	<p>Shared paths are proposed to be provided.</p> <p>The Ballan Strategic Directions proposes significant enhancements to the overall open space network. Details of open space contributions for new areas can be considered at the development plan and subdivision stages.</p>
<p>LOCAL EMPLOYMENT (4.6)</p>	

As we all know the renewable energy industry in the form of wind farms is booming in our local area. 3 wind farms are being built south of Ballan and will be up and running within the next two years. This will be an enormous economic boost for the town and provide many employment opportunities. This multi million dollar industry will boost population, economic activity and will supply the state with a large percentage of the clean electricity which will make up the governments renewable energy target. Ballan and Moorabool Shire Council need to be ready for this increased economic activity, support the clean energy industry, and use the money gained from rates paid to council by the wind farms for improving the facilities for the public. It offers a great opportunity to use the money to implement many of the actions the community have been asking for over the years:

Putting power lines underground so street trees can grow naturally.

Plant more trees (native and exotic) as outlined by the Ballan Arboretum Group

Protect the river by implementing Melbourne Waters recommendations of wetlands, biological filtration, respecting buffer zones etc..

Constructing bike and walk paths so all residents can walk and ride safely to all parts of the town.

Noted, the Ballan Strategic Directions seeks to allow for residential, commercial and industrial expansion.

Population growth will produce mixed impacts for Council, increasing the rates base but also requiring increased expenditure on capital programs and services.

In terms of existing infrastructure this is not Council infrastructure. With regard to new areas, utilities authorities would be consulted prior to development but the detailed planning stage for growth areas has not yet arisen. It is agreed that underground power lines are typically preferable.

The Ballan Strategic Directions includes an action to "Prepare a landscape masterplan for the Werribee River open space network to ensure the delivery of an open space network that is functional, complementary to Ballan's character and the natural environment"

In addition, Council has developed policy and strategies relating to street trees.

Melbourne Water has been consulted and Council has provided a response (refer submission 21).

Both these matters have been discussed earlier.

<p>Improving green public spaces eg. pocket parks, increasing the size of the existing recreational area by buying the land for sale beside/west of the football field so all sports can benefit and a community hub can be built.</p>	<p>The open space network in Ballan is proposed to be much improved. Council must be realistic within its resources.</p>
<p>We ask that you listen to the community and take seriously the input community members have put in over the years. This is the fourth (or is it the fifth?) community consultation and submission process we have been involved in over the last decade. We sincerely hope and trust you will respond with actions to implement the community's suggestions to make Ballan a livable, environmentally sustainable town in future.</p>	<p>A summary of feedback was considered in the preparation of the Ballan Strategic Directions.</p> <p>It is appreciated that the process would ideally have been completed sooner.</p>
<p>Submitter 10 - Parhammer</p>	
<p>Owns a small factory in Ballan Industrial Estate.</p>	
<p>Now that the land to the east of the existing Ballan Industrial Estate has been sold to the CFA, I would like to ask the Shire to consider reserving land to the south for industrial purposes.</p>	<p>Noted, however there is significant room for expansion in the existing industrial precinct, additional industrial land was identified to the east of the now CFA owned site in the Ballan Strategic Directions. This site is now proposed to be included as an investigation site. This land could be considered for rezoning based on future circumstances.</p>
<p>While the Strategic Plan mentions growth in service industries, there are also other possibilities. Our manufacturing business employs at the moment 23 staff and is growing rapidly. Our products are sent all over Australia which brings money and jobs to Ballan. While our company does not need further land in the near future, this could change in the long term. Reserved land for industrial purposes would also allow the Shire to attract additional larger businesses – and employment - to the area.</p>	<p>Noted, refer above.</p>
<p>I would like to suggest to continue Haddon Drive all the way south to Kerrins Lane to provide future access to the industrial precinct from Geelong</p>	<p>Noted, however access could also be provided to Kerrins Lane through the industrial land east of the CFA site. The</p>

Road. This could take truck traffic away from Gillespie's Lane and future residential development between Gillespie's Lane and the railway line.	site to the east is also preferred because, should Ballan develop further to the south of the railway line eventually, the capacity for industrial expansion will be further away from a residential area.
The land between Gillespie's Lane and Kerrins Lane is a 'future investigation area' which most likely means residential. I am concerned that there will be no buffer anymore between residential and industrial land as well as leaving the industrial precinct without direct truck routes to major roads.	When the investigation is undertaken, (likely to be beyond the timeframe of the Ballan Strategic Directions), appropriate separation of potential residential, commercial and industrial development will be considered.
Figure 16, Movement Network, shows clearly that the present industrial precinct will be surrounded by 'future investigation area'.	This is correct, nonetheless this does not guarantee that the area will one day be residential. Buffers would logically be investigated.
It would strongly suggest to reserve land (zoned farming at the moment) for future development and growth of the industrial precinct and to look at a traffic solution which keeps trucks away from future housing.	Based on current supply and demand in the existing industrial precinct, there is adequate supply for the timeframe of the Ballan Strategic Directions However, the supply and demand for industrial zoned land in Ballan and the whole of the Shire will be actively monitored and appropriate steps will be taken as required in the future.
Submitter 11 – Stephen Kelly	
Has found that the Ballan Strategic Directions contains grossly inaccurate markings with regard to "Land Subject to Inundation" in relation to the submitters property in Walsh Street, in the South of Ballan (just north of the railway line).	The area marked "Land Subject to Inundation" has been applied based on the existing Land Subject to Inundation Overlay, which is a legal instrument.
Does not know where Council obtained the information to model these plans, as they do not take into account the Lay Court drainage channel, constructed since 2003.	Council staff do not possess the technical expertise to model the Land Subject to Inundation Overlay or the impact of this drainage channel. The Overlay is typically modelled based the advice of specialist engineering consultants. Council officers cannot determine what impact the Lay Court drainage channel may have had on land subject to inundation in a 1 in 100 year flood event.
Your plans show that my property is nearly all under water, which is not possible as, since the installation of this channel, there have been no major drainage problems at my property.	See above response
Requests that the plans are reviewed, checked and amended to remove these anomalies.	Notably draft modelling was undertaken by specialist engineers to provide the basis for Amendment C73 (which was not pursued) less than two years ago.

	The outcome of the C73 mapping exercise proposed the same area for incorporation under the Land Subject to Inundation Overlay based on specialist engineering advice.
<p>Feels that the proposed rezoning of his property is grossly unfair as it has been in the General Residential Zone for at least 20 years. The current proposal to rezone to the Neighbourhood Residential Zone (with 800 square metre blocks) would make it uneconomical to subdivide.</p> <p>Note: The Submitters property is a large property in the General Residential Zone approximately 1km south east of the Station.</p>	Noted.
The Standing Advisory Committee for Planning Panels Victoria considering the application of the new residential zones already considered the submitters property in 2013-15 and there were no changes at this time. It appeared there were no changes made after this time or at a Council meeting after December 2015. Did not received notification of the result of Council consideration of submissions or the outcome of these meetings.	Noted, albeit the new residential zones had to be applied to the whole Shire and could not be applied based on an analysis as detailed as within the Ballan Strategic Directions. The submitter's property was rezoned to the General Residential Zone – which is the closest Zone to the former Residential 1 Zone.
When the submitter purchased the property in 1997, the Shire Planning Department advised it could be economically subdivided as it was in the Residential 1 Zone, feels that the proposal to alter the zoning is unfair as this is the only property of a size suitable for subdivision, and is within the grid area, being one kilometre from the heart of town and the railway station.	<p>The submitter's property is sizeable at approximately 1.5ha.</p> <p>The submitters property is well located, at approximately 1km from the train station or slightly further to the commercial part of town.</p>
Property requires large amounts of civil engineering works to provide a quality subdivision within the township. Given the likely cost of these earthworks, re-zoning, with a limit of 800 square metre [minimum subdivision size] blocks, would have serious repercussions on the quality of any future subdivision, whereas if the area remains in the current zone a subdivision would be more viable.	Approximately 60% of the submitter's property is affected by the Land Subject to Inundation Overlay. With regard to this part of the property, it is plausibly the case that significant amount of civil engineering works would be required and that larger blocks would make this less viable.
Notes that the area south of Walsh Street, bounded by Lay Court in the east and the railway line in the south, was originally part of the town grid, but, in the proposed plan, will be re-zoned from the General Residential Zone to a Neighbourhood Residential 800 square metre Zone. Asks that consideration be given to leaving this area (south side of Walsh Street) in the proposed General Residential Zone.	The submitter's property is the only property on the south side of the street that is likely to result in in well-designed subdivisions – albeit subject to, in the case of the part of the property, adequately responding to flooding concerns.
As an example of how subdivision can effectively take place in a flood overlay, the submitters	The neighbour has subdivided in the LSIO – albeit lots are 750+ square metres.


<p>neighbour to the east has successfully subdivided that property, where at least some of the land is marked “subject to inundation” where any potential flooding is now being managed by the Lay Court drainage channel that runs through the submitters property from the railway line.</p>	<p>Change Recommended: As per Council report.</p>
<p>With reference to the Ballan Strategic Directions, the proposal for the drainage from the newly proposed Southern Growth Precinct – Precinct 7, on the south side of the railway line flows, north under the railway line and then crosses the south east corner of my property to the Lay Street drainage channel.</p>	<p>The Ballan Strategic Directions is a high level document and does not provide detailed drainage plans, this would occur at the development plan stage. The current path of stormwater drainage may be altered.</p>
<p>Melbourne Water has proposed a plan for a retardation basin south of the railway line (See Melbourne Water GHD – Reference No 31/24028-March 2009). This is designed to restrict the flows of water from the 75 hectares catchment to the south of my property, including the eastern half of Precinct 7.</p>	<p>Concept plan noted, however whilst this basin could be a possibility the detailed drainage design will come later, with input from Melbourne water.</p>
<p>The drainage system, which includes the proposed Melbourne Water retardation basin, must be included and addressed in the Strategic Directions Document planning.</p>	<p>The retarding basin is from a 2009 concept plan and will not necessarily occur. This can be determined at the detailed planning stage.</p>
<p>The plan (Flood Mapping under Amendment C73 – as attached) does not show the drainage channel or pipes that have been installed. Has been informed that there is to be a new flood mapping plan, which should be technically more accurate, reflecting the changes with regard to the drainage channel. This drainage channel is most relevant to our situation as it effectively drains the area noted in the paperwork as “subject to inundation”. The current legal instrument may not have been updated for some time – perhaps many years.</p> <p>Submitter has provided a map of a “Development Services Scheme” by Melbourne Water from March 2009. This shows a possible retarding basin south of the train line but near the submitters property. It is understood that this drainage scheme is a concept plan and would be based on the development of the southern growth corridor. Melbourne Water has been consulted as part of the exhibition of the Ballan Strategic Directions.</p>	<p>Overlay maps only depict the Overlay as it applies to a property in a black and white, legal sense. These maps never show drainage channels. This does not necessarily mean that the drainage channel hasn’t been accounted for by technical experts advice on which the preparation of the map was based.</p> <p>Flooding and the accuracy of the LSIO is still recognised as an issue by Council officers. This is a separate process to that involving the Ballan Strategic Directions.</p>
<p>Submitter 12 – Kim Garlick</p>	
<p>Wishes to congratulate Council on the Strategic Directions and feels that the paper provides certainty for residents.</p>	<p>Noted, the submitters expression of support is appreciated.</p>
<p>Submitter 13 – Concetta McFall</p>	
<p>The draft Ballan Strategic Directions Paper recognises that the town’s character, charm, heritage, sense of community, lifestyle and housing choices within a rural setting are valued by</p>	<p>Noted.</p>

residents. The importance of Inglis Street's (our main street) is also highlighted with its cohesive and formal layout forming the heart of the town and its commercial centre.	
However, when it comes to the future development of our town I feel this draft paper places a two-way bet by stating that either the southern or western precincts are the preferred areas for the next phase of development along with infill sites.	Noted, the issue of the southern vs western growth corridors vs infill has been addressed earlier (refer submission 4).
This statement is ignoring the obvious – logic dictates that the next area of growth must come from the southern precinct since it will round out the town's core providing suitable blocks for medium density housing all within walking distance of the railway station and Inglis Street.	As above.
Unlike the western precinct, the transport Infrastructure is already in place and has been for over a hundred years. The upgrade and duplication of the Melbourne-Ballarat railway line has already commenced with a second platform for the Ballan Railway Station scheduled for 2018 along with extensive parking on the south side and improved pedestrian access.	As above.
As pointed out in the draft document Ballan could be a model for how a country town gets the balance right between maintaining and enhancing the town's charm and character whilst welcoming and supporting new residents and businesses.	This is an intention of the Strategy.
Ballan's foundations and infrastructure were laid down by councillors who understood the importance of careful planning. Their vision and common sense has served successive generations of Ballan residents well and it is my hope that our present council will have that same foresight and courage to take the town into the right direction.	Noted.
Submitter 14 – Alan Morffew	
Population growth is projected to reach 5910 by 2041. While this is a considerable percentage of the existing population it is still growth of less than 2000 residents in 24 years.	In 2016, the population of Ballan was estimated to be just over 3,000 people. The projected population growth to 2041 would see an approximate doubling of the population above the 2016 estimate.
While the Community must be prepared for growth and provide specific development guidance, the guidance must be in a form to protect the character and charm of the existing community.	Noted.
Unfortunately apart from mentioning Ballan character and recommending heritage protection for nominated properties, the draft paper does nothing to protect and preserve the character and charm of the majority of the existing residential	This is correct that townhouses can be developed in the General Residential Zone, which under the Ballan Strategic Directions is proposed to continue to apply around the core of the town.

<p>properties. It is possible for every property within the proposed general residential zone to be replaced by multiple two story townhouses. Such ongoing development would negate the need for outer area expansion and remove the character so endearing to the existing and future community.</p> <p>In this regard the draft paper does not achieve Elements and Guiding Principles: (1) Urban form and character and (2) residential development.</p>	<p>This is a good location for infill and urban consolidation based on proximity to services and the rail line.</p> <p>The Heritage Overlay is in place to protect heritage properties. Town Planning must balance competing objectives.</p>
<p>Item 2</p> <p>The draft paper proposes development rely on Section S173 agreements to:</p> <p>Identify and cost all community facility and infrastructure in the development areas.</p> <p>Identify the nexus between All developments past, present and future.</p> <p>Publish all applicable costs per area.</p> <p>Allocate all costs to the relevant parties.</p> <p>Provide a timeline for works to be undertaken.</p> <p>Section 173 agreements rarely undertake the necessary pre work to achieve the above. While less than 2000 residents is a modest development a scheme somewhere lesser than a DCP and more robust than a S173 agreement needs to be implemented.</p>	<p>It is true that S173 agreements, State-wide, sometimes do not undertake the necessary pre work. However this is not inherently the case.</p> <p>There is no tool between a DCP (soon to be replaced with an ICP) and an S173 agreement.</p>
<p>Figure 06 highlights existing residences on the corner of Inglis and Cowie Streets as “Future Investigation Area for Medical Precinct Expansion”</p> <p>Whilst the Medical Precinct can undertake a study for any reason at any time, any such detail on Council plans is detrimental to the existing land owners. It would be difficult to sell a property at general market value with that overlay. Additionally a robust and challenging investigation may not recommend those specific residences as the best for expansion.</p>	<p>The Ballan Regional Hospital is a significant facility that services Ballan and the greater region and as the town grows will need consideration for expanded services and therefore potential land.</p> <p>Market value of properties is not a Planning consideration.</p>
<p>It is requested the “Future Investigation Area for Medical Precinct Expansion” overlay be removed.</p>	<p>Refer above.</p>

<p>Submission 15 – Urban Design and Management (Julie Lancashire) on behalf of landowners</p>	
<p>Urban Design & Management Pty Ltd (UDM) represent the owners of 166 Old Melbourne Road Ballan. Their property has been operated as a cattle farm for generations and provides a unique location in close proximity to the Ballan township, with access to the Werribee River which traverses the northern component of their land and extends through the Ballan township.</p>	<p>Noted</p>
<p>Their existing dwelling is contained within the eastern (larger) parcel of land, with two smaller parcels able to be separately developed for an urban outcome whilst they continue to live and farm the larger parcel.</p>	<p>Noted</p>
<p>The Ballan Strategic Directions May 2017 recognises the opportunity that Ballan provides for commuters with convenient access to either Melbourne, Geelong or Ballarat for employment. This access is facilitated by an excellent arterial road network including the Western Freeway and further enhanced with the Melbourne-Ballarat Rail line.</p>	<p>Noted</p>
<p>The Ballan Structure Plan identified our clients land for future residential development so the principle of their land being included within the township boundary is well established. Our concern with the Ballan Strategic Directions document is that it limits the extent of development quite substantially with respect to the area identified for development, and also proposes to apply a 1400sqm lot minimum via a schedule to the proposed Neighbourhood Residential Zone.</p>	<p>Development potential is proposed to be limited when compared to the old structure plan, this is to preserve the rural feel of the town upon entry.</p>
<p>Key strategic directions that directly relate to our clients land include achieving an appropriate interface with Old Melbourne Road and the residential properties to the south, the river corridor to the north, proposed Rural Living land to the east and existing residential and the cemetery to the west.</p>	<p>Noted.</p>
<p>Applying a blanket 1400sqm minimum lot size is perhaps an appropriate response at a high level</p>	<p>Noted</p>

<p>assessment, however a finer grain assessment supports a more varied outcome that allows a greater level of development whilst having regard to the strategic objectives to protect interfaces, view lines into the site, the secondary gateway and transition of zones/lot sizes.</p>	
<p>The Werribee River Corridor is recognised as providing a key structural and recreational link through Ballan. A primary path network is identified at the top of the river corridor escarpment and a secondary path network is identified adjacent to the river.</p>	<p>Noted</p>
<p>Development of our clients land is critical to the provision of this path network and can only be provided if our clients land is developed. For that to occur, development must be economically viable, otherwise the land will continue to be used for farming purposes and the strategic vision of providing a connected path network in the river corridor won't be realised. So a balanced outcome should be pursued to achieve the strategic objectives identified in the Ballan Strategic Directions document.</p>	<p>Agree that this is an important link and that the development has to be economically viable.</p>
<p>Some of our other concerns relate to the proposed four way intersection, without a roundabout, at Old Melbourne Road and Ingliston Street. We understand the intent to continue the established grid network of the Ballan township, however we believe safety concerns need to also be addressed. Although a roundabout is not proposed if one is retrofitted in the future it would change the nature and appearance of this gateway. An offset intersection could avoid this potential and safely provide for the safe movement of vehicles, whilst still providing a regular road network.</p>	<p>Noted, the detailed planning of this intersection would be considered later and potentially modified if issues are identified. VicRoads did not raise a concern about this in their submission (under Transport for Victoria).</p>
<p>The 25m - 30m road reserves are also excessive and substantially greater than the existing 17m road reservation of Gosling Street to the west.</p>	<p>Road reserves have been designed to match existing character.</p>
<p>We have prepared a concept that addresses some of these matters to assist in demonstrating how the principles of the Ballan Strategic Directions can be achieved while allowing some additional development potential on this land.</p> <p>The revised concept for our clients land provides for:</p>	<p>Noted</p>

<ul style="list-style-type: none"> • A sensitive interface with the escarpment and river corridor. • A sensitive interface with lower density to the east. • A sensitive interface with Old Melbourne Road allowing for wider frontages responding to the development style immediately to the south, and maintain the integrity of the gateway entrance to Ballan. • A connected road network including continuation of Gosling Street. • An increased density and development area to allow for a viable development outcome to help ensure security of the path networks and open space corridor along the Werribee River, while still ensuring the gateway and vistas are protected through lower density (wide frontage) development. • An open space/viewing node that connects the residential land with the open space corridor along the river. 	
<p>Submitter has provided a plan showing their preferred approach to the relevant precinct.</p>  <p>The image is an aerial photograph of a precinct with a pink highlighted area representing the development site. Several text boxes with arrows point to specific features on the map, including annotations about the escarpment, river corridor, and road network.</p>	<p>The concept plan preserves the low density edges whilst making development more viable.</p> <p>Changes Recommended: As per Council report.</p>
<p>Submitter 16 - AusNet/Downer</p>	
	<p>Noted</p>

<p>AusNet Services is a gas transmission and distribution company in Victoria. Ballan City Gate - one of the AusNet Services' gas transmission pressure regulators L1-2, is located at the junction of Gillespies Lane and Denholms Road, Ballan.</p>	
<p>Ballan City Gate is a regulated asset and is operated in accordance with the requirements of the Pipelines Act 2005 and AS/NZS 2885.1-2012.</p>	<p>Noted</p>
<p>Currently, the location class of Ballan City Gate is classified as 'R2' Rural Residential Location Class.</p>	<p>Noted</p>
<p><i>Clause 4.3.4 (b) of AS/NZS 2885.1-2012 defines R2 location class as below: "Rural Residential (R2) Land that is occupied by single residence blocks typically in the range 1 ha to 5 ha or is defined in a local land planning instrument as rural residential or its equivalent. Land used for other purposes but with similar population density shall be assigned rural residential location class. Rural residential includes areas of land with public infrastructure serving the rural residential use; roads, railways, canals, utility easements. "</i></p>	<p>Noted</p>
<p>The location classes with higher degree of risk are: (T1) residential (T2) High Density, (S) Sensitive Use, (I) Industrial, (HI) Heavy Industrial, (CIC) Common Infrastructure Corridor, (W) Submerged. Reference shall be made to Clause 4.3.4 and 4.3.5 of AS/NZS 2885.1-2012 for the details on these location classes.</p>	<p>Noted</p>
<p>Has indicated that the safety buffer to the Ballan City Gate Transmission Asset, at the corner of Gillespies Lane and Denholms Road, is 59m</p>	<p>Noted Change Recommended: As per Council report.</p>
<p>Land use within the measurement length (refer table 1) defines the location class of the transmission pipeline. AusNet Services has no objection for any development which does not adversely impact the current location class 'R2' of Ballan City Gate.</p>	<p>Noted</p>
<p>However, AusNet Services does not consent any development which may result in 'T1' (Residential) 'T2' (High Density) or 'S' (Sensitive) land uses such as residential dwellings, outdoor entertainment area, hospitals, child care, school, commercial centres or areas of congregation within the safety</p>	<p>Noted</p>

<p>buffer distance (Measurement length as referred in table 1) unless a Safety Management Study as per the requirements of AS 2885.1-2012 and in conjunction with AusNet Services is carried out by the applicant to identify and mitigate the threats to the pipeline.</p>	
<p>Clause 2.2.4 (e) and (f) of AS/NZS 2885.1-2012 refer <i>that a Safety Management Study shall be conducted if there is any change in type of threats or the state of knowledge affecting the safety of the gas transmission asset.</i></p> <p>Outcomes of the Safety Management Study shall be implemented to the satisfaction of AusNet Services and the applicable regulated authorities prior to AusNet Services consent to the proposed development. The study will also consider the effect of noise and aesthetics to the proposed development.</p>	Noted
<p>It shall be noted that all the associated development and construction activities in the vicinity of the gas transmission assets shall adhere to the requirements of Victorian Pipeline Act 2005 and AusNet Services 'Conditions of Works' TS 2607.2</p>	Noted
<p>In relation to the APA Group's transmission pressure gas pipeline traversing throughout the proposed Southern Growth Precinct along Gillespies' Lane, Downer advises to engage APA Gas Group for their consent.</p>	Noted
<p>Submitter 17 – Central Highlands Water</p>	
<p>Under the Water Act 1989 CHW is responsible for the provision of reticulated water and sewer services generally within the Central Highlands Region. Within the Moorabool Shire Council this includes providing water to Blackwood, Ballan, Gordon, Wallace, Bungaree and Mount Egerton and sewerage services to Ballan and Gordon. CHW also has responsibilities for large areas of open potable water supply catchments within the Shire from which water is harvested to supply the abovementioned towns along with major centres such as Ballarat and Geelong.</p>	Noted
<p>As the infrastructure installed for water and sewerage networks generally has a 50-100 year life cycle and is the result of a considerable investment by water authorities on behalf of customers, it is essential that planning decisions are made with long-term perspective. This is reinforced through the objectives set out in the</p>	Noted

<p>Planning and Environment Act 1987 which provide that the development of land be undertaken in a way that is fair, economic and sustainable. Further objectives within the Act provide for the protection of public utilities and to enable the orderly provision and coordination of utility services.</p>	
<p>In general CHW is supportive of the BSD in its current form, however we wish to make the following specific comments.</p> <p>It is noted that the BSD aims to provide for the population of Ballan to approximately double by 2041 to around 6,000 residents. To accommodate this growth Council is undertaking long term planning through the identification and sequencing of growth precincts with the township.</p> <p>CHW has taken a consistent approach to our preference for the sequencing of growth in Ballan including our prior submissions to the Ballan Structure Plan. CHW supports Council's intention within the Ballan Strategic Directions paper to focus the short-medium term development within the western areas of Ballan where there is established water and sewerage infrastructure within and adjacent to these areas.</p> <p>We note that the Strategic Directions Paper identifies significant future green spaces which could provide a future opportunity for CHW to work with Council to develop an Integrated Water Cycle Management Plan for Ballan that looks at the potential to use treated wastewater and other sources of alternative water to help maintain these species.</p>	<p>Noted</p> <p>Change Recommended: As per Council report.</p>
<p>With the expected doubling of Ballan's current population by 2041 it would seem appropriate for Central Highlands Water to investigate the future buffer requirements for our Ballan Wastewater Treatment Plant for consideration as part of a future Planning Scheme Amendment. We note that the current buffer is recognised in the Planning Scheme under Schedule 5 to the Environmental Significance Overlay.</p>	<p>Noted, subsequent to further studies undertaken by CHW. Council could consider facilitating an amendment to provide appropriate buffers if necessary</p>
<p>Submitter 18 – Buchanan and Weibusch</p>	
<p>The time frame allowed to read, research and compile a considered submission, in our view is unsatisfactory.</p>	<p>Refer to responses to submission 4.</p> <p>Regarding the information nights, Information nights were originally set at 4pm to 6pm, the second one was changed</p>

<p>The draft Ballan Strategic Direction document is substantial and difficult to process. The deadline given to residents to present submissions was the 17th July, only three weeks after the first information night.</p> <p>The lack of community consultation and time given to working residents to attend an information night, research and collate considered views is disappointing.</p>	<p>to 4pm to 8pm – the extended hours were for the second meeting were advertised on the website and in the paper.</p> <p>Officers believe that consultation time and opportunities were reasonable.</p>
<p>There is no council summary in this Draft Ballan Strategic Direction plan. It appears that the strategic planning for Ballan in this recent draft is based only on available land in the west (BSD precinct 5).</p> <p>In the original Ballan Strategic Plan community consultations, there was overwhelming support that initial development, after town infill was preferable south of the railway line (BSD precinct 7). The current Ballan Strategic Direction draft appears to focus on only available land to the west rather than exploring alternate plans close to the town centre, ie: south of the railway line, where connectivity and accessibility makes more sense and the footprint and impact on the Werribee River corridor is reduced.</p>	<p>There is no executive summary and it is appreciated that the document is extensive. Nonetheless adding in an executive summary at this time would unlikely be useful.</p> <p>Ballan Strategic Directions covers many matters, not just the western growth area.</p> <p>Refer responses to submission 4.</p>
<p>Also, after lengthy involvement in the consultations for the original Ballan Strategic Plan, we were surprised when this new Ballan Strategic Directions draft appeared without any further community consultation. There was no consultation with the landowners whose properties may be directly impacted by this new BSD draft; however the landowner of precinct 5 to the west has been privy to this draft and involved in its development.</p>	<p>In terms of consultation prior to the draft of the Ballan Strategic Directions, Council had already undertaken extensive consultation for the Ballan Structure Plan which remains relevant. A summary of feedback was considered in the formation of the Ballan Strategic Directions.</p>
<p>For the record - We did not receive any correspondence from the council regarding this new draft BSD and were completely unaware of the two information nights being conducted by the council. A neighbour informed us of the information nights and the new BSD draft, in which our property was marked as 'acquisition site' and 'the missing link'. Had it not been for their concern we would not have had the knowledge to allow us to write this submission.</p>	<p>Noted, however the submitter was confirmed to be on the mailing list of residents and stakeholders to receive notification of the Ballan Strategic Directions. Reason for not receiving the letter are unknown.</p> <p>Details regarding the information nights were in the letter.</p>
<p>Given the short time to respond we are focussing on following 6 aspects within this Ballan Strategic Direction draft.</p> <p>1. Our property [address removed from public report] marked "Acquisition site" and "missing link" in precinct 6 that is proposed to form connectivity of the western precinct 5 to the Ballan town centre.</p>	<p>Noted</p>

<p>2. Primary pathway in precinct 6 proposed at [address removed from public report], through flood plain to create connectivity from the western precinct 5 to the town centre.</p> <p>3. The need to ensure greater environmental protection of the Werribee River corridor in proposed general residential development in precinct 5</p> <p>4. The primary road proposed in the western development precinct 5 to run through private property.</p> <p>5. Lack of open spaces and recreational spaces within the proposed residential development in the western precinct 5.</p> <p>6. Priority for town growth should to the south of the railway line, after infill to the existing township is complete.</p>	
<p>1. Land marked as “Acquisition site” and “missing link” at [address removed from public report] Street Ballan.</p> <p>As owners of this property, we would firstly like to deal with the issue of our property being noted as an ‘acquisition site’ and ‘missing link’ on the BSP draft. The BSP draft proposes using approximately 70% of our property for ‘connectivity pathways’. There are many reasons why this land is not suitable for such foot and bike paths.</p>	Noted
<p>a. This land is not for sale. We run a farm stay B&B on this property and the reduction of our land would take away our ability to keep our animals and run such a business. We have worked very hard for the last 8 years to get this business up and running and have no intention of selling part of our property so another landholder to the west can justify his development with a ‘connectivity pathway’ to the town centre and railway station.</p>	Noted. If Council cannot voluntarily acquire this land then the only other option would be compulsory acquisition. It is preferable to avoid this due to the cost, resource intensiveness, complexity and impact on the affected party.
<p>b. This land comprises of river flood plain, and floods on a regular basis. Any substantial rain, not necessarily river-flooding rain impacts the site of the proposed pathway. Run off from the poor drainage along Inglis Street also causes flooding to this site. <i>See map 1a and pic1b.</i></p> <p>[Submitter has provided maps and photos showing that a large part of their property is subject to inundation from the river]</p>	Noted

<p>c. This proposed pathway would not provide year round accessibility due to water inundation. See <i>pic 1c</i></p> <p><i>[submitter has provided picture showing flooding in proposed pathway area]</i></p>	<p>Noted, though occasional flooding does not prevent a path being useful for the vast majority of the time.</p> <p>Final layout and design will be subject to further investigation and subject to available resources for construction and maintenance.</p>
<p>d. The steep terrain leading to and from the pathway site would mean limited accessibility for some sections of the community, ie: elderly, young families with prams, people on mobility scooters etc...</p>	<p>The topography of the path area is understood.</p> <p>Final layout and design will be subject to further investigation and subject to available resources for construction and maintenance.</p>
<p>e. The floodplain topography below our house has dramatically shifted over the past seven years due to regular flooding. A once level plain in our paddock, continuing down to the river, has given way to marshlands, uneven ground and a large billabong (east side of our property). This ground is forever changing as flood waters mould it after any substantial flood event. This would make it unsuitable for a primary pathway and would be very costly to maintain for the council. Evidence of this can be seen at the Spencer Street Bridge. This roadway washed away with the first flooding after the road was complete. The force of the water through this site is very damaging to anything in its path.</p>	<p>The paths erosion susceptibility would depend on the materials it is made with. The Ballan Strategic Directions does not go to the level of detail of specifying path construction materials.</p>
<p>f. The land proposed for the pathway has flooded annually from August 2010, with the most recent inundation in July 2016. The river does not have to be noted as a 'high water level' (2.7m) to flood, anything over 2 meters floods this area. Also the run off from Inglis Street to the south adds to the water logging of the area marked for the pathway. If the proposed western development goes ahead, the additional stormwater created will definitely flood the area on a much more regular basis. See <i>pic 1d</i></p> <p><i>[submitter has provided picture showing flooding in proposed pathway area]</i></p>	<p>Flooding susceptibility may not increase, it would depend on the details of stormwater management systems in place and features such as retarding basins.</p>
<p>g. The cost to the council and therefore to ratepayers to acquire and maintain this land would be an unnecessary expense, when the council already owns land suitable for such public</p>	<p>Noted.</p>

<p>pathways. Not to mention the cost of pathway repairs after each flooding.</p>	
<p>h. Maps in the BSD draft show the 'connectivity' of the land from Simpson Street, down to the river flats and across our property as a possible site for this pathway. To our knowledge, the council have recently sold off this land to the hospital which breaks this connectivity.</p>	<p>Noted.</p>
<p>i. The reference to our property as an 'acquisition site' or 'missing link' needs to be removed completely from this document. This terminology can not remain on such a long term document. It will severely devalue our property and be detrimental to selling the property if we choose to in the future.</p>	<p>Noted.</p>
<p>The BSP draft seems desperate to justify 'connectivity' to a housing estate that is over 3 kilometres from the centre of town and railway station. People will not walk over 3 kilometres to the train station in freezing Ballan winters or in the heat of the summer. People will drive this distance to go about their daily routines. Definitely there's a need for improved pathways in Ballan, but not on a site that will be under water for part of the year and is accessed via steep terrain.</p>	<p>Noted.</p> <p>However, a complete river walk would benefit recreational walkers in the town as well as improving connectivity to the town centre and train station, notwithstanding issues raised by the submitter.</p> <p>Final layout and design will be subject to further investigation and subject to available resources for construction and maintenance.</p>

2. Alternate site for a 'connectivity pathway'. If the Council and the landowner/developer to the west wish to establish that this western development is easily connected to the town, a far better and year round option for a foot and bike path would surely be along the existing parkway running parallel to Inglis Street. See *map 2a*. This could be continued from Simpson Street, along Bradshaw Street (or through hospital grounds) or Inglis Street, taking a much more direct and accessible route to the centre of town. See *map 2b*

Noted.

Map 2a



Noted.

2b. Pink solid line shows two alternate routes to parkway route from Simpson Street.

FIGURE 16 PROJECT & CONCEPT - STRATEGIC SITE



a. This site is already council owned. Therefore no added burden to ratepayers in buying up private land. This land is expansive, has some existing lighting and trees and has views across the river valley.

Noted.

b. This route is suitable for year round accessibility, because it is not prone to flooding.

Noted.

c. More walkable terrain for easy access for the entire community, ie: for prams, young children, bikes, the elderly and mobility scooters.

Noted.

d. This route already forms part of an Historic Society Walk. It takes in views to the original site of historic homestead (marked by 2 boulders), passes the original Westcott maternity hospital, built in the 1860's. Past the old barn of Westcott there's expansive views across the old Ford and along the river valley.

Noted.


Continuing on the pathway would lead people along the Old Stock route and over an historic bridge (in need of repair). Pass the shearing sheds and this pathway could continue as far as the Ballan-Daylesford road.

e. This route could access any of the proposed roads leading into the residential development in the west.

Noted.

f. This area is already partially treed by the council and the recent Arboretum project, but would benefit from a well-designed landscape plan, ie: by the Arboretum designers.

Noted.

<p>This entire area could be a beautiful, green entrance to Ballan. It would also help mask some of the 'suburban style' housing development that seems destined to ruin the western entrance to the town.</p>	
<p>g. Further tracks could lead down The Hogans Road reserve to the crossing at The Old Ford. This would connect with existing pathways (not even mentioned within this BSD draft) along the east bank of the river, running all the way up to the freeway. <i>See map 2c</i></p> <p>2c. Yellow solid line denotes existing tracks that could be extended to meet new pathway along Inglis Street</p>  <p>The map, titled 'FIGURE 2c - TRACKS & CORRIDORS - STRATEGIC PLAN', shows a plan view of a river area. A yellow solid line indicates existing tracks that can be extended. A blue dashed line shows a new pathway along the east bank of the river. The map includes a legend with various symbols and colors for different types of tracks, corridors, and boundaries. The river is shown in blue, and surrounding areas are in various shades of green and brown.</p>	<p>Noted.</p> <p>Change Recommended: As per Council report.</p>
<p>The need to ensure greater environmental protection of the Werribee River and its environs. Given the size of the proposed development to the west (BSD precinct 5) this is absolutely essential.</p>	<p>Noted.</p>
<p>a. The floodplain of the Werribee River which runs alongside precinct 5 is essential to the health of this waterway. It forms an important biolink between the Wombat State Forest and the Werribee Gorge State Park. The habitat along here is home to so many animals. On a walk down here you will see wallabies, kangaroos, echidnas, snakes and a huge array of birdlife, even the occasional eagle hunting prey. The river itself contains platypus, native water rats, yabbies, fish and millions of frogs. It's even been noted that this area provides suitable habitat for the endangered Growling Grass Frog. Frogs require unpolluted, clean waters to thrive. That's what they have here now and we would like to ensure it stays that way. Buffers and setbacks are required to protect this habitat. A road running along the ridge of the hillside does not protect this environment.</p>	<p>The area susceptible to flooding is not proposed to be developed.</p> <p>While there is suitable habitat, there has been no formal record for Growling Grass Frog in this area.</p> <p>Prior to the preparation of a detailed development plan of the western and southern growth corridors, detailed flora and fauna assessments will be required. These assessments should include surveys for species and habitats protected</p>

See Map 3a & pic 3b

3a. Red arrows ... This roadway is not a buffer to protect this river valley environment



under State and Federal legislation. The assessments will provide information from appropriate experts on how to respond.

b. The need for the developer of precinct 5 to provide sufficient recreational space appears to have been ignored in the draft BSD. The river valleys open environment should not count as part of the recreational areas required for such a large residential development. The river valley environment is only suitable for passive recreation, such as walking tracks. Where is the recreational space in this developers plan?


- A label has been included for an “Active Open Space Investigation Area”.
- The developer would be required to pay a 5% public open space contribution at the subdivision stage, in the form of a physical contribution or cash – this is standard in accordance with the *Subdivision Act 1988*.
- Much of the floodplain area by the river proposed to be open space is currently private land.. This open space is considered “encumbered” and would not be part of the 5% open space contribution.
- Further details of open space would be provided at the development plan stage.

c. The proposed roadway into the development of precinct 5, the inadequate buffers between the development and river and the sheer size of this proposed ‘suburban development’ will have a massive impact on the Werribee River environs and its inhabitants.


To ensure that the Werribee River is not adversely impacted as a result of increased stormwater and flows, a detailed drainage design will be required as part of the Development Plan.

Increased storm water, degraded water quality, litter, domestic animals, lights, noise and people

Litter, domestic animals, lights, noise and people are a fact of population growth.

<p>stand to threaten the natural ecosystem of the valley.</p>	<p>The revised Structure Plan has identified for the walking trail to be moved to the top of the escarpment, further increasing the buffer to the waterway.</p>
<p>d. Properties nearest the hillside should be low density residential, as on the eastern side of the hill, but still with a park type buffer and treed hillside, separating housing from the river valley.</p> <p>Stormwater treatment wetlands would be a necessity to protect this site.</p>	<p>Clear justification would be required in order to consider this.</p> <p>A detailed drainage design will be required as part of the Development Plan and is not required at this stage. Submitter 4 has provided a concept plan from Melbourne Water from 2014 which gives an indication of a potential stormwater management design.</p>
<p>4. The major road proposed to access the housing estate to the west - moved from the landowner/developers land on to private land.</p> <p>In the original BSP this roadway was on the west side of the private property (on developers land), now in the BSD draft it appears on the east side of this property and runs across private land, right the way along the brow of the hillside. See <i>map 4a</i></p>	<p>Noted.</p>
<p>4a. Red circle denotes the road running over private land, rather than on the west boundary of this property</p> 	<p>At the current time, the road area is entirely shown in private land. Roads are typically developed and transferred to Council ownership at subdivision stage. Nonetheless noting that the property circled in red may have limited development potential. This is a point worth appreciating and is addressed at submission 20.</p>
<p>a. This road is situated along a hillside that is clearly visible from at least five viewpoints leading into and within the town. The landscape to the west needs to be protected. Housing and roadways should not jeopardise high quality landscapes. Placing a road against the brow of the hill will</p>	<p>Viewpoints and landscape protection have been addressed at submission 4.</p>

<p>replace this open hillside view with an undesirable view of an expansive housing development.</p>	
<p>b. If the development of this site is to go ahead, more thought should be given to the aesthetic and environmental values of such high quality landscapes. The hillside slopes should be forested and the roadway along with smaller lot housing taken back from the ridgeline.</p> <p>An example of this is in [name removed] previous sell off of land on the east of the river, where a covenant was placed on the land, requiring the hillsides to be treed and remain so. These blocks are also Low density Residential adding further protection. A similar situation should occur along the west side. We don't want hillsides of houses rather than trees as seen in Bacchus Marsh.</p>	<p>Significant thought has been given appropriate for this stage.</p> <p>A detailed landscape plan will be essential to progress the development.</p> <p>Opinion noted about low density residential on western side, however much of the western side is already proposed to be in the Low Density Residential Zone in addition to the river and buffer on this side.</p>
<p>c. Non-permeable surfaces are not appropriate along ridges leading down to rivers and their environs due to the amount of run off that will end in the waterways. The brow of the hill needs stormwater treatment wetlands, not surfaces that encourage run off and consequently lead to the pollution of our river ways.</p>	<p>It is potentially the case that the developable area for the Western Growth area could change based on providing an appropriate stormwater management plan. The BSD includes a concept plan only for the Western Growth Precinct. A detailed stormwater management plan would be provided as part of the Development Plan process.</p>
<p>d. The land along the ridge of the hill should be left open as public land for passive recreation, treed with pathways leading down to the river flats and more walking tracks. The developer is required to allow for open space within a development. The land along the ridge of the hillside should become part of that requirement.</p>	<p>This is a possibility but open space contributions will be determined as part of the Development Plan process.</p> <p>Final layout and design of the open space and shared path network will be subject to further investigation and subject to available resources for construction and maintenance.</p>
<p>e. This draft plan pays little attention to the council's obligation of compensating land owners, with rate payer's money, to buy up existing private land holdings to implement this new BSD plan, and supply roads into the new development in precinct 5. This road should be placed to the west of existing privately owned land, on the developers proposed general residential site within precinct 5, with costs absorbed by developer.</p>	<p>When development of the precincts identified for new growth occurs, Council would not pay for or provide the roads, they would be required to be provided by the developer and transferred to Council as a requirement of development, as is standard practice. Roads in this precinct are proposed to be provided on what is currently private land.</p>
	<p>For residential development there is a requirement for a mandatory 5% public</p>

<p>5. Lack of open space, recreational space and passive recreational space within the landholders development plan for precinct 5.</p> <p>It is a requirement that developers allow for such areas. Where are they?</p>	<p>open space contribution of unencumbered land (i.e. land that could be developed).</p> <p>The Ballan Strategic Direction identifies the need for an investigation for the provision of Active Open Space to be undertaken. Timing of the provision of details for open space has been discussed.</p>
<p>a. Allowance for such spaces do not appear on this draft. The Werribee River valley environs should not form part of the passive recreational space that the developer is required to supply. The housing estate is lucky to be surrounded by open space, but more active recreational spaces would also be required.</p>	<p>The developer would not be credited for open space for the flood prone area as part of their mandatory 5% public open space contribution. This is considered to be encumbered land because of its susceptibility to flooding. In order to be credited, land must not be encumbered.</p>
<p>b. The river may be close to the houses to the east of the development, but it's a long way from the houses in the north west. More centralised parks or open spaces would be required within the development site.</p>	<p>Timing of the provision of details for open space has been discussed.</p>
<p>c. Any passive recreational spaces are currently marked within the flood plain. There are no recreational, passive or open spaces marked within the general residential zone, precinct 5 as it stands. See map 5a</p>	<p>Timing of the provision of details for open space has been discussed.</p>
<p>5a. Where are the open spaces within this development?</p> 	<p>Timing of the provision of details for open space has been discussed.</p>
<p>6. Town growth should be to the south, but only after infill of the existing township is complete.</p>	<p>This has been addressed at submission 4.</p>

<p>Greenfield areas, such as the land to the west should only be exploited after other options are exhausted.</p>	
<p>a. Public consensus and environmental submissions in the original BSP agreed that growth should be to the south of the railway line, but only after any town infill. These submissions appear to have been completely ignored in the new BSD draft. The draft is only pushing forward growth in the west for short-term development. WHY?</p>	<p>This has been addressed at submission 4.</p> <p>Disagreement with an outcome preferred by some parties does not mean that submissions have been ignored.</p>
<p>b. on the information night it was indicated that the reason the development to the west would happen before any development to the south, was that the land holder of the west (precinct 5) had handed them a ready to go plan for development. It appears that the council is taking the easy option to the detriment of what could be a great 25-year plan for the future growth of Ballan.</p>	<p>This has been addressed at submission 4.</p>
<p>c. Council representatives told us that they have had some resistance from a couple of landholders south of the railway line. It is within the council's power to rezone land, so why hasn't this preferred area for growth been rezoned to residential? A developer's fat wallet may help persuade people to sell.</p>	<p>Consideration for future rezoning is being considered as a part of the Ballan Strategic Directions.</p>
<p>d. Good planning is key here and great plans make the most of an existing towns' structure. Residential developments should have easy access to major facilities and be within walking distance of public transport (3kms is not walking distance on a below zero morning, or any morning!).</p> <p>Growth for Ballan has been identified as largely being made up of commuters; therefore it makes good sense and good planning for housing to be developed closer to transport and a shopping hub, rather than over 3kms away, where most people will need to drive and park. This BSD draft threatens Ballan with the same traffic congestion problems as Bacchus Marsh.</p>	<p>This has been mostly addressed at submission 4.</p> <p>Regarding traffic congestion it is notable that the Ballan Strategic Directions anticipates a future population of, potentially, 6,000 over the horizon of the plan and the town is in very different circumstances to Bacchus Marsh as such equivalent traffic congestion is not anticipated.</p>
<p>e. The rural, Greenfield area to the west should remain as such for as long as possible. This area is prime farmland, and with the lack of space for growing crops to feed our fast growing population being a worldwide problem, this land should be utilised to feed people, not house them. Especially</p>	<p>This has been addressed at submission 4.</p>

when we have a far more suitable alternative to the south.	
f. The landscape values of the western corridor are much more important to the town than those of the south. The hillsides of the west are visually pleasing, are also seen from many aspects of the town and are historically significant, while the south is flat and unremarkable. The west contributes to the rural feel of Ballan and adds appeal for tourism. The guests who stay at our B&B often comment on Ballan's lovely open, rural feel.	This has been addressed at submission 4.
<p>Summary</p> <p>Our position on the most suitable site for initial development has not changed since the BSP community consultation. After town infill, growth should be south of the railway line. Greenfield areas to the west should be the last option.</p>	Noted.
Our primary focus is on the protection of the river valley and its environs. The current plans for the western development do not respect or address the concerns associated with the proximity to the Werribee River. We want to continue living with platypus, kangaroos, echidnas, koalas, birds and frogs as neighbours.	Noted, the concept plan is considered appropriate with the level of information at this stage.
However the most important concern for us is in the form of a new addition to the BSD draft. Over 70% of our property was marked as an 'acquisition site' for a proposed pathway. This is land we have worked tirelessly on for the past nine years. We have cleared it of gorse, blackberries, thistles and many other weeds. We have been involved in Melbourne Water's Stream Front Management program since 2008. We have taken the river front from a completely bare site after clearing willows, to a fully treed area of indigenous grasses, bushes and trees. <i>Please refer to attached email screenshot 6a, referencing the commitment to this scheme.</i>	Noted.
This river area is now visited regularly by platypus, water rats, echidnas, koalas, wallabies and so many birds and frogs. The open fence along either side of our property allows people to wander through this area. This land is not a 'missing link'. The link is there for people who wish to walk along the river and enjoy it, but it should not become	Noted, voluntarily making this path available for public use is appreciated.

<p>anything more than a bush track through this wildlife corridor.</p>	
<p>We are not a threat to the riverfront. We have transformed it! We even maintain some of the surrounding council property along the river in this area. These areas receive little, or no attention from the council (other than a slash about once a year in fire season).</p>	<p>Noted.</p>
<p>Our property is not appropriate for a 'connectivity pathway'. The reference to our property as 'acquisition site' or 'missing link' needs to be removed entirely from the BSD draft and final plan. This 25 year plan cannot refer to our property in these terms. This would severely undermine the value our property and would make it near impossible to sell in the future.</p>	<p>Noted, addressed in these responses.</p>
<p>Submitter 19 DELWP</p>	
<p>I congratulate Moorabool Shire Council (Council) on the preparation of the draft BSD. DELWP has reviewed the draft BSD and supports plans to protect and enhance the Werribee River corridor for its rich biodiversity values and linkages with existing ecological assets as identified within the <i>Central Highlands Regional Growth Plan</i>.</p> <p>Future planning should ensure that where more wildlife habitat is provided along the Werribee River that there is also a way for wildlife to move safely under or over the network roads and the rail line which currently may act as barriers. DELWP supports the draft BSD and it welcomes opportunity to work in partnership with Council during its adoption and implementation.</p>	<p>Noted.</p> <p>Mitigation measures to protect wildlife, if identified as necessary as part of further detailed flora and fauna studies, will be considered at the development plan stage.</p>
<p>Submitter 20 J Mitchell and B Reimart</p>	
<p>We note the document is extensive and complicated and draws on concepts from other aspects of the planning framework, which we have not had sufficient time to fully evaluate. It is also very difficult to assess timeframes and the planned approach based on the content, and we note the document is focussed on a set of views only (there are only a few facts cited in the document) rather than formal analysis or reinitiating any level of public discussion for its preparation. This has made it particularly difficult to respond with feedback that we believe will be considered.</p>	<p>Public feedback for the Ballan Structure Plan has been considered and has influenced the Ballan Strategic Directions.</p> <p>This is true that timeframes are difficult to evaluate, the BSD provides indication for timing of the development of growth areas but does not indicate a number of years. This is based on the possibility arising that the circumstances of the town, such as population growth, could change and in this event it would not be helpful if Council</p>

	is committed to support growth areas in a specified number of years.
<p>We acknowledge and appreciate that council has stated it is doing its best to work within the state based planning structure. The Strategy Document itself acknowledges at 4.2.2 that the indicated growth areas have been identified in previous strategic work as ‘future investigation areas’ (rather than definitive zone changes). Therefore, whilst we acknowledge the challenges this presents, the state planning structure does not preclude completion of the proper and thorough analysis of the potential impact of development on the ‘future investigation areas’. In fact, this process demands that such analysis is completed thoroughly and without prior agenda regarding the location of any future potential development sites to ensure the right decisions are made, and the right directions taken for Ballan’s future. An agenda on preferred development location should not include a council preference based on a ready land owner/developer in one location simply because it is easier and potentially less costly, when an alternative choice is likely the best and most robust long term outcome for the town and also in line with community feedback (as provided to Council during all preceding public consultation meetings).</p>	<p>Note that future investigation areas in the Ballan Strategic Directions are areas where development potential will be considered beyond the 25 year horizon of the plan.</p> <p>Analysis has been undertaken that is appropriate for a structure plan.</p> <p>The growth areas in the BSD build on prior work and Council formally committed to the development of the Western Growth Area eight years ago in 2009 (as seen in the Ballan Framework Plan in Clause 21.08 – Ballan of the Moorabool Planning Scheme).</p>
<p>During the first public meeting in <i>this round</i> of public consultations, Council planning attendees confirmed that the consultant firm responsible for preparation of this Strategy Document (Mesh) was given a clear brief by council to position the strategy to give favour to development in the West of the town. We believe this strongly jeopardises the objectivity of the Strategy Document and disadvantages affected residents and the relevant environment so highly prized as part of the green entry corridors in Ballan West.</p>	<p>Refer above.</p>
<p>Of significance, this new strategy document fails to include any tangible results regarding the motion moved in the December 2015 council meeting (other than a perfunctory indication of a small allocation of some future sites for medium - long term development), which resolved that council would:</p>	<p>The Ballan Structure Plan did not progress due to key issues with the document identified by Council and DELWP. The issue of costings is also relevant to the Ballan Strategic Directions.</p> <p>As it stands it will be a number of years before the Southern Growth Precinct is developed and therefore this is not urgent.</p>

<p><i>“seek assistance from Department of Economic Development, Jobs, Transport and Resources (DEDJTR) to identify the future extent of the Southern Growth Corridor and the extent/indicative costings of infrastructure upgrades to support the application of the Urban Growth Zone to the Southern Growth Corridor”.</i></p>	
<p>This council motion was moved on the basis of strong, vocal community preference for development to be strongly connected to the railway line ie South. Council indicated development to the South is more difficult because there are multiple owners, however this is insufficient reason for Council not to drive proper consultation on this matter.</p> <p>It should also be noted that there are also multiple landowners to the West who do not support development in the West due to the more significant rural living and river environmental considerations. In addition, there are existing and very valuable environmental form and character in the West which has neither been assessed nor considered in the preparation of this Strategy Document.</p>	<p>Noted, however whilst one owner can make things simpler in terms of infrastructure planning and open space in particular, key reasons are referred to in Submission 4.</p> <p>This is noted, addressed in various responses.</p>
<p>We restate the focus of this submission (in line with our previous submission), which is for any future development growth to be properly planned, and placed to the South around the railway line (as a newly defined centre of town) to enable walking distance access to train services and thereby reduce further road traffic in the area.</p>	<p>Noted.</p>
<p>This submission outlines the reasons for this position.</p>	<p>Noted.</p>
<p><i>1. Background Facts:</i></p> <p>As background to our submission, we reiterate the following facts that are relevant not just to our circumstances but also to others in the Ballan community who encountered same/similar experiences in moving to Ballan:</p>	<p>Noted.</p>
<p><i>Misrepresentation of Potential Growth Area zone usage:</i></p>	

<p>Prior to our purchase of property in the Ballan area (late 2008), we contacted Moorabool Shire Council staff who advised the indicative growth area to the West would only ever be developed in like size characteristics to the existing properties ie at that time cited as a <i>potential rural living zone</i>. In terms of timeframe, council indicated that development of rural blocks (approx. 10 acres each) would only occur within the next 20 or so years ie 2029 onwards as <i>rural land usage</i>. From this council confirmation we proceeded to purchase and moved to Ballan in 2009, leaving a sizeable Melbourne property and adopting a long commute.</p> <p>Had we been advised this land was under consideration for higher density development we would never have sold our Melbourne property (which would have been considerably more valuable over time). In fact, at our recent private council meeting, the planning staff advised that ‘Fraser had been in the process of preparing for development for at least the last 10 years’. This timeframe indicates that Council were already aware of the higher density proposals at the time of providing us with the above advice that has adversely affected our personal financial position and living circumstances. We are aware that other Ballan residents were given identical information on the rural intent of the potential western growth areas, thus also misleading them to purchases they may not otherwise have proceeded with.</p>	<p>Noted, however officers cannot verify this conversation and the area to the West has been included for the reasons discussed in response to submission 4, as well as the main body of the Council report.</p>
<p><i>Council outcomes of earlier public consultation favoured the South in lieu of the West:</i></p> <p>Earlier Village Well public consultation process on the Ballan Structure Plan (conducted over a number of ongoing meetings from approx. 2011-12 ongoing) <i>appeared at first</i> to take into consideration public feedback). In support of public views, at one of the last public meetings in that round of consultations, a Council Planner (in charge of the Ballan Structure Plan who was later removed without any explanation) confirmed that ‘the West would not be developed within the next 20 years or indeed within our lifetime’. As a result of that statement, affected residents made financial choices that will affect their ongoing personal circumstances. Why has council now deviated from this publicly stated position on development of the West?</p>	<p>Unable to verify officer comments. Please refer to submission 4.</p>

<p><i>No Ballan Structure Plan updates resulted from our previous submission:</i></p> <p>We are aware from council documents that no updates were made from our previous, extensive, submission.</p> <p>This is a very disappointing outcome given the amount of time spent to contribute to meetings and prepare feedback. Why does council continue to ignore public consultation feedback?</p>	<p>Council's consultants were given an overview of feedback from the Ballan Structure Plan which helped to inform the document.</p>
<p><i>Incorrect positioning of our disagreement with development to the West:</i></p> <p>We note that during many private council discussions we were advised that our feedback would not make any difference to development occurring in the land to the West, and that a later council document indicated we were now 'in support' of such development.</p> <p>This is not true and we note for public record that we have never been in favour of development to the West due to the strong environmental impact such a large-scale development would have on the river environs and local environment micro cultures.</p> <p>Our only indications to council have been on the basis that if this land were to be developed in other than rural living size density (akin to our property's character) we would be left with only limited choices having regard to our own personal property circumstances (ie we could not bear to be part of/witness to the wholesale destruction of such a critical environment).</p>	<p>Unsure of where the submitter has been labelled as supportive of large scale development in the West. It is appreciated that the submitter is not in support.</p> <p>Submitters opinion is understood. Revised version of concept plan may better reflect submitters preferences.</p>

Summary:

In accordance with this formal submission, we submit that:

Greenfield and additional minimum growth development areas should be positioned to the South of the railway line in alignment to community feedback, even if such development is more challenging and more costly than development to the West.

All infill development sites within the town centre should be exhausted before any other green-fields development is permitted to proceed.

Development to the West should not even be considered until Council engages the relevant parties to complete thorough and current flora and fauna studies over a reasonable period of time, and in the event it is considered in the future, such development should be in line with existing rural living character (10 acre rural living blocks with a single dwelling well set back from the river environs).

Proposed development of the West insufficiently addresses the natural landscape character, existing residence character and the protection of the river environs.

The centre of the town should be concentrated to the railway line to ensure appropriate services and walkability within the township, reducing the burden of additional cars and traffic on the small roads.

Further consultation is required with the community prior to the finalisation of the Strategy Document.

Additionally, we advise that the proposed development to the West of the town is not in accordance with a number of key points in the Moorabool Planning Scheme at MPS 21.03-2, MPS 21.03-5, MPS 21.02-2, and MPS 21-03-4.

Noted, for a response to this, as well as the above points please refer to prior responses (in particular at submitter 4).

It is unclear how it would be justified to dedicate resources to a further round of consultation.

The Moorabool Planning Scheme explicitly recognises support for development in the west.

<p>2. <i>Consultation Process (Engagement opportunities and timelines):</i></p> <p>As in previous consultation processes, the timeline for this public engagement was too short to allow proper assessment of this completely new document, particularly for those most dramatically affected by the proposed changes. We received notification by letter on the Friday before the first meeting on the Monday at 4:00 – 6:00pm (as usual within business hours and necessitating time off for those working in the city). Such a document is too long to read online, and there was insufficient time to complete even a minimal review of this extensive content prior to the first meeting.</p> <p>I was unable to attend later public sessions due to attending a live-in conference and had no choice but to attend session 1 without the benefit of having been able to digest the details of the Strategy Document.</p>	<p>Refer to main body of Council report for detailed response to criticism of exhibition.</p>
<p>We also noted with disappointment that Council members confirmed it had met with the owner of the land to the West prior to any public consultation meetings; this provides the proposed developer with a significantly longer lead time to assess the document prior to public meetings (in effect, preferential treatment).</p>	<p>Council officers met with everyone who requested a meeting during the exhibition period, whether before or after the public meetings. Notification to affected land owners was undertaken via mail at the same time</p>
<p>We strongly support <i>non-discriminatory</i> engagement with all parties through the same public consultation process and within the same timelines ie the proposed developer should have received the same public letter sent through the usual process and been required to attend the public meetings as with all other affected residents.</p>	<p>As above, however Council cannot obligate anyone to attend a public meeting.</p>
<p>Whilst it may seem that Council undertakes the requisite public consultation process, it is clear that feedback is not really desired by council to ensure the desired outcomes of the process are not slowed down. Given the extent of the content in this completely new document, we suggest that proper public engagement (workshop sessions/meetings) in line with those conducted in the original public engagement of 2012-13 by Village Well should be completed with a view to acting on the feedback provided.</p>	<p>A significant number of changes recommended to Council have been based on submissions.</p>

<p>We reiterate our previous requests to council regarding the conduct of any ongoing public consultation activity.</p> <p>Public meetings (which council anecdotally and incorrectly referred to as ‘intimate’ in the last meeting) are poorly attended because affected residents do not receive sufficient notification, because meetings are held during working hours (or shortly after – not allowing for a commute home) and because many residents believe that council has no intention of acting upon any of the community wishes. Most people believe that public consultation is conducted at the last minute only so that council can say they have conducted it, rather than to seek proper and well-informed feedback to include in the documents. Our previous requests are:</p>	<p>Attendance at meetings was reasonable.</p>
<p>Meeting Notification: Council must mandatorily provide at least 6 weeks mail-out lead time to enable affected residents to attend meetings (allowing for the very slow and inconsistent Ballan mail delivery timeframes of 5 – 10 days);</p>	<p>Noted. However, there is no mandatory timeframe for public consultation for a document such as the Ballan Strategic Directions, The actual time from mail out date to the end of the exhibition period was 5 weeks and 3 days.</p> <p>There is no mandatory policy or legislation on a 6 week lead in time.</p>
<p>Meeting Times: Council has a duty of care to ensure meetings are planned for and held in both business hours and after hours to enable those who work full time to attend without the continual need to take time off work.</p> <p>A newspaper notification within the consultation period is not sufficient notice of such a meeting (working residents are unlikely to have time to even obtain/read newspapers and may already have work commitments that may need to be moved to enable attendance; this is only possible with sufficient lead time and proper advice);</p>	<p>Original meeting times were set at 4pm to 6pm, for many people this is outside of working hours.</p> <p>Feedback from the first meeting was taken on board to extend the second meeting to 8pm – sending a letter about this extension would not have been practicable based on mail times in Ballan.</p> <p>Council officers also met with everyone who requested an individual meeting and took a large number of phone calls about the document.</p>
<p><i>4. Feedback on Ballan Strategic Directions document:</i></p> <p>PART 1 - INTRODUCTION: a. Part 1 Section Reference 1. Introduction 1.1 Overview</p>	<p>Noted.</p>

<p>The overview covers the strong community feedback in regards to the future of Ballan and cites the following resident quote: <i>“Ballan could be a model for how a country town gets the balance right between maintaining and enhancing the town’s</i> 1. <i>charm and character whilst welcoming and supporting new residences and businesses.”</i></p>	
<p>The Strategy Document highlights how this statement recognises the importance of ensuring future growth does not compromise Ballan’s intrinsic character and then goes on to state how it sets out a clear future framework to guide decision making by Council and other stakeholders in the context of Moorabool’s planned growth with the existing character and charm of the town, including applying a suite of ‘residential zones’. It explicitly mentions natural landscape, boundary, land use patterns, character, gateways and public realm as part of its objectives.</p>	<p>Noted.</p>
<p>However, the body of the document does not detail any level of character assessment for the affected ‘future investigation areas’ (thus it is fundamentally flawed in delivering the overview/objective content above), and even more significantly, it fails to address the many environmental considerations that have been raised in many public meetings and submissions. We believe a full and objective set of environmental/impact surveys and studies need to be undertaken across this area, including a full assessment of flora/fauna species/numbers and a study of the impact of any level of development on such flora and fauna (study to be undertaken with specific instructions to be given to the owner of the future investigation site not to plough the land for at least a 12 month period prior to such a study being performed – <i>potential evidence removal</i>).</p>	<p>The Ballan Strategic Directions provides a high level neighbourhood character assessment appropriate for a structure plan.</p> <p>In terms of these assessments:</p> <ul style="list-style-type: none"> • Refer annexure A (<i>assessment assessment against each precinct in regards to their appropriateness for future development</i>). • Refer annexure B (<i>includes case studies that have tested the proposed controls against recent planning permit applications as to whether the proposed controls would achieve improved residential outcomes in regards to location, proposed intensification and neighbourhood character. The case studies have demonstrated the significant benefit the proposed controls will generally have across Ballan.</i>). <p>A significant range of pre conditions have been proposed to influence the</p>

	<p>neighbourhood character of the growth areas.</p> <p>The future investigation area (south of the southern growth precinct) is identified for investigation should the town need the land at some point.</p> <p>Flora and fauna assessments will be provided at the development plan stage.</p>
<p>These surveys/studies must also include a detailed coverage of local bird and aquatic life, in addition to a melittological study of bees in the area, and a herpetological study of frogs in the area. Such studies should not be left to the potential developer to complete as they will not be completed with the welfare of the local environment as an objective. We have previously highlighted the high volumes of frogs in the environment, significant numbers of native bird/wetland life, a re-emergence of platypus in the river environs to the West and naturally situated bees; it is critical that the wetland character is an integral part of any Strategy Document completion in considering potential 'future investigation areas'.</p>	<p>These studies are undertaken as per the requirements of the Planning Scheme and other relevant State and Federal legislation to protect ecosystems and individual species such as the State Flora and Fauna Guarantee Act (FFG Act) and the Federal Environmental Protection and Biodiversity Conservation Act (EPBC Act).</p> <p>Developers must commission these studies for review by qualified staff from Council and DELWP.</p>
<p>b. Part 1 Section Reference 1. Introduction 1.2 About Ballan 1.2.1 Role of Ballan</p>	
<p>The role of Ballan is indicated as a predominately commuter town for employment purposes; this is true in respect of the smaller number of residents who are still working. However, it is important to acknowledge that the main volumes of residents in Ballan are at retiring age or indeed in the more elderly age group.</p>	<p>The demographics of Ballan are understood.</p>
<p>This demographic has critically different needs to those of working age. Medical facilities are already constantly stretched, and many elderly people already find it very difficult to utilise services within Ballan township as there is already (under existing population numbers) insufficient parking and access.</p> <p>Additionally, given the current aged demographic, there is very little in the way of entertainment for the younger generation, and simply allocating yet another large area for development sites will not</p>	<p>Potential expansion of the hospital has been accounted for in the Ballan Strategic Directions.</p> <p>Issues concerning the potential for increased criminal activity as a result of an increased population are noted,</p> <p>Population growth will lead to the increased provision of community infrastructure through the establishment of Section 173 agreements obligating</p>

<p>change this problem; it does not address any of the additional town infrastructure requirements. Since the steady increase of new development population in Ballan has led to an increase in families (and therefore bored teenagers with nothing to do), the town has been subjected to an increased level of theft, vandalism and graffiti attacks. The retiring and elderly population is rightly concerned about what problems additional housing will create in terms of risk to their security and well-being. We are also deeply concerned about these issues, and what it might mean to our own security on such a large property. Many of these issues are endemic across most of the new and unsupported development areas being built across Victoria.</p> <p>When Ballan residents made references to Ballan being a ‘model’ residents were referring to the chance to increase population to meet future demand by doing things differently here. Simply allocating a high number of modern, displaced inner city style congested houses with an ‘oval’ for entertainment in a rural character location does not go anyway to meet these objectives; in fact it immediately undermines any such objective and will mean that Ballan ultimately mirrors the environmental destruction that has occurred wholesale in Bacchus Marsh and Melton. Once in place it can never be undone. We propose that South of the railway (with proper planning and allowing for growth over an extended period), can be developed to allow for more commuter families, singles and couples of working age group, but with the design of all of the associated support facilities for a varying group of demographics, without detriment to the environment as is currently proposed for the West.</p> <p>This section also states that <i>“it is critical...and Ballan does not undertake a suburban role in the future.”</i> In complete conflict with this statement, the development as proposed in the Strategy Document is suburban in nature.</p>	<p>developers to pay for infrastructure, Some of this infrastructure will assist with recreation.</p> <p>In addition, the residential growth of Ballan may lead to more youth programs and businesses establishing in Ballan providing entertainment and employment opportunities for younger members of the community</p> <p>Some parts of Ballan are and will be similar to suburbia, but overall there are some key differences for the town which the BSD seeks to preserve and enhance. This is explained in the wider statement from which this quote is drawn.</p> <p>“Ballan has an important role in forming part of Moorabool’s growth areas, however Ballan is able to provide a point of difference in housing and lifestyle choices, secondary to the main growth front in Bacchus Marsh. It is critical this point of difference is retained in the long term and Ballan does not undertake a suburban role in the future. The role of <i>Ballan Strategic Directions</i> is to provide guidance on how to provide for growth while maintaining and contributing towards a sense of place and the character and vitality of Ballan.”</p>
<p>c. Part 1 Section Reference 1. Introduction 1.2 About Ballan 1.2.2 Statistical snapshot</p>	

<p>Projected population growth in the document states “3010 in 2016” however this is a past date and is not a useful statistic. These numbers need to be updated to show short and medium term projections (in addition to the long term) that consider the aging demographic mortality rates along with housing turnover rates (many people move here only to realise how expensive it is to commute and heat their houses and then sell and move on). Accurate <i>future</i> based projections are an absolute necessity to any level of planning activity, as there are still a high number of existing infill lots that remain unused (and many have been vacant since we moved here). Infill usage should be the absolute first preference before considering any additional new style housing development lots. Additionally, the future projection numbers stated on page 3 do not match the projections on page 11. We reiterate that an accurate set of projections needs to be provided to ensure the Strategy Document accurately reflects demand. Such projections also need to show the scientific basis of calculation so that residents can assess how they were arrived at.</p>	<p>Demographics have been considered. The latest version of the BSD includes 2016 census data which has recently been released. The document contains a forecast of population growth.</p> <p>The projections on page 3 and page 11 do not conflict because the projections on page 3 refer to Ballan only, whereas the projections on page 11 refer to the “Ballan Central Region” as relevant to a retail planning context.</p> <p>The sources for projections are mentioned. The ID Forecast methodology is broadly mentioned on their website. ID Forecast is a popular forecasting tool used by Local Governments in Australia.</p>
<p>d. Part 1 Section Reference 1. Introduction 1.2 About Ballan 1.2.3 Key attributes and characteristics of Ballan</p> <p>Whilst this section makes some mention of environmental considerations, it does not go far enough in covering the critical environmental aspects that make up the full length of Werribee River environs and the flora and fauna considerations are listed only as “<i>important habitat</i>”. Specific species consideration are not mentioned, nor are any references made to those species which are at risk all over the country/world eg bees, frogs, natural platypus environs.</p>	<p>The level of detail is considered appropriate for a high level document. Targeted on site assessments will be undertaken at the development plan stage.</p>
<p>This Strategy Document needs to cover the environment considerations in a number of different sections as the Werribee River environment has natural variation through its length – some wetlands areas, some natural habitat areas, some floodplain areas, some areas already destroyed through development intervention. This is not just an important habitat; these are <i>critical</i> habitats supporting an unprecedented number of frog species and bees, and a massive variety of native birdlife in the range of flora/fauna species. Areas of future investigation should be fully assessed</p>	<p>The level of detail is considered appropriate for a high level document.</p>

<p>regarding species and risk before any Strategy Document can be finalised.</p>	
<p>Additionally, this section does not adequately address the existing character of the green gateways on entry to Ballan, nor indeed addresses the key attributes of existing rural living zoned properties in the West. These properties are densely treed and provide not just visual landscapes of importance to the towns overall appearance, they are heavily populated with flora and fauna due to their separation from the town centre and any residential development impact. This character needs to be covered in the document due to the key attributes the properties provide not just for Ballan, but in support of the environment in general.</p>	<p>The Ballan Strategic Directions provides a proposal for rural edges which is an effort to promote and protect rural character. Any development would be lower density.</p> <p>It is not believed that updating the document to insert more detail about the character impact of these properties would benefit outcomes.</p>
<p>e. Part 1 Figure 02 Existing Conditions Plan</p> <p>Use of a number of very similar colours in this plan makes it difficult to assess all of the areas (some colours do not seem to match the legend provided). Culturally significant areas are difficult to assess (particularly in respect of culturally significant areas on the land to the West).</p> <p>The green gateways are seen as particularly important to the overall Ballan character and are not reflected in the plan in terms of the way residents see these important vistas. This section is bordered across the Western Freeway, Geelong Ballan Road, and Old Melbourne Road to the Werribee River environs. There are several important vantage points that would be critically destroyed by development to the West of the town.</p>	<p>This is appreciated, nonetheless differentiation is possible. This is believed to be a result of a number of different colours being required.</p> <p>Analysis against a number of vantage points are considered in the response to submission 4. Whilst some vantage points will change – which is often a necessity to enable development, generally rural edges and screening will preserve landscape values.</p>
<p>f. Part 1 Section Reference 1. Introduction 1.2 About Ballan 1.2.4 Community Feedback</p> <p>This document rightly references the initial community consultation undertaken in 2012. However, some 5 years have passed since the first consultation, and the wishes of the community still have not been adequately addressed regarding the preference to develop the South in lieu of the West. Whilst this paper state that <i>“Further consultation will be undertaken with the community on the draft Ballan Strategic Directions”</i>, 3 public meetings to</p>	<p>Amendment C34 was approved in 2009. The wishes of some members of the community to prioritise the South over the West are appreciated, as are the relative merits of the two areas.</p> <p>Public meetings were one part of consultation.</p>

<p>provide an initial overview of a completely new document are inordinately insufficient to be proposed as <i>“further consultation”</i>.</p>	
<p>This section fails to make any reference to the initial result of the community consultation (as outlined in the 1. Background Facts in this submission) where a Council Planner provided confirmation that development in the West would not happen in the next 20 years or in our lifetime.</p>	<p>Unable to verify comments regarding development not happening in the submitters lifetime.</p>
<p>The document correctly references the importance of gateways, however these were not just focussed on the entrance to the town but rather the ‘green gateways’ as the most important aspect of the town vistas (important not just to locals but also to any level of tourism in Ballan). Gateway coverage also highlights that <i>“the entrances set the scene for the character of Ballan and should be preserved and enhanced”</i>, but the content of the Strategy Document does not cover how this will be addressed to align to the gateway boundaries as provided in all earlier community feedback.</p>	<p>Different zoning is proposed for a large number of lots bordering Gateways e.g Rural Living 10,000 sqm minimum lot size for a number of lots bordering the western growth precinct. Vegetation is far more likely to be retained under lower density zones.</p>
<p>Additionally, though this content correctly references the following key points from the community feedback activities, these are not adequately addressed in the actual proposed plans covered within the body of the Strategic Document:</p> <p>“There is a need to protect and enhance the Werribee River corridor for its biodiversity values”.</p> <p>“We think that the land to the South of the railway line, towards Gillespies Lane, is the best place for our town to grow.”</p>	<p>Submitter may prefer updated concept plan recommended to Council for western growth precinct.</p> <p>Refer to response to submission 4.</p>
<p>If the proposal in this Strategy Document proceeds to fruition, in fact the opposite of community feedback will be true ie the Werribee River and its surrounding environs will be significantly degraded, and the town growth will be to the West rather than the South of the railway line (removing all of the green gateway on this side of the entry to town). If this is true, and there was no choice in terms of development location, why was community consultation even undertaken?</p>	<p>Consultation has been undertaken to gauge the opinions of the community and agencies, a significant number of changes have been proposed on the basis of consultation that would not have been possible without it, including to the Western Growth Precinct concept plan.</p>

<p>Accordingly, how does council intend to address the planning proposals in the draft Strategic Document to align to stated community preferences, and how will council ensure sufficient, ongoing engagement of the community as part of this process?</p>	<p>Refer to Council report for a list of proposed changes.</p> <p>Submitters will have a further opportunity to lodge a submission at the Planning Scheme Amendment Stage.</p>
<p>g. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.1 State</p>	
<p>The Strategy Document references the Plan Melbourne and Plan Melbourne Refresh documents issued by State Government and highlights the misleading reference to employment opportunities and affordability advantages; <i>“Regions offer lifestyle choice, employment opportunities, amenity and affordability advantages”</i>. We reiterate that moving to live in the country has been expensive in terms of heating cost and commuting is difficult and a significant working expense (the cost of a daily Myki fare is \$25.20!). One can see how someone looking from the outside in would only consider the cost of housing as the ultimate driver of affordability, however there are extremely limited employment opportunities in these locations, and the cost of heating can be insurmountable on many incomes (Ballan is a very cold location to live in).</p>	<p>Noted Further growth is likely to lead to greater diversity of local job availability.</p>
<p>h. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.2 Regional</p> <p>The Central Highlands Regional Growth Plan reference provided includes: <i>“support residential growth that respects the surrounding rural character and environmental attributes..”</i></p> <p>This statement would seem to support the community feedback to ensure development is located to the South of the town rather than the West, however this point is not adequately addressed in the Strategy Document. Mention is also made that land supply should be considered to the West or South which would seem to indicate that the growth plan permits council choice in this matter.</p>	<p>Noted, however the issue of South vs West, landscape character impacts and environmental impacts has been dealt with in previous responses.</p>

Timeframes regarding demand are mentioned in terms of short to medium term, however no explanation is provided in terms of what this might mean in a real sense of years. It is impossible to consider future planning projections without detailed population estimates/estimating assumptions and clearer demand timeframes.

This section of the Strategy Document also states that “employment opportunities should be encouraged to reduce the need to commute” but given there are so few opportunities for anything other than industrial or retail roles the document does not seem to address what this means in real terms.

Strategy Document also references: *“The Growth Plan identifies the following land use policies, strategies and actions:*

- finalise and implement a structure plan to identify preferred locations for growth for Ballan;*
- focus residential development within the town boundary over the short-to medium-term;*
- provide appropriate policy support and provisions in the planning scheme to protect residential character and landscapes....”*

i. Ballan Structure Plan: during the latest public council consultation meeting, a statement was made that the Strategy Document “largely” replaces the Ballan Structure Plan. Given the Structure Plan is referenced in the Growth Plan and council did not state that the Strategy Document completely replaces the Structure Plan, council needs to clarify:

- what parts of the Ballan Structure Plan will still exist and why?
- how will the Growth Plan document interact with the Strategy Plan/Structure Plan documents and which of these documents will take priority?
- will a final version of the Ballan Structure Plan (those components that remain in place) still be provided?

ii. We believe the Western town boundary is defined by the Werribee River north of Old Melbourne Road and Old Geelong Road to the South and as such, short to medium term

The issue of description of timing has been addressed in a response to submission 4.

Further commercial activity could occur in the existing centre. The Ballan Strategic Directions is a planning document that has a horizon up until 2041, it anticipates an estimated future population of 6,000 – Ballan will still be a small town. Further detail is in the main body of the Council report.

The Ballan Strategic Directions, as the newer document, will supersede the Ballan Structure Plan subject to decision making by Council as it relates to the recommendations in the main report. It also carried over and builds on some of the content of the Structure Plan. Subject to the adoption of the Strategic Directions by Council, interested parties could rely solely on the Strategic Directions.

<p>development should be confined to the tighter town boundary utilising infill sites as much as possible. The proposed expansion of the settlement boundary within the document is far too extensive to retain the existing rural character of the river environs.</p> <p>iii. The Growth Plan requires appropriate policy support and provisions in the planning scheme to protect character and landscapes. As the Strategy Document does not include a detailed assessment of the existing character of the land to the West, it also does not address how it will retain such existing character and landscapes. In order to retain the existing character and landscapes (the existing properties are all large scale eg approx. 10 acres and heavily green scaped), it would need to be revised to only allow long-term development in line with the existing properties ie 10 acre lots well away from the river environs and with road access from each property only to Old Melbourne Road directly, with an expectation of significant green space planting to help protect the flora and fauna in this key area.</p>	<p>Opinion noted, however officers believe that the settlement boundary is appropriate. The boundary takes into account the Planning Scheme boundaries for the Western and Southern growth precincts.</p> <p>The western growth precinct is undeveloped at the current time but the landscape values have been assessed and accounted, hence lower density edges.</p> <p>Further detail may have been considered in Amendment C34 in 2009 or earlier, irrespective this has been adopted and approved.</p> <p>Submitter may prefer the revised concept plan proposed to Council.</p> <p>There is already significant vegetation on most edges, which are proposed to be in lower density zones. Additional planting could be considered at the development plan stage.</p>
<p>i. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.3 Local</p> <p>The Strategy Document also refers to Clause 21.08 of the Moorabool Planning Scheme which</p> <p><i>“identifies Werribee River as the key environmental influence within the town whilst also highlighting Ballan’s strong historical character and rural setting that needs to be recognised in planning for future growth.”</i> It goes on to reinforce <i>“the importance of the towns centre retaining its existing compact form and core”</i>. This clause highlights the importance of council keeping the town boundaries tight, which would imply that residential style development (regardless of block size) is in conflict with the strategy document. An assessment of existing character to the West needs to be completed as proposed above to ensure the rural setting and the key Werribee environmental influences are retained as part of any development considerations.</p>	<p>High level support for the development of the Western Growth precinct is explicitly in the Planning Scheme.</p> <p>The Ballan Strategic Directions follows on from this with a concept plan, which limits the development area. Further detail will be provided at the development plan stage and then the subdivision stage.</p> <p>A plan with greater buffers has been revised and is put to Council as a proposal in the main Council report.</p>

<p>j. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.4 Key Strategies & Local Strategic Studies - Economic Development Strategy – Retail Strategy 2041 – March 2016</p> <p>The Economic Development Strategy is also referred to in this document and covers a number of objectives that would already need to be well underway to achieve the stated 2011 outcomes ie “by 2021 the Ballan Town Centre is considered able to support a medium sized supermarket, a greater range of supporting fresh food stores, a few new cafes/restaurants, additional convenience retail stores, a discount outlet and more retail services such as additional hairdressers.” The stated population estimates are out of step with other estimates contained in the document, and there seems to be no tangible plan for how such outcomes would be achieved. As previously highlighted, a properly planned development to the South of the railway line could not only address residential needs, but could also increase commercial spaces (sufficient to cater well into the future). The town centre of Ballan is already at maximum capacity for car traffic parking spaces and it would seem unlikely there is any room for expansion of the already inadequate supermarket in its existing location – there are no sufficient large size locations in the existing town centre unless historic buildings are affected (which would not be palatable). How does council plan to deliver the stated outcomes within the existing town centre if it is not prepared to fully assess a south of the railway development plan?</p>	<p>Council does not build commercial developments, but can facilitate the growth and expansion of businesses in Ballan.</p> <p>This includes working to encourage businesses to utilise existing commercial space within Ballan that is currently underutilised.</p> <p>In addition, increased population will also encourage business growth.</p> <p>Given the small population of Ballan and anticipated future population over the horizon of the Strategy a second commercial centre is not considered justified.</p>
<p>k. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.4 Key Strategies & Local Strategic Studies – Ballan Structure Plan 2015</p> <p>The Strategy Document states <i>“Ballan Strategic Directions will supersede the previously Council adopted Ballan Structure Plan.”</i> however this is in direct conflict with statements made at council where it was stated the Strategy Document would <i>“largely”</i> replace the Ballan Structure Plan. Council needs to resolve this conflict and ensure residents understand which documents are still in place (refer previous comments this submission).</p>	<p>The Ballan Strategic Directions will, if adopted, replace the Ballan Structure Plan. The document carries over some elements of the Ballan Structure Plan.</p>
<p>l. Part 1 Section Reference 1. Introduction 1.3 Policy Context 1.3.5 Future strategic directions summary</p>	<p>It is up to Council to decide on locations, taking into account feedback from the</p>

<p>The Strategy Document states the “<i>key policy and strategy directions that are particularly relevant to the preparation of the Ballan Strategic Directions</i>” such as “<i>directing growth to the preferred locations and away from non-preferred locations</i>”, “<i>retaining the intrinsic character and other elements that define Ballan</i>”. However, the document does not declare whose preferred locations which is very important information for the community. If the preferred location is that of council or the developer, we reiterate the Strategy Document does not represent the preferred view of the community, which is for development to the South of the railway, and to protect the critical river environs. If there was not a choice regarding the positioning of development, then why was public consultation even conducted?</p>	<p>community, State Government, the current Planning Scheme and other matters.</p> <p>A number of changes are proposed on the basis of consultation.</p>
<p>m. Part 1 Section Reference 1. Introduction 1.4 Drivers of change – Key drivers and influences</p> <p>The Strategy Document references “<i>the town’s strategic location on the Western Freeway and being within commuter distance of Melbourne or Ballarat by the Freeway or via rail</i>” and also notes the significant increases in patron usage of rail services. Unfortunately it does not contain any fact based information on the challenges being faced by commuters to the West. Just 7 years ago, a peak hour drive took 45-50 minutes – the same journey now takes anywhere from over an hour to two hours. The rail service has become increasingly unreliable, and though a significant amount of money was spent to provide an additional platform for vline trains at Southern Cross station, this has increased the duration of the journey from Ballan rather than decreased it. Additionally, the Ballan service utilises this platform very infrequently and continues to be plagued by additional travellers at Bacchus Marsh, Melton and Caroline Springs who pay significantly lower fares and who are provided with proportionately more rail services at a discriminatingly much lower cost: Ballan – Melbourne daily ticket: \$25.20 (approx. 32 cents per kilometre) Bacchus Marsh daily ticket: \$8.20 (approx. 14 cents per kilometre) Melton daily ticket: \$8.20 (approx. 10 cents per kilometre) The Ballan daily fare is almost 3 times the cost of the comparative suburbs and yet we continue to state this is an affordable commuter location. As a key driver of increased numbers of residency, it would seem without fact that the presence of a railway station is a key driver, however this information in isolation of other rail and road commute information is insufficient. The rail loop will be out of date and</p>	<p>The railway line is significant to Ballan. Whilst railway lines are under pressure in most parts of Victoria, particularly those connected to Melbourne’s growth, railway infrastructure can and is being upgraded.</p> <p>Road infrastructure is also under stress in other parts of Victoria connected to Melbourne’s growth, relatively speaking this does not make Ballan a poor location for growth. The Victorian Government and the Planning Scheme seeks to facilitate growth.</p>

<p>inadequate by the time it is built, and though existing services are about to be introduced to the line, it is indeed very likely that they will continue to be plagued by a backlog in Southern Cross resulting in yet more service cancellations or longer running times.</p>	
<p>n. Part 1 Section Reference 1. Introduction 1.4 Drivers of change – Ballan Strategic Directions The Strategy Document references its purpose</p> <p><i>“to identify and harness opportunities to leverage growth to provide positive outcomes for the town and the community which would not be possible or difficult to realise without a clear strategic guidance”.</i> Whilst we acknowledge the intent of Council to meet this purpose, we feel the document needs to include the community preferences in documenting the preferred development locations to the South of the railway line, otherwise it does not provide the positive outcomes desired by the community.</p>	<p>The document includes a growth area south of the railway line.</p>
<p>o. Part 1 Section Reference 2. Introduction 2.2 Project Brief</p> <p>The Strategy Document references a number of key principles and aspirations that Council and Mesh agreed the Strategy Document would seek to address. This includes <i>“provide a high level neighbourhood character assessment to ensure the suite of residential zones can be appropriately applied to Ballan”</i> and <i>“an implementation plan including a list of possible future infrastructure needs to ensure there is a clear implementation strategy for the town”.</i></p> <p>Unfortunately the high level neighbourhood character assessments do not treat ‘like character areas’ in the same way (further detail in this submission) eg Character Precinct F (directly aside the river environs) has largely the same environment (but different residential) characteristics to proposed development areas 4 and 5, and yet areas 4 & 5 have not undergone <i>any level of character assessment</i>. How can any development be proposed in areas 4 and 5 without such a character assessment to understand the nature of what Council is proposing to change? It is even more critical that the remaining areas close to the river are retained as close as possible to the existing character of residents in area 5 which are large scale rural blocks, heavily treed and environment friendly, and well away from the river environs which are so precious to Ballan. There is</p>	<p>Precincts 4 and 5 are defined as growth areas. The same kind of neighbourhood character assessment is not typically carried out for growth areas in this plan or other similar plans, where there are a few houses sporadically located over large areas – nonetheless the Ballan Strategic Directions has been drafted with an appreciation of the existing dwellings, block sizes and environments in these areas. In these circumstances, landscape values are considered relatively significant.</p> <p>In terms of public infrastructure, table 5 includes a number of infrastructure related actions. Notably, in terms of Council provided infrastructure, much of the detail will be provided down the track when agreements are set up which determine</p>

<p>no implementation plan provided in the document to list the possible future infrastructure needs, and as such, a clear implementation strategy for the town was unable to be assessed.</p>	<p>development contributions from growth areas. This will be done prior to subdivision.</p>
<p>p. Part 1 Section Reference 2. Introduction 2.3 Phases Of The Project 5 Exhibition and Adoption of the Ballan Strategic Directions</p> <p>The Strategy Document states Phase 5 is where <i>“Council will consider submissions made regarding Ballan Strategic Directions, with a view to adopting the document, either with or without changes.”</i></p> <p>This seems to imply that regardless of whether any feedback is adopted and changes the document content, the document will now proceed to approval phase. As the document purports to be ‘informed’ by community feedback, and much of that feedback has been ignored, it is imperative that residents are informed about the responses to their individual submissions, and that the final draft is reissued for a second and third round of public comment and proper public consultation activity (not just quick overview briefings in working hours). Anything less than that is doing the community a disservice. In addition, the community deserves the right to see any further amendments, particularly if they arise from the developers who have a vested interest in proceeding.</p>	<p>A number of changes are recommended on the basis of feedback. The document is being recommended to Council for approval by officers.</p> <p>Disagree with the need for further consultation for the strategy, which would result in delays which are already extensive taking into account the Ballan Structure Plan process. Furthermore, there has already been significant consultation over a number of years including the Ballan Structure Plan process. Nonetheless further consultation will occur for the Planning Scheme Amendment based on the Ballan Strategic Directions, subject to Council’s decision on the Ballan Strategic Directions.</p> <p>Beyond changes from consultation, further changes to the Ballan Strategic Directions are not planned.</p>
<p>q. Part 1 Section Reference 2. Introduction 2.4 What is the document seeking to achieve</p> <p>The Strategy Document correctly states <i>“when planning for growth.....it is critical to recognise and define the intrinsic character and other elements and to define a series of recommendations that will serve to “get the fundamentals right”.”</i> We agree with this statement, however we submit that the Strategy Document does not define the intrinsic character of all environments in an equal and measured way. No current assessment has been made of the character of the area in which we reside, in which case, how can ANY development be proposed there?</p> <p>Additionally, the planning fundamentals include <i>“enhancing the natural environment”, “appropriate staging for development”</i> and <i>“clear guidance</i></p>	<p>This is because it is in a proposed growth area (discussed previously) with only a few dwellings in this precinct.</p> <p>Some change to the environment is necessary to facilitate growth, which the Ballan Strategic Directions seeks to do in a manner that is respectful of environmental values.</p>

<p><i>regarding responsibilities of infrastructure delivery.” We agree with these planning fundamentals but do not believe the outcomes of the Strategy Document serve to enhance the natural environment or deliver clear guidance for infrastructure delivery. The proposed west development includes a high number of roads on an existing completely green space environment, a higher than needed volume of housing and an expected degradation of the river environs as a result. These outcomes seem in complete conflict with the stated aims at Section 2.4.</i></p>	
<p>r. Part 1 Section Reference 2. Introduction 2.6 Identification of key themes to inform the vision</p> <p>The Strategy has correctly chosen <i>“the ideals of ‘sensitive growth’ and ‘country charm’ because they best represent the unique character, composition and distinct identity of Ballan”</i>, however we do not believe the vision for the West adequately addresses these ideals.</p>	<p>Noted.</p>
<p>PART 1 – THE VISION AND STRATEGIC DIRECTIONS:</p> <p>a. Part 2 Section Reference 3.3 The Vision Statement</p> <p>The overview of the business statement accurately reflects a number of key principles that should be central to what the Strategy Document achieves, including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>“for the town to sensitively grow without compromising this intrinsic country charm.”</i> <input type="checkbox"/> <i>“growth should not be at the expense of the existing character and heritage of the town”</i> <input type="checkbox"/> <i>“The rural landscape setting, key environmental asses (such as the Werribee River and its environs), views and vistas that are available from the town are identified as key characteristics that also significantly enhance the residential amenity of the town. As such they are important attributes of the town to acknowledge and protect as the town continues to grow.”</i> <input type="checkbox"/> <i>“This includes ensuring that any development is sympathetic to the existing rural gateways.”</i> 	<p>The issue of landscape values and gateways has been previously addressed. The gateways are an attempt to maintain a rural feel.</p>

<p>Unfortunately any residential style development to the West of the town will totally undermine the vision above. We submit that rural sized blocks of approximately 10 acres (well set back from the river as with existing properties) are the only level of suitable development to the West that do not undermine the points in the above vision. Such a rural living style development would still provide a significant number of properties across such an expansive sized space, and yet would not detract from the town and gateway vistas that residents have a right to retain. Additionally this could be done without the need for such extensively visible roads in those valued vistas, and without any significant environmental impact. Such an approach would also be in line with council commitment to residents who moved to Ballan on Council advice re the same, and would go some way to supporting outcomes stated by [a Council Planner – name has been removed] at earlier Council consultation sessions. Again no development should be completed in the west until all infill places have been exhausted.</p>	
<p>b. Part 2 Section Reference 3.4 Elements & Guiding Principles – Element – Urban Form & Character <i>“High quality gateway experiences and design outcomes encompassing both the public and private realm will provide a sense of entrance into Ballan for residents and visitors”.</i> We reiterate that any level of density building in the Western corridor will undermine gateway experiences and are very likely to result in a significant reduction of visitors coming to the town. The undulating nature of land in the area will mean that the sea of house rooftops and roads will be highly visible in any of the current, highly valued vistas. Placement of rural living sized blocks well away from the river will retain the existing vistas, protect the environment and ensure sensitive development of the critical river environs, however community preference is for no development in this location.</p>	<p>Noted, however the current Moorabool Planning Scheme at 21.08 indicates that this land is allocated for short to medium term growth. This is considered to indicate conventional residential densities by default (or otherwise would have been specified).</p>
<p>c. Part 2 FIGURE 06 BALLAN FRAMEWORK PLAN</p> <p>A number of significant changes are proposed as part of this Ballan Framework Plan and due to the high level of very similar legend colourings it is difficult to ascertain all of the changes that it covers. A detailed walkthrough should be provided across all sections to enable the general community to comment more effectively on what council proposes for their future. We make the</p>	<p>Noted, the issue of further consultation, as well as colour palette has been discussed previously.</p>

<p>following comments based on what we are able to ascertain from the plans:</p>	
<p>SOUTH SECTION PROPOSED DEVELOPMENT: <i>i. Southern Development Investigation required urgently:</i></p> <p>A significant portion of the South has been earmarked as a future investigation area, rather than being investigated as the alternate development area in lieu of the West. This is not in line with community feedback nor does it address the December council motion to investigate the development of the West as part of finalising the Ballan Structure Plan. We submit that this investigation should be completed as a matter of urgency through the consultation of council with relevant residents and other government related bodies, and finalised into the Strategy Document in lieu of the West.</p>	<p>Noted, however the Western growth precinct is proposed to be before the southern growth. An infrastructure investigation for the southern growth precinct would not be necessary at the current time.</p>
<p>WEST SECTION PROPOSED DEVELOPMENT: <i>ii. West section should no longer be earmarked for development in line with community feedback:</i></p> <p>Contrary to the clear feedback from the community and indeed in conflict with the stated visions within this document, the mid section of the West is earmarked for greenfield growth positioned within a minimal growth boundary. The result of this tri-segregated treatment means that the existing residence character has not been taken into account as part of the proposed development ie existing rural living, heavily treed spaces will be located immediately next to residential sized blocks of approximately 2,000sqm and then have a view of a dense residential development across the main green gateway area. This entire area should not be developed as anything other than rural living sized areas, and should not be developed before the South of the railway line in line with community wishes.</p>	<p>Noted, matters previously discussed.</p>
<p><i>Residential style development is out of alignment with existing character and will affect existing residents right to enjoyment of their own land:</i></p> <p>Existing land owners have the common law right to the enjoyment of their own properties in line with the current zoning of that land. The proposed introduction of residential style development will result in:</p>	<p>Council has powers to change zones subject to State Government approval.</p> <p>Comments are noted, the proposed updated concept plan may be more preferable to the submitter.</p>

- additional nuisance noise that will impede our right to enjoy the current characteristics of our own land,

- additional nuisance pollution that will impede our right to enjoy the current characteristics of our own land and also will adversely affect the precious river environs that the Strategy Document purports to protect (as we have already seen in Precinct F) eg bad odours from rubbish, damaged drainage/rivers/creeks from water runoff, or water run-offs from potential neighbours into our property, damage to/flooding of our important tree lines/tree roots etc

- potential for additional fencing issues, costs and disagreements due to the potential number of properties that will ultimately border our long time existing rural fencing. Who will pay for existing fencing changes upon any level of development? We have the right to enjoy our property as it currently exists without additional costs resulting from Council imposed development, and the Strategy document does not address any of these issues,

- risk to existing aged tree buffers on all of our boundaries. These trees are over 100 years old and are an important part of the existing landscape character. The Strategy Document does not address the significant buffer zones that will be required to protect the existing tree root systems on both sides

of the proposed development areas, responsibility for tree damage should Council decide to inappropriately position any development next to any of the tree lined boundaries, responsibility for damage to people and property if the aged trees (that are very prone to falling) should fall in the heavy winds that Ballan is well known for. We do not accept that such proposed development is at our risk given our common law right to enjoy our property in line with its current and significant rural living characteristics.

River environ buffer insufficient to meet the stated outcomes of the Strategy Document: The proposed Western development plans do not leave sufficient buffer along the river environ, and the proposed road as a hard buffer will be a visible eyesore to the green gateway vistas that are stated in this document to be a critical part of the Ballan character. The existing character precinct F has already been developed so close to the river that residences have demolished the river environ to

Changes are proposed for an increased buffer to the river (refer response to Melbourne Water submission).

<p>make way for their own private spaces/driveways etc. Council should be certain to rectify these problems as part of this future planning activity.</p> <p><i>Proposed hard road boundaries defined too close to the river:</i> The proposed road boundaries are defined too close to the precious river environs and will create additional pollution and destruction of this key river environment. A larger than normal buffer should be planned to protect the flora and fauna in the area. There appears to be absolutely no assessment of the impact of road and car pollution on the river environs as a key part of this Strategy Document.</p> <p><i>Proposed hard roads and walkways are defined through our significant treed private property, close to our precious creek and through floodplains (in effect almost half of our rural living property):</i> A major portion of the proposed roads have been placed through private property with significant tree characteristics – such roads will damage the environment the Strategy Document purports to be protecting. Additionally, the proposed roads are placed through significant flood plains, which are inaccessible for large portions of the year. The walkways also seem to be placed over a private house on the other side of Old Melbourne Road. Additionally, Council planners have verbally indicated there is no money for such a significant walking connection, and therefore we have to question if this is on the plan only to mislead the community to a view that the proposed development will be good thing.</p>	<p>Financing for paths would be considered as part of Development Contributions.</p> <p>Change Recommended: As per Council report.</p>
<p><i>No current character tree spaces proposed within the plan:</i> Other than a proposed active open space investigation area (which is totally inappropriate for the existing character of the western location) there are no tree green spaces earmarked in the area, nor any required development characteristics. Rural living development sized blocks should only be initiated in conjunction with specific requirements for inactive green spaces in this special river environ.</p>	<p>Open spaces would be considered in further detail at the development plan stage.</p>
<p><i>No areas of cultural/historical significance have been protected in the proposed development plans:</i> The western corridor has original settlement areas of cultural and historical significance. These are not catered for in the plan as protected areas.</p>	<p>Cultural heritage significance would be a consideration at the development plan or subdivision stage.</p>

<p><i>Active Open Space inappropriately placed:</i> The proposed active open space indicated at Item 13 will result in both nuisance noise and nuisance pollution from cars, people and foot traffic that are not in line with our right to enjoy our rural zoned property and will definitely impact on the surrounding river environs. Additionally, we also understand that existing active open green spaces are under utilised. We recommend instead that any proposed development include treed, inactive green spaces that instead will support the river environs and are in line with the existing areas characteristics.</p>	<p>The specific location of the Active Open Space would be subject to further detailed assessments. The location shown is an indicative location.</p> <p>Green spaces would be a possibility in addition to the open space Greater detail of open spaces to be provided at the development plan and subdivision stages.</p>
<p><i>Plan does not clarify proposed block sizes on either the greenfield or minimal growth areas:</i> Relevant feedback can only be provided with a full understanding of what is proposed in this key area of significance to Ballan. The Strategy Document needs to provide full details of what is proposed under these labels</p>	<p>Minimum lot sizes are shown in figure 21 or otherwise default to the state minimum for the zone (where a minimum is applicable), as viewable within the Moorabool Planning Scheme.</p> <p>In the case of the General Residential Zone there is no minimum (nor is Council allowed insert one). In the case of the Low Density Residential Zone, the minimum is 2000sqm (if sewerer) or 4000sqm (if unsewered).</p>
<p><i>Proposed walkways through the river environs to the West are through floodplains and critical river environs that require protection:</i></p> <p>Not only will any paths be washed away during floods, any such items will need to be build to a significant height to ensure they are passable for at least some portion of the year – this sort of structure would be a significant blight on this section of the river environs. Additionally the plan fails to mention how the fragile platypus and other rare flora and fauna in this area would be protected from increased foot and cycle traffic.</p>	<p>Addressed in prior responses.</p>
<p><i>Green gateways are not protected based on the proposed development in the West:</i> This plan fails to deliver to community wishes to protect the significant green gateways on the entry to Ballan. These green gateways are not just important for the existing Ballan character, they are a critical part of tourism in terms of attracting people to a rural feeling town. Previous visitors have already stated</p>	<p>Addressed in prior responses.</p>

<p>that if Ballan starts to look like Bacchus Marsh, they would no longer come here.</p>	
<p>d. Part 2 - 4 STRATEGIC DIRECTIONS 4.1 Urban Form & Character – Guiding Principle</p> <p>The Strategy Document states that <i>“Ballan will be defined by an enduring settlement boundary which responds to the town’s natural and built form influences”</i>.</p> <p>No consideration has been made clear regarding the impact of this proposed boundary on the Werribee River environs. The Strategy Document goes on to say <i>“Inglis Street will be reinforced as the heart of the town and will enhance Ballan’s character and sense of place”</i> without providing any tangible indication of how this will be achieved. Given the introduction of the new rail loop, focus on increased rail crossing opportunity and clear community preference for development to be South of the railway line, it would seem more appropriate to focus the centre of town at the railway. This would allow for commercial areas to be expanded with more ‘family based’ offering on the South side, and more ‘classic’ offerings on the Inglis St to suit the retiring and elderly community.</p>	<p>The boundary includes a growth area to the west. The impact of this growth area on the river environs has been discussed previously.</p> <p>The commercial centre is likely to be further developed. Ballan may experience redevelopment around the centre. Ballan will remain a small town and a second centre is not considered necessary over the horizon of the plan.</p>
<p>e. Part 2 - 4 STRATEGIC DIRECTIONS 4.1 Urban Form & Character – Guiding Principle – Key issues and considerations</p> <p>It is unclear how the key issues and considerations have been dealt with in the Strategy Document given such items re <i>“development not in keeping with town’s character”</i> and <i>“absence of Ballan specific planning controls to assist in protecting valued character and heritage elements of the town”</i> do not seem to be adequately addressed anywhere in the document.</p>	<p>The document responds to town character. Heritage protection of individual buildings is primarily dealt with through the Heritage Overlay, but has been a consideration in the drafting of the BSD.</p>
<p>f. Part 2 FIGURE 07 DEFINED SETTLEMENT BOUNDARIES</p> <p>The proposed settlement boundaries are far too extensive to protect the natural environment that is so valued in Ballan and that has been discussed in detail as part of the Vision and Objectives stated in the Strategy document. This level of extensive town boundary will permit high-density future growth, with the attendant loss of river environs, green gateways and natural landscape so important to the Ballan character and tourism and a progression to the Bacchus Marsh level of</p>	<p>Noted, however the river environs and natural landscape has been taken into account. These areas have an undeveloped character in the sense that housing is generally sporadic and on low density lots.</p>

development so rejected by Ballan residents. We propose that areas 1, 2, 3, 4, 5, 8, 13 and 14 should remain outside the defined settlement boundary/proposed development areas to ensure its long-term protection.

Additionally, the plan incorrectly states that areas 1, 2, 3, 4, 5, 12, 13 and 14 are areas with undeveloped character – in fact the opposite is true in that the character is so rare and special as to be a critical part of the Ballan rural landscape. In particular, area 5 already has existing rural properties that truly represent their rural living zoning and that form one of the most significant aspects of the Ballan character – forming the main view looking out of town from Inglis Street and providing the most significant clean, green space on that side of the township. The Strategy Document must consider the existing character as part of its formulation or inappropriate planning assumptions and decisions will be made.

g. Part 2 - 4 STRATEGIC DIRECTIONS 4.1 Urban Form & Character 4.1.3 Character Precincts

The Strategy Document fails to correctly assess all existing character precincts as highlighted above. Area 5 is akin and important to the river environs and has existing rural living residents that form a distinct section of the rural landscape for Ballan. It is similar in nature to Area F in terms of its proximity to the river environs but it differs greatly in that it is significantly treed and a micro-climate for the protection of many valued flora and fauna species. On our property we have naturally situated bees (they took over a possum box and have remained there without any human intervention since), high numbers of frogs, high numbers and varieties of native birds (including wetland birds) and other wildlife eg echidna, blue tongue lizards etc along with a significant number of flora and trees (including 100 year old yew trees, linden trees and other handsome specimens). This environment is of clean air and hence supports the tree lined micro-climate that the flora and fauna are so attracted to. Any level of development higher than rural living density in this location will destroy the environment we have worked so hard to protect (we have continued plantings at significant expense to ensure there are trees for the future). Council must ensure the Strategy Document adequately addresses a detailed assessment of all of the proposed areas for development to ensure existing character and environment is sufficiently protected.

The buffer to the river will help to preserve flora and fauna. Detailed flora and fauna studies will be a consideration at the development plan and subdivision stages.

<p>h. Part 2 - 4 STRATEGIC DIRECTIONS 4.1 Urban Form & Character 4.1.4 Gateways and Public Realm</p> <p>The gateways in the Strategy Document and Figure 08 are defined as positions on the plan and specific streets, however the intent of community feedback was to demonstrate how the bordered areas eg all of area 05 form the green gateway from this end of town as the green space is the most visible aspect of the landscape upon entry. This section needs to consider the green gateways as they were requested within the community feedback process.</p>	<p>Addressed in prior responses.</p>
<p>i. Part 2 - 4 STRATEGIC DIRECTIONS 4.2 Residential Development 4.2.1 Residential Context</p> <p>The Strategy Document cites examples of projected population increases of 117 residents per year requiring an additional 45 dwellings per year, with a total of 1,125 dwellings to 2041. As the plans do not show the current vacant infill spaces (a large number have been vacant for years), or account for existing transfers out of the area or elderly death rates, it is not clear on what basis this number is arrived at. There is no assessment of existing infill spaces to determine how much additional land will be required to address the growth requirements. We submit that there should be no additional greenfield development in Ballan until all existing infill sites have been utilised and that the Strategy Document is updated to include infill numbers and resultant projections in accordance with this.</p> <p>The Strategy Document also states <i>“In determining appropriate locations within Ballan to accommodate the projected growth, consideration has been given to the following....”</i> including <i>“maximising access to public transport and key infrastructure within the town”, “protection of heritage and neighbourhood character values including existing urban form...”</i> and <i>“protection of key gateways, natural features, heritage and character...”</i> etc. It is unclear how the proposed development in the West has ANY connection to public transport given there are no buses to the station, and the development area is a significant non-walkable distance from the railway station. We do not agree that the proposed development of area 5 with any level of high density protects the natural features and character of this precious river environ.</p>	<p>A supply-demand analysis was undertaken separately. Infill opportunities will be more limited in parts of the town under the zoning proposals of the Ballan Strategic Directions.</p> <p>The issue of the western growth area has been dealt with in prior responses, particularly the response to submitter 4.</p>

<p>j. Part 2 - 4 STRATEGIC DIRECTIONS 4.2 Residential Development 4.2.2 Accommodating Residential Growth – Settlement Framework</p> <p><i>“Residential development on the periphery of the town’s eastern, southern and western boundaries have generally developed at lower densities than the central core, however more intensified residential development including multi dwelling developments also exist within these areas.”</i> We note this is not in area 05.</p> <p><i>“Given the location of these precincts on the periphery of the town core and mix of densities and development, these areas have generally been identified as ‘Minimal Residential Growth’”.</i></p> <p><i>“Undeveloped land within the settlement boundary are identified as ‘Green-field Residential Growth Areas’.</i> Why has area 05 been singled out for an inappropriate mix of rural living size, minimal growth size in addition to high density greenfields growth, well away from the town centre and the railway station. This treatment disadvantages existing owners and is not in line with the rest of the Strategy Document principles; it certainly does not reflect the character of the existing rural living lots and nor does it protect the river environs as stated in the vision and objectives of the Strategy Document.</p>	<p>Noted.</p> <p>Refer response to submission 4.</p>
<p>k. Part 2 - 4 STRATEGIC DIRECTIONS 4.2 Residential Development 4.2.2 Accommodating Residential Growth – Settlement Types</p> <p>Minimal Residential Growth Areas are listed as <i>“being generally located on the fringe of the township and do not have direct access to services and facilities and often with limitations to further development”</i> whilst Green-field Residential Growth Areas are <i>“areas that are generally located on the fringe of established urban areas and have been identified as land suitable for future residential purposes”.</i></p>	<p>Noted.</p>
<p>Additionally, council needs to provide the community with some understanding of what is meant by short, medium and long term, and to align this to the projections and estimating assumptions after assessment of all remaining infill opportunities.</p>	<p>Refer response to submission 4.</p>

<p>I. Part 2 - 4 STRATEGIC DIRECTIONS 4.2 Residential Development 4.2.3 Established Residential Precincts TABLE 03 DESIGN OBJECTIVES FOR ESTABLISHED PRECINCTS – PRECINCT A NATURAL GROWTH AREAS</p> <p>We generally support the objectives stated but would add that boundary to boundary development should be avoided <i>unless there is no other alternative to enable the building of the proposed structure.</i></p>	<p>Generally boundary to boundary development would not be permitted because of the existing ResCode rules, applicable to residential developments in the standard density zones.</p>
<p>m. Part 2 - 4 STRATEGIC DIRECTIONS 4.2 Residential Development 4.2.3 Established Residential Precincts TABLE 03 DESIGN OBJECTIVES FOR ESTABLISHED PRECINCTS – PRECINCT F</p> <p>Given the close proximity of Precinct F to the river environs and its treatment ‘using open and spacious character’, we submit that additional precinct requirements are determined more expansively for Area 05.</p> <p>This will ensure the rural living size of existing block character and protect the river environs and natural landscape characteristics.</p>	<p>Rural Living Zone is not proposed for this area.</p>
<p>n. Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> The Strategy Document does not contain any list of infrastructure requirements to support the level of ongoing development to the town. A road loop is insufficient infrastructure for such a large scale greenfields development. Why doesn't development consider an injection of funds to station and car-parking expansion, beautification of the railway area, additional bus services in addition to significant levels of inactive green spaces? <input type="checkbox"/> There is insufficient coverage of demands on both Ballan and city infrastructure requirements to support the significant levels of growth in all areas west of the city. Councils should be working with relevant Government departments to slow further growth if infrastructure improvements to Melbourne city major roads are not delivered. <input type="checkbox"/> Proposed Melbourne Water stormwater treatment plans for such Western development show proposed sedimentation basins at the base of our significant treed property, along the creek beds. We do not support its placement on our property and with other developments we are concerned that its placement will adversely affect our property 	<p>Improvements to the train station is a consideration for the State Government. Improvements to the existing streetscapes and open spaces is dealt with via Council plans and strategies and is not addressed specifically in the Ballan Strategic Directions as it is a high level plan.</p> <p>There is pressure on the road network throughout Melbourne and areas of Victoria connected to Melbourne.</p> <p>Noted. This basin is in a high level concept plan. The relative merits of the basin in this location could be considered prior to the detailed design stage.</p>

<p>as well as the river environs due to our needs being overridden by the developers infrastructure needs.</p> <p><input type="checkbox"/> Recent new development at Precinct F is a clear indication of the lack of care for the river environs resulting from development site allocation. Recent new builds demolished all flora to the river line to cater for extensive property and gardens, and recently was flooded to above the driveway during the usual flooding of the areas. All development needs to be kept well away from the river environs which are of significant import to the township.</p>	<p>A significant buffer is proposed to the river environs, particular with proposed changes to the plan.</p>
<p>o. Moorabool Planning Scheme considerations:</p> <p>The Moorabool Planning Scheme contains controls at MPS 21.03-2, MPS 21.03-5, MPS 21.02-2, and MPS 21-03-4 that are relevant regarding any planned development to the West of the town. These are:</p> <p><input type="checkbox"/> MPS 21.03-2 Avoid urban development where it is likely to impact on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.</p> <p><input type="checkbox"/> MPS 21.03-5 Provide for limited residential development in areas zoned Rural Living. Preference will be given to subdivision where the following criteria can be met:</p> <ul style="list-style-type: none"> o the overall density of residential development satisfies environmental and physical requirements, including appropriate on-site treatment of effluent and stormwater management; o development does not restrict agricultural and horticultural production; o sealed access roads service all lots; o reticulate water services are provided; and o the development leads to an overall enhancement in the condition of the environment. <p><input type="checkbox"/> MPS 21.02-2 Maintain and enhance the natural environment and the Shire's rural identity and character. This includes:</p> <ul style="list-style-type: none"> o Protect the landscape and scenic qualities of forested hill slopes, rural landscapes, and bushland setting of the Shire's rural and urban areas. o Preserve high quality landscapes by not supporting development on hilltops and 	<p>The planning scheme explicitly supports development of the precinct for short term growth at CL 21.08.</p>

<p>ridgelines.</p> <ul style="list-style-type: none"> <input type="checkbox"/> MPS 21-03-4 New development should protect the visual, aesthetic, and environmental values of escarpments and ridgelines generally, and views from the Bacchus Marsh valley in particular. <input type="checkbox"/> Discourage inappropriate development on scenic hilltops, ridge lines and areas of visual prominence. 	
<p>We submit that the proposed development to the west of the town centre is not aligned with the above planning scheme controls.</p>	<p>Noted.</p>
<p>Submitter 21 Melbourne Water</p>	
<p>The revised plan provides for an enhanced response to the Werribee River and its role within the future urban framework of Ballan. We consider that there is opportunity to place a greater emphasis on preserving and enhancing the waterway corridor, and to recognise the important role that it will play in meeting amenity and open space needs for the community as well as providing connectivity links into the future.</p> <p>Melbourne Water provides the following additional feedback and comments on the DRAFT Ballan Strategic Directions Paper.</p>	<p>Noted.</p>
<p>The Werribee River Values</p> <p>The Werribee River in the study area is in good condition, with native fauna and flora present in the channel and on the floodplain. The channel and floodplain is in good geomorphic condition, with generally good native vegetation cover on the floodplain and channel banks, a sinuous planform, and a diversity of in channel physical form, including numerous deep pools that act as refuges during periods of drought.</p> <p>The EPC listed Baillon’s Crake and Latham’s Snipe have been observed in this reach; as well as Platypus and Southern Pygmy Perch.</p> <p>Werribee River Corridor</p> <p>The waterway corridor shown for the Werribee River is not consistent with Melbourne Water’s</p>	<p>Noted.</p> <p>Further detailed assessments of the waterway will be undertaken, and subject to review by Council, DELWP and Melbourne Water during the development plan process.</p>

recommended minimum corridor width, or with the placement of drainage infrastructure pursuant to the Ballan South West Development Services Scheme.

At the moment it is just a concept plan, however the plan could be updated so that it is merged with Melbourne Water's Development Services Scheme, which provides greater buffers.

The current proposed corridor within the Western Growth Precinct 5 would likely create areas not serviceable by the proposed drainage infrastructure – i.e. there would be 'developable land' downslope of stormwater treatment assets.

Noted, however this is a concept plan and would not necessarily lead to development in all areas of the concept plan.

Figure 1 - Location of drainage assets as per Ballan North West Development Services Scheme (8101).



Change Recommended: As per Council report.

The roads, path and development are considered to be too close to the waterway for the Western Growth Precinct 5. The waterway corridor should be wider along the western interface, as per previous Melbourne Water recommendations as part of the Council-approved Ballan North West Development Services Schemes. The waterway corridor should reflect the green line as shown in the plan below.

Noted, change can be made as per the above.

The suggested river corridor boundary is based on a number of factors, including: natural surface contours, flora and fauna values, geomorphology, Strahler stream order, future drainage infrastructure and the flood plain.

Figure 2 – Werribee River Corridor width.



Noted, albeit the corridor boundary can be considered indicative as it is a concept plan at the current time. The exact boundary could be changed if more information became available through detailed studies at the development plan stage.

Treatment of Tributaries

The Strategic Directions Paper is largely silent on how the tributaries to the Werribee River should be treated within the various precincts. One of the tributaries (south-east corner of the map) is also missing from the plan and should be added in. Figure 3 - Missing Tributary from Urban Framework Plan.



Tributary can be added in.

Response to treatment of tributaries in next box.

	Change Recommended: As per Council report.
<p>The plan should encourage the retention of all tributaries, with a minimum 20m wide corridor either side of the waterway (in areas yet to be developed). In the case of tributaries in already established areas, the waterways should be acknowledged and a statement included discouraging any further encroachment within 20m either side of the waterways.</p> <p>In some instances pathways have been overlaid over tributary centrelines making it difficult to see the drainage line. We suggest that the cartography is updated to ensure that waterway centrelines (including tributaries) are always clearly visible.</p>	<p>The framework plan intentionally contains a lot of information from all maps and can thus be difficult to interpret. However the drainage plan within the BSD provides for clearer interpretation.</p> <p>Change Recommended: As per Council report.</p>
<p>Existing Flooding – Gosling St Drain</p> <p>There are known existing overland flooding issues within the south-east corner of Precinct A. Although this area is flagged to only accommodate ‘natural’ and ‘minimal growth’ it may still be beneficial to acknowledge the existing drainage capacity issues, and that this may limit future opportunities for intensifying development on affected properties.</p>	<p>Noted, the potential for development in this corner is proposed to be limited under the Ballan Strategic Directions.</p> <p>Change Recommended: As per Council report.</p>
<p>Strengthening Waterway and Drainage Planning References</p> <p>The following edits and additions to the document are suggested for your consideration:</p>	Noted.
<ul style="list-style-type: none"> • (Page 11) 1.3.4 Key Strategies & Local Strategic Studies – Consider also including in this section: <ul style="list-style-type: none"> o Melbourne Water’s Healthy Waterways Strategy to document the importance placed on protecting the Werribee River. o The relevant Development Services Schemes as drainage will significantly impact this Structure Plan. 	

	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 13) 1.3.5. Future strategic directions summary – there should be an added bullet point here that emphasises the protection of the Werribee River and its tributaries from urban development. 	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 28) 4.1 Urban Form & Character/ Key issues/considerations – Modify the sentence to “The role of the Werribee River corridor and its tributaries through Ballan as a key structural and recreational link.” 	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 30) 4.1.2 Settlement Boundary – Modify this sentence to “the impact on the natural landscape, waterways and key characteristics of the town;” 	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 38) 4.1.5 Key Objectives, Strategies & Actions - <i>To define an identifiable and enduring long term settlement boundary for Ballan based on character, natural features, gateways and land use considerations.</i> <p>Add new point “Protect the environmental and landscape features of the Werribee River and its tributaries by ensuring appropriate waterway corridors”.</p>	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 38) 4.1.5 Actions A3 – Modify sentence to “Prepare Urban Design Guidelines for residential development within Ballan and use them to assist planners and applicants. The Guidelines should consider the public realm, built form, subdivision design, natural environment, waterways and landscape, front fencing and sustainability.” 	Change Recommended: As per Council report.
<ul style="list-style-type: none"> • (Page 38) 4.1.5 Actions – Add new action “A6. Actively work with Melbourne Water to protect the Werribee River and its tributaries”. 	Change Recommended: As per Council report.

<ul style="list-style-type: none"> • (Page 62) In Green-field Residential Growth Areas – add point “Recognise the importance of retaining the landscape character of the Werribee River by protecting a sufficient corridor along the River and its tributaries”. 	<p>Change Recommended: As per Council report.</p>
<ul style="list-style-type: none"> • (Page 68) 4.4 Open Space & Recreation - Modify guiding principle sentence “Ballan’s open spaces will be connected via the establishment of a structural open space loop including linear reserves along Werribee River and its tributaries which will assist in linking residents to places, spaces, facilities and opportunities.” 	<p>Change Recommended: As per Council report.</p>
<ul style="list-style-type: none"> • (Page 82) 4.7.3 Key Objectives & Strategies – Add a new objective: “To ensure stormwater runoff is managed appropriately to protect the Werribee River and its tributaries”. > Add strategy – “Implement drainage strategy in accordance with Melbourne Water’s Development Services Schemes or alternative integrated water management strategies subject to Authority’s approval”. > Add action – “Work collaboratively with servicing authorities to implement approved drainage strategies”. 	<p>Change Recommended: As per Council report.</p>
<ul style="list-style-type: none"> • (Page 59) FIGURE 14 - PRECINCT 6 CONCEPT - STRATEGIC SITE – A waterway corridor should be applied that is largely consistent with the 100-year flood extent (in blue shading below). 	<p>This area is not identified for increased growth and this change would not be considered meaningful. The LSIO already creates a de facto buffer in terms of development potential.</p>



- (Page 66) FIGURE 16 - MOVEMENT NETWORK
– Shared path is too close to the waterway centreline at the location circled in red below:



Change Recommended: As per Council report.

- (Page 80) Drainage & Servicing – drainage assets are missing and therefore their land take is not included in the plans.

It is not clear exactly what assets are being referred to, however at the current, high level stage it is not obviously problematic if the exact land take from drainage assets is not depicted.

11.2.3 Elaine Township Improvement Plan

Introduction

File No.: 13/01/017
Author: Joe Morgan-Payler
General Manager: Satwinder Sandhu

Background

The adopted Small Towns and Settlements Strategy requires Council to future plan all settlements in terms of promoting and managing growth through structure plans (Bungaree, Wallace, Dunnstown, Myrniong), or otherwise enhance the amenity, identity and investment attraction potential of settlements via place-based civic improvement (all other settlements).

As per the Council Plan, it has been scheduled to prepare two to three township improvement plans (TIPs) across the next 3 to 4 years. Elaine is the first of these settlements to be considered.

Key drivers of the TIP's include:

- To identify low cost, highly visible and tangible civic improvement projects (footpaths, signage, furniture, facilities) that build on the identity of towns as well as service hubs and focal points for local communities.
- Undertake detailed planning and place making prior, where possible, to other civil works for drainage, access and road upgrades occurring – thus providing a more comprehensive and integrated planning, design and engineering response to town planning.
- Reconcile planned local investment with brand and identity as Council begins clearer and more direct facilitation of tourism and business investment across the Shire.

Township Improvement plan (TIP)

The aim of the TIP's are to investigate how a settlement operates from a user perspective to ensure that residents, visitors and other users of the town and its public spaces have their needs met. This work builds on the initial consultation embedded in the Small Towns and Settlement Strategy (STS).

The plan takes a wide look at the area and its issues, potentially including visitor marketing, signage, the relative quality of the public realm, economic development, road improvements, safety etc. that together creates a unique sense of place within a community.

The town's user groups are then identified (residents, visitors etc.) and their needs mapped against what is currently on offer, identifying functional gaps in the town's built form makeup (a simple example may be a tourist needing a tourism map; a more complex example being the need for toilet and basic facilities for passing traffic).

It is intended that by addressing these gaps there will be a direct benefit with respect to the communities' sense of place, local economic opportunities, liveability and enhanced amenity and civic pride.

Elaine

Elaine was chosen as a pilot project for place based civic improvement due to its strategic location on the Midland Highway between Geelong and Ballarat as the first notable settlement within the south west region of the Shire. Elaine supports a number of local facilities (shop, hotel, CFA, local hall, recreation reserve and a number of local businesses). Elaine is also a logical gateway for visitors to stop and identify tourist routes to nearby points of interest including Larundel Farm, Lal Lal Falls and Bungal Dam.

The project began in late March 2017 and was worked up in close collaboration with the user experience consultant Tim Rob Don Dow.

Following a presentation to the Section 86 Rural Growth Committee in July 2017 on the methodology and likely approach to assessing Elaine's future enhancement, the draft plans for Elaine were presented to the local community during a community drop in session at the Elaine Hall. A meeting was held on 15 August 2017.

15 residents were in attendance and a range of feedback was received and actioned.

It is likely that the actions or interventions identified in this plan will inform a range of future works of varying scales. Certain items may be captured in current operational budgets going forward and or other larger items will need to go through the usual budgeting process to become realised.

Area covered by the plan (Attachment 11.2.3(a))

The scope of the plan covers predominantly the Midland Highway/service road area and associated northern and southern highway approaches.

Although the plan focuses on a relatively small area of Elaine, it acknowledges how this core area fits into a wider strategic context for the overall settlement and Shire.

Consultation

Initial consultation on the future planning of Elaine occurred through the STS during 2015-2016.

The second round of consultation was conducted on the 15 August 2017 with a mail out, flyers at key town locations and Council website coverage. 15 residents attended.

Relevant feedback logged and responded to as per Attachment 11.2.3(b).

Many of the submissions received from the second consultation session, concerned issues outside the scope of the TIP. These have been forwarded to the relevant bodies as appropriate (such as VicRoads).

The revised plan was then presented to the Section 86 Rural Growth Committee in September 2017 where further comments were received and actioned.

Summary of proposed actions

Table 1 outlines the key recommendations of the Elaine TIP. Some of the items identified benefit from being of low cost and of low difficulty of implementation. Other actions will require both a funding source to be identified (either internally or externally eg. grants) and will potentially require further design work to be completed to provide more detailed costings and scope.

Table 1

No.	Item / Action	Potential method of funding	Approximate cost	Difficulty of implementation
01	Provide visible amenity by converting select carparks (North) to seating and planting. Seating bench and install. Bollards, Planting.	Recurrent	<\$5000	Low
02	Provide visible amenity by converting select carparks (South) to seating and planting. Seating bench and install. Bollards, Planting.	Recurrent	<\$5000	Low
03	Planned pedestrian connection along the highway to the recreation reserve. Being delivered by capital works.	N/A	N/A	Completed
04	Reduce the speed limit on Midland Highway. Negotiate and lobby VicRoads.	External	N/A	Moderate
05	Install a public toilet in the main street precinct	External	\$175,000+	High
06	Establish avenue of trees on southern approach. 116 trees @ 8m CTS	Capital	\$40,000	Moderate
07	Repair and maintain avenue of trees on northern approach. Lobby VicRoads – Trees are on a VicRoads declared road.	External	N/A	Moderate
08	Improve planting along embankment between highway and service road. 13 trees, 7 dug out and converted carpark bays.	Recurrent	\$10,000	Moderate
09	Remove planting that is blocking sight lines to the main street from the southern approach.	Recurrent	<\$5000	Low
10 + 11	Welcome to Elaine sign on northern and southern approach.	Capital	\$35,000	Moderate
12	Information point sign at Railway Hotel or General Store. Needs to be part of wider Tourism focus.	Capital	<\$5000	Moderate
13	Coming events signage – banner frame	Recurrent	<\$5000	Low
14	Brown highway township information signage. Negotiate and lobby VicRoads	N/A	N/A	Moderate
15	Raise future traffic capture options as part of any future HWY upgrades by VicRoads. Truck parking, better service road access etc.	N/A	N/A	Moderate

Since undertaking this assessment, Council in conjunction with VicRoads have delivered a key link between the main service road area and the recreation reserve (Item 03 in the above table). This is a significant first step in connecting key components of the town and has laid the ground work to be built upon as other recommended items/ actions are delivered in Elaine.

Policy Implications

The 2017 - 2021 Council Plan provides as follows:

Strategic Objective 2 Minimising Environmental Impact.

Context 2a Built Environment

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

Financial Implications

There are a range of potential projects that have merit for delivery in Elaine. The Elaine TIP identifies a number of worthwhile projects which would assist in enhancing this town. Some of these have insignificant cost, others require more investment.

Any projects to be delivered in Elaine will likely need to be funded through recurrent budgets, Councils Capital Improvement Plan, or grant funding (as applicable). The Elaine TIP if endorsed, will raise local expectations that Council will progressively invest in this town. Council has made this commitment in-principle already via the Small Towns and Settlement Strategy.

The document does not commit Council to projects with specific timelines. Council will determine the overall merit of these potential projects, as it will across the Shire, annually as part of the CIP bidding process or via other funding mechanisms eg routine maintenance etc. Therefore, the Elaine TIP does not obligate Council to commit to all projects identified, but it does provide useful guidance for future works within the settlement.

Risk and Occupational Health and Safety Issues

There are no risk implications in relation to this report. Any future works resulting from the document will need to be subject to its own risk and OH&S assessment as part of usual Council processes.

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 – Joe Morgan-Payler

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

Conclusion

The Elaine Township Improvement Plan is a significant piece of work that builds upon the feedback and recommendations of the Small Town and Settlement Strategy.

The study has been exhibited in accordance with Council's previous resolution and the submissions and information during this period has been considered in the final document.

As a result, it is recommended that the document and its recommendations be endorsed by Council and it be utilised as a reference document to guide future works and upgrades.

Recommendation:

That Council:

- 1. Receive the Elaine Township Improvement Plan.**
- 2. Endorse the Elaine Township Improvement Plan and its recommendations as a reference for design implementation works in the township of Elaine and as a template for township improvement plans across the Shire.**

Report Authorisation

Authorised by: 

Name: Satwinder Sandhu

Title: General Manager Growth and Development

Date: Thursday, 12 October, 2017

Attachment - Item 11.2.3(a)

Elaine Main Street

10 / 10 / 2017 - Township Improvement Plan
Moorabool Shire Council

Pilot Project

Elaine

Identified in Small town strategy

Managable scale for testing

Seeing change in retail mix - Innovation

Bridge the gap between strategy and outcomes.

Introduction

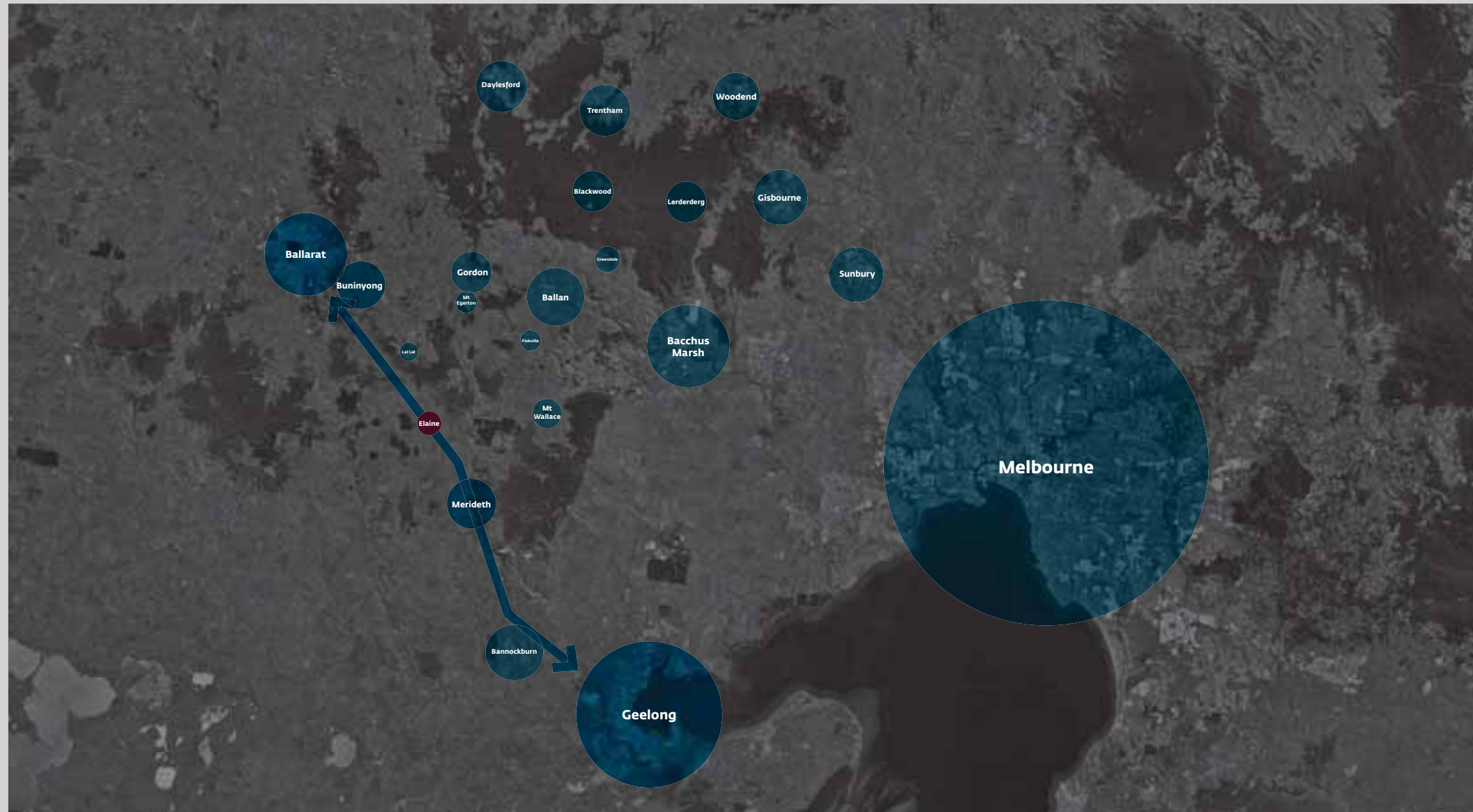
Elaine - Township Improvement

Great potential that requires support.

Located on Midland Highway
Between Geelong and Ballarat
Small town strategy complete
Southern gateway to Moorabool Shire

82 Residents - 41 Dwellings
4,600 vehicle a day

Context within Victoria



Main Street Arrangement



User experience

User profiles

Considerations of residents, workers and visitors.

1. Elaine Resident: parking, high quality space & pride of place.
2. Ballarat/Geelong commuter: Supply stop on route between the two including coffee, drink, local produce & toilet.
3. Workers: parking and area for lunch / break.
4. Visitor: visible amenity including public seating, parking, pub / cafe / retail, information points

Main Street provides a retail mix: general store / pizza cafe / pub / farm gate store.

User experience

Township improvement

Capture more of the passing trade from the Midland Highway to support and encourage Elaine Main Street businesses.

- Increase stoppage of users 2 and 4
- Increase dwell times of all users
- Support innovation
- Encourage exploration and onward journeys

Improve each of the steps in the user journey to change user behaviour and provide improved amenity of Main Street.

User experience

Potential measures

4500 vehicles a day drive past.

Aim for an additional 2% capture (about 90 vehicles per day).

At \$10 average spend per car = \$900 additionally a day or \$6300 a week, \$327,600 a year.

User experience

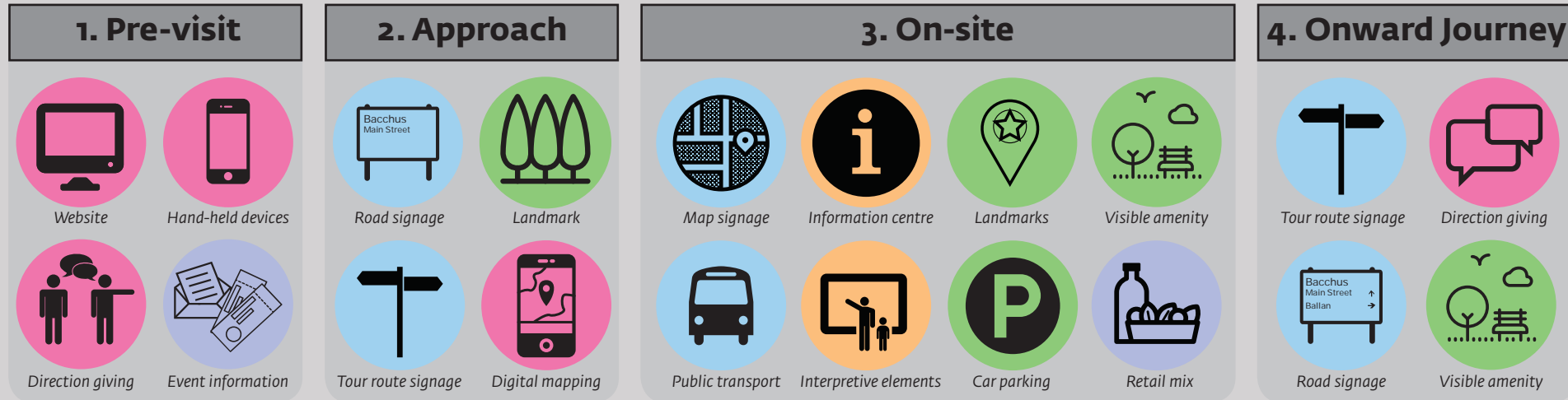
Steps in user journey

Useful for discussion of the benefits of proposed design / implementation.

1. Pre-visit
2. Approach
3. On-site including:
 - a. Township entry
 - b. Main Street entry
 - c. Township main street experience
4. Onward journey

User experience

General user journey



Example of the number and range of user touchpoints required for a desired user experience.

Desired user experience outputs	
Activity	Resilient community
Economic benefit	Vibrant community

User experience

User touch points



User experience

Desired user experience

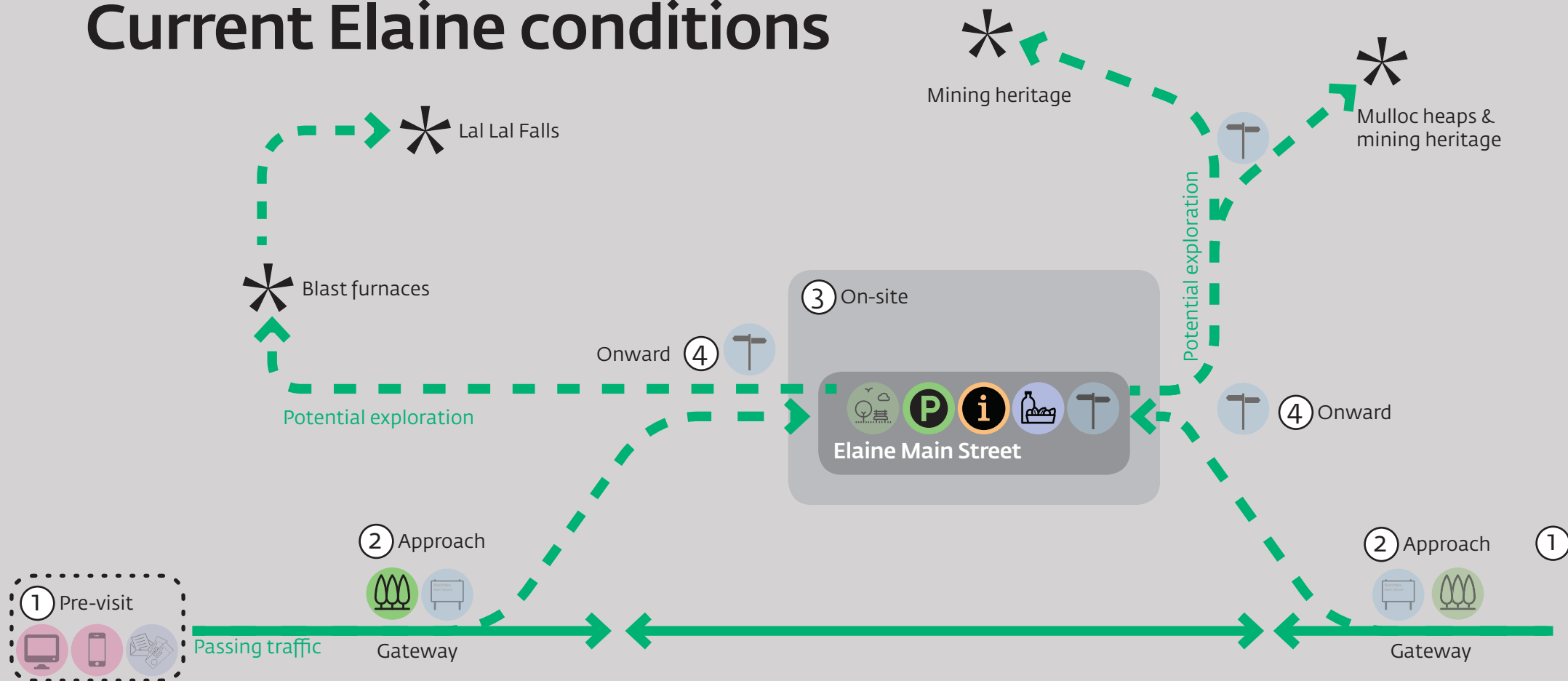


Current experience



User experience

Current Elaine conditions



Identified issues

Lal Lal falls - onward journey
Lack of connection
Does not appear as a link to another settlement

Experienced at speed
High speed of highway results in reduced amenity and safety of pedestrians

No Public Toilets
A lack of amenity for stopping visitors.

Southern Approach Visibility
This planting blocks sight lines to Main Street from southern approach.

Southern Approach
Current planting on southern approach lacks sense of arrival.

Northern approach
Established avenue of trees
Excellent sense of arrival

Northern approach sign
Lack of Elaine identification
Rail crossing signage

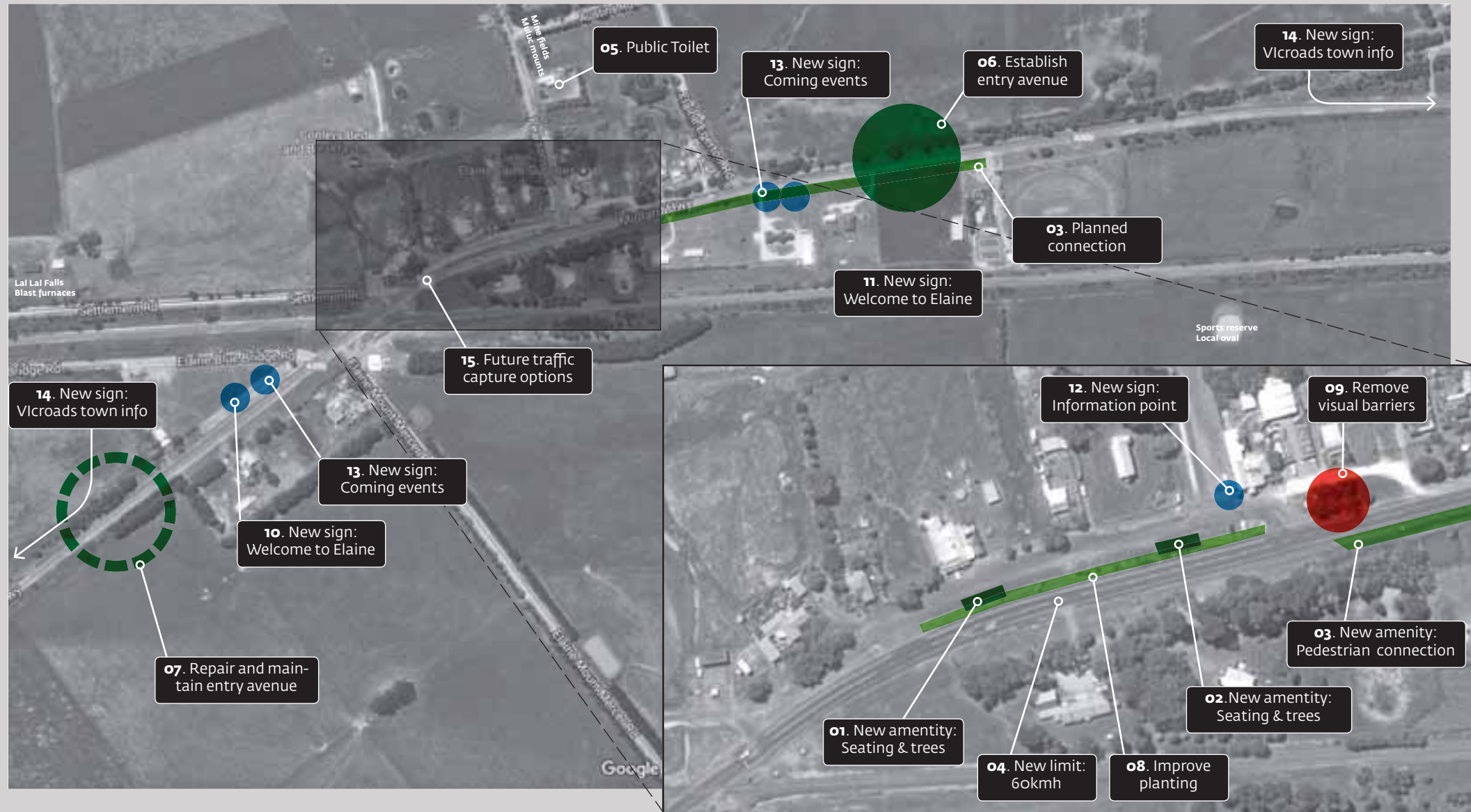
Main Street Amenity
Abundant car parking
No visible seating, public toilet or rest stop.

Southern Approach Sign
Current signs are illegible.
Too much content at a small scale and too low.

Merideth
Geelong

Buninyong
Ballarat

Elaine Recommendations



Elaine Recommendations

No.	Item / Action	Potential method of funding	Approximate cost	Difficulty of implementation
01	Provide visible amenity by converting select carparks (North) to seating and planting. <ul style="list-style-type: none"> Seating bench and install. Bollards, Planting. 	Recurrent	<\$5000	Low
02	Provide visible amenity by converting select carparks (South) to seating and planting. <ul style="list-style-type: none"> Seating bench and install. Bollards, Planting. 	Recurrent	<\$5000	Low
03	Planned pedestrian connection along the highway to the recreation reserve. <ul style="list-style-type: none"> Being delivered by capital works. 	N/A	N/A	Completed
04	Reduce the speed limit on Midland Highway. <ul style="list-style-type: none"> Negotiate and lobby Vicroads. 	External	N/A	Moderate
05	Install a public toilet in the main street precinct	External	\$175,000+	High
06	Establish avenue of trees on southern approach. <ul style="list-style-type: none"> 116 trees @ 8m CTS 	Capital	\$40,000	Moderate
07	Repair and maintain avenue of trees on northern approach. <ul style="list-style-type: none"> Lobby Vicroads – Trees are on a Vicroads declared road. 	External	N/A	Moderate
08	Improve planting along embankment between highway and service road. <ul style="list-style-type: none"> 13 trees, 7 dug out and converted carpark bays. 	Recurrent	\$10,000	Moderate
09	Remove planting that is blocking sight lines to the main street from the southern approach.	Recurrent	<\$5000	Low
10+11	Welcome to Elaine sign on northern and southern approach.	Capital	\$35,000	Moderate
12	Information point sign at Railway Hotel or General Store. <ul style="list-style-type: none"> Needs to be part of wider Tourism focus. 	Capital	<\$5000	Moderate
13	Coming events signage – banner frame	Recurrent	<\$5000	Low
14	Highway township information signage. <ul style="list-style-type: none"> Negotiate and lobby Vicroads 	N/A	N/A	Moderate
15	Raise future traffic capture options as part of any future HWY upgrades by Vicroads. <ul style="list-style-type: none"> Truck parking, better service road access etc. 	N/A	N/A	Moderate

Attachment - Item 11.2.3(b)

ELAINE COMMUNITY CONSULTATION FEEDBACK.

ISSUE TYPE	SUMMARY OF SUBMISSION	COMMENTS	ACTIONS
Regional	Lobby for a rail trail connecting: Meredith – Elaine – Lal Lal – Yendon – Buninyong.	The scale of this project is outside of the scope of the Township Improvement Plan.	We have presented the idea as part of the Grampians Region Cycling & Trails Infrastructure, Business and Master Plan and it will be considered as part of that process.
Road	Dangerous road conditions outside the 'Farm Gate' store. Possibly reduce speed to 60km/h outside of this point.		
	Residents would like to see speed reduced to 60km/h on the Midland Hwy from north of the railway line to a point past the rec reserve.	This road is managed by VicRoads and ultimately all speed is governed by them.	Council's role in this issue will be that of lobbying VicRoads so that the road speed is compatible with the adjacent uses and aspirations. A general query was sent to a senior Traffic Management Engineer at VicRoads. We hope to receive a response soon on how they would judge special cases if possible at all.
	Residents would like to see speed reduced to 40km/h within the service lane.	Speed in the service lane is linked to the adjacent Midland Hwy speed. The last traffic count occurred in 2012 and showed the average 85 th percentile speed to be already under 40 km/hr	This issue needs to be coupled with the above, however further to that; Traffic counters will be installed along the service road to establish actual traffic speed. (Note: Traffic counters were installed and measured an average speed of 41km/h)
	Poor lighting at the intersection with Elain Egerton Road and Settlement Road and where there has been a number of near misses.	Usually, if there are low voltage lines close by it would be around the 2k figure, if not it could go up to more than 20k. Another option would be a solar light. We installed one along the Bond Street Footbridge in Maddingley in the past and another in the car parking are on Stead Street here in Ballan.	We would need to contact Power core to get a quote on installation of public lighting at the intersection.
	Dangerous turn off from Midland Hwy at Claredon-Blue Bridge Road due to lack of dedicated turn lane or wide shoulder.	This road is managed by VicRoads. Crash stats data shows only 1 accident at this intersection within the past 5 years, mind you, this data only considers serious accidents and not near misses. We can help the Locals to present a request directly to VicRoads, explaining the near misses incidents that has taken place in recent years.	Concerns to be forwarded to VicRoads.
Signage	A desire to have a 'Welcome to Elaine' sign on the Highway.	Already included in plan.	No action required.
	Tourist information including maps and local information and gold fossicking information.	Already included in plan.	No action required.

	Brown VicRoads information road signage prior to township entries.	This signage would complement other work in the plan.	Added to plan – Page 15
	Events signage at either entry to the town to display upcoming sports games and local events such as farmers markets etc.	This signage would complement other work in the plan.	Added to plan – Page 15
General	More subdivision to open up housing in and around the town.	The issues and constraints to growth in this area have been detailed in the Small town Strategy.	No current action required.
	Nursing home with different levels of aged care facilities – nothing between Bannockburn and Ballarat.	Council has not received any plans for such a facility in this area and does not currently build or maintain such facilities due to the range of private providers. Any future proposal would have to be assessed on its merits.	No current action required.

11.3 SOCIAL AND ORGANISATIONAL DEVELOPMENT

11.3.1 Draft Moorabool Health and Wellbeing Plan 2017-2021

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 draft Moorabool Health and Wellbeing Plan 2017-2021 for the purposes of public exhibition for a period of four weeks.

The draft *Moorabool Municipal Public Health and Wellbeing Plan 2017-2021* (draft plan) is a four year plan for enhancing the health and wellbeing of residents and outlines the health and wellbeing priorities for the community over the next four years. The draft plan builds upon the strengths of the Moorabool 2013-2017 plan and details strategies within the action plan that will be promoted and delivered to maximise the health and wellbeing of the communities of Moorabool.

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 draft plan has been developed to align with the Moorabool Shire Council Plan 2017-2021 and the Municipal Strategic Statement to form Council's Strategic Planning Framework for the next four years. It captures and integrates relevant strategies and policy documents across Council and is in a position to direct future policy and strategy to address emerging trends across the social, built, natural, cultural and economic environments for health. The draft plan is also informed by local health and wellbeing data and the *Victorian Public Health and Wellbeing Plan 2015–2019*.

The draft plan has been developed in consultation with local communities and through collaboration with key agencies, partners and stakeholders with implementation to be driven by an annual action plan and evaluated using health and wellbeing indicators. Delivery of the action plan will be undertaken and monitored by the Council's Health and Wellbeing Advisory Committee, resulting in a collective impact approach to improve the health and wellbeing of the communities of Moorabool.

The draft plan outlines:

- State Government and legislative context;
- Moorabool health profile;
- Council's role in health and wellbeing;
- Strategic planning context;
- Community Engagement undertaken;
- Key themes and sub themes;
- An action plan outlining key strategies and actions for each theme; and
- Evaluation process.

Proposal

The draft plan aims to capture the health and wellbeing status of the communities of Moorabool and provide strategic direction for local health providers and community organisations to improve the health of the Moorabool community. Council has a lead role in developing the plan, however the delivery of strategies and actions are in partnership with many organisations and the community. This will ensure that a collective impact approach will be taken to improving the health and wellbeing of the community.

Many local health, community and Council services have contributed their experience, knowledge and expertise to the development of this draft plan. Partners in health and wellbeing have committed to activities and projects which contribute to creating an environment to support and enhance the health and wellbeing of the community.

At the heart of this process is empowerment of the community – increasing people's ownership and control of their own health and wellbeing and their personal development. Providing information and education for health and enhancing life skills enables people to exercise greater control over factors influencing their health and wellbeing.

Three broad themes have been identified within the draft plan:

1. Healthy eating and active living
2. Improving resilience and community safety
3. Improving education and employment opportunities

Strategies under each of these themes provide a focus for local action and outcomes that describe the change we wish to see as a result of implementing the strategies. The draft Health and Wellbeing Plan is contained in Attachment 11.3.1.

It is proposed that the Council endorse the draft *Moorabool Municipal Public Health and Wellbeing Plan 2017-2021* for the purposes of public exhibition for a period of four weeks. Following the exhibition period and consideration of feedback, the draft plan will be then be presented to Council on the 6 December 2017 for adoption.

Policy Implications

The 2017– 2021 Council Plan provides as follows:

Strategic objective 4	Improving social outcomes
Context 2b	Health and wellbeing
Actions	Adopt a revised health and wellbeing plan

The proposed draft *Moorabool Health and Wellbeing Plan 2017-2021* is consistent with the 2017-2021 Council Plan.

Financial Implications

The draft plan 2017-2021 contains an action plan outlining key strategies and actions to be implemented over the next four years. Actions will be implemented through a partnership funding model which may include funding from external agencies, State and Federal Government funding bodies and the Council. Council funding will be subject to approval through the Council's annual budget process.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Health and Wellbeing Plan	Council is required to develop a Health and Wellbeing Plan under the Public Health and Wellbeing Act 2008	Low	Council to develop and adopt a Health and Wellbeing Plan for the Shire.

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
Consult	Community members	'Have Your Say Moorabool' online community engagement portal	124 surveys completed
Consult	Service providers	'Have Your Say Moorabool' online community engagement portal	27 surveys completed
Consult	Early Years, Youth and Aged Services groups and programs	"Tell us about your health and wellbeing" postcards distributed	90 postcards returned
Consult	Residents	"Tell us about your health and wellbeing" postcards- Libraries, customer service, Family Services agencies, Volunteer event, Indigenous event, Disability services	
Collaborate	Key stakeholders	Establish Health and Wellbeing Advisory Committee	Advisory Committee established and has provided input into development of themes
Consult	Youth	Survey and discussions with individual groups	2 groups provided with opportunity to engage

The draft plan will be placed on public exhibition for four weeks. The exhibition of the draft plan will involve:

- The Have Your Say website, Council's on-line engagement portal;
- Making copies of the draft plan available at Council's Customer Service locations, Lerderderg Library, Ballan Library and all rural library sites;
- Providing a copy of the draft plan to members of the Council's Health and Wellbeing Committee, other community groups and organisations, State and Federal Government departments and agencies and adjoining municipalities; and
- Providing a copy of the draft plan to all Council delegated committees of management.

The process for submissions will be advertised through local newspapers and other communication processes i.e. email groups, Council's Facebook page and Twitter account as well as Council's website.

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 draft plan 2017-2021 will guide future investment and direction in improving the health and wellbeing of the communities of Moorabool for both Council and key community partners. The Plan will be implemented and evaluated by the Council's Health and Wellbeing Committee and the Committee members will be directly involved in implementing the actions in the draft plan.

Recommendation:

That the Council:

1. endorse the draft *Moorabool Health and Wellbeing Plan 2017-2021* for the purposes of public exhibition for a period of four weeks.
2. receive a further report at the conclusion of the exhibition period for consideration of feedback and finalisation of the Moorabool Health and Wellbeing Plan 2017-2021.

Report Authorisation:



Authorised by:

Name: Danny Colgan
Title: General Manager Social & Organisational
Development
Date: Tuesday 24 October 2017.

Attachment - Item 11.3.1(a)



MOORABOOL MUNICIPAL PUBLIC HEALTH AND WELLBEING PLAN

2017-2021





MOORABOOL MUNICIPAL PUBLIC HEALTH AND WELLBEING PLAN

2017-2021



ACKNOWLEDGEMENTS

Moorabool Shire Council has worked with the communities of Moorabool and many organisations in the development of the draft Moorabool Municipal Public Health and Wellbeing Plan 2017–2021. We would like to thank our health and wellbeing partners, the Health and Wellbeing Advisory Committee and the communities of Moorabool for their input into the development of this plan. We look forward to working together to enhance and improve health and wellbeing in Moorabool.

OUR STAKEHOLDERS INCLUDE:

- Moorabool Shire Council
 - » Community and Recreation Development
 - » Child, Youth and Family
 - » Active Ageing and Community Access
 - » Community Health and Safety
 - » Strategic and Sustainable Development
- Bacchus Marsh Community College
- Ballan & District Community House
- Ballan & District Health & Care
- Children and Family Services (CAFS)
- Central Highlands Primary Care Partnership (PCP)
- Darley Neighbourhood House
- Department of Justice
- Department of Health and Human Services (DHHS)
- Djerriwarrh Health Services
- Federation University
- Highlands Local Learning & Employment Network (HLLLEN)
- North West Melbourne Primary Care Network
- Merrimu Services Inc.
- Sports Central
- Western Bulldogs
- Women's Health Grampians
- WRISC Family Violence
- Victoria Police

Executive Summary3



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EXECUTIVE SUMMARY

The draft Moorabool Municipal Public Health and Wellbeing Plan 2017-2021 (draft plan) is a four year plan for enhancing the health and wellbeing of residents and outlines the health and wellbeing priorities for the community over the next four years. The draft plan builds upon the strengths of the Moorabool 2013-2017 plan and details strategies within the action plan that will be promoted and delivered to maximise the health and wellbeing of the communities of Moorabool.

The draft plan has been developed to align with the Moorabool Shire Council Plan 2017-2021 and the Municipal Strategic Statement to form Council's Strategic Planning Framework for the next four years. It captures and integrates relevant strategies and policy documents across Council and is in a position to direct future policy and strategy to address emerging trends across the social, built, natural, cultural and economic environments for health. The plan is also informed by local health and wellbeing data and the Victorian Public Health and Wellbeing Plan 2015-2019.

The draft plan has been developed in close consultation with local communities and through wide-ranging collaboration with key agencies, partners and stakeholders and will be driven by an annual action plan and evaluated using health and wellbeing indicators. Delivery of the action plan will be undertaken by the Health and Wellbeing Advisory Committee, resulting in a collective impact approach to improve the health and wellbeing of the communities of Moorabool.

There are a wide range of factors influencing health and wellbeing, such as individual, social, cultural, economic and environmental. Social, economic and environmental factors include employment and housing, social connections, conditions of work and leisure, access to transport and healthcare facilities, stress levels, income and education levels and the environment. (World Health Organisation (WHO) 2008)

A more holistic concept of health recognizes the influence of the social, economic, psychological and environmental well-being of the community on people's health [Nozick 1998]

A healthy community is not just one with an absence of disease and infirmity but one which strengthens people's protective factors such as their sense of belonging, their resilience, the availability of economic and social opportunities and a clean environment. As such, a healthy community continually creates and improves the environment and expands resources so that these prerequisites for health are addressed. The draft plan addresses these broader influences on health and aims to reduce barriers to preventative health measures, at the same time empowering individuals and communities to make positive decisions about their health.

Local government is well positioned to directly influence factors vital to health and wellbeing including sport and recreation, transport, land use, housing, urban planning, arts and culture and community development. It is through partnerships, collaboration and community involvement that health and wellbeing outcomes can be achieved.



MOORABOOL'S PROFILE

Moorabool Shire is a fast-growing peri-urban municipality nestled between Melbourne, Geelong and Ballarat. It offers residents picturesque surrounds with the vibrancy of an active, growing community.

The Shire's landscape provides an array of living options. Residents can enjoy an urban lifestyle in towns like Bacchus Marsh (45km west of the Melbourne CBD) and Ballan (70km west of the Melbourne CBD) or take advantage of Moorabool's small towns and hamlets, rural open spaces and natural surrounds.

A stunning Shire spanning more than 2,110 square kilometres, Moorabool is made up of 64 localities, hamlets and towns. More than 74% of the Shire comprises of water catchments, state forests and national parks. Moorabool boasts breathtaking landscapes, national parks, forests, gorges, mineral

springs and tourism attractions. Some of its key attractions include the Wombat State Forest, Brisbane Ranges National Park, Lerderderg State Park, Werribee Gorge State Park and the Bacchus Marsh Avenue of Honour.

Moorabool Shire is positioned along the major road and rail transport corridors between Melbourne and Adelaide. Moorabool's eastern boundary is located just 40km west of Melbourne's CBD and extends westwards to the City of Ballarat municipal boundary. The Shire straddles Victoria's Western Highway and has excellent transport access to Melbourne, Ballarat and Geelong. Bacchus Marsh is equi-distant to Melbourne and Avalon airports and close to the sea ports of Geelong and Melbourne (Moorabool Shire Council Plan, 2017-2021).

INTRODUCTION

As mentioned earlier, community health and wellbeing is not only determined by physical and psychological factors, but also by the way residents live and work, their social networks, friends and family, how leisure facilities are accessed, availability of services in the area and laws and regulations governing the community.

PUBLIC HEALTH CAN BE DEFINED AS:

‘what we, as a society, do collectively to assure the conditions in which people can be healthy?’

(Institute of Medicine, 1988)

In this way, public health has a focus on prevention rather than treatment, on populations rather than individuals and on factors and behaviours that cause illness and injury.

Council already supports and delivers a range of activities and facilities that support the health and wellbeing of the community including parks and leisure facilities, walking tracks, bike paths, playgrounds, health programs, immunisation programs, environmental health and public health awareness.

The draft plan aims to capture the health and wellbeing status of the communities of Moorabool and provide strategic direction for local health providers and community organisations to improve the health of the Moorabool community. Council has a lead role in developing the plan, however the delivery of strategies and actions are in partnership with many organisations and the community. This will ensure that a collective impact approach will be taken to improving the health and wellbeing of the community.

Many local health, community and Council services have contributed their experience, knowledge and expertise to the development of this draft plan. Partners in

health and wellbeing have committed to activities and projects which contribute to creating an environment to support and enhance the health and wellbeing of the community.

Council acknowledges and values the many partners who played a key role in developing the draft plan and resulting four year action plan and who play an important part in delivering positive health and wellbeing outcomes for the community. It is acknowledged that a healthy community is created when a diverse range of people, organisations and services collaborate together to improve health and wellbeing across the Shire. Together, a partnership approach was taken in the development of the plan.

PARTNERS IN THE PLAN INCLUDE:

- Ballan & District Health & Care
- Children and Family Services (CAFS)
- Central Highlands Primary Care Partnership (PCP)
- Department of Justice
- Department of Health and Human Services (DHHS)
- Djerriwarrh Health Services
- Moorabool Shire Council
- Sports Central
- WRISC Family Violence
- Women’s Health Grampians
- Victoria Police

At the heart of this process is empowerment of the community – increasing people’s ownership and control of their own health and wellbeing and their personal development. Providing information and education for health and enhancing life skills enables people to exercise greater control over factors influencing their health and wellbeing.



POLICY CONTEXT

Under section 26 of the Public Health and Wellbeing Act 2008, 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 other plans including the Municipal Strategic Statement and be reviewed annually and evaluated at the end of the four year period.

The success and relevance of Moorabool's draft plan is linked to the planning and policies of the Federal and State Governments. This plan aligns with a number of important international, national, state and regional health and wellbeing frameworks and policies. Through integrated planning and provision of services and activities, the health and wellbeing of both Moorabool and the wider community will be improved.

International

Closing the gap in a generation: Health equity through action on the social determinants of health, Commission on Social Determinants of Health (2008).

The World Health Organisation (WHO) is the directing and coordinating authority for international health, responsible for providing global direction to shape international health promotion.

Federal

The National partnership agreement on preventive health. Coalition of Australian Governments

The agreement commits all parties to support Australians in reducing their risk of chronic disease by embedding healthy behaviours in the settings of pre-schools, schools, workplaces and communities, by instituting programs across smoking, nutrition, alcohol and physical activity risk factors.

Australia: the healthiest country by 2020

In 2008, the Australian Government established the National Preventative Health Taskforce to develop a National Preventative Health Strategy, which focused on the primary prevention of obesity, tobacco and harmful consumption of alcohol. Other areas of preventative health such as mental health, injury, immunisation, sexual and reproductive health, and illicit substance use were to be considered post 2009.

Our cities, our future - A national urban policy for a productive, sustainable and liveable future

The discussion paper defines the Australian Government's objectives and directions for cities,

POLICY CONTEXT (CONT)

recognising the role that local governments have in planning and managing cities, which contribute to maintaining and improving quality of life.

Environments for health framework

The framework aims to enable local councils to become leaders in promoting community wellbeing using a front-line approach to quality health planning.

State

The Victorian Public Health and Wellbeing Plan 2015–2019 has a vision for a Victoria free of the avoidable burden of disease and injury so that all Victorians can enjoy the highest attainable standards of health, wellbeing, and participation at every age. It identifies six priorities that directly affect the health and wellbeing of Victorians:

1. Healthier eating and active living;
2. Reducing harmful alcohol and drug use;
3. Improving mental health;
4. Preventing violence and injury;
5. Improving sexual and reproductive health;
6. Tobacco free living.



Physical pram walk Peppertree Walk Bacchus

Ending family violence: Victoria's plan for change details how the State Government will deliver the 227 recommendations made by Australia's first Royal Commission into Family Violence and build a new system where Victorians live free from family violence and where women and men are treated equally and respectfully. Recommendation 94 specifies that councils "report on the measures they propose to take to reduce family violence and respond to the needs of victims" when preparing their MPHWP. Moorabool Shire Council is a member of the Women's Health Grampians' CORE (Communities of Respect and Equity) Alliance and supports the plan to prevent violence against women and their children in the Grampians Region.

Victorian Gender Equality Strategy 2016 will guide actions and priorities for the government to work with the community, progressively building required attitudinal and behavioural changes to reduce violence against women and deliver gender equality.

Victoria's 10-year mental health plan drives better mental health outcomes for Victorians, focusing on prevention and better integrated services and support for those who are disadvantaged or vulnerable in the community.

Rural and Regional Health Plan

The Rural and Regional Health Plan outlines how the Victorian Government will implement the Victorian Health Priorities 2012-2022 in rural and regional areas. The purpose of this plan is to identify key actions that will drive the delivery of services in rural and regional areas that are more responsive to people's needs. The key issues identified are:

- Population growth in some areas will result in a need for more services;
- The healthcare system will be under increased pressure to address the growing prevalence of chronic disease in the community;
- Improved ability of existing community-based services is needed to deal with the impacts of population growth on the health care system;

POLICY CONTEXT (CONT)

- Innovative service models will need to be developed to address the increasing demand for health services i.e. tele-health

Impacts of Climate Change

The Victorian Climate Change Act 2011 represents the State Government's response to climate change issues and addresses both mitigation and adaptation issues. Section 14 of the Act requires certain decision makers to have regards to climate change. For MPHwPs, this means considering the impacts climate change within the determinants of health. For Moorabool this may include considering the impacts of flood, heatwave on the health and wellbeing of our residents. Moorabool Shire Council currently plans for the impacts of severe weather events through Municipal Emergency Management Plan 2017-2020 and the Moorabool Shire Heatwave Plan 2015.

Better Health Plan for the West Partnership Framework 2017-2021

The Better Health Plan for the West (BHP4W) partnership was first established in 2011. It builds on the strong culture of dialogue and collaboration among health and community service providers in the west of

Melbourne (including Bacchus Marsh), and creates an opportunity for the west to be a leader among regional health partnerships in Victoria. The involvement of local government is recognised as a strength of the BHP4W, connecting health-focused organisations and community-focused local government authorities.

BHP4W has provided a collective platform for advocacy and generated significant profile as a flagship alliance. It has given individual organisations a common point of reference and facilitated regional projects. Following recent changes to the health policy landscape and a review of the BHP4W, this new framework has been developed to guide the future work of the BHP4W partnership.

Local

Moorabool 2041

Council has commenced a journey of Moorabool 2041 which is a framework aimed at documenting the opportunities, pressures and challenges facing Moorabool. The process will lead to a long-term vision to guide the development of Moorabool to retain its character and the places we love and to ensure change provides new services and opportunities for our residents.



POLICY CONTEXT (CONT)

Moorabool 2041 will be a key document to:

- Guide planning scheme content to deliver sustainable development and the protection of agricultural, environmental and cultural resources;
- Plan for the augmentation of social and physical infrastructure and identify the role for state and federal governments in closing the infrastructure gap;
- Ensure that, as the population grows, the employment and retail offer also grows to reduce the need to commute to Melbourne and Ballarat for work or personal services.

The draft plan is being informed by and will inform the Moorabool 2041 process.

The Municipal Strategic Statement (MSS) provides the vision for land use planning and development within the Shire of Moorabool. The MSS provides a snapshot

of existing and projected conditions regarding Moorabool's people, built form and natural resources as well as regional strengths and key influences. The Statement identifies major issues, directions and strategies with zones, overlays and policies providing the means to achieving Council's long-term objectives.

The following figure illustrates the relationship between Council's 2041 vision, the Council Plan 2017-2021 (which sits within Council's planning framework, see Figure 2), the Moorabool MPHWP and the MSS and how a greater impact can be achieved when applied collectively. Together, these documents consider:

- Strategic land use, development and planning;
- Population health profiles;
- Community service provision.

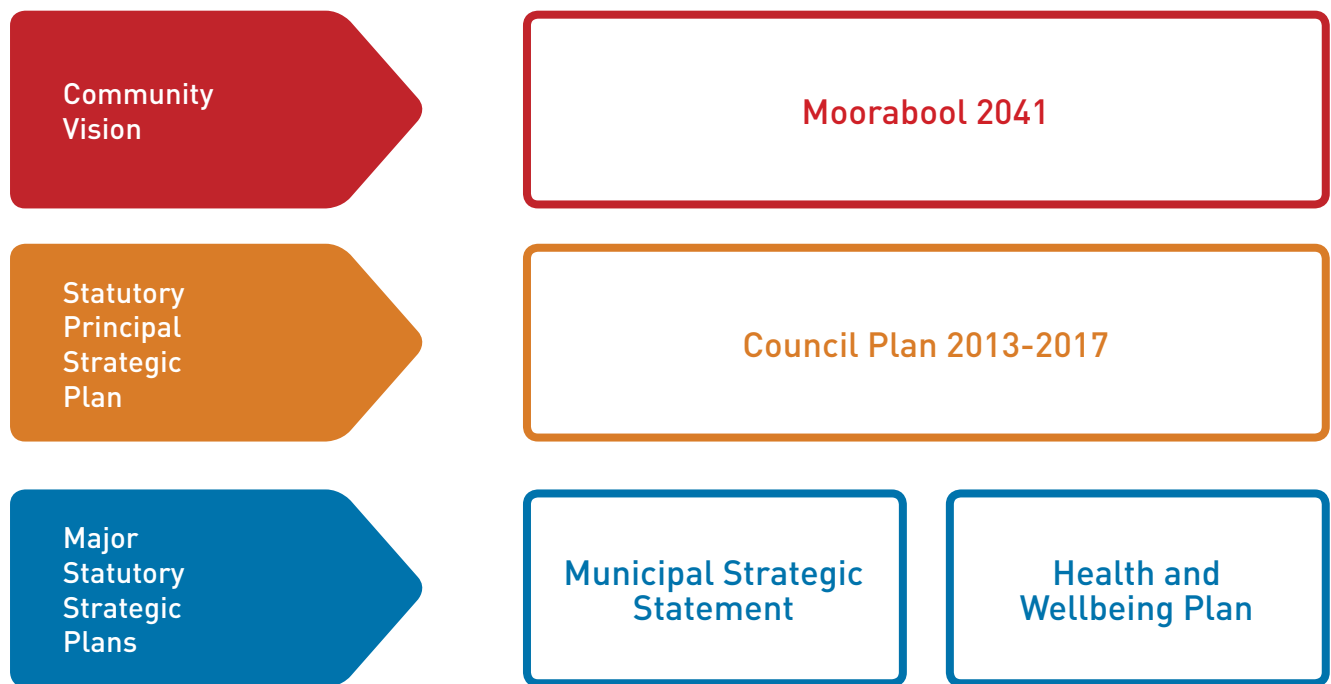


Fig 1: Planning framework

INTEGRATED PLANNING & DELIVERY FRAMEWORK (IPDF)

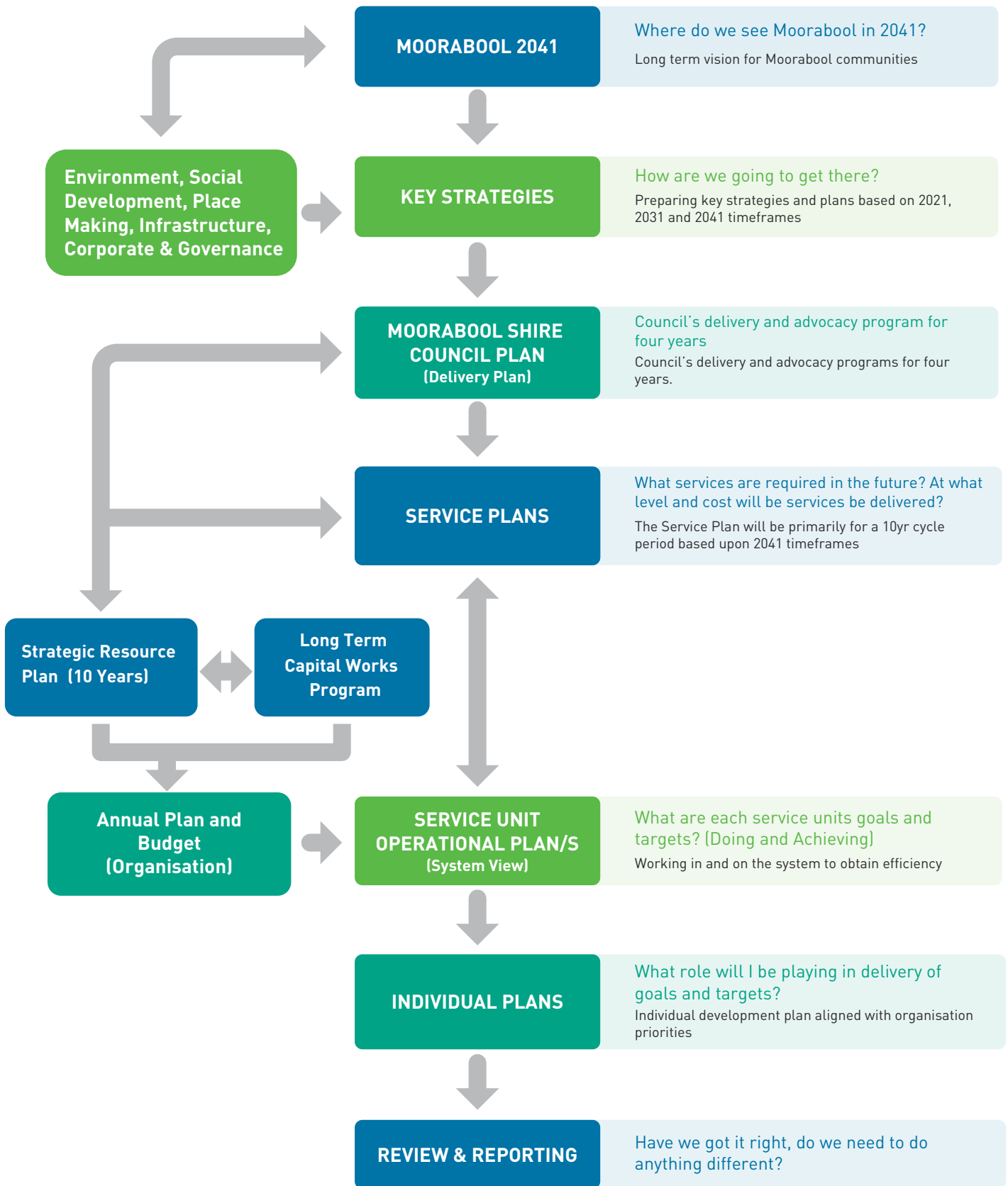


Fig 2: Council's Integrated Planning Development Framework

The Moorabool Health and Wellbeing Plan is a key part of Council's planning framework. It reflects Council's key directions, informs the Council Plan 2017-2021 and can provide guidance to a range of Council, strategies, policies and procedures.

There are a number of other policies, strategies and frameworks that Moorabool Shire has that contribute to community health and wellbeing. The relationship these have with community health and wellbeing is depicted in the diagram below:

2017-2021 MOORABOOL HEALTH AND WELLBEING PLAN





Council also has a leadership and advocacy role in health and wellbeing including:

- Advocating for improved health service provision in partnership with local providers;
- Accessing State and Federal Government funding to improve existing and provide new community facilities;
- Engaging the community in determining their current and future health needs and representing the community in advocating for these needs;
- Leading the way with planning for new communities, public spaces and opportunities for residents to connect with and support their local community;
- Through a holistic approach to health planning support Moorabool residents are able to access appropriate, accessible, timely services that meet their needs.



MOORABOOL – A HEALTHY COMMUNITY

There are many ways that people in Moorabool can stay healthy, active and connected to their friends, family, community and the environment. Residents and visitors can enjoy access to a variety of walking and bike paths, parks and open spaces, community gardens, sportsgrounds and playgrounds. They can also participate in and access a wide range of community, leisure and recreational facilities, services, programs and events that support healthy and active living and participation, contributing to strong health and wellbeing outcomes.

Moorabool residents face some specific challenges and issues that impact on health and wellbeing. Some of these include:

- a rapidly growing and ageing population;
- geographic isolation and lack of service providers (particularly in rural areas);
- the emergence of wind farms and potential impacts

for the community;

- lack of local employment and the prevalence of the “commuter” community;
- poor access to tertiary and vocational education and training;
- the impact of climate change;

The challenge for Moorabool Shire is to identify the underlying determinants of health and develop partnerships with other levels of government and key health agencies to ensure that everyone in Moorabool, regardless of their gender, age, culture, ability, faith, economic and social position, can enjoy a healthy and fulfilling life.

Moorabool health indicators

A snapshot of key health data is contained in the fact sheets in Appendix A.

Identifying key issues for Moorabool

Under the *Health and Wellbeing Act 2008*, Councils are also required to develop a health profile as part of their health and wellbeing planning process. The health profile for Moorabool was compiled in partnership

with the Central Highlands PCP. Data in the health profile was compiled using information from Australian Bureau of Statistics census data, in conjunction with data compiled by the Central Highlands PCP. The health profile highlighted several health and wellbeing issues for Moorabool that were also consistent with the priorities outlined in the State Government Health and Wellbeing Plan.

The health profile was presented at a partner consultation workshop to determine areas for community engagement. Issues and concerns raised by stakeholders at the workshop were used in conjunction with the health data to develop health fact sheets for community consultation. This was to ensure the data was easy to read and understand and to articulate what the data in the health profile had identified as health and wellbeing 'issues' for Moorabool. The fact sheets, as well as other key information, were provided to the community and stakeholders as part of the consultation process.

Community and stakeholders, through various engagement opportunities (including postcards, face to face and online engagement) were asked to tell us:

- What makes you happy and healthy?
- What impacts your health and wellbeing?
- What would improve your health and wellbeing?

These questions were designed to be broad in nature to elicit responses independent from the issues highlighted by the health profile data. Feedback received through this process focused on healthy eating and being active, mental health and stress, social connection, community safety, cultural identity and work/life balance. These themes were consistent with those identified by the health profile data.

Community and stakeholders were also asked to participate in a survey (online and hard copy) that more closely reflected the key issues highlighted by the health profile. The purpose of the survey was to test whether the issues highlighted by the health profile data resonated with the community and key stakeholders,

as well as providing the opportunity to raise any other issues or barriers to health and wellbeing. The feedback from this process was consistent with, and strongly reinforced, the health and wellbeing themes identified by the Moorabool health profile.

Through this process, three broad themes were identified, with related sub themes sitting within these:

Healthy and active living

- » Healthy eating
- » Increasing physical activity

1. Improving resilience and community safety

- » Preventing family violence and injury
- » Improving sexual and reproductive health
- » Reducing harmful alcohol and drug use
- » Improving mental health services
- » Supporting volunteers

2. Improving education and employment opportunities

- » Minimising the impact of the commuter community by decreasing travel
- » Increasing employment opportunities
- » Increased economic investment and job growth
- » Improved lifestyles
- » Increased community cohesion
- » Improved employment and education opportunities
- » Stimulated local economy and creating more resilient communities
- » Connect local people to local jobs

Strategies for each of the broad themes provide a focus for local action and outcomes that describe the change we wish to see as a result of implementing the strategies.

These themes also align with the *Victorian Public Health and Wellbeing Plan 2015–2019*, the Climate Change Act 2010 and reflect Council's responsibilities under the *Public Health and Wellbeing Act 2008*.



COMMUNITY ENGAGEMENT

Moorabool Shire Council is committed to undertaking best practice community engagement in the development and implementation of the Moorabool Health and Wellbeing Plan 2017-2021.

Consistent with the Moorabool Shire Council Community Engagement Policy, effective community engagement ensures that key stakeholders and the broader community are appropriately engaged in decision making processes. This means providing genuine opportunities for all sectors of the community to share their ideas, knowledge and experiences through the use of multiple engagement tools and techniques (workshops, committees, fact sheets and social media). It also means the provision of balanced and objective information and involves actively asking, listening and giving feedback around how key stakeholder and broader community input influenced the decision making process.

Undertaking a best practice community engagement process in the development of the Moorabool Health and Wellbeing Plan has reinforced Council's commitment to establishing a partnership approach to improving health and wellbeing outcomes in Moorabool. The process has been crucial for understanding health and wellbeing issues and concerns and also identifying a set of shared priorities, strategies and actions to improve the health and wellbeing of the community moving forward.

Consultation

The Moorabool Shire Community Engagement Policy supports the International Association of Public Participation (IAP2) framework for engaging the community.

MOORABOOL – A HEALTHY COMMUNITY (CONT)

LEVEL OF ENGAGEMENT	STAKEHOLDER	ACTIVITIES	OUTCOME
Consult	Community members	'Have Your Say Moorabool' online community engagement portal	124 surveys completed
Consult	Service providers	'Have Your Say Moorabool' online community engagement portal	27 surveys completed
Consult	Early Years, Youth and Aged Services groups and programs	"Tell us about your health and wellbeing" postcards distributed	90 postcards returned
Consult	Residents	"Tell us about your health and wellbeing" postcards- Libraries, customer service, Family Services agencies, Volunteer event, Indigenous event, Disability services	
Collaborate	Key stakeholders	Establish Health and Wellbeing Advisory Committee	Advisory Committee established and has provided input into development of priorities
Consult	Youth	Survey and discussions with individual groups	2 groups provided with opportunity to engage

A Community Engagement plan was workshopped with the Health and Wellbeing Committee, to identify opportunities for consultation with the community, including organisations and stakeholders.

Have Your Say, Council's online consultation portal, was utilised to provide a survey based upon the five priority areas and reflected data collated by the Central Highlands Primary Care Partnership (CHPCP). The survey was provided electronically and in print to internal and external providers. 128 community surveys were completed, across large and small townships in Moorabool, reflecting a wide demographic including children, men and women, parents, the elderly and the indigenous population. A separate survey, using the same questions, was directed at internal and external service providers and agencies and received 27 responses.

Postcards asking the community to "Tell us about your Health and Wellbeing" provided quick and varied

responses to 3 key questions:

- I feel happy and healthy when...
- The things that impact my health and wellbeing most are...
- One thing that would improve my health and wellbeing most is...

Information gathered from the postcards provided additional information which was disaggregated, collated and added to information under each of the key priority areas.

Central Highlands PCP data and consultation data was collated and assigned to each theme. The Health and Wellbeing Advisory Committee was asked to use this data at the July workshop to decide on themes for the plan and to identify actions to address key issues identified in the consultation process. The four year action plan has been developed using these themes.

COMMUNITY ENGAGEMENT (CONT)

Community feedback

The issues and ideas raised through the community engagement process were grouped into the three themes. Feedback included:

Healthy eating and active living

- Improved access, affordability and consumption of fresh fruit and vegetables;
- Understanding of healthy food and what constitutes healthy portion size;
- Reduction in sugar sweetened beverages, and increase in water consumption;
- Access to and awareness of formal and informal recreation and open spaces;
- Greater access to physical activity for all children and youth;
- Cost and work/life balance are barriers to physical exercise;
- Improved safety and perception of safety for women to increase informal recreation including walking;

- Improved rates of breastfeeding to 6 months of age.

Improving resilience and community safety

- Service providers said people didn't know how to access services relating to harmful drug and alcohol use;
- The community and service providers agree that family violence, mental health, stress and social/peer groups are the main factors that increase the use of alcohol and other drugs;
- The majority of community responses said the internet and their GP would be used to find out about services relating to harmful drug and alcohol use;
- Our youth told us that alcohol is too accessible for the under aged;
- Our youth told us that earlier education relating to drug and alcohol use is needed in schools.
- Service providers said that the stigma of mental health issues was a barrier to people accessing services;



COMMUNITY ENGAGEMENT (CONT)

- Service providers said people not knowing how to access mental health services was a barrier;
- The majority of the community said they would find out about services regarding mental health on the internet or through their GP;
- Social isolation is impacting upon people's sense of mental wellbeing;
- The community told us volunteering has a positive impact on their mental wellbeing;
- The community told us exercise and social connection was important for their mental wellbeing;
- Our indigenous community told us that recognition and connection to culture was important for their health and wellbeing;
- Our youth told us that bullying is an issue and that more school supports are important.
- Gender equity is a major contributor to the prevention of violence against women;
- Service providers told us people who feel unsafe regarding family violence don't know where to go for help;
- Not feeling safe is a barrier to active living.
- Stigma, procrastination and not knowing about services in relation to sexual and reproductive health were barriers to access;
- Data shows a need for improved access to services relating to sexually transmitted infection prevention;
- The majority of people access information about sexual and reproductive health from their GP, the internet or friends/relatives;
- Our youth told us that more support and acceptance of the LGBTQI community is needed;
- Our youth told us that access to services relating to sexual and reproductive health in small close knit communities is a barrier.

Improving education and employment opportunities

- Local business reported issues with finding 'work ready' entry level staff;
- Lower educational attainment limits competitiveness of the local workforce;

- There are rapidly increasing outward commuter rates;
- Opportunities to diversify the industries that residents work in need to be considered;
- Employment plays an important role in health and wellbeing.

Plan development

Moorabool Shire Council has undertaken extensive research and community consultation during the development of the draft plan and subsequent four year action plan.

REVIEW OF 2013-2017 MPHWP

The Moorabool 2013-2017 MPHWP contained strategies and actions which were worked on collectively by internal and external stakeholders to deliver improved health and wellbeing outcomes for the Moorabool community. This resulted in some adjustments to the plan over its lifespan, with modifications to relating actions.

The 2013-2017 MPHWP was reviewed in 2017 to identify improvements that could be implemented. The review identified the importance of measurable, realistic outcomes and the need to build flexibility into the plan to allow for unforeseen changes that would necessitate adaptations being made.

LITERATURE REVIEW

An extensive review of Council's policies, framework and strategies was undertaken to inform development of the five priority areas which aim to improve health and wellbeing outcomes for the community. A comprehensive review of relevant literature at the federal, state and local level was undertaken to further inform actions arising from the priorities. Benchmarking of other Councils' MPHWP was undertaken during the lifespan of the 2013-2017 plan to identify best practice regarding development and implementation of the plan.

Evaluation and reporting

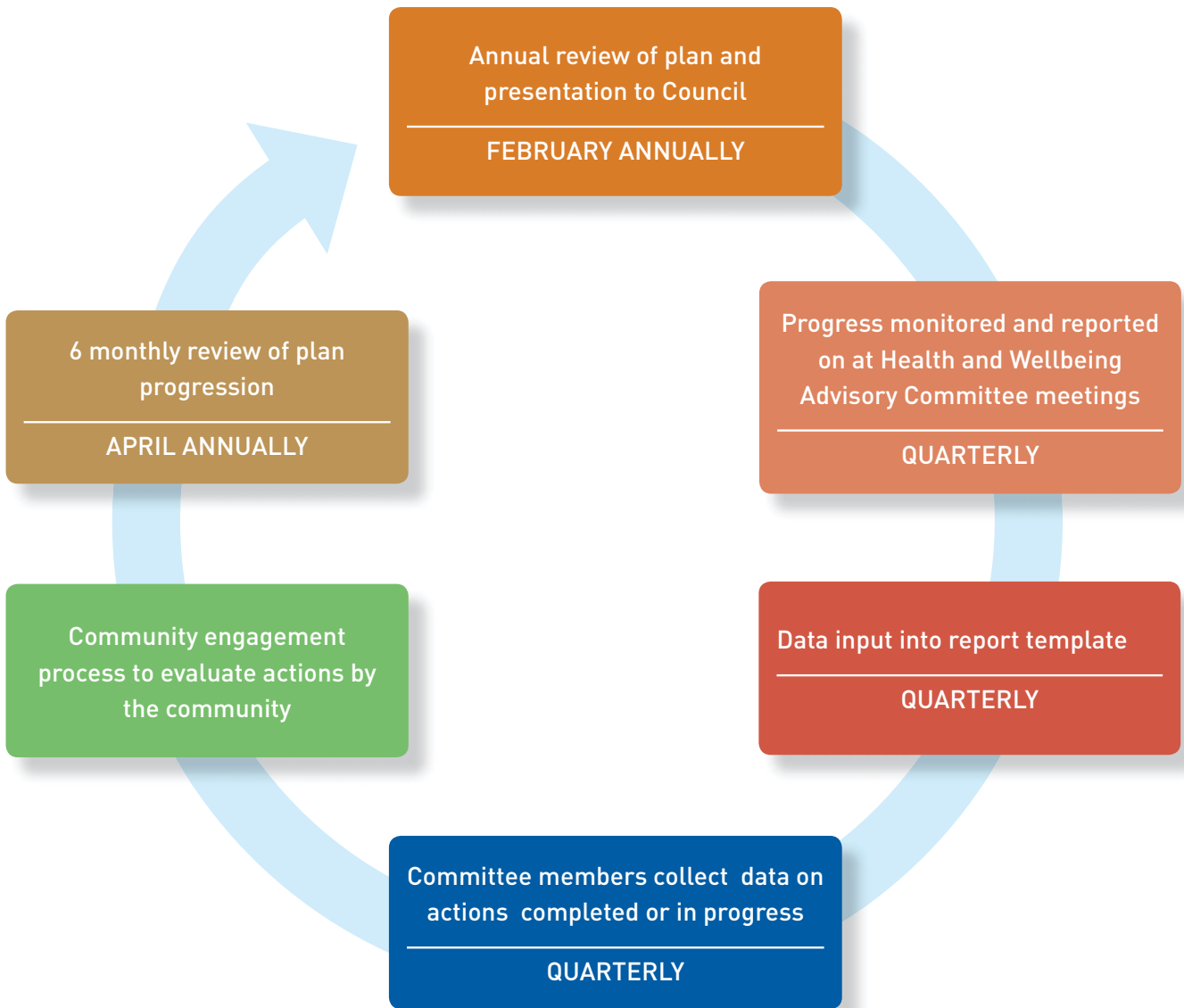
The MPHWP will be monitored and evaluated through three key steps:

- 1. Evaluation against the performance measures outlined in the action plan over 4 years. Partner organisations will report on the status on actions;
- 2. Annual review of the plan, including engagement of the community;


3. Ongoing monitoring by the Health and Wellbeing Committee.

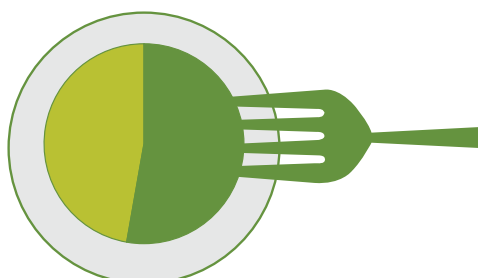
Reporting of the action plan will align with other Council reporting processes.

The following diagram provides the process for annual review of the plan and reporting to the Council.



HEALTHIER EATING & ACTIVE LIVING IN MOORABOOL

 **Above**
Vic Average
 **Below**
Vic Average



In 2014, **53%** of respondents did not eat enough fruit & vegetables to meet the Australian guidelines **Vic 48.6%**

In 2015, respondents ate an average:

1.6 serves of fruit each day **Vic 1.6**



2.4 serves of vegetables each day **Vic 2.2**



In 2015 **7.9%** ate takeaway 1-3 times a week **Vic 10.2%**

M	T	W	T	F	S	S
						

In 2014, **16.8%** of residents drank sugar sweetened soft drinks daily **Vic 11.2%**



In 2015, **4.1%** of residents did not consume any water/day **Vic 3.1%**



In 2014, **2.5%** of respondents were classified as sedentary **Vic 3.6%**

46.4% did not do sufficient levels of physical activity **Vic 50.4%**



41.4% did sufficient levels of physical activity **Vic 41.5%**

In 2015 the VicHealth survey found that:

73.4% participated in non-organised physical activity **Vic 70.5%**

17.7% of residents did not do at least one session of 30 mins of physical activity per week **Vic 18.9%**

59.6% of people walked **Vic 51.2%**

40.8% did 4 or more sessions of 30 mins physical activity a week **Vic 41.3%**

IMPROVING MENTAL HEALTH IN MOORABOOL



Above Vic Average

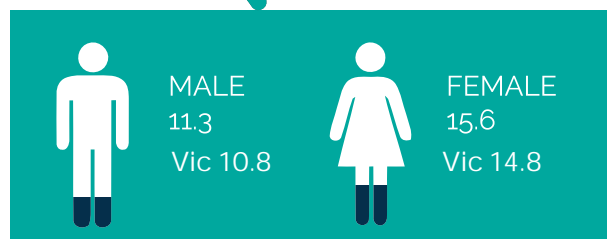
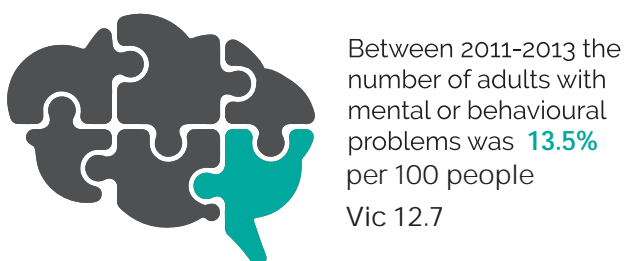
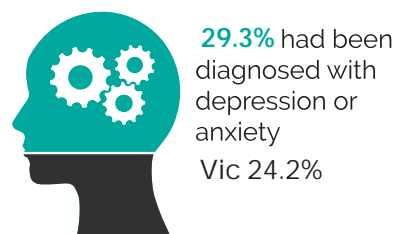
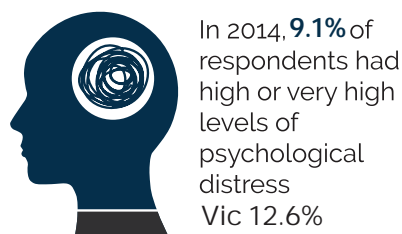
Below Vic Average



In 2015, respondents had a resilience rating of **6.7** Vic **6.4**



5.8% of residents reported that they were dissatisfied or very dissatisfied with their life Vic **6.6%**



Between 2009 - 2013, the rate of avoidable deaths from suicide & self inflicted injuries was **less than** the Victorian average*

Moorabool 6.6

Vic 9.4

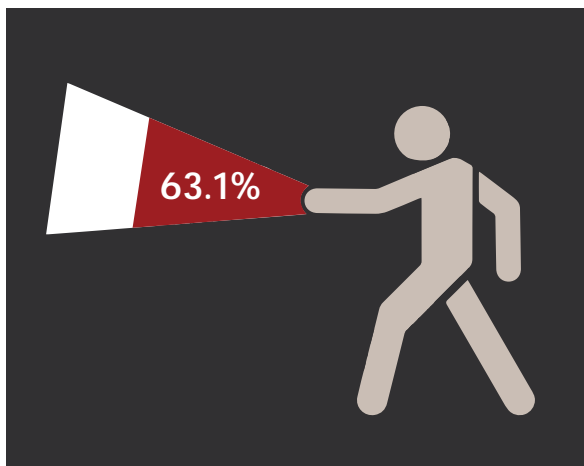


*Average annual age standardised rate per 100,000 persons (Persons aged 0 - 74 years)

PREVENTING VIOLENCE & INJURY IN MOORABOOL

 **Above**
Vic Average

 **Below**
Vic Average



Perception of safety

63.1% of respondents agreed that they felt safe walking alone after dark

Vic **55.1%**

Crimes Against People

In 2015/2016 the rate of crimes against people in Moorabool was similar to the Vic average

Assault



47%
Vic 50%



51%
Vic 48%

Stalking & Harassment



21%
Vic 33%



76%
Vic 64%

Sexual Offences



14%
Vic 18%



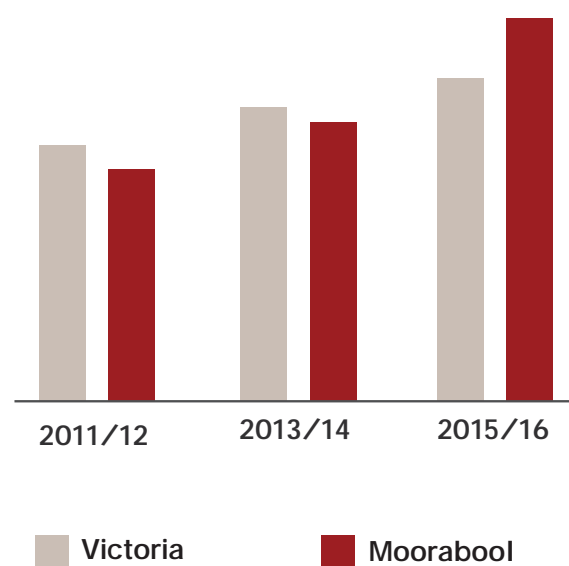
84%
Vic 80%

Family Violence

In 2013- 2015, **72%** of affected family members (victims) were female

The rate of family incidents in 2015/2016 was **higher** than the Victorian average

Family Incidents Rate



REDUCING HARMFUL ALCOHOL & DRUG USE IN MOORABOOL



Above

Vic Average



Below

Vic Average



In 2015, **27.5%** of respondents agreed with the statement that 'getting drunk every now and again is OK' **Vic 27.9%**

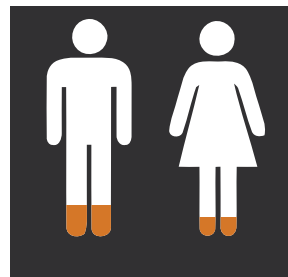
Alcohol Related Injury



In 2014, **53.7%** were at increased risk of an alcohol related injury on a single occasion **Vic 42.5%**



In 2015, **10.2%** were at very high risk of short-term harm each month **Vic 9.2%**

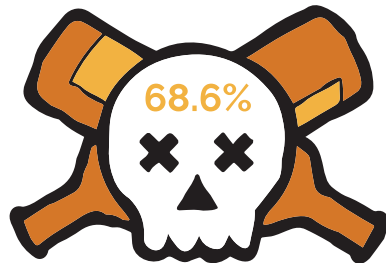


In 2012-2013 the rate of assaults that occurred in alcohol hours* was **11.4 Vic 13.1**
MALE 14.3 Vic 15.3
FEMALE 8.6 Vic 10.9
 This was less than the Victorian rate*

*rate per 10,000 population

High Alcohol hours (HAH) Fridays or Saturdays between 8pm and 6am

Life-time Risk



Life-time Risk the risk associated with high levels of alcohol consumption over time

In 2014, **68.6%** of respondents were at increased risk of alcohol related harm

Vic 59.2%

Pharmaceutical Drugs



2012/13 pharmaceutical drug related ambulance attendance rate* - **17.2 Vic 16.9**



2012/13 pharmaceutical drug related hospitalisation rate* - **7.6 Vic 12.6**

*rate per 10,000 population

Illicit Drugs



2013/14 illicit drug related ambulance attendance rate* - **5.0 Vic 12.2**



2012/13 illicit drug related hospitalisations rate* - **13.0 Vic 14.4**

*rate per 10,000 population

SEXUAL & REPRODUCTIVE HEALTH IN MOORABOOL

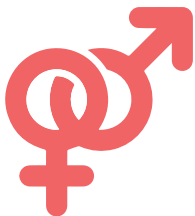


Above
Vic Average



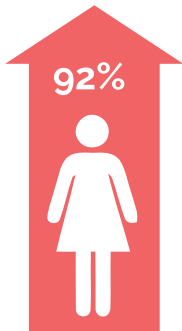
Below
Vic Average

Sexually Transmitted Infections



In 2013/2014 the rate of reported cases of chlamydia was similar to the Vic rate

Pap test



In 2014, **92%** of women reported that they had had a pap test
Vic 83.1%



Collection data indicates that **52.3%** had a pap test in 2013/ 2014
Vic 59.2%
This was a 3.7% increase from 2009



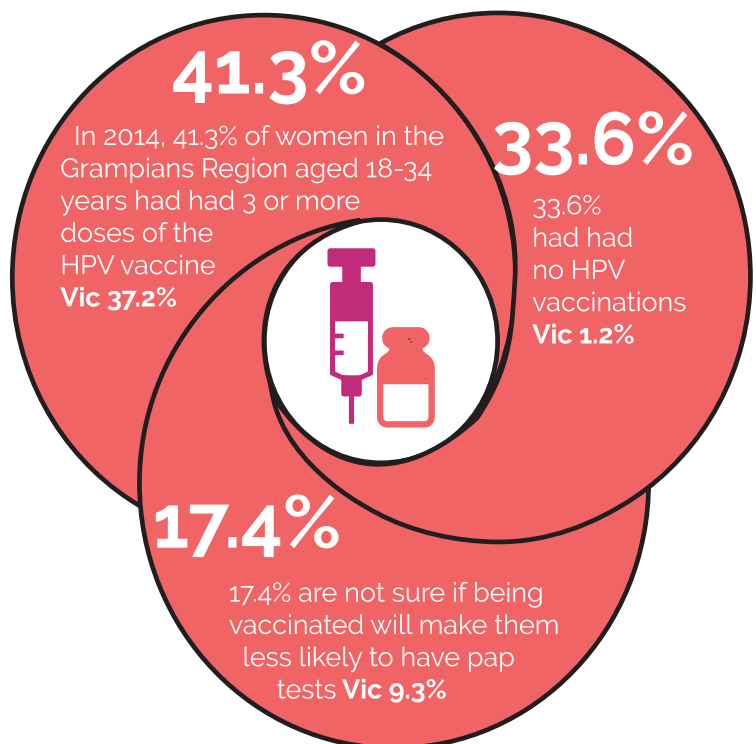
Teenage birth rate

From 2010–2014 the birth rate for females aged 15–19 years was **11.4** per 1,000

Vic 6.6

This is above the Victorian average

Human Papilloma Virus (HPV)





Moorabool Municipal Public Health and Wellbeing Plan

2017-2021

Attachment - Item 11.3.1(b)



MOORABOOL HEALTH AND WELLBEING ACTION PLAN 2017 - 2021

THEME 1 - HEALTHY AND ACTIVE LIVING

Council Plan – Strategic Objective 4 Context 4A – Health and Wellbeing

Benefits

- Local services accessible to those in need
- More resilient and self-reliant individuals and communities
- Healthier individuals and communities

Action Group Members

BCC – Ballan Community Centre

BDHC – Ballan & District Health & Care

BMC – Bacchus Marsh College

CAFS – Child and Family Services

CAMS – Child and Adolescent Mental Health Services

CHPCP – Central Highlands Primary Care Partnership

CWA – Country Women's Association

DET – Department of Education and Training

DJHS – Djerriwarrh Health Services

DNH – Darley Neighbourhood House

MSC – Moorabool Shire Council

WRISC – WRISC Family Violence Services

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	LEAD AGENCY PARTNERS & STAKEHOLDERS
Increased proportion of adults, adolescents and children who consume sufficient fruit and vegetables	Improve support and information for families to increase fruit and vegetable consumption	Cooking sessions with nutritious, cheap and easy to prepare recipes- including shared meal-cooking mentors	A 5% increase in vegetable consumption (shared central highlands agreed measure)	1	Centacare CAFS, DJHS dietician, DNH, BCC, BDHC, CWA
		Map the total number of fruit and vegetable retailers and pop ups, e.g. farmers markets, to identify current availability	Audit is completed. Areas where easy access to, and affordability of F&V are identified	1	MSC – Environmental Health CHPCP, MSC – Health Promotion Officer
		Pilot menu labelling with 2 food retailers to promote the % of vegetables in their meals- related to vegetable portion size	Rollout of project in year 3 if pilot is successful	2-3	DJHS BDHC, MSC – Environmental Health
	Improve food security and access to healthy foods in areas of disadvantage within Moorabool	Engage with local growers regarding opportunities to provide fruit/veg into areas of disadvantage	A 5% increase in fruit consumption - short term data survey participants on behaviour change	1-2	MSC – Health Promotion Officer Growers, Pastoral Care, Chamber of Commerce
		Promotion of Active Ageing and Community Access bus service to food outlets	Number of clients accessing the bus service	1	MSC - Active Ageing and Community Access
		Promote local community gardens, food swap, market gardens through a local network	Network formed	1-2	Darley Community Art Garden Ballan Community Gardens BDHC, DNH, MSC - Health Promotion Officer
		Implement a “Buy local” campaign – e.g. promotion, delivery, order, pickup	Campaign promoted	3	MSC - Economic Development Community organisations

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	LEAD AGENCY PARTNERS & STAKEHOLDERS	
Decreased proportion of adults, adolescents and children who consume sugar-sweetened beverages daily	Improve food security and access to healthy foods in areas of disadvantage within Moorabool	Edible Neighbourhoods – street installations, planted tubs, street fruit trees – council land	Areas identified, planting installed and accessible to the public	2-3	MSC – Strategic and Sustainable Development	
					MSC - Early Years Community organisations	
		Investigate opportunities to develop a Food is Free project. Implement and pilot Food is Free location in Moorabool	Action plan is developed Project piloted and evaluated	1-3	Bacchus Marsh Produce Swap	
					Community Gardens, MEG, DNH, MSC – Health Promotion Officer	
	Implement water nudge actions within MSC operated leisure facilities	MSC to review food and drinks sold at recreation venues	A 5% decrease in sugar sweetened beverage consumption (Central Highlands shared priority) Baseline data and comparison data at leisure facilities during 2017, 2018, 2019, 2020 – impact evaluation	1	MSC – Community and Recreation Development	
					Sports Central	
			Work with local sports clubs to implement water nudge initiatives » Audit current water nudges and water refill options » Provide information/support to implement change	5 -10% increase in the number of clubs providing water nudge initiatives	1	MSC – Community and Recreation Development
						MSC – Health Promotion Officer
	Develop healthy catering policy	MSC to develop a healthy catering policy for meetings and events, based on the traffic light system.	Working group developed Policy developed	1	Sports Central	
					MSC – Community and Recreation Development MSC – Health Promotion Officer	
Promote state wide water initiatives	Promote the H30 Challenge	Number of local signups Sports clubs promoted to	1-4	MSC – Health Promotion Officer		
				MSC - Organisational Development		
				MSC - Community and Recreation Development		
				Sports clubs		

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	LEAD AGENCY PARTNERS & STAKEHOLDERS
Decreased proportion of adults, adolescents and children who consume sugar-sweetened beverages daily	Implement water nudge in local school	Work with local secondary college to implement water nudges into their canteen	Pre/post data of school	2	MSC – Health Promotion Officer
					BMC
Increased proportion of adults, adolescents and children who are sufficiently physically active	Raise awareness and increase take up of informal and active recreation opportunities for women	Dedicated information on Council website about informal recreation opportunities	A 5% increase in walking activity Central Highlands shared priority) Pre/Post group surveys Hits on website pages	1-2	MSC – Community and Recreation Development
		Promote Moorabool Shire tracks and trails on Victoria Walks Website	Hits on website pages	2	MSC – Strategic and Sustainable Development
		MSC Early Years to provide regular monthly pram walking opportunities	Regular walks scheduled and promoted Attendance at groups	1	MSC - Early Years Services
	Identify areas where safety concerns are a barrier to participation for women	Audit recreation facilities and streets at night is conducted to assess safer access for women – Council’s fit for purpose assessments – Sports Central Audit template	Survey women using rec facilities at night – pre audit	1	MSC – Strategic and Sustainable Development
					Sports Central
	Recreation facilities including parks improve multi-use capabilities to encourage active recreation	Identify areas where fitness stations can be co-located with playgrounds, tracks or trails to increase opportunities for families to access exercise options Council consider active by design principals when planning sports grounds and reserves e.g. including walking trails linking grounds	Fitness equipment included in playgrounds	2	MSC – Community and Recreation Development
					MSC - Assets
	Recreation facilities including parks encourage active recreation	Activate spaces to increase usage e.g. » Bring a friend/neighbour day for organised groups to improve take up » Pop up activities	2 activities provided	3	MSC – Community and Recreation Development

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	LEAD AGENCY PARTNERS & STAKEHOLDERS
Increased proportion of adults, adolescents and children who are sufficiently physically active	All children and youth have access to sporting clubs and other physical activity	Consult with youth regarding what other physical activity they would like to participate in. (social sports)	Consultation completed	1	MSC - Youth
		Provide some free come and try or pop up sessions for youth identified activities Include additional active play/ physical activity at youth week event, youth football event and early years events	Informal physical activity provided at Early Years and Youth events	1-2	MSC - Youth & Early Years
		MSC and schools promote and participate in Walk to School Month in October	An increase in school children participating	1-2	MSC - Health Promotion Officer MSC - Community Health and Safety – crossing supervisors Schools
		Identify a space/opportunities for Sports Central to be located at MSC to work on strategies	Space identified Collaboration opportunities identified	1	Sports Central MSC –Youth MSC – Community and Recreation Development
		Promote library sports equipment borrowing	Number of and items borrowed	1	MSC - Library Services Sports Central
		Audit sports clubs to see what is available for different age groups – identify gaps e.g. 15-19 year old girls and all abilities/inclusion » Provide tasters to lead to a social competition if need is identified	Audit completed	2	Sports Central MSC - Community and Recreation Development
	Advocate for all children and youth to have access to sporting clubs and other physical activity	Advocacy/discussion with sports clubs and gyms regarding access for all children – reducing barriers to participation	Discussions held with major sports clubs Opportunities promoted to the community	3	MSC - Community and Recreation Development Sports Clubs, Service Clubs, Sports Access Program

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	LEAD AGENCY PARTNERS & STAKEHOLDERS
Increased proportion of adults, adolescents and children who are sufficiently physically active	Promote State Government Active campaigns	Promote Active Campaigns to the community and internally within organisations e.g. Active April, This Girl Can September, Run Against Violence	Promotion completed Participation rates	1-2	MSC –Health Promotion Officer
					MSC - Environmental Health
Proportion of Babies who are exclusively breastfeed to 6 months of age	Provide ante-natal and post-natal breastfeeding support through the Maternal and Child Health Breastfeeding Support Service	Identify current rates Work with local hospital and ante-natal service to identify opportunities for improvements to referral pathways Pilot a drop in session in addition to scheduled appointments and home visits	Increased referrals and appointments	1-2	MSC - Maternal and Child Health
					DJHS

THEME 2 - IMPROVING RESILIENCE AND COMMUNITY SAFETY

Council Plan – Strategic Objective 4 Context 4A – Health and Wellbeing

Benefits

- Local services accessible to those in need
- Reduced anti-social behaviour
- Healthier individuals and communities

Action Group Members

BDHC – Ballan District Health and Care

CWA – Country Women’s Association

DET – Department of Education and Training

GP – General Practitioner

MCH – Maternal and Child Health

MDAG – Moorabool Drug Action Group

MSC – Moorabool Shire Council

PHN- Primary Health Network

U3A – University of the Third Age

WHG – Women’s Health Grampians

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Reduced physical and mental health presentations and hospital admissions	Community is empowered to understand what role they can play	The community is aware of the responsible use of AOD through newsletters, website, FB e.g. Bystander	Online information is developed	1	MDAG
					MSC
Reduced physical and mental health presentations and hospital admissions	National campaigns are promoted	Participate and promote national A&D campaigns Egg Dry July, International Drug Overdose awareness day 31 August, RUOK day	National Campaigns are promoted	1	MDAG
					MSC
Best practice education delivered by experts in a range of settings	Education and Training is provided	Education and training for professionals and community members is identified	Education and Training is provided	1-2	MDAG
		Council provide Active8 (mental health program) at BMC	Number of students participating	1-4	MSC -Youth
	Facilitation and participation in reference and action groups	Continued participation by MSC on the Central Highlands Crime Prevention Reference Group.	Participation and membership	1-4	MSC
		Moorabool Drug Action Taskforce continue to play a role in education and advocacy	Participation and membership	1-4	MDAG
Schools are supported to address A&D issues	Linkages are maintained between Youth Services and Schools	MSC Youth Services establishes/ maintains strong linkages with school to support A&D issues	Networks maintained	1-4	MSC- Youth Schools
Alcohol is less accessible to the under-aged	Alcohol free zones and events are promoted	Dry Zone options for major events are encouraged and promoted Promote drug and alcohol free youth events – Freeza	Reduced supply of alcohol to under-aged	1-4	MSC - Events
					MSC- Youth
Alcohol is less accessible to the under-aged	Audit accessibility of alcohol	Council audits the concentration of alcohol outlets with a specific focus on identifying concentration in disadvantaged communities	Audit completed	3	MSC
	Alcohol based events at sporting clubs are reduced	Encourage sports groups to reduce alcohol based events Provide incentives for participation - Good Sports Program	Increase by 1-2 clubs by 2019	1-2	Sports Central MSC – Community and Recreation Development

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Awareness is raised in the community around Sexual and Reproductive Health	Mapping of services and service gaps	Action group to scope existing services – identify baseline, gaps and opportunities e.g., sexual, reproductive services, safe schools program, Respectful Relationships Program, Doctors with interest in Youth Health	Mapping of services is completed Services and gaps are identified	1	Action Group MSC- MCH & Youth PHN's, GP's, WHG, DJHS, BDHC
	Targeted promotion and communication	Develop a promotion and communication strategy around where you can access services- targeting specific audiences	Awareness- re-use survey respondents of community survey (H&WB plan)from Have your Say platform (MSC)	2	In partnership- Action Group MSC, DJHS, BDHC
	Advocacy	Advocate for additional services, workforce education and training, and improved referral pathways	Increase in services provided or planned	3	WHG MSC, DJHS ,BDHC
	Awareness raising	Increase awareness and use of the State-wide Unplanned Pregnancy Hotline	Usage of hotline	4	BDHC MSC, DJHS
Increased awareness of service providers in regards to sexual health of older people	Healthy ageing and sexual health	Provide education and resources that build the capacity and confidence of service providers in regards to Sexual Health of older people.	Number of education sessions/ attendance and resources provided	1-2	MSC- Active Ageing and Community Access La Trobe University & OPAL , DJHS BDHC Residential Care WHG Senior Citizens Aged care facilities U3A, CWA Men's Sheds
Increased local access to sexual and reproductive health services and information	Provide access to services related to diverse needs of the community	Doctors in Schools – Liaise with BMC Youth Services	% access of services Data on use of this service	1-2	GPs Schools, MSC Youth
Increased access to contraception and sexually transmitted infection prevention	Condom availability and condom vending machines are mapped	Investigate existing condom availability and opportunities to increase provision, targeting age groups, potential locations, accessibility and pricing	Number of venues where condoms are/are not accessible	1	MSC –Health Promotion Officer Young people
Increased access to contraception and sexually transmitted infection prevention	Condom Vending machines are installed in identified services and community spaces	Trial condom availability options e.g. -school toilets -M&F, Nurses, GP clinics, MCH services community spaces, sporting clubs Advocate for change where mapping activity has identified barriers to accessibility	Decreased rate of sexually transmitted infections Increased availability of and sales of condoms via vending machines Increased awareness of condom vending machines	1-2	WHG MSC – Maternal and Child Health, Health Services, GP's Schools

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Increased access to contraception and sexually transmitted infection prevention	HPV- Gardasil Vaccinations are promoted	Environmental Health work with secondary schools to increase uptake of HPV Vaccinations	Increase in complete schedule of vaccinations completed	2-3	MSC – Environmental Health
					Schools
The community has access to Mental Health services that meet their needs.	Improve access to Mental Health services in Moorabool	Map/Identify gaps in Mental Health Services within Moorabool and surrounding areas.	Services are mapped	1	MSC
The community has access to Mental Health services that meet their needs.	Advocate to Improve access to Mental Health services in Moorabool	Advocate for the provision of locally based Mental Health services and outreach programs.	Evidence of advocacy to State and Federal governments, for the provision of locally based services. Increased State and Federal government funding Increased service provision to accommodate population growth	2-4	MSC
The community are aware of available Mental Health services	Inform the community about mental health services and how to access them	Provide centralised information for mental health services that identifies referral pathways and waiting times for services.	Increased numbers of people access a greater range of mental health services across the municipality. -Service provider data	2	MSC
Improved mental health for children and their families.	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	1	WRISC
					MSC – Early Years & Youth
The community understands and is aware of the impact mental health has on people's lives	Address stigma associated with mental health.	Mental health awareness campaigns are promoted.	Evidence of the promotion of Mental Health awareness campaigns and their promotion in the community	1-4	DJHS
					MSC, BDHC
The community understands and is aware of the impact mental health has on people's lives	Address stigma associated with mental health.	In partnership with service providers, Council will source and facilitate Mental Health professional development sessions to increase community understanding.	Professional learning is sourced/developed and implemented across the municipality. Feedback surveys Attendance & evaluations	2-3	MSC
					CAFS ,Centacare DJHS ,BDHC CAMS,WRISC

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
People's mental health is supported through engagement in their community	Opportunities for social and community connection are promoted.	Community group data base is available on Council's website to inform, and improve access to and community clubs, groups and experiences.	MSC Community database is updated and available to the community on Councils website. Council's website events section is utilised by the community to share information about their group, club or experience	1-2	MSC-Health Promotion Officer
					MSC – Community and Recreation Development
People's mental health is supported through engagement in their community	Opportunities for social and community connection are promoted	In partnership with service providers Council will provide, support and promote opportunities for social and community connection	Increased number of Programs and opportunities for social and community connection promoted across the municipality. -Increased usage of MSC facilities	1-4	MSC
Improved awareness and understanding of the links between mental health and holistic wellbeing	The pathways to good mental health are promoted in the community	Programs and information sessions that support the improved mental health and wellbeing of people are delivered across the municipality on a wide range of topics.	Evidence of the delivery of programs and information sessions Attendance rates	2-3	DJHS
					MSC, BDHC
We have inclusive communities	LGBTQI are supported/able to be themselves in their community	Investigate interest in the establishment of a gay/straight alliance - EOI development - Progress is made dependent upon consultation results	Community Engagement is completed	2-3	MSC - Youth
	Improved language around diversity, and implement best practice	To identify or develop an audit tool to assist service providers to develop or revise materials where language is diverse/inclusive language/materials	How often tool is used Community Focus group to provide feedback		2
Increased perception of safety for the aged, people with disabilities, women and children	Audit facilities and public spaces	Determine number of current Audits (lighting, design principles, risk) Facilitate a night walk to identify safety concerns	Increase number of audits by 10%	1	MSC - Assets
Increased perception of safety for the aged, people with disabilities, women and children	Develop Safety by design Policy	MSC to implement Safety by Design for new developments – e.g. lighting, line of sight, pathways	Developed Policy approved by Council	2-3	MSC – Sustainable and Strategic Development

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Increased perception of safety for the aged, people with disabilities, women and children	Develop a communication Strategy	Develop a communication strategy to improve public perception of safety	Based on the assessment of how many people feel safe. - Vic health Indicators survey 2019 - Perceptions of Safety	1-4	DJHS, WHG, Dept. of Justice
					MSC
Increased perception of safety for the aged, people with disabilities, women and children	Support Community Houses to run Know your Neighbour activities	Know Your Neighbour activities	Attendance rates at Neighbour activities -by age, gender, ability	2-3	BCC, DNH
					MSC
Increased perception of safety for the aged, people with disabilities, women and children	Investigate Safe Communities concepts	Committee to collate information around potential safe community programs and put together an action plan. e.g. Neighbourhood watch	Action plan completed with recommendations	4	H&WB Committee,
					Dept. of Justice, Victoria Police
A change in attitude in the community about Gender Equity (GE)	Organisations lead the way in modelling practices that underpin Gender Equality and GE in line with the WHG Regional CORE Plan	Review and development of Council polices to reference to gender equity where appropriate	MSC policies and practices support gender equity – e.g. sport facility user agreements Increased reference to Gender Equity in Council policies and practices.	1	MSC
					WHG
	Organisations lead the way in modelling practices that underpin Gender Equality and GE in line with the WHG Regional CORE Plan	Council to get approval for Act at Work – provided by Women’s Health Grampians	Act at work implemented Council Staff Trained	2	MSC
					WHG
	Organisations lead the way in modelling practices that underpin Gender Equality and GE	Organisations are encouraged to participate in Communities of Respect and Equity (CORE) MSC participates in the CORE Alliance	Increase in Moorabool Organisations signing up to Core	1-3	WHG
					MSC
	Support and promote programs that challenge gender equity stereotypes	Support community organisations to provide programs that challenge gender equity stereotypes -women in sport/ football - Respectful Relationships program in schools	Increased participation of women in sport 5 local schools participating in the Respectful Relationships program in 2017/18	1-3	Sports Central
					MSC, sports clubs, WHG, Darley Junior Football Netball Club , Bacchus Marsh Football Netball Club

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
A change in attitude in the community about Gender Equity (GE)	Support and promote prevention of violence events	Walk with Her event (funding application in process DJHS)	Registration/Attendance at events	1	DJHS
					MSC
		Partner with other organisations to run White Ribbon Day activities	Attendance at White Ribbon Events Number of pledges	1-4	DJHS
					MSC,WHG
Diversity and inclusion is achieved through promoting respect and equality for everyone	Organisations obtain Rainbow Tick accreditation	Council investigates becoming Rainbow Tick accredited. Promote and encourage sign up by other organisations	Council adopts Number of accredited organisations within Moorabool	2-3	MSC
					Sports groups, Community Groups, DJHS
	Moorabool is a recognised refugee welcome zone	Investigate Moorabool becoming a Refugee Welcome Zone	Council proposal developed	1-3	MSC
					Refugee Realities Group
	Adopt a cultural diversity position statement	Council develop a position statement around cultural diversity	Position Statement developed Position statement is adopted	1	MSC
Reduction in crimes against people	Participation in reference group	Continued participation in Central Highlands Crime Prevention Reference Group	Continued participation and active involvement	1-4	MSC
	Support Department of Justice to develop social enterprise project	MSC/Department Justice commence discussions around a social enterprise project – offenders/ training/community support	Number of repeat offenders in Moorabool Project Plan developed	1	Dept. of Justice MSC

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Reduction in crimes against people	Support Department of Justice to develop social enterprise project	Social enterprise project commences in Moorabool	How much money is donated to the community	2-3	Dept. of Justice
					MSC
		Dept. Justice establish a place based one stop shop site in Bacchus Marsh	Shop front located in Bacchus Marsh established	1-4	Dept. of Justice
					MSC

THEME 3 - IMPROVING EDUCATION AND EMPLOYMENT OPPORTUNITIES

Council Plan – Strategic Objective 3

Context 3B – Investment and employment

Benefits

- Increased economic investment and job growth
- Improved lifestyles
- Decreased travel
- Increased community cohesion
- Improved employment and education opportunities
- Stimulated local economy and creating more resilient communities
- Connect local people to local jobs

OUTCOME	STRATEGY	ACTIONS	MEASURE	YEAR	PARTNERS & STAKEHOLDERS
Students are prepared and suitably skilled to facilitate entry into the workforce or to remain in education achieving higher levels of attainment	Explore opportunities to support workforce capacity	Engage with Bacchus Marsh College, Bacchus Marsh Grammar and Adult and Community Education providers to explore: <ul style="list-style-type: none"> • A 'work readiness' program for relevant students, to prepare them for fully participating in the local economy • How Council can support higher educational attainment amongst local youth and older adults. • The value of a local small business courses or entrepreneurship competitions. 	Program is established and trialled for 2 concurrent end of year 12 seasons.	2-3	MSC
					Local business Education providers Other Councils
Local residents are able to access employment opportunities within the Shire	Plan and implement a program to connect local residents to local jobs	<ul style="list-style-type: none"> • Continue to monitor employer experiences with recruitment through business networks • Assist local job service providers to network with local employers • Work with Bacchus Marsh College, community and adult education services, and major employers to connect graduating students to local jobs 	Number of residents working locally	2-3	MSC
					Local businesses
Higher levels of investment result in increased levels of educational attainment and access to improved opportunities for future development	Advocate for improved facilities and extended education and training services in Moorabool	Lobby for more focused investment in schools and identify training requirements that can be satisfied locally.	Feasibility of an education precinct is examined	2-3	MSC
					Educational providers
		Work with large training organisations to identify areas of potential for Moorabool, and the potential for an education precinct.	Forum established with local educational providers	2-3	MSC
					Educational providers
		Explore innovative partnership approaches with education providers in the wider region.	Forum established with local educational providers	2-3	MSC

11.3.2 Draft Service Review and Planning Report - Provision of Aged and Disability Services

Introduction

File No.: 02/03/013
Author: Claire Conlon
General Manager: Danny Colgan

The purpose of this report is to recommend that the Council endorse the Draft Service Review and Planning Report – Provision of Aged and Disability Services for the purpose of community exhibition for a period of four weeks.

Background

At its meeting held on the 6 April 2016, the Council adopted a Service Review and Planning Policy and Framework.

At its meeting, held on the 1 June 2016, the Council endorsed a review of the Active Ageing and Community Access Service Unit.

A Service review has been conducted of Council's provision of Aged and Disability Services delivered through the Council's Active Ageing & Community Access Unit. The review has centred on the provision of the Commonwealth Home Support Program (CHSP) and Victorian Government Home and Community Care (HACC) Program for Younger People.

The purpose of this review is to provide an overview of the Aged and Disability services currently provided by Council and the options for Council in relation to the provision of aged and disability services from 2020. The review outlines the implications of national policy and funding changes which have been progressively implemented across Australia since 2012.

The review should inform Council's decision about the most appropriate, effective and sustainable role it can and should play into the future. However, it is unclear at this stage as to what the service system will look like beyond the 1 July 2020, when the current funding agreements expire.

Proposal

Aged Services helps frail, older people living in the community to maximise their independence. Through the delivery of timely, high quality entry-level support services taking into account each person's individual goals, preferences and choices and underpinned by a strong emphasis on wellness and re-ablement, the services help frail older people stay living in their own homes for as long as they can and wish to do so.

The current level of service provided by the Council involves the delivery of 1300 services to 650 Moorabool residents per week employing 48 staff with most of the staff being part time direct care (community support) workers, with the investment shared between Council, State and Federal Government and client fees. The Council provides services to all areas of the municipality where other providers may only provide services to certain areas of the municipality.

The Council has delivered a total of 205,480 hours of services provided across all of the service types over the past three years (2013-2016).

The Council has an agreement with the Commonwealth Government to deliver the Commonwealth Home Support Program (CHSP) and the Victorian Government to deliver the HACC Younger Persons Program and Regional Assessment Services (RAS) until the 30 June 2019. However the CHSP and HACC programs are to be extended until 30 June 2020 while further consideration of the future provision of aged care services in Australia is given by the Commonwealth Government. The Council is also funded to deliver the Building Inclusive Communities Program of the Department of Health and Human Services. The Council has for some years also been funded by the Victorian Department of Health and Human Services to deliver Community Respite Programs (weekends) for people with a disabilities. However, with the transition of clients to the National Disability Insurance Scheme (NDIS) this funding has been significantly reduced and forms part of the Victorian Governments contribution to the NDIS.

The Council is currently the predominant provider of aged care services in the Shire of Moorabool. Other services including Djerriwarrh Health Services and Ballan and District Health and Care provide services as well, however they largely complement the services provided by the Council. Council also provides services to these and many other agencies through a brokerage arrangement whereby council has an agreement to provide services on a fee for service basis.

Information obtained from Council's *Community Satisfaction Survey (2017)*, *Active Ageing and Community Access Client Satisfaction Survey (2016)* and *Meals on Wheels Survey (2016)* showed high overall satisfaction with Council's provision of services in the area of Active Ageing and Community Access. These surveys covered users and non-users of the service.

The services most valued, as listed in the *Active Ageing and Community Access Client Satisfaction Survey* were (in ranked order):

1. Domestic assistance
2. Personal care
3. Meals on wheels
4. Respite
5. Property maintenance

An aggregate summary of stakeholder feedback from the AACA certification assessment, conducted in 2016, showed high levels of satisfaction from clients and carers over the service provided by AACA with a strong commitment articulated by staff to the ongoing provision of services to clients and carers.

The Council's Age Well, Live Well & Access and Inclusion Plan (2015-2021) states that Moorabool has an ageing population, reflecting the national trend with almost 13 per cent of the population aged over 65 years in 2011. People aged 50 years and over represent just under a third (31% or 9,451 people) of the total population in 2011, which is expected to increase to 12,959 people, or 36 per cent of the total population, in 2036. Significantly, there will be almost a 90 per cent increase in population of retirement age (65+) by 2026.

An ageing population not only presents challenges for government agencies, and Council, to meet demand for services and infrastructure, but also in terms of increased incidence of chronic illness and disease as people live longer. For example, the prevalence of dementia in Moorabool is estimated to increase almost four-fold by 2050.

The Commonwealth Government is currently exploring the future arrangements for aged services through a discussion paper entitled: Future Reform – An Integrated Care at Home Program to Support Older Australians. The Commonwealth Government is considering a range of models for the home support service system post 2020.

This may include:

- greater individual client budgets;
- choice of providers;
- block funding for some types of services;
- greater consumer choice and a
- broader market of potential providers.

The Commonwealth has advised the Municipal Association of Victoria (MAV) that no firm decisions have been made as yet on the service design issues, and local governments and the MAV have the opportunity to try and influence design and service models. There is a strong case to be put for block funding for some types of community support services.

At this point, it is too early to make a decision about the role of Council in the provision of aged services beyond 1 July 2020. The future make-up of the aged care sector can be expected to be clearer once the government has considered the feedback on the discussion paper and formulated a position.

The following options have been identified in undertaking the service review:

Options	Implications
<p>Option 1</p> <p>Continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements. No defined percentage cap on Council contribution as is currently in place.</p>	<p>The cost to Council could be reduced through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements including the exploration of a commercial arm, resulting in a mixed market of self-funded and government subsidised services.</p>
<p>Option 2</p> <p>Continue needs based services with Council contribution contained within the band of 6-10 per cent of total expenditure.</p>	<p>This option would result in the provision of aged services at the current level but does not take into account variables such as population growth or the ageing population.</p> <p>This could result in demand management strategies such as a waiting list or application of additional eligibility criteria.</p>

Options	Implications
	The cost to Council could continue to be reduced through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements.
<p>Option 3</p> <p>Withdraw from the service and do not enter into new contracts for service post 1 July 2020.</p>	This option would see a significant withdrawal in existing services available to the communities of Moorabool, particularly those in more rural areas of the Shire, given the council is the predominant provider of aged services in the municipality.

It is recommended that the Council continue to provide aged services consistent with the resolution of the Council at its meeting held on September 7, 2016 and in accordance with the current funding agreements. Further that the Council continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements including the provision of Home Care packages to coordinate care and provide case management to eligible clients.

At the Ordinary Meeting held on the 7 October 2016, the Council resolved to:

- Continue to provide aged care services to people aged 65+ through the Commonwealth Home Support Program;
- Continue to provide services to people aged under 65 through the Victorian HACC Program for Younger People;
- Continue to strengthen its role in making Moorabool a more inclusive and accessible community and advocating for the needs of people with disabilities.

The draft report recommends:

1. That in accordance with the action in the Council Plan 2017-2021, Officers prepare a directions paper/business plan to deliver Aged Services in a consumer directed care (CDC) market based environment for consideration of the Council by June 2018.
2. That the Council continue with, and build upon the existing services including the further development of the existing brokerage and other fee for service arrangements that includes a mixed market of self-funding and government subsidised services.
3. That the Council seek to become a provider of Home Care packages which includes coordinating care and providing case management to eligible clients.
4. Reviewing existing financial modelling and staffing arrangements for each Home Care service type to be undertaken to prepare for aged care servicing post 2020.

5. Pursuing funding for the Rural Access service under the proposed National Disability Insurance Scheme (NDIS) Information, Linkages & Capacity Building (ILC) arrangements.
6. That Council's Information Technology & Communications (ITC) supports the provision of efficient services, billing arrangements and reporting so we continue to build and refine the Home Care Manager system to ensure it reflects the needs of the service.
7. That Council continue to further strengthen our partnerships with local services including health and social supports that complement Council Home Care services and ensure that we can respond to the needs of Moorabool's ageing community.
8. That Council continue to support and develop volunteering opportunities that benefits both the volunteer and the Moorabool community. Volunteers play an important role in the aged and disability space in Moorabool.
9. That the 2015-2021 Age Well, Live Well and Access and Inclusion plan and plan be revised for 2020 with a focus on social support programs, consumer transport options and Friendly visiting program.
10. That a comprehensive marketing and promotional strategy be developed that highlights the Home Care services in a competitive market which leverages off Council's reputation and brand.
11. To support and lobby the realignment of assessment functions to achieve practice consistency which needs to ensure key strengths such as knowledge of local service systems, local service, local planning and development.
12. Determine whether it is a viable option to continue to provide service for HACC clients post State funding negotiations, subsequent to the NDIS roll out.

The draft report discusses the roll of out of the National Disability Insurance Scheme (NDIS) in Moorabool this year. The experience of the roll-out of the NDIS in Moorabool has identified gaps in the provider market with some individuals assessed as eligible for the NDIS, provided a package to purchase services but unable to access service providers which reflect the "thin" market.

People that have previously been clients of council are unable to access the services that they were getting from Council prior to transitioning to the NDIS. A key issue has been the pricing structure and the cost of travel not being sufficiently factored into the price. Some providers are not servicing people in "rural and remote" areas as it is at a cost disadvantage to the service to do so.

The State Government recognises the 'thin' market in Moorabool and is continuing to fund Council to support clients as they transition to the NDIS. At this stage, the funding is going to continue until 31 December 2017 and then be reviewed again.

It is proposed that the Council write to the Federal Minister for Social Services, the Hon. Christian Porter MP and the Victorian Minister Housing, Disability and Ageing, the Hon. Martin Foley MP calling on them to address the shortage of disability service providers in Moorabool to ensure eligible Moorabool residents receive services under the NDIS.

Policy Implications

The 2017 - 2021 Council Plan provides as follows:

Strategic Objective 4: Improving Social Outcomes
Context: Health and Wellbeing.

Strategic Objective 4: Improving Social Outcomes
Context: Community Connectedness and Capacity.

The Draft Report is consistent with the 2017-2021 Council Plan and the Council's Service Review and Planning Policy.

Financial Implications

The Service Review was conducted using existing budget allocations.

The Council's direct expenditure on Aged & Disability Services was \$3.07m in 2016/2017. This comprised of State and Federal Government grants of \$2.220m; Fees of \$655,930 and Council contribution of \$194,061.

Council's contribution was 6.0% of total direct costs. The remaining 94.0% was made up of Commonwealth and State Government grants, brokerage charges and client fees.

The budget for 2017/2018 is under review and subject to change as the funding is to be reconciled at the end of December to reflect the transition of clients to the National Disability Insurance Scheme which will involve a reduction in funding to Council.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Community Needs	Loss of Services - with the changing nature of the funding arrangements and service delivery, community members may miss out on services which has been the experience for some Council clients that have transferred to the National Disability Insurance Scheme.	High	Continued provision of services

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Financial	Uncertainty of funding levels.	High (post 2020)	Generate additional revenue through increasing fee of service arrangements. Manage client number to reflect funded hours

Community Engagement Strategy

The exhibition of the Draft Report will involve:

- Have Your Say, Council's Online Community Engagement Portal
- Making copies available at Council's Customer Service locations
- Making copies available at the Lerderderg Library and the Ballan Library.
- Providing copies to all service clients; State and Federal Government Departments; associated community groups and organisations.

Communications Strategy

This process will be advertised through local newspapers and other communication processes including Council's Web page and the Moorabool Families and Children Facebook Site.

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 – Claire Conlon

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

Conclusion

A Service review has been conducted of Council's provision of Aged and Disability Services delivered through the Council's Active Ageing & Community Access Unit.

The purpose of this review is to provide an overview of the Aged & Disability services currently provided by Council and the options for Council in relation to the provision of aged and disability services from 2020. The review outlines the implications of national policy and funding changes which have been progressively implemented across Australia since 2012.

The review should inform Council's decision about the most appropriate, effective and sustainable role it can and should play into the future. However, it is unclear at this stage as to what the service system will look like beyond the 1 July 2020 when the current funding agreements expire.

It is recommended that the Council continue to provide aged services consistent with the resolution of the Council at its meeting held on September 7, 2016 and in accordance with the current funding agreements. Further that the Council continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements including the provision of Home Care packages to coordinate care and provide case management to eligible clients. Further, that a directions paper/business plan be prepared for consideration by the Council on the operation of aged services post 2020.

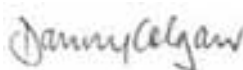
The draft Service Review and Planning Report – Provision of Aged and Disability Services was presented to the meeting of the Council's Social Development Advisory Committee meeting held on the 20 September. The Committee resolved to (i) receive the Draft Service Review and Planning Report - Provision of Aged and Disability Services for the purpose of review and feedback to Officers; refer the draft report to an Assembly of Councillors; and (iii) requests that the Draft Service Review and Planning Report - Provision of Aged and Disability Services (with any identified amendments) be presented to the November 2017 Ordinary Meeting of Council for endorsement for the purposes of community exhibition for a period of four weeks.

Recommendation:

That:

- 1. The Council endorse the Draft Service Review and Planning Report – Provision of Aged and Disability Services for the purpose of community exhibition for a period of four weeks including the following recommendations of the report:**
 - **Council continue to provide aged services in accordance with the current funding agreements in place until 2020.**
 - **Council continue with, and build upon the existing services including the further development of the existing brokerage and other fee for service arrangements including the provision of Home Care packages to coordinate care and provide case management to eligible clients.**
- 2. A further report be presented following the community exhibition period**

3. In accordance with the action in the Council Plan 2017-2021, Officers prepare a directions paper to deliver Aged Services in a consumer directed care (CDC) environment for consideration of the Council by June 2018.
4. A further report be presented to Council containing a business plan on expanding the brokerage and other fee for service arrangements (including for people not eligible for subsidised services) from 2018-2020.
5. The Council write to the Federal Minister for Social Services, the Hon. Christian Porter MP and the Victorian Minister Housing, Disability and Ageing, the Hon. Martin Foley MP calling on them to address the shortage of disability service providers in Moorabool to ensure eligible Moorabool residents receive services under the NDIS.

Report Authorisation:**Authorised by:**

Name: Danny Colgan
Title: General Manager Social & Organisational
Development
Date: Tuesday, 24 October 2017.

Attachment - Item 11.3.2

Service Review and Planning Report – Provision of Aged and Disability Services

November 2017



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Glossary

AACA – Active Ageing and Community Access	Service unit within Council.
CDC – Consumer Directed Care	A model of service delivery designed to give more choice and flexibility to consumers.
CHPHP – Central Highlands Primary Care Partnership	Voluntary alliance of 40 health, local government, welfare and human service agencies working together to improve the health and well-being of the Central Highlands region. Covers the 4 Local Governments of Moorabool, Ballarat, Hepburn and Golden Plains.
CHSP – Commonwealth Home Support Program	The CHSP is a consolidated programme providing entry-level home support for older people who need assistance to keep living independently. The CHSP consolidates the Commonwealth Home and Community Care (HACC) Program, planned respite from the National Respite for Carers Program, the Day Therapy Centres Program and the Assistance with Care and Housing for the Aged Program.
CSDA– Commonwealth/State/Territory Disability Agreement	Commonwealth State Territory Disability Agreement (CSTDA) provides the national framework for the delivery, funding and development of specialist disability services.
DHHS – Department of Health and Human Services	Victorian Government Department & lead agency that develops and delivers policies, programs and services to support and enhance the health and wellbeing of all Victorians.
HACC Services – Home and Community Care Services	<p>Provides a range of basic maintenance and home support services for the frail, elderly and disabled (and their carers) to continue living independently at home for longer. Now replaced by the NDIS, HACC PYP and CHSP in all states except WA.</p> <p>The Home and Community Care (HACC) program was previously jointly funded by the Commonwealth and State Governments under the Home and Community Care Act (Commonwealth) 1985. In Victoria, Local Governments also contribute significantly to the program.</p> <p>On 16 September 2015, the Victorian and Australian Governments signed a bilateral agreement to rollout the National Disability Insurance Scheme (NDIS) across Victoria over a three year period.</p> <p>As part of the bilateral agreement, the Victorian and Australian Governments agreed that management of the former Home and Community Care (HACC) Program will be split.</p> <p>Services for older people (people aged 65 and over and 50 and over for Aboriginal people) will be directly funded and managed by the Commonwealth Government under the Commonwealth Home Support Program. Services for younger people (people aged under 65 and under 50 for Aboriginal people) will be funded and managed by the Victorian Government under the HACC Program for Younger People.</p>
HACC PYP	The HACC Program for Younger People provides basic support and maintenance services to help people with disabilities remain living at home as independently as possible. The HACC Program for Younger People is funded and managed by the Victorian Department of Health and

	Human Services. The program is for people aged 65 years and under that are not eligible for the National Disability Insurance Scheme (NDIS)
HAS	Council is a Home Assessment Service . A Home Support Assessment may be organised if clients have aged care needs that, when addressed, enable them to remain living at home and in the community safely.
NDIA	The National Disability Insurance Agency operates the National Disability Insurance Scheme
NDIS	The National Disability Insurance Scheme is a market-style system where government funding will no longer go directly to disability service providers, but instead to the client, who can choose the providers they want. The scheme is predicated on the idea that users should be able to move from provider to provider, receiving the services they want, and how they want them – as long as these are “reasonable and necessary”.
RAS	Council is a Regional Assessment Service . Clients requesting access to Services are visited at home by a member of the Regional Assessment Service. An assessment is completed in partnership with the client and his or her carers. If the client requires support, the RAS identifies service providers with the capacity to assist. Once the client has chosen their preferred service provider the RAS sends the referral assessment and support plan to the service provider.



Executive Summary

Background

A Service review has been conducted of Council's provision of Aged and Disability Services delivered through the Council's Active Ageing & Community Access Unit. The review has centred on the provision of the Commonwealth Home Support Program (CHSP) and Victorian Government Home and Community Care (HACC) Program for Younger People.

Scope of the review

The purpose of this review is to provide an overview of the Aged and Disability services currently provided by Council and the options for Council in relation to the provision of aged and disability services from 2020. The review outlines the implications of national policy and funding changes which have been progressively implemented across Australia since 2012.

The review should inform Council's decision about the most appropriate, effective and sustainable role it can and should play into the future. However, it is unclear at this stage as to what the service system will look like beyond the 1 July 2020 when the current funding agreements expire.

Purpose and summary of current service delivery

Aged Services helps frail, older people living in the community to maximise their independence. Through the delivery of timely, high quality entry-level support services taking into account each person's individual goals, preferences and choices – and underpinned by a strong emphasis on wellness and re-ablement – the services help frail older people stay living in their own homes for as long as they can and wish to do so.

Demographic Analysis

Council's *Age Well Live Well & Access and Inclusion Plan (2015-2021)* states that Moorabool has an ageing population, reflecting the national trend with almost 13 per cent of the population aged over 65 years in 2011.

Those aged 50 years and over represent just under a third (31% or 9,451 people) of the total population in 2011, which is expected to increase to 12,959 people, or 36 per cent of the total population, in 2036. Significantly, there will be almost a 90 per cent increase in population of retirement age (65+) by 2026.

An ageing population not only presents challenges for government agencies and Council, to meet demand for services and infrastructure, but also in terms of increased incidence of chronic illness and disease as people live longer. For example, the prevalence of dementia in Moorabool is estimated to increase almost four-fold by 2050.¹

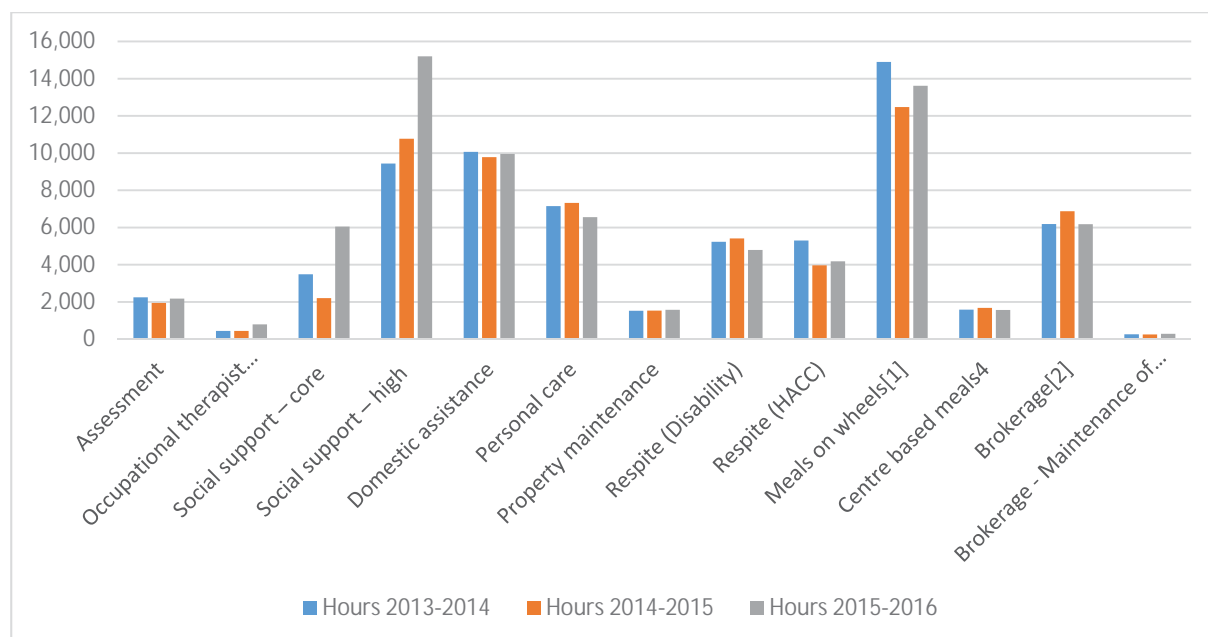
Service Levels

The current level of service provided by the Council involves the delivery of 1300 services to 650 Moorabool residents per week employing 48 staff with most of the staff being part time direct care (community support) workers, with the investment shared between Council, State and Federal

¹ *Age Well Live Well & Access and Inclusion Plan (2015-2021)*

Government and client fees. The Council provides services to all areas of the municipality where other providers may only provide services to certain areas of the municipality.

The Council has delivered a total of 205,480 hours of services provided across all of the service types over the past three years (2013-2016).



Financials

The Council’s direct expenditure on Aged & Disability Services was \$3.07m in 2016/2017. This comprised of State and Federal Government grants of \$2.220m; Fees of \$655,930 and Council contribution of \$194,061. Council’s contribution was 6.0% of total direct costs. The remaining 94.0% was made up of Commonwealth and State Government grants and client fees.

The budget for 2017/2018 is under review and subject to change as the funding is to be reconciled at the end of December to reflect the transition of clients to the National Disability Insurance Scheme which will involve a reduction in funding to Council.

Options

The following options have been identified in undertaking the service review:

Options	Implications
<p>Option 1: Continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements. No defined percentage cap on Council contribution as is currently in place</p>	<p>The cost to Council could be reduced through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements including the exploration of a commercial arm, resulting in a mixed market of self-funded and government subsidised services.</p>
<p>Option 2: Continue needs based services with Council contribution contained within the band of 6-10 per cent of total expenditure</p>	<p>This means the provision of aged services at the current level but does not take into account variables such as population growth or the ageing population. This could result in demand management strategies such as a waiting list or</p>

Options	Implications
	application of additional eligibility criteria. The cost to Council could continue to be reduced through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements.
Option 3: Withdraw from the service and do not enter into new contracts for service post 1 July 2020.	This option would see a significant withdrawal in existing services available to the communities of Moorabool, particularly those in more rural areas of the Shire, given the council is the predominant provider of aged services in the municipality.

Recommendations

The Commonwealth Government is currently exploring the future arrangements for aged services through a discussion paper entitled: Future Reform – An Integrated Care at Home Program to Support Older Australians. The Commonwealth Government is considering a range of models for the home support service system post-2020. This may include:

- greater individual client budgets;
- choice of providers;
- block funding for some types of services;
- greater consumer choice and a
- broader market of potential providers.

The Commonwealth has advised the Municipal Association of Victoria (MAV) that no firm decisions have been made as yet on the service design issues, and local governments and the MAV have the opportunity to try and influence design and service models. There is a strong case to be put forward for block funding for some types of community support services.

At this point, it is too early to make a decision about the role of Council in the provision of aged services beyond 1 July 2020. The future make-up of the aged care sector can be expected to be clearer once the government has considered the feedback on the discussion paper and formulated a position.

It is proposed that the Council continue to provide aged services consistent with the resolution of the Council at its meeting held on September 7, 2016 and in accordance with the current funding agreements.

At the Ordinary Meeting held on the 7 September 2016, the Council resolved to:

- Continue to provide aged care services to people aged 65+ through the Commonwealth Home Support Program;
- Continue to provide services to people aged under 65 through the Victorian HACC Program for Younger People;
- Continue to strengthen its role in making Moorabool a more inclusive and accessible community and advocating for the needs of people with disabilities.

It is recommended:

1. That in accordance with the action in the Council Plan 2017-2021, Officers prepare a directions paper/business plan to deliver Aged Services in a consumer directed care (CDC) market based environment for consideration of the Council by June 2018.
2. That the Council continue with, and build upon the existing services including the further development of the existing brokerage and other fee for service arrangements that includes a mixed market of self-funding and government subsidised services.
3. That the Council seek to become a provider of Home Care packages which includes coordinating care and providing case management to eligible clients.
4. Reviewing existing financial modelling and staffing arrangements for each Home Care service type to be undertaken to prepare for aged care servicing post 2020.
5. Pursuing funding for the Rural Access service under the proposed National Disability Insurance Scheme (NDIS) Information, Linkages & Capacity Building (ILC) arrangements.
6. That Council's Information Technology & Communications (ITC) supports the provision of efficient services, billing arrangements and reporting so we continue to build and refine the Home Care Manager system to ensure it reflects the needs of the service.
7. That Council continue to further strengthen our partnerships with local services including health and social supports that complement Council Home Care services and ensure that we can respond to the needs of Moorabool's ageing community.
8. That Council continue to support and develop volunteering opportunities that benefits both the volunteer and the Moorabool community. Volunteers play an important role in the aged and disability space in Moorabool.
9. That the 2015-2021 Age Well, Live Well and Access and Inclusion plan and plan be revised for 2020 with a focus on social support programs, consumer transport options and Friendly visiting program.
10. That a comprehensive marketing and promotional strategy be developed that highlights the Home Care services in a competitive market which leverages off Council's reputation and brand.
11. To support and lobby the realignment of assessment functions to achieve practice consistency which needs to ensure key strengths such as knowledge of local service systems, local service, local planning and development.
12. Determine whether it is a viable option to continue to provide service for HACC clients post State funding negotiations, subsequent to the NDIS roll out.

1.0 Scope

1.1 Project Team and resources

Project Owner – Danny Colgan, General Manager Social and Organisational Development

Project Manager – Claire Conlon, Manager Active Ageing and Community Access

Project Officer – Tania Barry

Project Contributors:

- James Hogan (Finance),
- Active Ageing and Community Access staff

The review of the service has been undertaken in-house through the engagement of a temporary project officer but has been delayed due to the dynamic nature of the funding, policy and service environment and change in staffing within the Active Ageing & Community Access Service Unit. It was initially intended that the review would be completed by the 30 June 2017. It is now expected to be completed by December 2017.

1.2 Project Scope

The scope of this review includes:

- Historical and current service provision of the former Home and Community Care Services (HACC Services) now Commonwealth Home Support Program (CHSP) and Victorian HACC Program for Younger People (HACC PYP) by Council (MSC);
- Local, State and Federal policy context;
- Analysis of Council's current position;
- Options for consideration; and
- Financial implications;

The purpose of this review is to provide an overview of the Aged & Disability services currently provided by Council and the options for Council in relation to the provision of aged and disability services from 2020. The review outlines the implications of national policy and funding changes which have been progressively implemented across Australia since 2012.

The review will inform Council's decision about the most appropriate, effective and sustainable role it can and should play into the future. However, it is unclear at this stage as to what the service system will look like beyond the 1 July 2020 when the current funding agreements expire.

The Commonwealth Government is currently exploring the future arrangements for aged services through a discussion paper entitled: *Future Reform – An Integrated Care at Home Program to Support Older Australians*. The Commonwealth Government is considering a range of models for the home support service system post-2020. This may include:

- greater individual client budgets;
- choice of providers;
- block funding for some types of services;
- greater consumer choice and a
- broader market of potential providers

The future make-up of the aged care sector can be expected to be clearer once the government has considered the feedback on the discussion paper and formulated a position.

1.3 Endorsement from Council

The Council endorsed a review of the Active Ageing and Community Access Service Unit at the Ordinary Meeting of Council held on June 1, 2016.

The Ordinary Meeting of the Council held on September 7, 2016 considered a report regarding the provision of aged care and disability services within the National Disability Insurance Scheme (NDIS) environment. The Council resolved to:

- Continue to provide aged care services to people aged 65+ through the Commonwealth Home Support Program;
- Continue to provide services to people under 65 through the Victorian HACC Program for Younger People;
- Continue to strengthen its role in making Moorabool a more inclusive and accessible community and advocating for the needs of people with disabilities;
- Not register as a provider under the National Disability Insurance Scheme and;
- Work with Latrobe Community Health Services as the Local Area Coordination Service in the Central Highlands Region to support clients to transition to the National Disability Insurance Scheme and mainstream support services.

The Council's Age Well Live Well Strategy & Access & Inclusion Plan (2015-2021) outlines the Council's roles and functions in respect to health active ageing and access and inclusion for people with a disability.

2.0 What do we already know about the current service delivery?

2.1 Purpose of service.

The planning and delivery of aged and disability services is consistent with the *Council Plan 2017-2021* which has a strategic objective of Improving Social Outcomes; Context 4A: Health and Wellbeing. Enhanced community health and wellbeing is achieved through the intersection of enhanced economic, social, built and natural environments. Benefits are: local services accessible to those in need; healthier individuals and communities; reduced social isolation and exclusion; reduced anti-social behaviour; more resilient and self-reliant individuals and communities; enhanced workforce numbers and capacity.

Local governments have a statutory obligation to plan for disability access and inclusion. The Disability Act 2006 introduced major reforms aimed at improving services for people with a disability in Victoria. Under the Act, local governments, as public sector organisations, are required to prepare an action plan that reduces barriers to accessing goods, services and facilities.

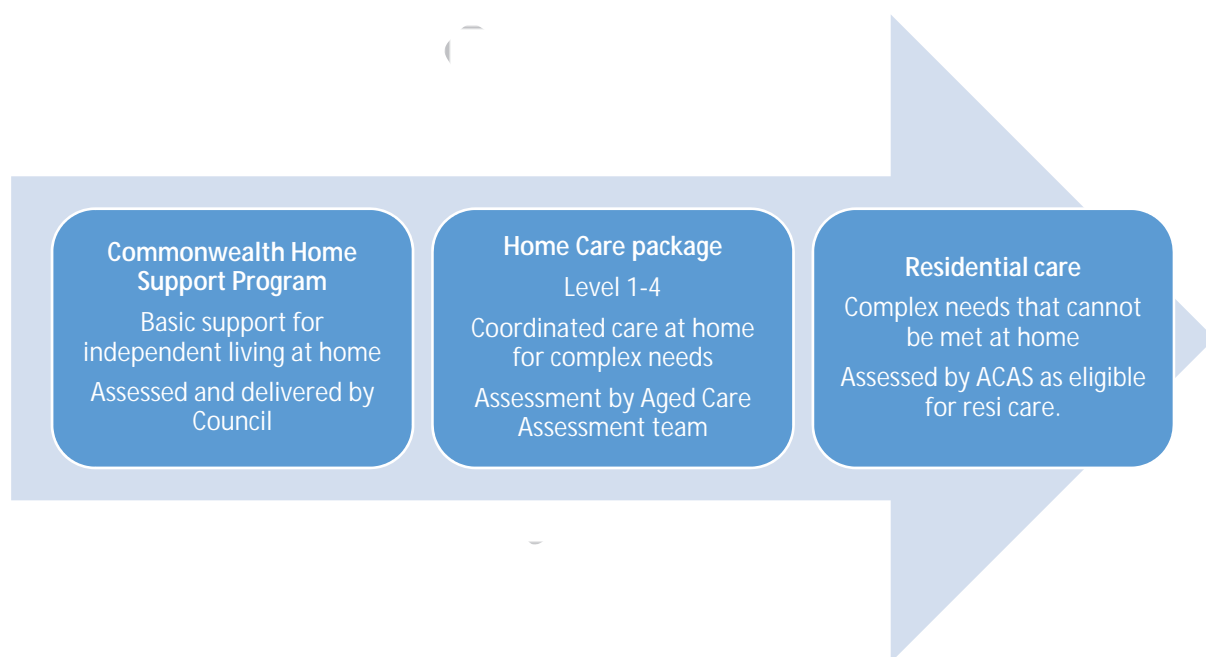
The Council is involved in supporting people with a disability in a variety of ways including the delivery of direct services and working within the communities of Moorabool to make the municipality more accessible and inclusive consistent with Council's Access and Inclusion Plan (2015 -2021).

In addition, under the Victorian Local Government Act 1989, local governments have a responsibility to improve the overall quality of life of people in the local community and to ensure that services and facilities provided by the council are accessible and equitable.

The Council has an agreement with the Commonwealth Government to deliver the Commonwealth Home Support Program (CHSP) and the Victorian Government to deliver the HACC Younger Persons Program and Regional Assessment Services (RAS) until the 30 June 2019. However the CHSP and HACC programs are to be extended until 30 June 2020 while further consideration of the future provision of aged care services in Australia is given by the Commonwealth Government. The Council is also funded to deliver the Building Inclusive Communities Program of the Department of Health and Human Services. The Council has for some years also been funded by the Victorian Department of Health and Human Services to deliver Community Respite Programs (weekends) for people with a disabilities. However, with the transition of clients to the National Disability Insurance Scheme (NDIS) this funding has been significantly reduced and forms part of the Victorian Governments contribution to the NDIS.

National Reform

The Aged care reform resulted in three tiers including Commonwealth Home Support Program, Home care packages and Residential care as outlined below.



Commonwealth Home Support Program (CHSP)

The CHSP helps frail, older people living in the community to maximise their independence. Through the delivery of timely, high quality entry-level support services taking into account each person's individual goals, preferences and choices – and underpinned by a strong emphasis on wellness and re-ablement – the CHSP will help frail older people stay living in their own homes for as long as they can and wish to do so.

In recognition of the vital role that carers play, the CHSP also supports care relationships through providing planned respite care services for frail, older people which allows regular carers to take a break from their usual caring responsibilities.

Depending on a person's needs, support services that can be provided include:

- domestic assistance – household jobs like cleaning, laundry
- personal care – help with bathing, showering or getting dressed
- home maintenance – minor general repairs and care of house or garden, for example, changing light bulbs or replacing tap washers
- home modification – minor installation of safety aids such as alarms, ramps and support rails in the person's home
- nursing care – a qualified nurse to dress a wound or provide continence advice in the home*
- social support – social activities in a community-based group setting
- transport – help getting people out and about for shopping or appointments.

Food services

- providing meals at a community centre
- helping with shopping for food
- help with making meals and storing food
- assistance with learning to cook
- delivering meals to your home.

Allied health support services

- physiotherapy (exercises, mobility, strength and balance)*
- podiatry (foot care)*
- speech pathology*
- occupational therapy (help to recover or maintain your physical ability)
- advice from a dietician (healthy eating)*
- other allied health and therapy services*

Respite care

- care while the carer takes a break

Assistance with care and housing

Support and help for people who are homeless or at risk of being homeless:

- assessment and referrals to accommodation services
- advocacy (someone to help guide a person through the process)

HACC Program for Younger People

The HACC Program for Younger People provides services for people with disabilities and their carers that are not eligible for the NDIS. Younger people are defined as those aged under 65 and aged under 50 for Aboriginal and Torres Strait Islander people. Many of Council's clients

* Service not provided by Moorabool Shire Council

have transferred to the National Disability Insurance Scheme as it is rolling out in the Central Highlands Region, including Moorabool, this year.

The HACC Program for Younger People provides basic support and maintenance services to help people with disabilities remain living at home as independently as possible. The HACC Program for Younger People is funded and managed by the Victorian Department of Health and Human Services.

The Home and Community Care Program for Younger People provides support for younger people with disabilities whose capacity for independent living is at risk.

Services are targeted to younger people with moderate, severe or profound disabilities and their unpaid carers.

The main types of HACC service are:

- domestic assistance
- personal care
- nursing*
- allied health services (such as physiotherapy, podiatry and dietetics)
- food services (delivered meals and centre-based meals)
- planned activity groups
- property maintenance
- respite services
- friendly visiting²
- transport services provided by volunteers³

Brokerage Services

The unit provides services to other agencies on a fee for service basis through brokerage arrangements. Where organisations have clients in Moorabool but are not set up to deliver service, the service contracts the council to deliver the service. Currently the service has brokerage agreements with 11 organisations from across the State. The revenue generated through the agreement works to reduce the Council contribution to the services it is contracted to deliver. Opportunities exist to build upon and expand the brokerage arrangements to provide further revenue streams.

Regional Assessment Service (RAS)

Since 1 July 2015, entry and assessment for the Commonwealth Home Support Program is through My Aged Care. Clients requesting access to Services are visited at home by a member of the Regional Assessment Service. An assessment is completed in partnership with the client and his or her carers. If the client requires support, the RAS identifies service providers with the capacity to assist. Once the client has chosen their preferred service provider the RAS sends the referral assessment and support plan to the service provider.

The Commonwealth has indicated that there may be some changes to the model and changes to the approach to support a greater focus on independence and wellness. The

* Service not provided by Moorabool Shire Council

² Contracted to Djerriwarrh Health Services

³ Djerriwarrh Health Services have this funding

Commonwealth is also looking at changes to strengthen the effectiveness of assessment arrangements in regional and remote areas.

The Federal budget in May 2017 announced funding for Regional Assessment Services (RAS) until 2020 meaning an extension to the current Regional Assessment Service contracts for a further 2 years. In Victoria DHHS has an agreement with the Commonwealth for delivery of Home Support Assessment until 30 June 2019.

DHHS does not know at this stage what the budget announcement means for RAS in Victoria beyond the term of its current agreement. DHHS are currently seeking clarity from the Commonwealth on this.

Community Respite Program

The Council is funded to provide respite support that provides short-term breaks for carers of people with a disability, while providing a positive experience for the person with a disability either in their own home or away from home. The funding from the Victorian Government for the Community Respite Program is expected to be transitioned to the National Disability Insurance Scheme as it becomes fully operational in Moorabool.

Building Inclusive Communities (BIC)

The Council is funded by the Department of Health and Human Services to deliver the Building Inclusive Communities Program. The BIC aims to improve access to local resources and supports. Initiatives have been put in place to support local communities to plan and develop strategies that increase community membership and participation for people with disabilities. The Council has a Rural Access Worker that delivers the Building Inclusive Communities in Moorabool.



2.2 Utilisation – past, current and projected i.e. is the service meeting needs of users?

The current level of service provided by the Council involves the delivery of 1300 services to approximately 650 Moorabool residents per week employing 48 staff with most of the staff being part time direct care (community support) workers, with the investment shared between Council, State and Federal Government and client fees.

Table 1.0 below shows the number of clients receiving services from the Council over the past 3 years.

Table 1.0. Number of clients who received a service per service type (2013-2016)

	2013-2014	2014-2015	2015-2016
Assessment	653	618	636
Occupational therapist assessment	100	107	147
Social support – core	67	36	49
Social support – high	104	175	155
Domestic assistance	508	492	463
Personal care	122	126	118
Property maintenance	263	240	264
Respite (Disability)	40	40	35
Respite (HACC)	45	38	36
Meals on wheels[1]	119	122	123
Centre based meals ⁴	35	51	31
Brokerage[2]	210	235	218
Brokerage – Maintenance of Effort[3]	3	2	2
Volunteer Coordination	23	16	19
Total	2292	2298	2296

Council's Age and Disability Services benefits a wide range of individuals and organisations in addition to the clients who are direct service recipients. The service has a positive impact on the communities of Moorabool and the economy. The main beneficiaries of the services includes clients, their families and neighbours, local staff and volunteers, local businesses and transport services.

Clients and their families benefit directly from the service as it supports them to remain at home and links them into the community and with other local services and activities. The service employs more than 60 staff with the vast majority being local residents.

The following table (2.0) and chart (1.0) shows usage of each service under the previous Home and Community Care (HACC) Program over the period 2013-2016. The figures are all in service hours, unless otherwise indicated.

^[1] Refers to numbers of meals

^[2] Brokerage refers to agencies that purchase MSC service at full cost recovery.

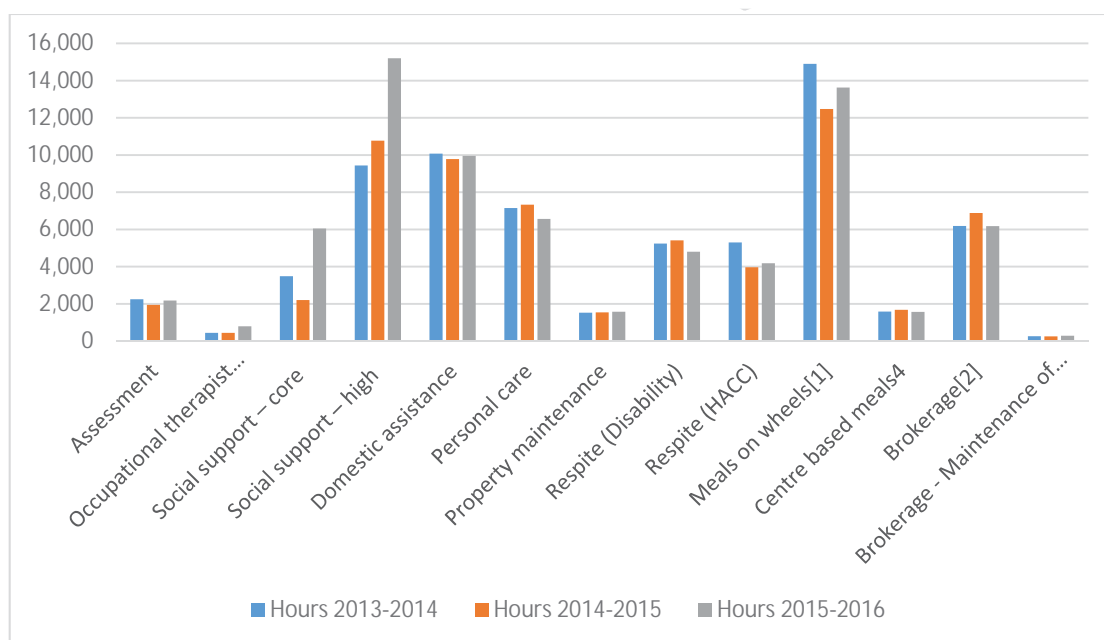
^[3] Maintenance of Effort refers to a situation where a client was receiving services from MSC, moved onto a package with another agency however retained some services at a subsidised rate.

In the past three years, the Council has delivered a total of 205,480 hours of services

Table 2.0 Home and Community Care (HACC) - Actual Service Hours by activity (2013-2016)

	2013-2014	2014-2015	2015-2016
Assessment	2,251	1,950	2,178
Occupational therapist assessment	442	441	794
Social support – core	3,488	2,206	6,050
Social support – high	9,440	10,775	15,200
Domestic assistance	10,072	9,780	9,953
Personal care	7,148	7,328	6,562
Property maintenance	1,526	1,539	1,577
Respite (Disability)	5,237	5,411	4,798
Respite (HACC)	5,299	3,970	4,181
Meals on wheels ⁴	14,899	12,477	13,623
Centre based meals ⁴	1,588	1,682	1,570
Brokerage ⁵	6,189	6,879	6,179
Brokerage - Maintenance of Effort ⁶	264	251	287
Total	67,843	64,689	72,952

Chart 1.0 Home and Community Care (HACC) - Actual Service Hours by activity (2013-2016)



The following table (3.0) and chart (2.0) shows usage of each service under the Commonwealth Home Support Program delivered by Council in 2016-2017 being the first year of the CHSP.

⁴ Refers to numbers of meals

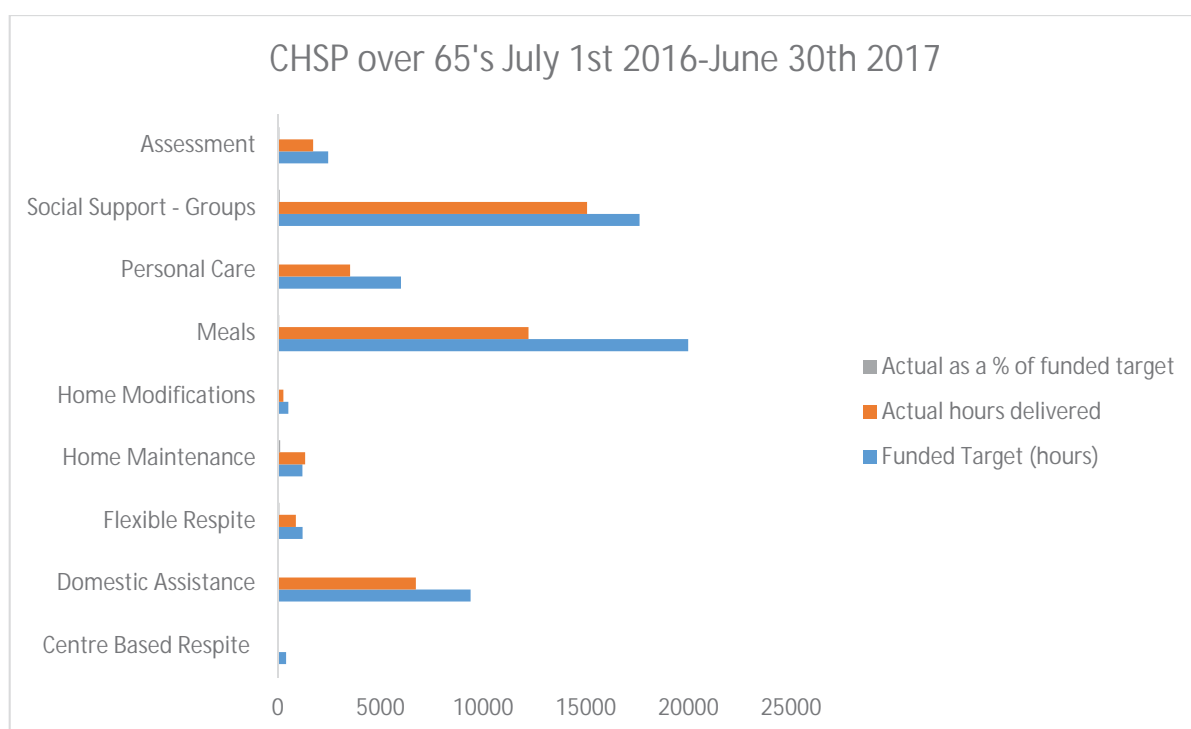
⁵ Brokerage refers to agencies that purchase MSC service at full cost recovery.

⁶ Maintenance of Effort refers to a situation where a client was receiving services from MSC, moved onto a package with another agency however retained some services at a subsidised rate.

Table 3.0 Commonwealth Home Support Program (CHSP) – Actual Service Hours by Activity - 1 July 2016 - 30 June 2017

Services delivered	Funded Target (hours)	Actual hours delivered	Actual as a % of funded target
Centre Based Respite	400		
Domestic Assistance	9,393	6725	71%
Flexible Respite	1,200	873	72%
Home Maintenance	1,192	1328	111%
Home Modifications	510	263	51%
Meals	19,997	12211	61%
Personal Care	6,000	3520	58%
Social Support - Groups	17,621	15064	85%
Assessment	2,448	1713	70%
OT	453	545	120%
Total	58,761	42,242	77%

Chart 2.0 Commonwealth Home Support Program (CHSP) – Actual Service Hours by Activity (2016-2017)

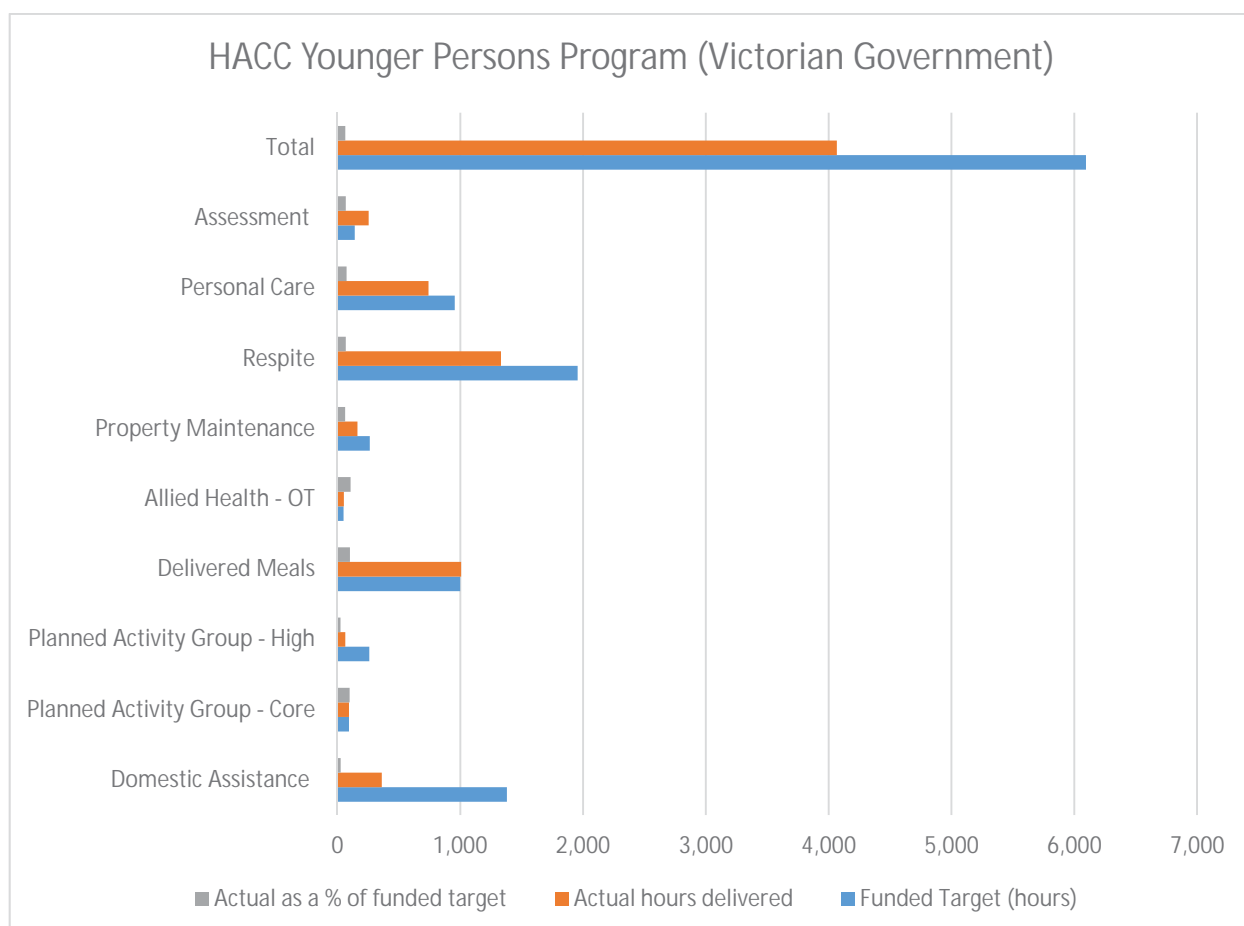


The following table (4.0) and chart (3.0) shows usage of each service under the Home and Community Care Program for Younger Persons (HACC PYP) delivered by Council in 2016-2017 being the first year of the HACC PYP.

Table 4.0 Home and Community Care Program for Younger Persons (HACC PYP) – Actual Service Hours by Activity (2016-2017)

Services delivered 1 July 2016 - 30 June 2017	Funded Target (hours)	Actual delivered hours	Actual as a % of funded target
Domestic Assistance	1,380	361	26%
Planned Activity Group - Core	94	93	99%
Planned Activity Group - High	259	64	25%
Delivered Meals	999	1007	101%
Allied Health - OT	49	52	106%
Property Maintenance	263	162	62%
Respite	1,956	1332	68%
Personal Care	955	741	74%
Assessment	376	254	67%
Total	6331	4066	64%

Chart 3.0 Home and Community Care Program for Younger Persons (HACC PYP) – Actual Service Hours by Activity (2016-2017)



2.3 Financials – past, current and projected.

The Council's direct expenditure on Aged Services was \$2.6m in 2016/2017. This comprised of State and Federal Government grants of \$2.047m; Fees of \$324,000 and Council contribution of \$259,851.

Council's contribution was 9.8% of total direct costs. The remaining 90.2% was made up of Commonwealth and State Government grants and client fees. Council's contribution has fluctuated in the past 5 years from a high of \$443,649 in 2015/2016 to \$259,851 in 2016/2017. In 2017/2018 it is forecast to be \$245,691.

Potential strategies to further reduce expenditure have been identified and include:

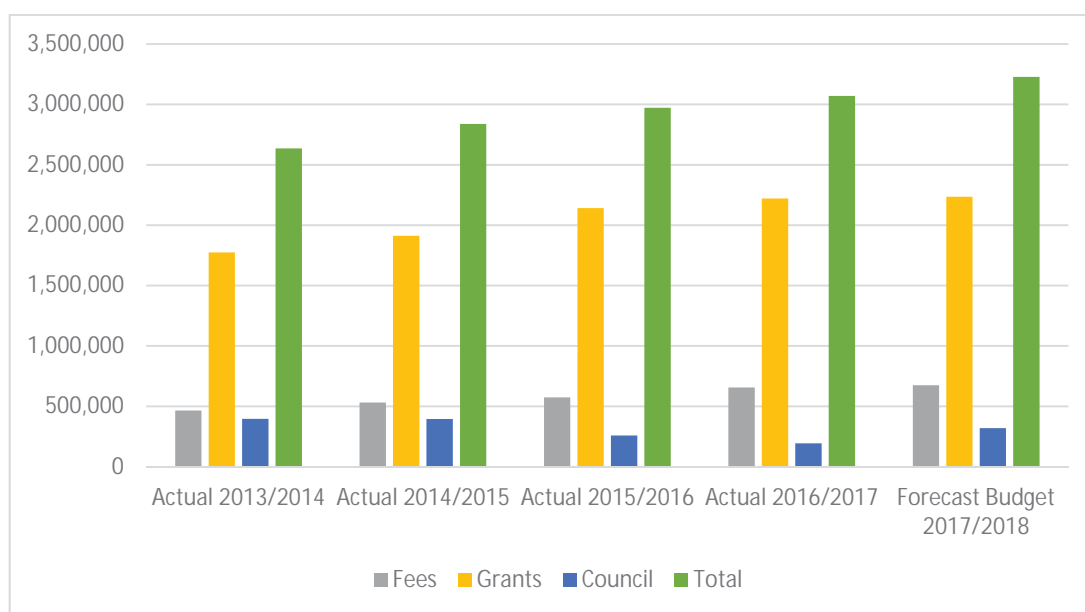
- a) Ensuring On-call reimbursement is in accordance with Council policy and EBA agreement.
- b) Consistently applied standards for staff meal allowances across the program.
- c) Revisit the rostering process through Home Care Manager to ensure split shifts are reduced and rosters are efficient and cost effective.
- d) Aim to operate the program at 95% of CHSP/HACC target and increase brokerage to offset the costs of non-client facing time including travel, staff training, supervision, uniform allowance and split shifts.
- e) Monthly finance reports are to be supplied by the revenue unit to identify and monitor outstanding accounts.
- f) Revisit the staff to client ratio numbers in social support groups to ensure we are meeting standards but not over servicing clients.
- g) Attract volunteers to assist with group programs.
- h) Cease funding external programs that are no longer block funded e.g. HACC social support groups.
- i) Balance non client facing time such as core staff training requirements and supervision time with the need to reduce the amount of admin time which is not funded.
- j) Create further efficiencies with the Home Care Manager program to ensure regular reporting on client targets and measures to make informed decisions about the uptake of clients.
- k) Market and promote the service as a provider of choice in the Moorabool Shire leveraging the positive council brand.

Table 5.0 shows the expenditure and revenue involved with service delivery over the past four years and the forecast for 2017/2018. Chart 4.0 below shows the total costs and contributions by way of grants, fees and council.

Table 5.0 Financial Analysis

	Actual 2013/2014	Actual 2014/2015	Actual 2015/2016	Actual 2016/2017	Forecast Budget 2017/2018
Expenditure:					
Employees	2,015,783	2,129,002	2,144,941	2,491,344	2,448,466
Contracts/materials	620,335	709,764	630,918	579,364	780,669
	2,636,118	2,838,766	2,775,858	3,070,708	3,229,135
Funded by:					
Fees	465,182	531,274	573,548	655,930	674,392
Grants	1,774,503	1,913,103	2,141,492	2,220,717	2,235,808
Council	396,433	394,389	258,152	194,061	318,935
	2,636,118	2,838,766	2,973,192	3,070,708	3,229,135

Chart 4.0 Total Costs and Contribution: Grants, Fees and Council



Brokerage Arrangements

The service also generates revenue through brokerage arrangements with 11 organisations whereby Council is contracted on a fee for service basis to provide services to clients of those organisations that reside in Moorabool.

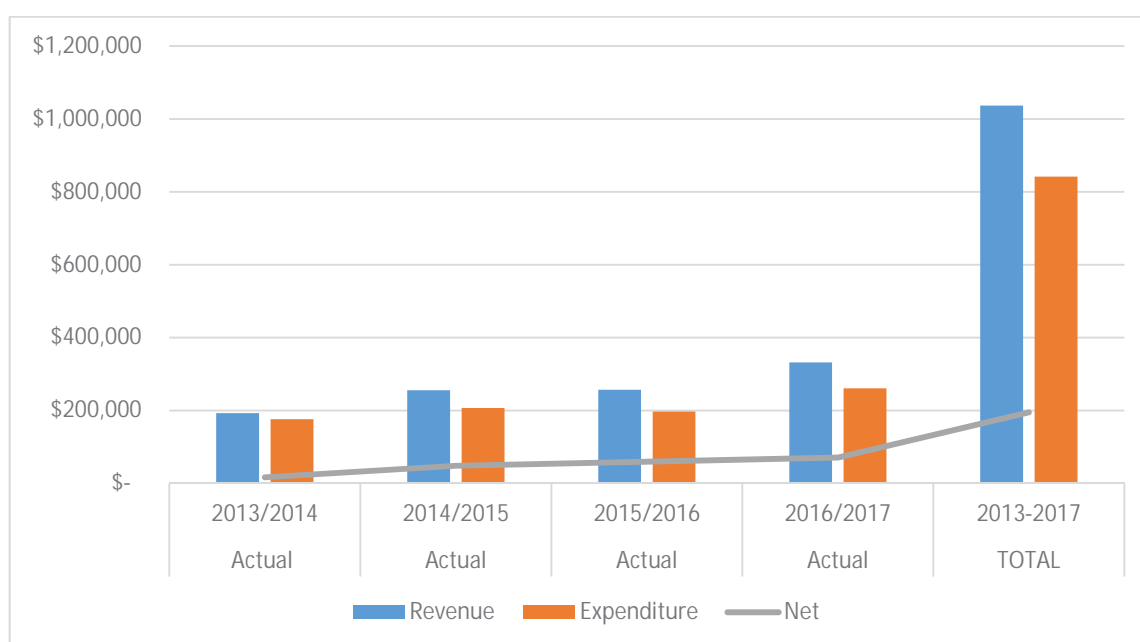
Over the period 1 July 2013- 30 June 2017, the brokerage arrangements generated a net surplus of \$195,092 which was used to offset the council contribution to the services it is contracted to provide.

The following table (6.0) and chart (5.0) shows the revenue and expenditure associated with the brokerage arrangements over the period 2013-2017. The service has forecast to generate a surplus of \$78,000 in this financial year.

Table 6.0 Brokerage Service – Income and Expenditure 2013-2107

Brokerage	Actual	Actual	Actual	ctual	TOTAL
	2013/2014	2014/2015	2015/2016	2016/2017	2013-2017
Revenue	\$ 192,818	\$ 255,391	\$ 256,753	\$ 331,757	\$1,036,719
Expenditure	\$ 176,278	\$ 206,969	\$ 197,335	\$ 261,045	\$ 841,627
Net	\$ 16,540	\$ 48,422	\$ 59,418	\$ 70,712	\$ 195,092

Chart 5.0 Brokerage Service – Income and Expenditure 2013-2107



2.4 Relationship to other services.

For aged services, Active Ageing and Community Access (AACA) have Memorandums of Understanding (MOUs) with:

- Djerriwarrh Health Services (DjHS);
- Pentland Hills Uniting Church;
- Bacchus Marsh Uniting Church.
- Hepburn Shire Council

Djerriwarrh CH Occupational Therapist co-locates with our team at the Darley site and provides assessments for Home Care services and Occupational Therapy services. The Community Health Nurse will also be co-locating with our RAS assessors to generate referrals for allied health. These colocations further strengthen the partnership between Council and the Health sector.

For aged services, AACA have contracts with:

- 11 brokerage organisations;
- BRI (Ballarat Regional Industries) – home and property maintenance;

- Private - property maintenance (lawns);
- DjHS – volunteers, meals on wheels;
- BDH&C – meals on wheels.
- Southern Cross Care-home care services to case managed clients
- Villa Maria Catholic Homes- home care to case managed clients
- St Laurence Community Programs

Moorabool Service Provider Meetings for aged and disability services:

- 15 – 20 providers per group.

Central Highlands Alliance

- Comprises all CHSP and Vic HACC PYP funded organisations (approximately 30 members).

CHSP and VIC HACC PYP Managers Meetings

- 5 LGAs and DHHS.

Local Assessment Network

- Comprises all central Highland RAS and HAS assessment services, 12 members and DHHS.

For disability services, AACA have working relationships with:

- Merrimu
- Pinarc
- Scope
- Mambourin
- Australian Unity
- Mind Australia
- E W Tipping Foundation
- McCallum Disability Services
- Ballarat Regional Industries

AACA also has a relationship with LAC (the Local Area Coordinator) for support/care planning for clients with a disability in order to transition to the NDIS, as they were successful with the tender to NDIA.



2.5 The effectiveness, efficiency and quality of the service model. Benchmarking against industry performance.

Data for HACC services had previously been collected for local government performance reporting purposes. Services were measured against the following indicators⁷:

- **Timeliness** –average number of days taken for a new client to commence the HACC service from the point of referral (new indicator for 2015/2016);
- **Service standard** – Percentage of the Commonwealth’s Community Care Common Standards expected outcomes are met⁸;

The following table benchmarks against other Councils in Victoria, as well as Councils deemed similar to Moorabool Shire⁹.

Table 7.0. Benchmarking against industry performance.

Service Indicator	Service Standard	Moorabool	Similar Councils	All Councils	% change from previous year
Timeliness		4.1 days	18.68 days	18.68 days	N/A
		88.89%	88.15%	87.09%	-0.12%
Service Cost	Cost to Council of domestic care service per hour of service delivered (new indicator for 2015/2016)	\$53.24	\$48.88	\$53.80	N/A
Service Cost	Cost to Council of personal care service per hour of service delivered (new indicator for 2015/2016)	\$33.30	\$47.98	\$50.66	N/A
Service Cost	Cost to Council of respite care service per	\$46.33	\$50.53	\$54.04	N/A

⁷ Figures are for 2015/2016

⁸ CCCCS can be found [here](#)

⁹ Information obtained from <https://knowyourcouncil.vic.gov.au/councils/moorabool/reports/summary>

Service Indicator	Service Standard	Moorabool	Similar Councils	All Councils	% change from previous year
	hour of service delivered (new indicator for 2015/2016)				
Participation	% of the municipal target population that receive a HACC service	32.67%	28.85%	26.66%	+8.03%
Participation	% of the municipal target population in relation to CALD people who receive a HACC service	18.97%	19.30%	19.15%	+46.17%

In 2016, the Victorian Government determined not to require local governments to report on HACC services as above, due to the significant changes taking place in the sector which make reporting difficult.

Council's Aged Services is rated highly by independent external audits and has an active continuous improvement program. A recent audit undertaken in September 2017, saw the unit meet all eighteen standards. The Service is effective in meeting clients' needs and are valued highly by the clients. The community satisfaction survey results show that the communities of Moorabool highly value the provision of "elderly support services" by Council. There are currently no providers in the area that could offer an equivalent service.



2.6 Benefits of the Reablement and Wellness approach

A new approach to community care has emerged in recent years, and continues to gain traction in Australia. The traditional model for community care services has a focus on illness and dependence through providing passive support for individuals. The concept of 'wellness and reablement' (or 'enablement') replaces this with a model of care centred on 'capacity building', whereby independence in performing activities of daily living is encouraged and facilitated. There is an increasing body of evidence that this shift in focus produces more favourable outcomes for consumers with improved wellness, through achieving greater independence, and consequently reducing the amount and cost of care.

Wellness is the optimisation of a person's physical and mental health and well-being. In the context of community care, wellness centres on the understanding that an individual, despite increasing frailty and decreasing health, has the capacity to improve their physical, social and emotional well-being. This is achieved through a flexible and tailored approach to delivery of care, taking into account the individual's unique set of circumstances and goals.

Reablement is closely linked, but distinct from wellness. It is the process of helping people regain, or re-learn, skills required for daily living which have been lost due to deteriorating health or advancing frailty. It is distinct from addressing specific health care issues.

Benefits to the Individual

- Increased feelings of independence, empowerment and autonomy in managing their health and abilities
- Improved physical and emotional well-being
- Improving their ability to self-care and to perform everyday activities of daily living
- Reducing the need for ongoing home care services
- Reducing the risk of falls and falls related injuries
- Avoiding hospital admission for reasons directly addressed by this program, for example, falls, medication or chronic disease mismanagement.

The Evidence

Lewin et al (2008) found consumers on a Reablement program had:

- 71% had less difficulties with Activities of daily living.
- 33% no longer needed ongoing care services; and
- 39% needed a lower level of service. (<http://www.homecarehealth.com.au/blog/2015/8/21/a-new-model-for-community-care-wellness-and-reablement>)

There are two key drivers to this approach: our understanding of the evidence base of what it is to grow old well and increasing demand.

Evidence for a 'wellness' or 'active approach' to service delivery

Underpinning the CHSP funded Home Care service are the principles of wellness and reablement. 'Wellness' refers to a state of optimal physical and mental health, especially when maintained by proper diet, exercise, and social engagement. It is not only dependent on the actions of a particular individual, but also on the dynamic relationship between people and the quality of their physical and social environment (McMurray, 2007). The concept of

wellness' reflects a significant shift from 'treatment' to 'prevention' that has gradually occurred in health provision over the last 50 years.

Even when people are elderly and frail, there is increasing evidence that adopting strategies for 'wellness' can make a positive difference to them (Stuck et al., 1999; Peel et al., 2005; Seeman & Crimmins, 2001). These strategies can include exercise (including low level activities such as shopping, cooking and gardening), using aids and equipment, improving nutrition, developing new ways of coping to deal with depressed mood or stress. These strategies often result in an improvement in well-being and morale for the older person and, at least in some cases, may reduce the number of hospital admissions and subsequently delay any need for permanent institutionalisation (McWilliam, Diehl-Jones, Jutai, & Tadrissi, 2000).

2.7 Competitors and local conditions – service mapping and environmental scan

The Council is currently the predominant provider of aged care services in the Shire of Moorabool. Other services including Djerriwarrh Health Services and Ballan and District Health and Care provide services as well, however they largely complement the services provided by the Council. Council also provides services to these and many agencies through a brokerage arrangement whereby council has an agreement to provide services on a fee for service basis.

Currently, most disability services have indicated they will only service Bacchus Marsh and Ballan. It is believed this will be the trend for aged services as well.

Some clients that have been accepted for both National Disability Insurance Scheme (NDIS) and Consumer Directed Care (CDC's) are requesting to stay with Moorabool (under CHSP) because they do not want to pay the daily participant rate under CDC – a contrast to what happened in the Barwon NDIS Trials.

2.8 Alternative service providers and models

Djerriwarrh Health Services and Ballan and District Health and Care provide services to the aged and may consider expanding their operation. Currently Council provides services on a fee for service basis for Ballan and District Care and has a working relationship Djerriwarrh Health Services in relation to their Occupational Therapy services.

2.9 Results of the Annual Community Satisfaction Survey 2016

The 2017 Community Satisfaction Survey showed a decline on the measures of elderly support services. This result is significantly below both State-wide and large rural council averages. However, while there is room for improvement on the rural and state-wide scale, elderly support services is ranked as the third best performing service that Council provides, behind waste management and appearance of public areas. This service is rated as the second most important service by residents. There was a 15 point margin where stated importance exceeds rated performance (78-63). It was recommended that Council pay particular attention to areas where this margin exceeds 10 points. Residents aged between 50-64 years appear to be most driving negative opinion in 2017, an age bracket of particular relevance to this review.

The following questions were asked in the survey:

How important should 'elderly support services' be as a responsibility for Council? 36% of respondents said this was "extremely important" (down 3% from 2016) and 42% said "very important" (down 3% from 2016).

How has Council performed on 'elderly support services' over the last 12 months? 9% of respondents said Council's performance was "very good" in this area, down 1% from 2016. 25% said Council's performance was "good", up 1% from 2016. 22% of residents said Council's performance in this area was "average". The measurements of "poor" and "very poor" in this area did not see a discernible difference between 2017 and 2016. However, those that were "unable to say" increased from 31% in 2016 to 37% in 2017.

In 2016, Meals on Wheels customers participated in a survey to ascertain general satisfaction with the service.

37% of respondents were very satisfied with the meals provided, 36.5% were both satisfied and also neutral. Of the meals provided, 20% were happy with the choice every time, 50% were mostly happy and 30% sometimes happy with the choice available. 79% of respondents said the meal portions were just right, with 10.5% saying the portions were too large and 16% saying they were too small. These figures indicate an overall satisfaction with the service.

In 2016, Council also undertook a client satisfaction survey for the Active Ageing & Community Access unit. A similar survey was undertaken in 2012/2013 which has been used for comparison.

Respondents were asked to rate various aspects of the service. The highest average ratings were provided for professionalism of Community Support Workers (92), information being kept confidential (92) and the home maintenance program (91), with ratings indicating a high and consistent level of service being provided

Most respondents (78%) reported using the domestic assistance service. Less than one in five respondents said they use personal care (18%), property maintenance (18%) and delivered meals (13%). When assessing satisfaction with these particular services, using an average rating, personal care achieved the highest rating (93%), followed by delivered meals (90%), domestic assistance (89%) and property maintenance (83%). Satisfaction with these services was slightly higher than in the 2012/2013 survey.

Respondents were asked to list the service they current receive that is most valued and why. Nearly two thirds (64%) provided a response. Domestic assistance was named by 45% of those that use it. Personal care was named by one third (33%) who use it. Meals on wheels was named by 29% who use it, respite by 22% who use it and property maintenance by 21% who use it.

Respondents were asked 'how happy are you with the services you receive?' Overall satisfaction with services achieved an average rating of 89 out of 100: an excellent result, with only 2% saying they were 'somewhat dissatisfied'.



3.0 Consistent Organisational Approach

3.1 Reference to Integrated Planning and Delivery Framework

- a. What do our previous reviews, strategies and policies tell us (policy context)?
 - i. Council adopted its *Age Well Live Well & Access and Inclusion Plan (2015-2021)* in November 2015. The Plan represents an integrated approach in that:
 - It is a 'whole of Council' strategy; all areas of Council have a shared responsibility to support healthy active ageing and access and inclusion for people with disabilities;
 - It is a platform for partnerships and collaboration with government departments, regional and local health and community service providers and community groups, in terms of resourcing, service planning, coordination and advocacy.

The Strategy outlines that Council has a range of roles and functions with respect to supporting healthy active ageing and access and inclusion for residents who are over 50 years of age, have a disability or carer responsibilities. These include the following:

- ✓ *Council is a provider of services, in particular Home and Community Care (HACC) for frail aged and people with a disability, as well as other services and programs including disability, family and children, youth and recreation.*
- ✓ *Council is a strategic planner, in terms of land use and the provision of physical infrastructure (e.g. roads) and social infrastructure (e.g. community facilities).*
- ✓ *Council develops policies, strategies and plans to determine priorities and guide allocation of resources for services and infrastructure.*

- ✓ *Council is an asset manager of a range of buildings and facilities from which it provides services directly (e.g. libraries) or in which community groups manage on behalf of Council (e.g. community halls and recreation reserves).*
- ✓ *Council plays an important community capacity building role, through programs and activities that support social inclusion and health and wellbeing.*
- ✓ *As the level of government closest to the community, Council has an important leadership and coordination role, whereby it partners with other levels of government and not for profit sectors to mobilise resources and deliver programs and services.*
- ✓ *Finally, Council plays an important role in advocating to other levels of government on community needs and aspirations.*

ii. In September 2016, Council carried resolutions regarding the provision of aged care and disability services within the National Disability Insurance Scheme (NDIS) environment. Please refer 1.3 above.

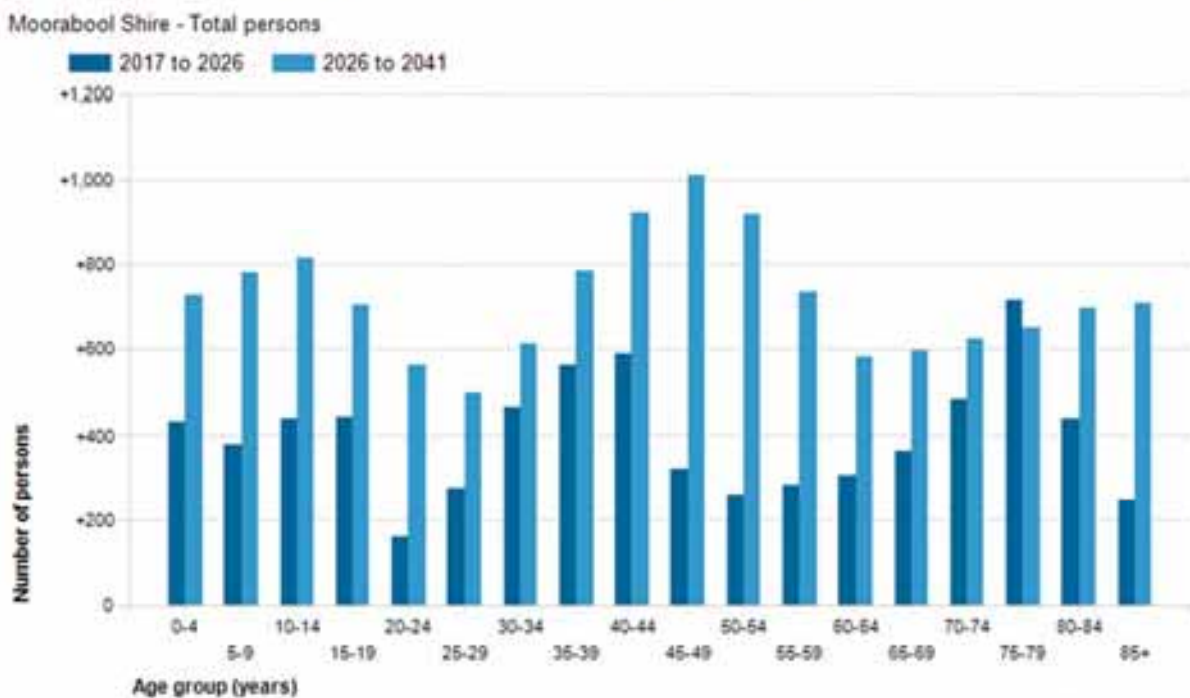
b. What are the top five key trends relating to the services?

1. **Ageing Population** – there is a projected 88% increase in persons aged 65 years and over between the years 2016 to 2031.¹⁰

Forecast Change in age structure – 5 year age groups

The largest increase in persons between 2017 and 2026 is forecast to be in ages 75 to 79, which is expected to increase by 715 and account for 3.7% of the total persons.

Forecast change in age structure - 5 year age groups



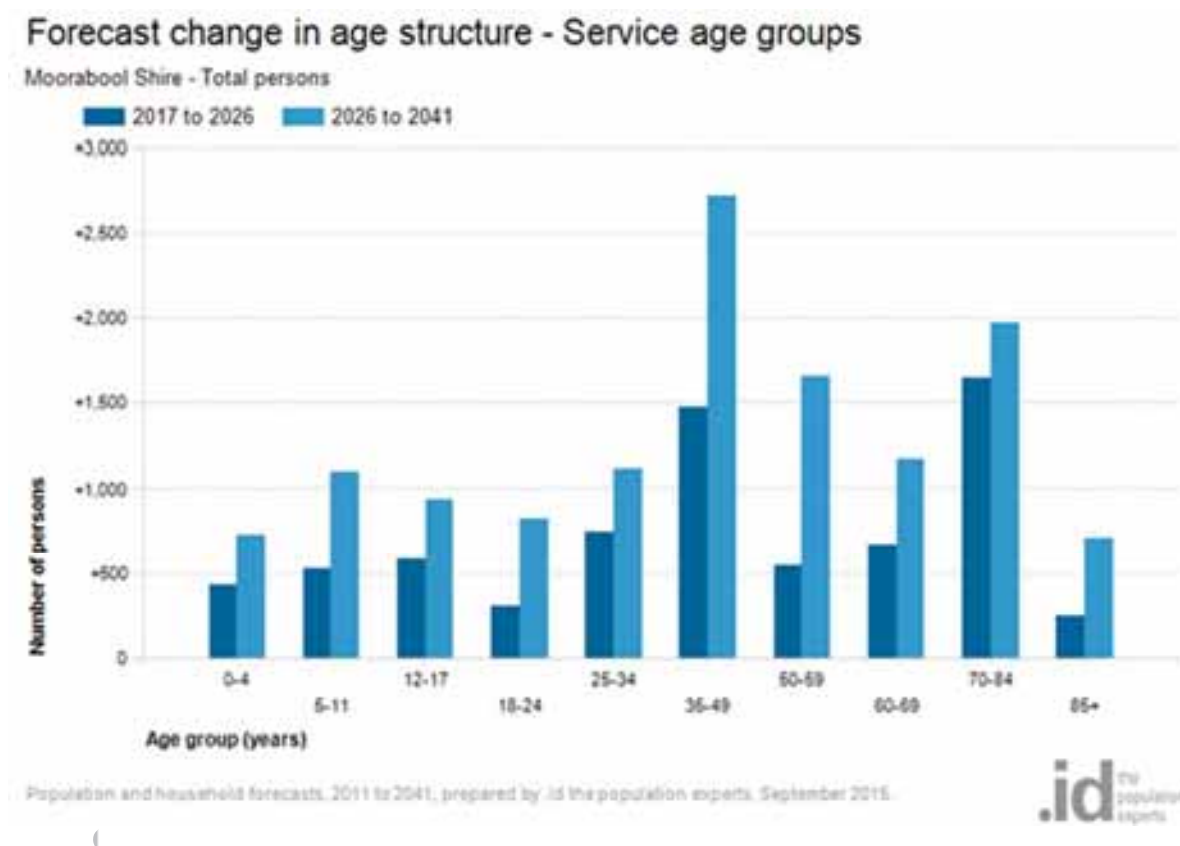
Population and household forecasts, 2011 to 2041, prepared by .id the population experts, September 2015.



¹⁰ Victoria in Future (2015)

Forecast age structure – Service age groups

In Moorabool Shire between 2017 and 2026, the number of persons aged over 60 is expected to increase by 2,561 (36.1%) and comprise 23.9% of the total population.



2. **Dementia increase** – Alzheimer's Australia Victoria currently predict a 5 fold increase in the rate of dementia in Moorabool between 2017 and 2041.

3. **Future Reform – An Integrated Care at Home Program to Support Older Australians.** The Commonwealth Government is currently examining the future provision of aged services across Australia. The Commonwealth Government is considering a range of models for the home support service system post-2020. This may include greater individual client budgets; choice of providers; block funding for some types of services; greater consumer choice and a broader market of potential providers. The Commonwealth has advised the Municipal Association of Victoria (MAV) that no firm decisions have been made as yet on the service design issues, and local governments and the MAV have the opportunity to try and influence design and service models. There is a strong case to be put for block funding for some types of community support services.

The MAV has commissioned research with the University of New South Wales to document impacts of similar major social care reforms in other countries, as a further input to design. A number of issues raised by this research have also been raised in the NDIS context, such as:

- Block funding enables flexible and appropriate services to be made available to residents at the neighbourhood level

- There are risks in moving to an individualized contracting model for specific services, as small budgets can limit flexibility of service responses and provision of choice
- Some areas risk thin markets, where no/few new providers enter the market place due to high costs of entry or lack of business prospects
- Administrative burden and insufficient investment in care coordination can cause anxiety/stress in older groups and decision co-ordination and planning support is needed more intensively than in younger groups
- Ability to navigate systems is critical

4. **Consumer Directed Care (CDC)** is a model of service delivery designed to give more choice and flexibility to consumers. Consumers who receive a Home Care Package will have more control over the types of care and services they access and the delivery of those services, including who delivers the services and when. Unlike services provided under the CHSP, which offers basic assistance, Home Care Packages offer a higher level of support for those with more complex needs. There are still exceptions to how a HCP package works, in certain circumstances.

5. **National Disability Insurance Scheme (NDIS)** - is administered by the National Disability Insurance Agency (NDIA) and is a national approach based on insurance principles that will provide individualised support and services for people with a disability and to a lesser extent their families and carers.

“The NDIS is a market-style system where government funding will no longer go directly to disability service providers, but instead to the client, who can choose the providers they want. The scheme is predicated on the idea that users should be able to move from provider to provider, receiving the services they want, and how they want them – as long as these are “reasonable and necessary”.¹¹

The introduction of the NDIS sees a shift away from generic disability block funded programs to individualised funding responses. For example, group block funded respite funded programs will move to a personalised service that is tailored to what an individual wants and needs. Disability services will move to an open market, where any organisation can offer services as long as they are registered as an NDIS service provider.

c. What do the 2041 Urban and Rural M2041 consultations and strategies tell us?

The current population base in rural areas of Council do not have the numbers to support any additional services. Dunnstown, Wallace and Bungaree may have future potential for additional services provided they are coupled to growth. However, this is dependent on the provision of reticulated sewerage (subject to commitment by relevant water authority) to the areas to enable this residential expansion within the Environmental Significance Overlay (ESO1). Sewering would be a necessary part of any future residential re-zoning to enable population growth. This would trigger the provision of better services for the town provisionally enabling older residents to age in place more easily.

The Service Review and Planning Framework is a key component of Council’s Integrated Planning and Service Delivery Framework and is contained in Appendix 1.

¹¹ <http://theconversation.com/understanding-the-ndis-the-challenges-disability-service-providers-face-in-a-market-based-system-57737>

3.2 Demographic Analysis

- a. What does the data from the Community Infrastructure Framework tell us for 2021, 2031 and 2041?

The Community Infrastructure Framework defines Council's approach to the planning and delivery of existing and future community facilities and the services delivered through those facilities.

The Community Infrastructure Framework is a critical component of the Moorabool 2041 Growth Framework. It identifies the nature and the location of the Shire's most critical needs for community facilities and the infrastructure improvements required to meet those needs. The Framework establishes an evidence-driven, whole-of-Council approach to identifying the Shire's priority community infrastructure needs. It has been developed collaboratively across Council with ongoing input from service managers.

Data from the Community Infrastructure Plan forecasts that there will be shortfalls in meeting service needs under three infrastructure types: centre based meals, dementia programs and social support groups.

Centre based meals – For Bacchus Marsh and surrounds, maximum capacity will be reached between 2021 and 2031, meaning new meal preparation capacity will be required after 2021. Existing facilities have capacity to meet rural quantity demand up to 2041.

Dementia programs - Current provision in Bacchus Marsh and surrounds is not meeting demand. Alzheimer's Australia Vic (AAV) figures suggest a higher rate of dementia that is currently being addressed through programs (as indicated in 3.1 b above). There is currently a shortfall of 2 facilities, increasing in line with AAV forecasts to a shortfall of 5 dementia-appropriate facilities existing by 2031 and 11 by 2041. The shortfall in 2041 is 15 facilities when the Rural East is also factored in. Ballan currently has a shortfall of 1 facility, increasing to 3 facilities by 2041. Across Ballan and the Rural West there will be a shortfall of 7 facilities by 2041. For rural areas, there is currently a shortfall of 2 facilities, increasing to a shortfall of 7 by 2041.

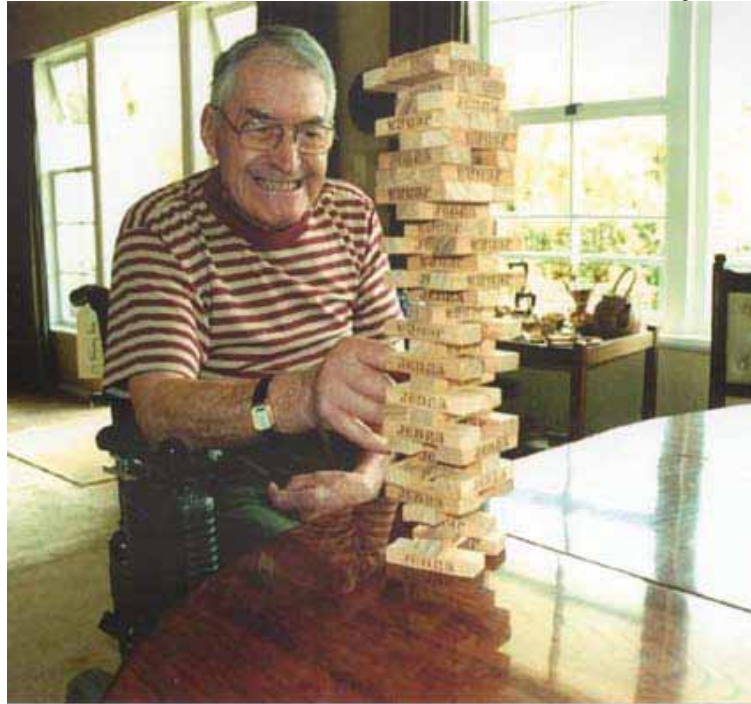
Social support groups – Bacchus Marsh and surrounds are currently serviced by facilities in central Bacchus Marsh. However, as population and congestion increases, facilities in Darley/Maddingley should be considered to reduce travel time and distribute groups. Most rural areas are adequately serviced, with Council investigating a new planned activity group to meet demand in the south west (Elaine and Morrisons).

- b. What does the data from your service strategies tell us for 2021, 2031 and 2041?

Council's *Age Well Live Well & Access and Inclusion Plan (2015-2021)* states that Moorabool has an ageing population, reflecting the national trend with almost 13% of the population aged over 65 years in 2011.

Those aged 50 years and over represent just under a third (31% or 9,451 people) of the total population in 2011, which is expected to increase to 12,959 people, or 36% of the total population, in 2036. Significantly, there will be almost a 90% increase in population of retirement age (65+) by 2026.

An ageing population not only presents challenges for government agencies, including Council, to meet demand for services and infrastructure, but also in terms of increased incidence of chronic illness and disease as people live longer. For example, the prevalence of dementia in Moorabool is estimated to increase almost four-fold by 2050.¹²



3.3 Council Plan and Strategic Financial Plan

- a. What does the Council Plan tell us with respect to key Council directions and issues for the next four years?

The *Council Plan 2017-2021* has a vision of vibrant and resilient communities with unique identities. The Moorabool Shire Council exists to co-design local solutions that enable the Moorabool communities to prosper now and into the future. We do this by:

- Providing good governance and leadership;
- Minimising Environmental impact;
- Stimulating economic development
- Improving social outcomes

The Council exists to be in service to the communities of Moorabool Shire.

The Council is accountable to the community and has legislative responsibilities.

The *Council Plan 2017-2021* has a strategic objective of Improving Social Outcomes; Context 4A: Health and Wellbeing. Enhanced community health and wellbeing is achieved through the intersection of enhanced economic, social, built and natural

¹² *Age Well Live Well & Access and Inclusion Plan (2015-2021)*

environments. Benefits are: local services accessible to those in need; healthier individuals and communities; reduced social isolation and exclusion; reduced anti-social behaviour; more resilient and self-reliant individuals and communities; enhanced workforce numbers and capacity.

The Council plan includes a key action in 2017-2018 to prepare a directions paper to deliver Aged Services in a consumer directed care (CDC) environment.

- b. What does the current Strategic Financial Plan (SFP) tell us in relation to the financial situation of Council, overall service growth and funding constraints?

Under a rate capped environment, Council is significantly constrained in its ability to generate future revenue growth. Additionally, loan borrowings are comparatively high and will continue to remain high in the medium term. Council must look to a number of initiatives and proposals into the future in order to remain financially viable and responsive to the needs of a growing community. As a result, Council has an active plan of service reviews, stringent cost control measures and other measures to ensure it can operate sustainably now and into the future.

3.4 Capital Improvement Program (CIP)

The draft Community Infrastructure Framework has significant findings that could potentially lead to new CIP projects relating to dementia, universal accessibility and new facility provision for centre-based meals and Social Support Groups. Please see **3.1b**, **3.2a** and **3.2b**.

3.5 Asset Management Policy and Strategy

- a. What is the long term asset management regime?

The *Asset Management Policy* provides blanket cover on all assets, linking to the Asset Management Plan for each one of the four Asset categories: Transport Assets, Water Assets, Open Space Assets and Building Assets. This service review would be linked to Building Assets.

- b. What are the implications of the services on future reviews of Asset Management?

Community facilities will be required to deliver aged and disability services and activities. This can be largely delivered through the existing facilities although some require renewal and all ongoing maintenance.

3.6 Risk Management Framework and Register

a. What risks have been flagged that need to be addressed?

Risk	
Loss of Services	With the changing nature of the funding arrangements and service delivery, community members may miss out on services which has been the experience for some Council clients that have transferred to the National Disability Insurance Scheme
Manual handling injuries	May result from client care (e.g. loading and unloading wheelchairs on the bus, holding and transferring clients when showering or to the car, domestic duties.
Occupational violence	possible occurrence when working in isolation
Managing hoarding and squalor	staff being exposed to premises which are poorly maintained due to hoarding and squalor
Contractual and legal requirements	failure to properly monitor clients when out can lead to an individual becoming lost or harmed or harming others
Food safety and kitchen registrations	Food safety plans and kitchen registrations need to be provided for any Council facility that provides food to clients.
Hazardous substance injuries	Injuries may result from improper handling or use of chemicals/cleaning detergent.
Emergency situations	Risk of staff becoming caught in emergency situations whilst out, such as floods, fire, gas leaks or power outages.
Animal attacks	May occur if animals are not secured during a home visit.
Financial	Clients unable to pay accounts; uncertainty of HACC funding levels.
Volunteer management	Monitoring compliance, induction and risk.

b. What audits have been undertaken that will influence future priorities and direction?

Aged Services is required to undertake an audit against the Victorian Government Human Services Standard and the Commonwealth Community Care Common Standards. Further information is provided in the following section.

c. Do the services meet the requirements of external regulation and guidelines?

Certification for Human Services Standards (gazetted as the Department of Health and Human Services Standards) and ISO 9001:2008 Quality Management System Requirements – was achieved in March 2017 and expires 25 March 2019.

Accreditation against the Commonwealth Community Care Common Standards was achieved in September 2017 with all eighteen standards met. The review documents the

performance of the service against each of the expected outcomes of the Standards. Any required improvements are included in an improvement plan, approved by the reviewers.

3.7 Survey of our Customers – Community Engagement

- a. Determine the importance and value customers and non-customers place on the services. Seek and consider feedback from the community and service users about the adequacy of, and satisfaction with, the services in respect of their needs and expectations.

Information obtained from Council's *Community Satisfaction Survey (2017)*, *Active Ageing and Community Access Client Satisfaction Survey (2016)* and *Meals on Wheels Survey (2016)* showed high overall satisfaction with Council's provision of services in the area of Active Ageing and Community Access. These surveys covered users and non-users of the service.

The services most valued, as listed in the *Active Ageing and Community Access Client Satisfaction Survey* were (in ranked order):

- Domestic assistance
- Personal care
- Meals on wheels
- Respite
- Property maintenance

An aggregate summary of stakeholder feedback from the AACA certification assessment, conducted in 2016, showed high levels of satisfaction from clients and carers over the service provided by AACA with a strong commitment articulated by staff to the ongoing provision of services to clients and carers.

- b. Determine the community need for the services, additional or different services.

Organisations entering into service provision for NDIS are unlikely to be providing services to outlying areas, even though MSC provides services to every area within the LGA. This is also likely to be the case with aged services. This means clients currently receiving services will be disadvantaged by the changes. The National Disability Insurance Agency (NDIA) has commissioned an independent pricing review.

The pricing review will:

1. provide recommendations in relations to improved pricing effectiveness, including but not limited to:
 - a. National versus regional pricing;
 - b. Pricing of services with different levels of complexity;
 - c. Pricing of short stay support, and for emergency and crisis supports;
 - d. Thin and undersupplied markets, particularly in regional and remote areas;
 - e. Relative provider efficiencies (including overheads);
 - f. Adequacy of provider returns; and
 - g. Effectiveness of the Hourly Return approach used to set prices.

2. Provide recommendations in relation to the potential early de-regulation of price in more mature sub-markets and the glide path for the eventual de-regulation of price more generally.

The experience of the roll-out of the NDIS in Moorabool has identified gaps in the provider market with some individuals assessed as eligible for the NDIS, provided a package to purchase services but unable to access service providers which reflect the "thin" market mentioned above. People that have previously been clients of council are unable to access the services that they were getting from Council prior to transitioning to the NDIS. A key issue has been the pricing structure and the cost of travel not being sufficiently factored into the price. Some providers are not servicing people in "rural and remote" areas as it is at a cost disadvantage to the service to do so.

If the pricing structure is reviewed and is more consistent with the actual cost of delivery, particularly in rural and remote areas of the municipality, re-consideration may need to be given to the Council's role as a provider in the NDIS.

Another opportunity may exist for the Council to register to provide Home Care packages. Home Care packages offer health and support services coordinated by a case manager where services are no longer sufficient to help aged people continue living in the community. The packages are available only for people who are assessed as eligible for residential care but who can continue to live at home with sufficient support.

Council already provides brokerage services at a cost recovery rate to a number of organisations that are funded to provide services to Moorabool residents but are not set up to do so. There is an opportunity to review the Council's charge out rates for these services and to market our services to other organisations including local governments in the central highlands region. A staff number was seconded to Pyrenees Shire in 2016 to assist them with assessment and other service needs. Pyrenees Shire are apparently interested in working on future opportunities as well.

- c. Identify the community's ability to access other services or programs that could potentially better meet their needs.

Services are available in populated areas but there has been little to no pick up in rural areas. On 27 April 2017, the State Government announced that even with the roll out of the NDIS in Victoria, it still expects to remain a service provider in some form and that has launched an EOI process to help determine areas where the Government may need to continue to provide services. Given the current environment around HACC funding, it seems likely that this may be the case with the CHSP.

On May 10, 2017, the Department of Health announced an extension of funding arrangements for CHSP until 30 June 2020, including extending funding agreements with CHSP service providers from 1 July 2019 (in Victoria). The aim is for new funding conditions to provide a greater focus on activities that support independence and wellness and provide more choice for consumers. Regional Assessment Services (RAS) funding arrangements will also be extended from 1 July 2018 with changes to some areas to support improved access, including in regional and remote Australia.

- d. Determine whether Council is the most appropriate organisation to deliver the service.

This will be determined from the entire service review and resulting recommendations and report put to Council. AACA is currently the only service provider to deliver to the total area that comprises Moorabool Shire.

3.8 Undertake a Self-Assessment.

The above review and analysis will form a basis for a self-assessment.

The AACA recertification assessment was completed in March 2016. Certification is a combination of both DHHS Standards (which requires a 100% pass rate) and ISO 9001:2008. Any major or minor conformities must be addressed in the Action Plan – Opportunities for Improvement.

DHHS standards – all criteria were identified as conforming and there were no resulting improvement actions

ISO 9001:2008 – 2 criteria were identified as non-conforming however evidence was subsequently provided and the actions closed by the Assessor in October 2016.

The Community Care Common Standards Quality Review was completed in March 2014. The review documents the performance of the service against each of the expected outcomes of the Standards. This report related to the review of the following HACC funded services: Assessment, Delivered Meals, Domestic Assistance, Personal Care, Planned Activity Group (Core and High), Property Maintenance, Respite, Service System Resourcing and Volunteer Coordination. Any required improvements must be included in an improvement plan, approved by the reviewers. All required improvements have been implemented. The triennial review will again be undertaken in August 2017.

3.9 Identify options for the future of the services

- a. Identify the most appropriate service model for ongoing delivery of the service including the use of digital technology.

Three options have been identified regarding Council's role and contribution:

Option 1: Continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements. No defined percentage cap on Council contribution as currently in place.

Option 2: Continue needs based services with Council contribution contained within the band of 6-10 per cent of total expenditure.

Option 3: Withdraw from the service and do not enter into new contracts for service post 1 July 2020.

The service has embraced technological advances to improve the efficiency of the service through HACC PAC Mobile and more recently with the introduction the Home Care Manager.

With the transition to the Commonwealth Home Support Program, the service has migrated to a new program, the Home Care Manager. The Home Care Manager will further create further efficiencies and improve compliance by eliminating paper-based administrative tasks. The software helps to simplify staff management, invoicing, payroll, assessments and reporting.



b. Identify changes to increase or decrease the level of service and opportunities for improvement.

Options	Changes that need to be made to HR	Operating costs	Maintenance costs	Infrastructure assets to meet level of service	Opportunities for additional revenues
<i>Option 1 would see the continued delivery of the existing programs and service with provision for some growth and continue to reduce the cost to council through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements.</i>	Existing Staffing levels would be maintained and possibly increased (the vast majority of staff are permanent part-time or casual)	Would increase but be partly offset through increased revenue streams	Operating costs would be maintained.	Maintained	Expansion of existing brokerage arrangements and development of additional revenue generation opportunities.
<i>Option 2 would result in the provision of aged services at the current level but does not take into account variables such as population growth or the ageing population. This could result in demand management strategies such as a waiting list or application of additional eligibility criteria. The cost to Council could continue to be reduced through the generation of additional revenue through increasing the existing brokerage arrangements and introducing other fee for service arrangements.</i>	Staffing levels would be maintained (the vast majority of staff are permanent part-time or casual)	Would increase but be partly offset through increased revenue streams	Operating costs would be maintained.	Maintained	As per 1
<i>Option 3 would see a significant withdrawal in existing services available to the communities of Moorabool, particularly those in more rural areas of the Shire, given the council is the predominant provider of aged services in the municipality.</i>	This would result in a significant reduction in staff across the Active Ageing and Community Access service unit.	Would be significantly reduced	Operating costs would be maintained as the Council offices and Senior Citizens Centres would remain in operation.	Maintained as the Council offices and Senior Citizen centres would remain in operation.	

4.0 Recommendations

The Commonwealth Government is currently exploring the future arrangements for aged services through a discussion paper entitled: Future Reform – An Integrated Care at Home Program to Support Older Australians. The Commonwealth Government is considering a range of models for the home support service system post-2020. This may include greater individual client budgets; choice of providers; block funding for some types of services; greater consumer choice and a broader market of potential providers. The Commonwealth has advised the Municipal Association of Victoria (MAV) that no firm decisions have been made as yet on the service design issues, and local governments and the MAV have the opportunity to try and influence design and service models. There is a strong case to be put for block funding for some types of community support services.

At this point, it is too early to make a decision about the role of Council in the provision of aged services beyond 1 July 2020. The future make-up of the aged care sector can be expected to be clearer once the government has considered the feedback on the discussion paper and formulated a position.

It is recommended that the Council continue to provide aged services consistent with the resolution of the Council at its meeting held on September 7, 2016 and in accordance with the current funding agreements. Further that the Council continue with, and build upon the existing service including the further development of the existing brokerage and other fee for service arrangements. No defined percentage cap on Council contribution as currently in place.

At the Ordinary Meeting, the Council resolved to:

- Continue to provide aged care services to people aged 65 + through the Commonwealth Home Support Program;
- Continue to provide services to people under 65 through the Victorian HACC Program for Younger People;
- Continue to strengthen its role in making Moorabool a more inclusive and accessible community and advocating for the needs of people with disabilities.

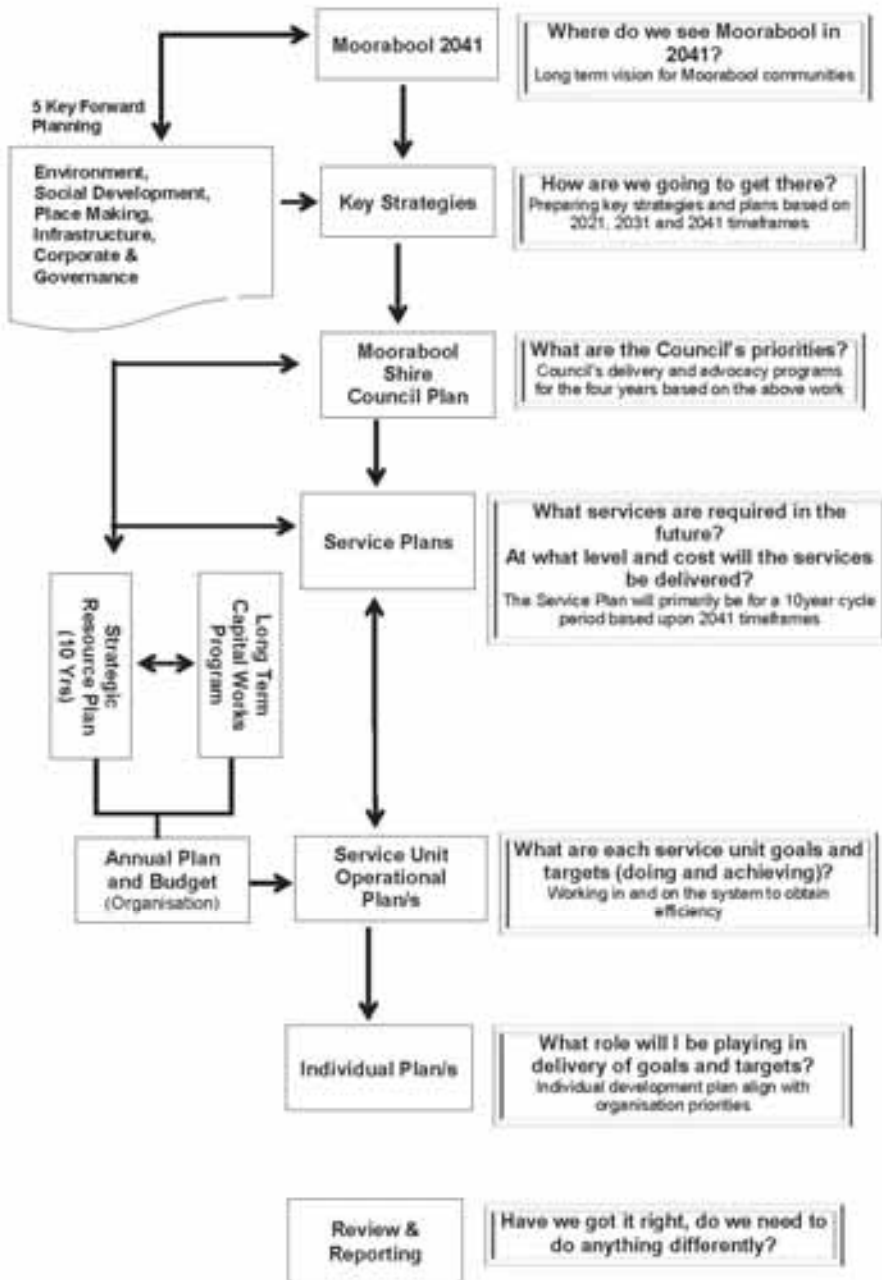
It is recommended:

1. That in accordance with the action in the Council Plan 2017-2021, Officers prepare a directions paper/business plan to deliver Aged Services in a consumer directed care (CDC) market based environment for consideration of the Council by June 2018.
2. That the Council continue with, and build upon the existing services including the further development of the existing brokerage and other fee for service arrangements that includes a mixed market of self-funding and government subsidised services.
3. That the Council seek to become a provider of Home Care packages which includes coordinating care and providing case management to eligible clients.
4. Reviewing existing financial modelling and staffing arrangements for each Home Care service type to be undertaken to prepare for aged care servicing post 2020.

5. Pursuing funding for the Rural Access service under the proposed National Disability Insurance Scheme (NDIS) Information, Linkages & Capacity Building (ILC) arrangements.
6. That Council's Information Technology and Communications (ITC) supports the provision of efficient services, billing arrangements and reporting so we continue to build and refine the Home Care Manager system to ensure it reflects the needs of the service.
7. That Council continue to further strengthen our partnerships with local services including health and social supports that complement Council Home Care services and ensure that we can respond to the needs of Moorabool's ageing community.
8. That Council continue to support and develop volunteering opportunities that benefits both the volunteer and the Moorabool community. Volunteers play an important role in the aged and disability space in Moorabool.
9. That the 2015-2021 Age Well, Live Well and Access and Inclusion plan and plan be revised for 2020 with a focus on social support programs, consumer transport options and Friendly visiting program.
10. That a comprehensive marketing and promotional strategy be developed that highlights the Home Care services in a competitive market which leverages off Council's reputation and brand.
11. To support and lobby the realignment of assessment functions to achieve practice consistency which needs to ensure key strengths such as knowledge of local service systems, local service, local planning and development.
12. Determine whether it is a viable option to continue to provide service for HACC clients post State funding negotiations, subsequent to the NDIS roll out.



Moorabool Shire Integrated Planning & Delivery Framework (IPDF)



11.3.3 Insuring Non-Council Owned Assets Policy

Introduction

File No.: 21/02/001
Author: Vanessa O'Toole
General Manager: Danny Colgan

The purpose of the report is to recommend that the Council adopt the Insuring Non-Council Owned Assets Policy.

Background

The Council previously considered this item at the Ordinary Meeting of Council held on the 6 September 2017 where it was resolved to lay the Draft Insuring Non-Council Owned Assets Policy on the table for further consideration at the November meeting of Council.

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.

The Shire of Moorabool contains a range of Community Halls, Recreation Reserves and other physical assets that are either owned by Council, the Department of Environment, Land, Water & Planning (DELWP) or a Community Cooperative.

The Council recognises that for many communities the non-council owned reserves and halls are often the only community asset in the area and a vital resource for community members. Council provides operational grants to many committees operating in non-Council owned recreation reserves and community halls.

The DELWP has advised that it does not insure Crown assets and committees are responsible for arranging insurance for damage to building on the reserve (property insurance) and for loss of or damage to contents and other assets owned by the committee (contents insurance) if they desire. If the buildings are occupied under a lease, the tenant can be required to insure the premises.

Over recent years, Council has participated in a range of joint initiatives to redevelop or replace existing assets at various sites. This has included the Bungaree Recreation Reserve redevelopment, the Wallace Jubilee Hall redevelopment, the Blackwood Recreation Reserve redevelopment and a program to replace several children's playgrounds and other assets.

At the Ordinary Meeting of Council on the 7 September 2005 the Council resolved to insure community halls, some of which were non-council owned assets. The report did not make reference to reserves, however a number of non-Council owned reserves are currently included on Council's insurance register. However, there are also some facilities that haven't been insured.

The lack of insurance coverage raises concerns that if a severe or catastrophic loss occurred, Council may be liable to fund the full replacement cost without the assistance of its insurer. Council has recently undertaken a valuation of non-council owned assets for its annual insurance renewal process. Further work is being undertaken to ensure this information is captured within Council's Asset register.

Proposal

It is proposed that the Council insure the list of Non-Council owned assets in the Policy contained in Attachment 11.3.3.

As Council is the appointed committee of management for the following Non-Council Owned Facilities, the Council already insures the following building:

- Bacchus Marsh Racecourse & Recreation Reserve
- Darley Park
- Maddingley Park

The Council as the owner insures the following buildings:

- Dunnstown Recreation Reserve
- Elaine Recreation Reserve
- Greendale Reserves
- Mason's Lane Reserve
- Bacchus Marsh Public Hall
- Bungaree Hall
- Gordon Public Hall
- Lal Lal Soldier's Memorial Hall
- Millbrook Community Centre
- Navigators Community Centre
- Wallace Public Hall
- Wallace Recreation Reserve
- Darley Civic & Community Hub Multipurpose Pavilion
- Blacksmith Cottage & Forge

In 2005 a commitment was also made to cover the cost of user groups' contents insurance, however due to the difficulty in managing and monitoring this process, the draft policy recommends that the Council should no longer provide coverage of contents insurance for non- council owned assets.

It is proposed that the committees purchase their own content insurances through the operational grants provided to the Committee by the Council.

The responsibilities of the Council and Committees of Management are defined in the draft policy.

When Council purchases insurance it is signing an agreement to take due care of the insured asset and as such commits to act in a way which minimises the risk of property loss or damage. Where the insured asset is managed by a committee this responsibility falls to them; the policy will not change this currently management practice. However, where willful or intentional negligence has been identified which is conflict with the requirements of the Council's Insurance Policy, the draft policy reserves the right of the Council to withdraw its insurance coverage.

Feedback was sought on the draft Insuring Non-Council Owned Assets Policy through making it available on Have Your Say, Council's on line engagement portal; direct mail to committees of management and the Department of Water, Environment, Land and Planning (DWELP) and at the Bacchus Marsh and Ballan Libraries and Service Centres. At the closing date on the 25 October, the feedback received from a representative of the Yendon Recreation Reserve Committee and a representative of the Mount Wallace Hall & Reserve Committee.

Unfortunately the feedback from the representative of the Yendon Recreation Reserve Committee was not completed and whilst this was individual was contacted by council staff, no further information was offered. However the representative of the Mount Wallace Hall & Reserve Committee provided the following feedback

- That *'the draft policy looks good'*
- That the name of the facility was incorrectly named as Mount Wallace Hall Reserve as opposed to the correct title of Mount Wallace Hall & Reserve
- That there was interest in capturing all assets within the hall and reserve such as fences, public toilets etc
- That interest was expressed in participating in future audits of the Mount Wallace Hall & Reserve to minimise risks to these facilities as well as receiving advice in respect to obligations to ensure compliance

Policy Implications

The 2017-2021 Council Plan provides as follows:

Council Plan Reference

Strategic Objective 1: Providing Good Governance and Leadership

Context: Our Assets and Infrastructure

The proposed Insuring of Non-Council Owned Assets Policy is consistent with the 2017-2021 Council Plan.

Financial Implications

The policy has been prepared using existing resources. The inclusion of non-council owned assets on Council's asset register may require additional resources and will be subject to budget.

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Environment and Community	Loss or significant deterioration of building/asset resulting in loss of community facility	Low	Regular valuations and assessment of maintenance requirements to minimise deterioration

Financial	Rising cost of building replacement and maintenance possibly unsustainable	Low	Regular valuations and assessment of maintenance requirements to minimise deterioration
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Community Engagement Strategy

The following engagement activities will be undertaken in accordance with the Council's Community Engagement Framework and Policy.

The draft policy was made available on Have your Say, Council's online community engagement portal for comment. The draft policy was also sent to Committees of Management who are responsible for managing non-council owned assets; and the DELWP.

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

The Insuring Non-Council Owned Assets Policy sets out the Council's commitment to insuring and maintaining non-council owned assets. The policy reflects Council's legislative obligations along with outlining the responsibilities of both Council and Committees of Management to ensure assets are valued and adequately insured.

Having resolved on the 6 September 2017 that the draft Revised Community Grants Policy lay on the table for further consideration at the November Ordinary Meeting of Council, the Insuring Non-Council Owned Assets 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 Insuring Non-Council Owned Assets Policy 2017.

Report Authorisation

Authorised by



Name:

Danny Colgan

Title:

General Manager Social & Organisational Development

Date:

Wednesday 25 October 2017

Attachment - Item 11.3.3



Policy No.:	SOD002	<i>Insuring Non-Council Owned Assets</i>
Review Date:	November 2021	
Revision No.:	3	
Policy Manual Version No.:		
Adopted by:	Council	November 2017

1. Policy Statement

- 1.1. This policy outlines non-council owned assets (NCOA) which will be insured under Council's property insurance policy and the associated processes required to minimise risk to Council.
- 1.2. Within the Moorabool Shire, there are Community Halls, Recreation Reserves, and other physical resources that are owned by the Department of Environment, Land, Water & Planning or Community Cooperatives.

In general, these assets are managed either by Section 86 Committees of Management, Department of Environment, Land, Water & Planning (DELWP) Committees of Management or Community Cooperatives.
- 1.3 Where an asset meets the criteria in this policy, Council agrees to provide an appropriate level of insurance for damage or loss as a result of an unforeseen event such as vandalism, fire, flood, or storm damage.
- 1.4 Council cannot provide contents insurance for any assets which are not owned by Council. Where a Community group wishes to insure their assets it is their responsibility to purchase the most suitable policy to meet their needs.

2. General Responsibilities

2.1. Council will:

- a) Ensure Non-Council owned assets that Council has committed to insure are included on Council's insurance register;
- b) Provide insurance coverage to the amount identified by the normal property valuation process;
- c) Advise Committees of Management of any changes to insurance coverage that may financially impact the committees;
- d) Undertake initial and ongoing property valuations as required to ensure appropriate cover is provided;
- e) Ensure that Committees of Management have an awareness of their obligations under this policy and this documented in written agreements. This includes the obligation for the Committee to complete an assessment inside buildings to ensure compliance with legislative maintenance provisions. These relate to safety installations in a building that assist in reducing risk to life and property in the event of an emergency; e.g. fire. They include Essential Safety Measures as required under the Building Control Act such as fire hose reels and fire doors.

2.2. Committees of Management should:

- a) Advise Council of any insurance policy held by the Committee that covers damage or loss of an asset;
- b) Allow Council employees or contractors full access to the asset for the purpose of undertaking property valuation, condition and/or risk exposure audit. If access is not provided, the Council may withdraw insurance coverage for the affected facility.
- c) Undertake maintenance or housekeeping activities that aim to reduce or remove the risk of loss occurring through vandalism, fire, flood or other such events
- d) Advise if the asset is upgraded or changed in a manner, which will increase the structures rebuilding costs, or change the intended usage.
- e) Committees of Management that wish to have their assets insured under the JMAPP scheme should minimise the risk of claims against the scheme through good risk management practices. By accepting the provision of insurance, Committees will be acknowledging that they have a responsibility to protect the asset and Councils interest through risk mitigating activities that will minimise the risk of property damage or loss.
- f) Nominate a committee contact which Council will liaise with in the event of an insurance issue

3. Definitions

- a) Assets – Building, Structure, Outdoor Artwork or Monument.
- b) NCOA – Non-Council owned asset or assets
- c) Section 86 Committee – Established by Council with delegated responsibilities under Section 86 of the Local Government Act (1989) to directly manage facilities on behalf of Council.
- d) DELWP - Department of Environment, Land, Water and Planning
- e) DELWP - Committees of Management – The Minister or Minister’s delegate appoints committees to manage Crown Land and reserves under the Crown Land (Reserves) Act 1978. The powers and responsibilities of Committees of Management are derived from the Act.
- f) JMAPP - JLT (Municipal Asset Protection Plan) Discretionary Trust that insures Council’s assets such as buildings, structures, unregistered plant and building contents.

4. Property valuation

- 4.1. All NCOAs listed in this policy for the purpose of insurance shall be re-valued for structural replacement at least every 5 years.
- 4.2. All NCOAs shall be included in Council’s bi-annual revaluation process
- 4.3. Committees of Management shall provide full access to the asset for the purpose of undertaking property valuation as requested by Council. (Where full access is not provided the result may be that the property is undervalued for full replacement or not insured).

5. Condition and Risk Exposure Audits

- 5.1. Committees will undertake at least annually condition and risk exposure audits. The audits should provide sufficient information to allow both Council and the Committee of Management to understand advisable risk mitigating activities.
- 5.2. The requirement to undertake condition and risk exposure audits does not place any further responsibility on Council to undertake any maintenance works, improvements or risk mitigating activities.

6. Committees of Management Responsibilities

- 6.1. Where Council believes a Committee is not acting in a manner that will minimise the risk of property damage or loss, Council will assist the Committee as far as possible to resolve any identified issues.
- 6.2. Where intentional or wilful negligence has been identified, which increases the risk of property damage or loss in a manner, which is in conflict with the requirements of the JMAPP Insurance Policy, Council, reserves the right to withdraw insurance coverage.

7. Related Legislation / Policies / Guidelines

Local Government Act 1989
Occupational Health & Safety Act 2004
Building Control Act
Victorian Building Regulations 2006

8. Council Plan Reference

Strategic Objective 1: Providing Good Governance and Leadership

Context: Our Assets and Infrastructure

9. Review

This policy will be reviewed every four years or as legislation requires it.

.....
Chief Executive Officer – Rob Croxford

.....
Date

Appendix 1 - List of Non-Council Owned Assets

NON-COUNCIL OWNED RESERVES AND HALLS			
Owner	Management Responsibility	Property No	Property Name
DELWP	DELWP – Local CoM	129900	Ballan Mechanics Institute (Ballan & District Community House)
DELWP	DELWP – Local CoM	50700	Ballan Racecourse and Recreation Reserve
DELWP	DELWP – Local CoM	113450	Ballan Recreation Reserve
DELWP	DELWP – Local CoM	900002	Balliang Public Hall
DELWP	DELWP – Local CoM	111250	Beremboke Public Recreation Reserve
DELWP	DELWP – Local CoM	98150	Blackwood Cricket & Recreation Reserve
DELWP	DELWP – Local CoM	85330	Blackwood Historic Police Stables Reserve
DELWP	DELWP – Local CoM	900015	Blackwood Mechanics Institute & Reserve
DELWP	DELWP – Local CoM	900007	Bullarook Recreation Reserve
DELWP	DELWP – Local CoM	289950	Bungaree Public Recreation Reserve
DELWP	DELWP – Local CoM	264600	Clarendon Recreation Reserve
DELWP	DELWP – Local CoM	268500	Elaine Mechanics Institute
DELWP	DELWP – Local CoM	173350	Gordon Public Park
DELWP	DELWP – Local CoM	184750	Gordon Recreation Reserve
DELWP	DELWP – Local CoM	22600	Korweinguboorra Recreation Reserve
DELWP	DELWP – Local CoM	138750	Morrisons Recreation Reserve
DELWP	DELWP – Local CoM		Mt Egerton Football Ground Reserve, Reserve Road E, Mt Egerton
DELWP	DELWP – Local CoM	176150	Mt Egerton Mechanics Institute Reserve
DELWP	DELWP – Local CoM	140650	Mt Wallace Public Hall & Reserve
DELWP	DELWP – Local CoM	456050	Myrmiong Mechanics Institute
DELWP	DELWP – Local CoM	456150	Myrmiong Recreation Reserve
DELWP	DELWP – Local CoM	486000	Rowsley Hall & Recreation Reserve
DELWP	DELWP – Local CoM	900001	Yendon Recreation & Tennis Reserve

11.3.4 First Quarter (July – September) 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 First 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 77 actions being reported in quarter 1, with 55 actions having reached 90% or greater of their target for the period, and 9 actions having achieved between 60 and 90% of target. 13 actions remain at less than 60% of their target.

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	21	0	2	23
2. Minimising Environmental Impact	0	12	0	1	13
3. Stimulating Economic Development	0	14	1	2	17
4. Improving Social Outcomes	0	15	0	0	15
2016/17 actions carried over from the previous Council Plan	0	7	0	2	9
Totals	0	69	1	7	77

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 1 Providing Good Governance and Leadership

Context 1C Our Business and Systems

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 good progress in all areas of the Council Plan for this first quarter. Overall there are 77 actions being reported in quarter 1, with 55 actions having reached 90% or greater of their target for the period, and 9 actions having achieved between 60 and 90% of target. The 13 remaining actions are sitting below 60% of target as the majority of work to be undertaken on these actions will be performed in later quarters.

Recommendation:

That Council receives the First Quarter (July-September) 2017/18 Council Plan Actions Progress Report.

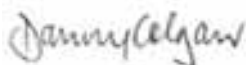
Report Authorisation

Authorised by

Name:

Title:

Date:



Danny Colgan

General Manager Social & Organisational Development

Thursday 12 October 2017

Attachment - Item 11.3.4



Moorabool Shire Council

PREMIUM Action and Task Progress Report

July 2017 - September 2017

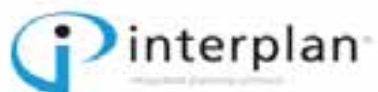
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Date To :30-09-2017

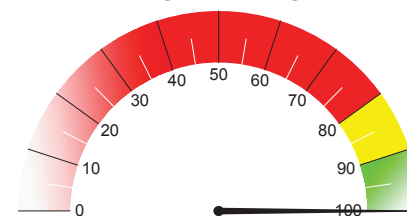
Display Task : No

Action Filter :Council Plan



2017/18 Council Plan Actions First Quarter
(July - September) Progress Report

Action Progress Against Targets



- 77 Actions reported on
- 55 At least 90% of action target achieved
- 9 Between 60 and 90% of action target achieved
- 13 Less than 60% of action target achieved
- 0 Actions with no target set

Key Result Area: 1 Providing Good Governance and Leadership

Objective: 1.1 (1A) Our Assets and Infrastructure

STRATEGY: 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	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 document was adopted on 07 June 2017.

Last Updated - 02/10/2017

Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
1.1.1.2 Review Asset Policy and Strategy including Capitalisation and Revaluation Policy	In Progress	1/07/2017	31/03/2018	35%	33%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Management	Recurrent				


Linked action filters: Council Plan

Action Progress Comments


Asset Management Policy was adopted at the July 2017 Ordinary Meeting of Council. The Asset Management Strategy, Capitalisation and Revaluation Policies are scheduled to be presented to an Ordinary Meeting of Council in March 2018.

Last Updated - 11/10/2017


STRATEGY: 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	In Progress	1/07/2017	31/12/2017	30%	50%	 YELLOW
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Asset Management	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
A 10 Year Capital Improvement Program is currently being developed and will be presented to Council as part of the Annual Budgeting Process for 2018/2019							
Last Updated - 02/10/2017							

STRATEGY: 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 - Acting Manager Engineering Services	In Progress	1/07/2017	30/06/2018	25%	25%	 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 is progressing well with a number of projects either constructed or currently under construction. The Capital Improvement Program quarterly progress report to Council outlines further detail.							
Last Updated - 11/10/2017							

STRATEGY: 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	In Progress	1/07/2017	31/03/2018	30%	33%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Asset Management	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
A Traffic Calming Policy is currently being developed and is scheduled to be presented to an Ordinary Meeting of Council in March 2018.							
Last Updated - 11/10/2017							

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%  GREEN
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						


Objective: 1.2 (1B) Our People**STRATEGY: 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 In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
CEO's Office	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The induction program has been 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 July Ordinary Meeting of Council. Ongoing support and training opportunities are available to Councillors as required.						
Last Updated - 04/10/2017						

STRATEGY: 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 In Progress	1/07/2017	31/12/2017	50%	50%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Marketing and Communications	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
A Draft Strategy has been prepared and a scoping document will be presented to the October management meeting for discussion with the CEO and GMs . An Assembly of Councillors has been scheduled for Wednesday 22 November, with a report to go to the February 2018 Ordinary Meeting of Council.						
Last Updated - 10/10/2017						

STRATEGY: 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	20%	20%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Personnel Management	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
Briefing note has been submitted to the September management meeting of the Executive for endorsement and subsequent presentation to Council.						
Last Updated - 11/10/2017						

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	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN


Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Personnel Management	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

OHS systems and procedures have been drafted in respect to the Infrastructure directorate but have not been endorsed and therefore this process has not been concluded. The timeframe for completion of this first stage of the project is early in 2018. The next stage of this project will be working with the Social & Organisational Directorate to update their procedures using the templates approved and developed.

Last Updated - 11/10/2017

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	40%	25%	 GREEN

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 the May and November Audit & Risk Committee meetings. Corporate risks to date have not been formally identified and this task will be undertaken over the next few months along with a report to the Audit & Risk Committee.

Last Updated - 11/10/2017

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	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				


Linked action filters: Council Plan

Action Progress Comments

A draft Child Safe Policy inclusive of the child safety standards has been developed for consultation with staff and is expected to be presented to the Management Group for approval in early 2018.

Last Updated - 11/10/2017

Objective: 1.3 (1C) Our Business & Systems**STRATEGY: 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	15%	25%	 YELLOW

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Local Laws Compliance	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

A working document has produced by the Community Safety Staff. Feedback from other internal staff has been undertaken. Preliminary informal Community Consultation via Council Have Your Say portal will be undertaken in October/November 2017. This feedback will be incorporated in the working document. An Assembly of Council is anticipated in December 2017 to provide Councillors with comments from the Community Consultation and to gather their views and input. All comments will be incorporated into the working document to produce a draft Local Law. This draft Local Law will be presented to the Ordinary Council meeting in February 2018 to authorise the formal Community Consultation process for the draft Local Law.

Last Updated - 20/10/2017

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	10%	25%	 RED


Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

The MSS review will be initiated once Amendment C79 (Bacchus Marsh Housing) and C81 (Urban Growth Framework) are completed. A report on project plan will be presented to Council at the March 2018 Ordinary Meeting of Council.

Last Updated - 11/10/2017

STRATEGY: 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	30/06/2018	10%	25%	 RED

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Information Communication & Technology	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

This action comprises of two projects, implementation of an Intranet and replacement of Exponare GIS. A project team has been formed for the Intranet project and the functional requirements will be developed for issuing as a request for quote (RFQ). This process is expected to conclude by Dec 2017 where a preferred supplier will be engaged to work with Council to implement the Intranet by June 2018. For the Exponare GIS system replacement, functional requirements will be developed for inclusion in a RFQ and these high level costs will feed into the 2018-19 budget process . If successful, the project is then planned to be delivered during the 2018-19 period.

Last Updated - 04/10/2017

Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget	
1.3.2.3 Implement the Maintenance Management System	John Miller - Manager Asset Management	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Asset Management	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

Implementation of the Maintenance Management System has commenced with the purchase of software and hardware, and road data being uploaded into the system being completed. The system is scheduled to be operational by the end of June 2018.

Last Updated - 11/10/2017

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	75%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Community Services Governance	Recurrent				



Linked action filters: Council Plan**Action Progress Comments**




All service units have prepared or are finalising service plans for 2017/2018

Last Updated - 11/10/2017


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	In Progress	1/07/2017	30/06/2018	50%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Community Services Governance	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Service reviews for Open Space (Parks & Gardens), Active Ageing and Community Access and School Crossings are in process. It is expected that a draft report on the review of the provision of Aged and Disability Services will be presented to the Council at its November Ordinary Meeting. A draft report on the Open Space (Parks and Gardens) and School Crossing are being prepared for presentation to the Council by the December 2017 Council meeting. A report to Council in March 2018 will commence the review of three more services.							
Last Updated - 11/10/2017							

STRATEGY: 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	In Progress	1/07/2017	31/12/2017	20%	50%	 RED
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 reviewing the need to make a rate cap variation. The Long Term Financial Plan forms a critical component of the overall budget process.							
Last Updated - 05/10/2017							
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	In Progress	1/07/2017	31/12/2017	25%	50%	 RED
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Financial Service	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Council officers are currently drafting the timetable for the 2018/19 budget process. In addition, the Long Term Financial Plan has been prepared and is currently in draft format. It is anticipated that a presentation to Council will occur pre-Christmas at which point Council will formally resolve its position for the 2018/19 Budget.							
Last Updated - 11/10/2017							

Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget	
1.3.4.3 Review the Rating Strategy (2017-2019)	Steven Ivelja - Manager Finance	In Progress	1/07/2017	31/03/2018	15%	33%	 RED
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Financial Service	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
The first Rating Strategy Assembly was convened on the 27th September to discuss high level ideas and principles. The result of these discussions will be the presentation of a high level discussion paper to Council to establish a set of guiding principles for the 2018/19 Rating Strategy review. This discussion paper is currently being drafted.							
Last Updated - 05/10/2017							
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	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Community Services Governance	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Discussions are being held with Hepburn and Pyrenees Shire Councils in relation to possible shared services. The draft report on the provision of aged and disability services also examines the opportunity for shared services with the adjoining municipalities and other community service providers. A paper is to be prepared by March 2018 to identify and develop other shared service opportunities.							
Last Updated - 11/10/2017							
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	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Community Services Governance	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Funding applications have been lodged for projects at Masons Lane Reserve, Elaine Recreation Reserve, Darley Park Recreation Reserve and the Bacchus Marsh Tennis Club, and are currently being assessed by Government.							
Last Updated - 11/10/2017							

Key Result Area: 2 Minimising Environmental Impact**Objective: 2.1 (2A) Built Environment****STRATEGY: 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	In Progress	1/07/2017	30/06/2018	33%	25%	 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 Elaine Township Improvement Plan is being tabled at the November 2017 Ordinary Meeting of Council for adoption. The Gordon Township Improvement Plan is in preparation. The Myrniong Township Improvement Plan will then be prepared in 2018.

Last Updated - 11/10/2017

STRATEGY: 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 - Acting Manager Engineering Services	In Progress	1/07/2017	30/04/2018	15%	30%	 RED


Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Infrastructure Subdivision Development	Recurrent				

Linked action filters: Council Plan


Action Progress Comments

Streetscape design development is currently underway with community engagement sessions to be held later in 2017. Final designs are expected to be complete in early 2018 ready for funding opportunities in 2018/19


Last Updated - 04/10/2017

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	20%	60%	 RED
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Strategic Land Use Planning	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Gordon Structure Plan was gazetted in 2015 and is being implemented by Statutory Planning in a permit assessment role. there are 2 key action currently underway in Gordon : a)The Small Towns Strategy identifies opportunity for a Township Improvement Plan (TIP). : b)specific infrastructure plans relating to drainage and civil engineering. A communication strategy is required to inform stakeholders of the projects currently underway. the Gordon TIP will be tabled at the December 2017 Ordinary Meeting of Council.							
Last Updated - 11/10/2017							

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	33%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Strategic Land Use Planning	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Leasing and management issues are currently being addressed through a mediation process with Bacchus Marsh Aerodrome Management (BMAM). An update to council will be provided via briefing note in December 2017.							
Last Updated - 11/10/2017							

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	33%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Environmental Management	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Peer review of Melbourne water's modelling is now complete. A report will be submitted to the next Place Making Committee meeting on 20 December 2017.							
Last Updated - 11/10/2017							

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%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Environmental Management	Recurrent				


Linked action filters: Council Plan

Action Progress Comments

DELWP has undertaken mapping and finalised a Planning Scheme amendment to include the Bushfire Management Overlay . Council officers have notified residents of the State Government Driven amendment in October 2017.

Last Updated - 11/10/2017

STRATEGY: 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	Sam Romaszko - Acting Operations Manager	In Progress	1/07/2017	30/04/2018	30%	30%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Roads Management	Recurrent				


Linked action filters: Council Plan

Action Progress Comments

A review of the Bacchus Marsh Avenue of Honour Management Plan is underway, with implementation to occur in 2018.

Last Updated - 11/10/2017

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	10%	25%	 RED

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Statutory Planning	Recurrent				


Linked action filters: Council Plan

Action Progress Comments


An internal working group of planning and infrastructure officers and the General Managers has been formed to work with and respond to the Windfarm proponents . Ongoing resourcing requirements are being revised in light of the accelerated works program of the three Windfarm projects.

Last Updated - 11/10/2017


STRATEGY: 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	In Progress	1/07/2017	31/05/2018	25%	20%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Recreation Development	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
The cycle of Reserve Master Plan development continues in 2017/18 with the Ballan Reserve Master Plan. The project scope has been determined, a project brief finalized and advertising for consultants completed. Submissions close on 20th October 2017. Consultants will be appointed in November with the final master plan presented to Council in April 2018.							
Last Updated - 11/10/2017							


Objective: 2.2 (2B) Natural Environment**STRATEGY: 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 In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Sustainability	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The Moorabool Sustainable Environment Strategy 2016-2016 was adopted by Council in April 2017 An Energy Audit has been completed on three Council buildings (Darley Civic Hub, Ballan and Lerderderg Library). Preliminary research undertaken on the connectivity of environmental 'bush' reserves. Weed control programs are now being implemented.						
Last Updated - 11/10/2017						


STRATEGY: 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	Sam Romaszko - Acting Operations Manager In Progress	1/07/2017	30/04/2018	20%	30%	 YELLOW
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Waste Collection & Disposal	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
A determination on Councils' position in relation to hard waste is scheduled for completion in early 2018.						
Last Updated - 11/10/2017						

STRATEGY: 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	30%	35%	 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 document builds on previous stormwater strategic work completed and will be used to inform future project implementation, capital works programs and grant opportunities into the future. A preliminary review of all existing documentation and information has been completed. The next stage of the project will include the development of the draft strategy, anticipated to be complete in late 2017. Following that, the document will be presented to Council for consideration.							
Last Updated - 04/10/2017							

STRATEGY: 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	Sam Romaszko - Acting Operations Manager	In Progress	1/07/2017	31/03/2018	20%	33%	 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, for consideration by Council in 2018.							
Last Updated - 11/10/2017							

Key Result Area: 3 Stimulating Economic Development**Objective: 3.1 (3A) Land Use Planning****STRATEGY: 3.1.1 Incorporate strategic documents into the Planning Scheme**

Action	Responsible Officer	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	In Progress	1/07/2017	30/06/2018	50%	25%	 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 Ballan Strategic Directions document has been exhibited in Mid 2017 is tabled for adoption at the November 2017 Ordinary Meeting of Council. Draft amendment to implement the Ballan Strategic Directions document into the Planning Scheme to be tabled at the March 2018 Ordinary Meeting of Council.

Last Updated - 11/10/2017

Action	Responsible Officer	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	In Progress	1/07/2017	30/06/2018	50%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

Planning Scheme amendment C79 to implement the Housing Strategy will exhibited in November 2017.

Last Updated - 11/10/2017

Action	Responsible Officer	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	10%	25%	 RED

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				

Linked action filters: Council Plan**Action Progress Comments**

Preparing consultants briefs. The Planning scheme amendment to implement the Heritage Study will be tabled at the March 2018 Ordinary Meeting of Council.

Last Updated - 11/10/2017

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

This amendment was Completed and Gazetted on 04 May 2017

Last Updated - 11/10/2017

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	In Progress	1/07/2017	30/06/2018	41%	25%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Strategic Land Use Planning	Recurrent				


Linked action filters: Council Plan

Action Progress Comments

Peer review of Melbourne water's modelling is now complete. A report will be submitted to the next Place Making Committee meeting on 20 December 2017.

Last Updated - 11/10/2017

STRATEGY: 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%	25%	 RED

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Growth & Development Governance	Recurrent				


Linked action filters: Council Plan

Action Progress Comments


Based on Small Town Strategy, a key common infrastructure plan will be developed.

Last Updated - 11/10/2017


STRATEGY: 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	50%	20%	 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 Bulky Goods Investigation for Bacchus Marsh identifying preferred precincts will be finalised via the Municipal Strategic Statement (MSS) review 2018.							
Last Updated - 11/10/2017							


STRATEGY: 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	44%	33%	 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 the Special Meeting of Council on the 13 September 2017 the Draft Urban Growth Framework was endorsed. To enable the Planning scheme amendment C81 to be lodged with DELWP for authorisation the urban growth framework will be exhibited for 6 weeks beginning in November 2017.							
Last Updated - 11/10/2017							


Objective: 3.2 (3B) Investment & Employment**STRATEGY: 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)	In Progress	1/07/2017	30/06/2018	30%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Sustainability	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
This is a four year work plan. A report is being prepared to assess the various models which could be implemented for the establishment of a trader/retailer group in Bacchus Marsh.						
Last Updated - 11/10/2017						




STRATEGY: 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	In Progress	1/07/2017	31/03/2018	30%	33%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Sustainability	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
A Briefing Note outlining the scope of the task force will be tabled at the December 2017 Ordinary Meeting of Council						
Last Updated - 11/10/2017						

STRATEGY: 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)	In Progress	1/07/2017	30/06/2018	50%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Strategic Land Use Planning	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
SED is undertaking a Planning Study that will be completed prior to end of December 2017. Other studies will also completed by this time including the Business Case (partially funded by RDV). The Origin-Destination Study and the Odour Study are now completed. Project Officer report synthesising findings to be tabled at the Council Meetings in March 2018.						
Last Updated - 11/10/2017						

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Management	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Council officers are continuing to liaise with VicRoads project staff in order to finalise the scope and timeframes , with a VicRoads project manager recently being appointed to coordinate the Eastern Link Road Study.							
Last Updated - 11/10/2017							
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	In Progress	1/07/2017	30/06/2018	25%	25%	 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, with preplanning currently being undertaken and construction scheduled to be completed in 2018.							
Last Updated - 11/10/2017							
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	In Progress	1/07/2017	30/06/2018	25%	25%	 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 has commenced with earthworks currently in progress. Anticipated completion for the project is late 2018.							
Last Updated - 02/10/2017							

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%	50%	 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							




STRATEGY: 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	10%	20%	 RED
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Tourism	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
The Destination Management Plan will be reviewed in March 2018 with the update and presentation to Council to follow after the review has been completed.							
Last Updated - 11/10/2017							




STRATEGY: 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	In Progress	1/07/2017	30/06/2018	25%	25%	 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 has met on three occasions including a strategic planning session with Mayors and Officers. Since the inception of the Committee the Ballarat Line Upgrade Project (\$513 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 status report will be provided to Councillors in November 2017 as a precursor to priority and resource discussions for forthcoming budgets.							
Last Updated - 11/10/2017							

Key Result Area: 4 Improving Social Outcomes**Objective: 4.1 (4A) Health & Wellbeing****STRATEGY: 4.1.1 Health & Wellbeing Plan**


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.	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Community Development	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
A statement will be incorporated into the revised Health and Wellbeing plan adopted by Council in December 2017.						
Last Updated - 02/10/2017						
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)	In Progress	1/07/2017	30/06/2018	25%	25%	 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.						
Last Updated - 06/10/2017						
Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.1.4 Adopt a revised Health and Well Being Plan.	In Progress	1/07/2017	31/12/2017	50%	50%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Healthy Communities	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
A draft Health and Wellbeing Plan will be presented to Council for release for consultation at the November 2017 Ordinary Meeting of Council. Consultation with stakeholders and the community will take place for four weeks. The final plan will be presented for endorsement to the Council at its meeting in December 2017.						
Last Updated - 25/10/2017						


STRATEGY: 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)	In Progress	1/07/2017	30/06/2018	25%	25%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Recreation Development	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
Implementation has commenced at reserves directly managed by Council. Fees and Charges policy has been implemented for the 2017/18 financial year. User agreements and tenancy arrangements are being developed for clubs using the Council's managed facilities.						
Last Updated - 11/10/2017						
Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.2 Prepare an indoor court feasibility study	In Progress	1/07/2017	30/04/2018	30%	30%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Recreation Development	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The project scoping brief have been completed. Advertising for consultants has been lodged. Submissions to undertake the feasibility study close on 20th Oct 2017. Consultants will be appointed in November with the final report presented to Council in April 2018.						
Last Updated - 11/10/2017						
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)	In Progress	1/07/2017	30/06/2018	10%	25%	 RED
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. Consultation with the reserve user groups occurred over the past weeks with the preliminary concept layout now complete. The bulk earthworks design is also underway, with a public tender process expected to occur in late October. Detailed design documentation is in progress with the construction tender anticipated to be advertised in early 2018.						
Last Updated - 05/10/2017						


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.	In Progress	1/07/2017	30/04/2018	30%	30%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Recreation Development	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The Project scope and brief have been completed. Advertising for consultants has been lodged. Submissions to undertake the feasibility study close on 20th Oct 2017. Consultants will be appointed in November with the final report presented to Council in April 2018.						
Last Updated - 11/10/2017						
Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget
4.1.3.5 Prepare a Masterplan for the Ballan Recreation Reserve	In Progress	1/07/2017	30/04/2018	30%	30%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Recreation Development	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The project scope and brief have been completed. Advertising for consultants has been lodged. Submissions to undertake the feasibility study close on 20th Oct 2017. Consultants will be appointed in November with the final report presented to Council in April 2018.						
Last Updated - 11/10/2017						
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)	In Progress	1/07/2017	30/06/2018	10%	25%	 RED
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance	
Environmental Management	Recurrent					
Linked action filters: Council Plan						
Action Progress Comments						
The Draft Street Tree Strategy is currently on Public Consultation from 17 October until 14 November 2017. In addition, the Township Improvement Plans have been drafted for Elaine and Gordon. Public consultation at Elaine was undertaken in August 2017 and a date for the consultation for Gordon is to be finalised. these are as a direct result of the Small Town Strategy. The Ballan Strategic Directions, Bacchus Marsh Urban Growth Framework and the Housing Strategy Planning Scheme Amendments also outline future proposed actions to improve open space management. these documents will be available for public consultation in March 2018						
Last Updated - 11/10/2017						

STRATEGY: 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	25%	25%	 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 Active Ageing and Community Access team is currently undergoing a Service Review that will inform the directions paper for services post 2020. The Commonwealth is currently consulting with the aged care sector as to what the reforms will look like post 2020 and so it is too early at this stage to develop an informed directions paper given the changing government climate. A draft paper will be prepared once the Commonwealth determines its position on the future provision of aged care in Australia .							
Last Updated - 11/10/2017							

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	In Progress	1/07/2017	30/11/2017	98%	60%	 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 - June 2017. Most 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 . The total numbers transitioning to the NDIS and those remaining with Council that are ineligible is expected to be known in December 2017.							
Last Updated - 13/10/2017							


STRATEGY: 4.1.6 Youth Strategy

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	18%	20%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Youth Services	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
The project scoping document for the development of a new Youth Strategy has been prepared and endorsed by the Management team and circulated to Councillors . The Youth Services team is currently finalising the project plan and community engagement plan and it is anticipated that the final strategy be presented to the April 2018 Council meeting for endorsement.							
Last Updated - 10/10/2017							

STRATEGY: 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	15%	25%	 YELLOW
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Library Services Management	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Quotations from consultants to assist with the strategic plan are being sought. The project scope and project brief are currently being prepared.							
Last Updated - 11/10/2017							

STRATEGY: 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	In Progress	1/07/2017	30/06/2018	25%	25%	 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 with the official launch by the Mayor. During the trial the Library will open until 8pm on Monday and Thursday evenings and from 9am to 2pm on Saturdays.							
Last Updated - 11/10/2017							

Objective: 4.2 (4B) Community Connectedness and Capacity

STRATEGY: 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 (2017-2021)	Cherie Graham - Chief Emergency Officer In Progress	1/07/2017	31/03/2018	22%	33%	 YELLOW

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 is continuing to meet and arranging an exercise for November 2017. The Scotsburn Community Recovery Committee and Leadership Program is progressing. Fire Mitigation Education brochure mailout being finalised and social media postings commencing for the new fire season.


Last Updated - 11/10/2017

Key Result Area: 5 KRA 1. Representation and Leadership of our Community (2013-17)**Objective: 5.1 Good governance through open and transparent processes and strong accountability to the community.****STRATEGY: 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	
5.1.1.45 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	60%	75%	 YELLOW
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Community Safety	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Currently obtaining information on a call centre type approach to after hours responses for the Community Safety team. The system for Infrastructure has been finalised and is working.							
Last Updated - 11/10/2017							




Objective: 5.3 Advocate for services and infrastructure that meet the Shire's existing and future needs.

STRATEGY: 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	In Progress	1/07/2016	30/06/2018	25%	25%	 GREEN
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 available to understand and scope the technical aspects of program transmission.								
Last Updated - 04/10/2017								

Objective: 5.7 Effective strategic and business planning for a growing community.

STRATEGY: 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%	82%	 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 is to be presented to the November Ordinary Meeting of Council with a proposal to endorse the draft Service review and Planning report for the purposes of community exhibition. This action can now be closed as it is captured in action 1.3.3.2							
Last Updated - 11/10/2017							
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.	Sam Romaszko - Acting Operations Manager	In Progress	1/07/2016	28/02/2018	80%	75%	 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 is currently being undertaken in relation to the management and maintenance of Council 's parks and gardens and is well advanced. A draft management plan will be presented to an Assembly of Council in October 2017, and will be presented to the November Council meeting for the purpose of community consultation. Once endorsed, implementation of the new service levels will occur.							
Last Updated - 11/10/2017							
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	In Progress	1/07/2016	30/11/2017	85%	88%	 GREEN
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Community Safety	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
A report has been prepared and been presented to an Assembly of Council on the 11 th October 2017. The tabled report recommended a further report to be tabled once funding arrangements and eligibility requirements have been confirm by VicRoads. It is anticipated that this information will be provided in early 2018. Community consultation will be undertaken prior to further report being presented to Council if it recommends changes to the current arrangements.							
Last Updated - 11/10/2017							

Key Result Area: 7 KRA 3. Enhanced Infrastructure and Natural Built Environment (2013-17)**Objective: 7.2 Enhance and protect the long term integrity and biodiversity of the natural environment.****STRATEGY: 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	60%	92%	 YELLOW
Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance		
Environmental Health Investigation, Inspection & Education	Recurrent						
Linked action filters: Council Plan							
Action Progress Comments							
Council officers have been provided with legal advice on the potential for implementing a special charge on each property with a septic tank to ensure the ongoing monitoring . The legal advice provide is not clear and officers have requested clarification . It is anticipated the clarification will be provided by November 2017 and a report can then be drafted for Council consideration.							
Last Updated - 11/10/2017							

Objective: 7.3 Ensure current and future infrastructure meets the needs of the community.

STRATEGY: 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 completed 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 (due for adoption March 2018).							
Last Updated - 11/10/2017							

STRATEGY: 7.3.3 Construct physical infrastructure to appropriate standards.

Action	Action Status	Start Date	End Date	% Comp.	Target	% OnTarget	
7.3.3.14 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.							
Last Updated - 02/10/2017							

Objective: 7.7 Effective and efficient land use planning and building controls.

STRATEGY: 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	In Progress	1/07/2016	28/02/2018	85%	75%	 GREEN

Activity	Budget Type	Budget	YTD Budget	YTD Actual	YTD Variance
Information Communication & Technology	Recurrent				

Linked action filters: Council Plan

Action Progress Comments

A draft strategy with supporting action plans and budget aligned with the Strategic Financial Plan (SFP) has been completed and will be presented to the management group in October and then presented to an Assembly of Council (AoC) in November 2017.

Last Updated - 11/10/2017

11.4 INFRASTRUCTURE

11.4.1 Draft Investment Policy

Introduction

Author: Steve Ivelja
General Manager: Phil Jeffrey

Background

The purpose of Council's Investment Policy and Procedure is to 'provide for the effective and responsible investment of Council's surplus cash funds to maximise earnings within approved risk parameters and to ensure security of funds within the government legislative framework.'

Council's current Investment Policy was due for review in February 2014. A review of the existing document has been undertaken, with minor edits being made in order to make the policy clearer and more succinct.

The Draft Investment Policy was presented to the Audit & Risk Management Committee on Wednesday 9 August 2017. Some further minor changes were discussed at the meeting which have been reflected in the draft policy presented as part of this report.

Proposal

It is now proposed that Council adopt the updated Investment Policy as attached.

Policy Implications

The 2017 - 2020 Council Plan provides as follows:

Strategic Objective 1: Providing Good Governance & Leadership

Strategic Context 1C: Our Business & Systems

The proposal is consistent with the 2017 – 2020 Council Plan.

Financial Implications

The Investment Policy provides for the effective and responsible investment of Council's surplus cash funds to maximise earnings within approved risk parameters and to ensure security of funds within the government legislative framework.

Risk & Occupational Health & Safety Issues

There are no risk or occupational health and safety implications associated with the adoption of this policy.

Communications and Consultation Strategy

The Investment Policy will be made available to relevant staff and the public via Council's web site.

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 – Steve Ivelja

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

Conclusion

Council's Investment Policy documents current investment practices and ensures they meet the relevant standards and guidelines. A review of the existing policy has been undertaken and it is now proposed that Council adopt the updated Investment Policy as attached.

Recommendation:


That:

- 1. Council receives the Draft Investment Policy; and**
- 2. In accordance with Moorabool Shire Council Policy Protocol, Consideration of Items which affect beyond the Current Year, the Investment Policy (IS017) as attached, now lay on the table for further consideration at the next Ordinary Meeting of Council.**

Report Authorisation

Authorised by:

Name: Phil Jeffrey
Title: General Manager Infrastructure
Date: Wednesday, 25 October 2017



Attachment - Item 11.4.1

Policy No.:	IS017	Investment Policy
Review Date:		
Revision No.:	003	
Policy Manual Version No.:	003	
Adopted by:	Council	

1. Purpose

The purpose of this policy is to provide for the effective and responsible investment of Council's surplus cash funds to maximise earnings within approved risk parameters and to ensure security of funds within the government legislative framework.

The objectives of Council's investment policy are to ensure that:

- Investment decisions are based on the security of funds by limiting unnecessary exposure to risk;
- The financial yield is enhanced through prudent investment of funds whilst ensuring sufficient liquidity for the Moorabool Shire's on-going operational commitments;
- Legally restricted funds are appropriately invested so as to earn a reasonable income towards their purposes (whilst limiting unnecessary exposure to risk);
- All funds are invested in accordance with legislative and Council requirements;
- Effective internal controls exist to minimise investment risk and unauthorised appropriation of Council funds; and
- All investment transactions are appropriately authorised and documented.

2. Scope

This policy applies to all Councillors, and Council employees who make decisions regarding investments.

There are two types of Council investments that are to be invested in accordance with the Investment Guidelines stated below, these being:

- At Call Investment (Council's account for day-to-day operations and transactions). This Investment Account is operated with Council's contracted Bank – currently the Commonwealth Bank of Australia (CBA); and
- General Investment (the investment of excess funds from day-to-day operations for a short-term period).

3. Policy Statement

3.1 Standard of Prudence

The standard of prudence is to be used by investment officers when managing the overall portfolio. Investments will be managed with the care, diligence and skills that a prudent person would exercise in managing the affairs of other persons. This includes having in place appropriate reporting requirements that ensure the investments are being reviewed and overseen regularly.

Investment Officers are to manage the investment portfolios not for speculation, but for investment in accordance with the spirit of this Policy. Investment officers are to avoid any

transaction that might harm confidence in Moorabool Shire Council. They will consider the safety of capital and income objectives when making an investment decision.

When acting under the provisions of this Policy, Investment Officers should always maintain a professional balance of risk and return and act as a steward of Council funds.

3.2 Ethics and Conflict of Interest

Investment Officers shall refrain from personal activities that would conflict with the proper execution and management of Moorabool Shire Council's investment portfolio. This includes activities that would impair the Investment Officer's ability to make impartial decisions.

This Policy requires that Investment Officers disclose to the Chief Executive Officer any conflict of interest that relates to the investment portfolio.

3.3 Delegation of Authority

Authority for implementation of this Policy is delegated by the Council to the Chief Executive Officer in accordance with the Victorian Local Government Act 1989.

Authority for the day-to-day management of Council's investment portfolio is to be delegated by the Chief Executive Officer to the General Manager Infrastructure, Finance Manager and the Senior Accountant.

The Chief Executive Officer, General Manager Infrastructure, Finance Manager, and the Senior Accountant (referred to in this Policy as Investment Officers) or a person acting in any of these roles has the authority to invest surplus funds on Council's behalf in accordance with this Investment Policy.

3.4 Internal Controls

To minimise the potential for investment risk and unauthorised appropriation of Council funds, the following internal controls will apply:

- All placement and redemption of investments must be authorised by one of either The Chief Executive Officer or General Manager Infrastructure, and by one of either the Finance Manager or the Senior Accountant or a person acting in any of these roles;
- The Investment authorisation process must be carried out in accordance with any other relevant policies and procedures – such as the Accounts Payable and Electronic Funds Transfer (EFT) processes; and
- All documentation relating to investments must be obtained and stored in both a printed form and an electronic copy placed in Council's electronic records management system (Content+).
- A quarterly Investment Activity Report is to be submitted to the Audit & Risk Committee and Council as part of the Quarterly Financial Report.

3.5 Investment Guidelines

3.5.1 Authorised Investments

Council has a very conservative investment policy by investing funds in accordance with Section 143 of the Local Government Act 1989. However, the Investment Officers must also consider the prevailing international and national economic conditions when

determining the most suitable financial institution for funds investment. Investment Officers should seek advice from suitably qualified persons or Institutions if they are in doubt as to the suitability of an investment strategy or product.

This Investment Policy prohibits any investment carried out for speculative purposes, including the following:

- Derivative based investments;
- Principal only investments or securities that provide nil or negative cash flow;
- Stand alone securities issued that have underlying futures, options, forward contracts and swaps of any kind;
- Any securities issued in non-Australian currency; and
- 'Enhanced cash Funds' or similar products that fall within the definition of a Collateralised Debt of Obligation (CDO).

Where practical, funds in excess of those required for the day-to-day operations of the Moorabool Shire must be invested for a short to medium-term period (less than five years) with an Australian Prudential Regulatory Authority (APRA) Authorised Deposit Taking Institution (ADI) and in accordance with this Policy.

APRA is the prudential regulator of the Australian financial services industry. It oversees banks, credit unions, building societies, general insurance and reinsurance companies, life insurance, friendly societies and most members of the superannuation industry. Their mission is to establish and enforce prudential standards and practices designed to ensure that, under all reasonable circumstances, financial promises made by institutions that APRA supervises are met within a stable, efficient and competitive financial system. The listing of APRA Authorised Deposit Taking Institutions can be accessed at www.apra.gov.au it is the responsibility of Council Investment Officers to ensure that the current list is referred to at all times.

In recent years, the Federal Government have maintained a deposit guarantee scheme. At times this has covered deposits of up to \$1m. However, from 1 February 2012 this limit has been reduced to \$250,000.

3.5.2 Exposure and mix of investments

Wherever possible, deposits with any individual ADIs should not exceed \$1m. Deposits over \$1m with any single ADI can only be arranged with the Commonwealth Bank of Australia, the National Australia Bank, the ANZ Bank, Westpac Bank or the Treasury Corporation of Victoria, and they must be authorised by the General Manager Infrastructure.

Investment Officers are authorised to invest funds at a minimum deposit level of \$500,000. This is aimed at maximising the interest rate achieved on Council's investment.

Investment Officers should ensure that there is proper diversification and minimisation of risk by ensuring that no more than 33% of the total investment portfolio is invested with the one financial institution. Where possible no more than 25% of the total investment portfolio should be invested with the one financial institution.

Where the aggregate of the portfolio decreases, resulting in funds exceeding 33%, the Investment Officers will restructure the portfolio within a reasonable period (seven days after the existing investment matures).

In exceptional circumstances, the General Manager Infrastructure with authorisation from the Chief Executive Officer may allow variations from the Policy guidelines.

3.5.3 Investment Amount and Period

A number of factors need to be taken into consideration when determining the funds to be invested at any given time.

These include:

- The number of pay periods in the investment period;
- The number of creditor payment cycles in the investment period;
- Large receipts due to be received in the investment period (e.g. rate payment dates, significant grants or large debtors); and
- Large outlays for capital works.

To facilitate this, a forecast of cash position is to be maintained at all times.

3.5.4 Maximisation for Investment Return

Investment Officers should aim to maximise where possible, favourable returns that do not jeopardise the security of funds invested.

Interest rate quotes must be obtained from a minimum of three approved financial institutions for every investment. At least one quote must be obtained from a financial institution with a presence in the Moorabool Shire. Each financial institution will be given only one opportunity to quote per investment round and it will be assumed that each institution's first rate offer is their best offer. The Investment Officers will determine the financial institution(s) for the placement of investment funds in accordance with this Policy.

Where investment quotations meet all Policy criteria, the quote offering the highest return to Council should be accepted subject to exposure and mix of investment considerations. Further in the event of quotes being equal, that preference is given to Council's contracted bank, currently the CBA.

3.5.5 Investment term

Investments may occur at any time surplus funds are available and will have an investment period of no greater than 5 years. For year-end purposes, Investment Officers will consider the ending cash position whilst ensuring that maximum funds are being invested. Funds that are not redeemed on the 30th June must have an interest accrual recorded in the financial statements.

If sufficient funds are available for investment and a greater return can be achieved, it is acceptable for multiple investments to be undertaken with varying maturity dates (up to 5 years), depending on Council's future cash flow requirements. Clause 3.5.2 above must still be applied in this event.

3.5.6 Disclosure

It is common for financial institutions that have been unsuccessful with their interest rate quote to contact Investment Officers for details on who the successful financial institution was and the interest rate accepted. In such circumstances, only the successful interest rate can be disclosed to foster competition.

3.6 Reporting

- Investment activities and results must be reviewed on a monthly basis by the Finance Manager and reported to the General Manager Infrastructure in the form of an Investment Activity Report within five working days of the end of each month.
- The General Manager Infrastructure must provide a copy of the Investment Activity Report to the Chief Executive Officer when requested.
- A quarterly Investment Activity Report is to be submitted to the Audit & Risk Committee and Council as part of the Quarterly Financial Report.
- A register of investments must be maintained together with an investment file containing all letters of advice from financial institutions. Copies must be also included in Council's electronic records system (Content+).
- Investments will be brought to account and valued at fair value plus transaction costs directly related to the acquisition of the financial asset in accordance with the International Financial Reporting Standards (IFRS).
- Interest revenue will be recognised as it is earned.

4. Related Legislation/Policies/Guidelines

All investments shall comply with the Victorian *Local Government Act 1989* (the 'Act'), relevant regulations and guidelines, or directions issued by the Victorian Local Government Minister or Local Government Victoria.

Section 136 of the Act specifies the 'Principles of sound financial management' for local government:

- (1) A Council must implement the principles of sound financial management.
- (2) The principles of sound financial management are that a Council must:
 - (a) Manage financial risks faced by the Council prudently, having regard to economic circumstances;
 - (b) Pursue spending and rating policies that are consistent with a reasonable degree of stability in the level of the rates burden;
 - (c) Ensure that decisions are made and actions are taken having regard to their financial effects on future generations; and
 - (d) Ensure full, accurate and timely disclosure of financial information relating to the Council.

Section 143 of the Act states:

"A Council may invest any money –

- (a) in Government securities of the Commonwealth;
- (b) in securities guaranteed by the Government of Victoria;
- (c) with an authorised deposit-taking institution;
- (d) with any financial institution guaranteed by the Government of Victoria;
- (e) on deposit with an eligible money market dealer within the meaning of the Corporations Act; or
- (f) in any other manner approved by the Minister after consultation with the Treasurer either generally or specifically, to be an authorised manner of investment for the purposes of this section."

The Minister for Local Government authorised the following investments for the purposes of section 143(f) in July 2007:

- Certificates of deposit and bills of exchange;
- Investments in the Treasury Corporation of Victoria;
- Investments in managed investment schemes with a rating of AAm or AAf from Standard and Poors Australian Ratings; and
- Fixed interest securities of an Australian Authorised Deposit Taking Institution and Shares listed on the Australian Stock Exchange, subject to certain conditions. These conditions include compliance with the Prudential Statement issued by the Minister for Local Government and approval of such investments under an appropriate plan by the Department of Treasury and Finance.

5. Council Plan Reference

Strategic Objective: Providing Good Governance & Leadership
Strategic Context: Our Business & Systems
Strategic Action: Financial Sustainability

6. Review

The policy is reviewed when any of the following occur;

- The relevant legislation is amended or replaced
- Other circumstances as determined from time to time by a resolution of the council
- Any other change or update which materially impacts and alters this policy

Notwithstanding the above, this policy is to be reviewed every 4 years

7. References

Sections 136 and 143 <i>Local Government Act</i> 1989

APRA – List of Authorised Deposit-taking Institutions; Government Announcement – Guarantee of Wholesale Funding and Deposits.

11.4.2 Capital Improvement Program Quarterly Report – September 2017

Introduction

Author: Tristan May
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 2017/2018 Capital Improvement Program to 30 September 2017.

Implementation of the 2017/2018 Capital Improvement Program

The 2017/2018 Capital Improvement Program currently consists of 47 projects, of which 2 are inactive and cannot commence. Therefore the table below reports on the 45 active projects in terms of percentage. This number will be adjusted throughout the year as other projects become active.

This list incorporates projects from various sources including but not limited to the following:

- Projects carried forward from 2016/2017 program
- 2017/2018 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 September 2017:

CIP Program Delivery Stage	Actual as of 30 September 2017	
	No. of Projects	%
Not Commenced (inactive)	2	
Not Commenced	3	6.7
Documentation/Design Preparation	16	35.6
Tender/Quote Stage	4	8.9
Project Awarded – Waiting Commencement	11	24.4
In Progress/Under Construction	9	20.0
Complete	2	4.4
TOTAL	45	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

At this stage of the financial year the program is generally tracking well. Although only 4% of the program is complete there are several projects awarded and waiting for commencement along with a number of projects under construction and almost complete.

Projects Inactive or On-Hold

Ballan Recreation Reserve - Netball/Tennis Court Reconstruction

This project is currently on hold to allow the Ballan Recreation Reserve Masterplan development process to take place. The Masterplan will provide direction at a high level for all aspect of the recreation reserve and in particular the Netball and Tennis Courts. The masterplan will set the framework for how this area will utilised into the future and how both Netball and Tennis co-exist which will ultimately feed a revised scope for this project.

Ballan Depot Facility

The project was deferred through the adoption of the 2017/18 budget process. The design contract has been suspended until a further report on the future of the existing depot is presented to council for consideration.

Griffith Street and McCormacks Road, Maddingley – Roundabout Construction.

As part of the development and growth areas in West Maddingley, a section 173 agreement was entered into between Council and Developers. The agreement included provision for the upgrade of Griffith St adjacent to the development to an urban standard as well as construction of a roundabout at the intersection of Griffith Street/O'Leary Way/McCormacks Road.

Contributions from Essence Estate have been received and based on current trends, it is envisaged that the trigger from Stonehill for this upgrade is 12 months for one component and in excess of 24 months for the other. As

O'Leary Way is now open and traffic numbers increasing in the area with a temporary arrangement in place, officers propose to allocate \$106,493.00 from the Developer Contribution Reserve fund to undertake design works this year in preparation for construction funding in subsequent years. This will enable the project to be put forward for consideration as part of the 2018/19 Capital Improvement Program adoption process for construction.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 1	Providing Good Governance and Leadership
Context 1A	Our Assets and Infrastructure
Action	Deliver Annual Capital Improvement Programs

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

Financial Implications

Reporting of the Capital Improvement Program has been resourced as part of Council's budget; accordingly there are no additional financial implications. At this point in time, the program is within budget parameters.

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 – Tristan May

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 first quarter of the 2017/2018 period for the information of Councillors.

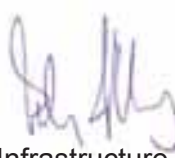
Recommendation:

That Council:

1. **Receives the Capital Improvement Program quarterly report to 30 September 2017.**
2. **Allocates \$106,493.00 from the Developer Contribution Reserve to undertake design works for the Griffith Street upgrade and new roundabout at the intersection of Griffith Street and McCormacks Road, Maddingley.**

Report Authorisation

Authorised by:

Name: Phil Jeffrey 
Title: General Manager Infrastructure
Date: Wednesday, 25 October 2017

Attachment - Item 11.4.2

SEALED ROADS PROGRAM

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	22/12/2017	0	\$500,000	

Project has been awarded to Bitu-Mill (Civil) Pty Ltd, with commencement anticipated for October 2017.

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	0	\$208,026	

Project will be carried out by the Operations Department and is scheduled to commence in October 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	26/01/2018	0	\$492,716	

Project has been awarded to Fulton Hogan Industries Pty Ltd, with commencement anticipated for October 2017.

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	15/01/2018	20/04/2018	0	\$523,575	

Project will be carried out by the Operations Department and is scheduled to commence in January 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	22/01/2018	13/04/2018	0	\$612,971	

Tender evaluation is currently underway with commencement anticipated for January 2018.

Woolpack Road, Bacchus Marsh - Road Rehabilitation

Ch 0.02 – 1.15km
From Bacchus Marsh Rd to Parwan Creek

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	22/01/2018	30/03/2018	0	\$484,782	

Tender evaluation is currently underway with commencement anticipated for January 2017.

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	22/12/2017	0	\$548,730	

Project has been awarded to Bitu-Mill (Civil) Pty Ltd, with commencement anticipated for October 2017.

Halletts Way, Darley – Pavement Rehabilitation

Western Freeway – New Interchange Ramps

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Rehabilitation	07/05/2018	08/06/2018	0	\$250,000	

Council officers are in discussions with VicRoads to utilise the current contractors undertaking the Halletts Way interchange ramps project to deliver the neighbouring pavement rehabilitation works.

Fisken Street, Bacchus Marsh – Pavement Rehabilitation

Intersection of Main St, Bacchus Marsh

Task	Start Date	End Date	% Complete	Budget	Budget Status
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Intersection Rehabilitation	05/02/2018	23/03/2018	0	\$50,000	
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Document preparation is currently underway with project commencement scheduled for February 2018.

Rear of Bacchus Marsh Public Hall – Asphalt Overlay

Lerderberg Library to Scout Hall

Task	Start Date	End Date	% Complete	Budget	Budget Status
Asphalt Overlay	05/02/2018	23/03/2018	0	\$25,000	

Document preparation is currently underway with project commencement scheduled for February 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	02/10/2017	02/03/2018	0	\$35,000	

Preplanning will be carried out by Engineering Services with completion anticipated for March 2018

Old Western Highway, Gordon – Pavement Rehabilitation

Western Freeway – Gordon interchange

Task	Start Date	End Date	% Complete	Budget	Budget Status
Pavement Rehabilitation	23/10/2017	03/11/2017	0	\$30,000	

Document preparation is currently underway with project commencement scheduled for October 2017.

Myrning Korobeit Road, Myrning – 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	24/11/2017	25	\$30,000	

Project has been awarded to Techrds Design Pty Ltd. Design works are currently in progress with completion anticipated for November 2017.

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	31/04/2018	5	\$50,000	

Project has been awarded to RMG Pty Ltd. Conceptual design works are currently in progress with community consultation sessions proposed to take place in December 2017.

Station Street, Bacchus Marsh – Road Widening

From Grant Street to Bond Street

Task	Start Date	End Date	% Complete	Budget	Budget Status
Road Widening – Construction	28/08/2017	24/11/2017	50	\$305,430	

Project has been awarded to Rustel Pty Ltd. Construction commenced in January 2017 and were put on hold in March due to NBN and V-Line unresolved issues. These issues have now been resolved and construction has resumed. It is anticipated the project will be complete in November 2017.

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	05/03/2018	30/06/2018	0	\$690,000	

Design works have been awarded to TGM Group Pty Ltd with construction anticipated for March 2018.

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	0	\$302,175	

Project has been awarded to VSA Group Pty Ltd, with commencement anticipated for late October 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	0	\$344,330	

Project has been awarded to VSA Group Pty Ltd, with commencement anticipated for late October 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	15/12/2017	25	\$101,983	


Project will be carried out by the Operations Department with completion anticipated in December 2017. The program consists of 3 roads covering 7.1km of the sealed road network.

- Gillespies Lane, Ballan Not commenced
- Greens Lane, Beremboke Commenced
- Myrniong-Korobeit Road, Myrniong Not commenced

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	27/04/2018	0	\$624,670	

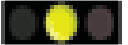
Project will be carried out by the Operations Department and commenced in November 2017. The program consists of 6 roads covering 8.478km of the unsealed road network.

- Ingliston Road, Ingliston Not commenced
- Ingliston Road, Ingliston Not commenced
- Bences Lane, Ballan Not commenced
- Mount Doran Road, Elaine Not commenced
- Mount Doran-Egerton Road, Mount Doran Not commenced
- Morrisons Lane, Korobeit Not commenced

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	0	\$300,000	

Project has been awarded to Mad Cat Construction Pty Ltd, with commencement anticipated for October 2017.

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	26/01/2018	0	\$476,362	

Project has been awarded to Fulton Hogan Industries Pty Ltd, with commencement anticipated for October 2017.

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	

Investigative and design works are currently underway with construction works anticipated for February 2017.

Yendon Egerton Road, Millbrook - Preplanning

West of Sullivans Road


Task	Start Date	End Date	% Complete	Budget	Budget Status
Concrete invert lining - Preplanning Allocation	20/11/2017	23/02/2018	0	\$25,000	

Design services are currently being procured with design works anticipated for completion in February 2018

PATHWAYS PROGRAM

Inglis Street, Ballan – Streetscape Improvements


Stead Street to Fisken Street

Task	Start Date	End Date	% Complete	Budget	Budget Status
Streetscape improvements	05/03/2018	18/05/2018	0	\$773,735	

Final documentation is currently being prepared for tendering of Stage 1 works with construction anticipated for March 2018.

Bennett Street, Bacchus Marsh – Pedestrian Crossing Upgrade


Opposite Shopping Centre Car Park

Task	Start Date	End Date	% Complete	Budget	Budget Status
Pedestrian Crossing Upgrade	20/11/2017	22/12//2017	0	\$67,000	

Tender evaluation is currently underway with commencement anticipated for November 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.	05/03/2018	13/04/2018	0	\$100,000	

Document preparation is currently underway with project commencement scheduled for March 2018.

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	27/04/2018	0	\$20,000	

Document preparation is currently underway with project commencement scheduled for April 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	09/01/2018	17/02/2018	0	\$119,341	

This project is currently in the design phase. This project will be tendered for construction, with works anticipated to commence on site in January 2018.

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.	09/01/2018	09/03/2018	0	\$200,000	

This project is currently in the design phase. This project will be constructed by the Operations Department, with works anticipated to commence on site in January 2018.

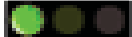
COMMUNITY LAND PROGRAM

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	10	\$1,293,087	


The project has been awarded to GSA Group Pty Ltd. Design work is currently underway with early works construction packages expected to be tendered in December 2017

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	10	\$125,000	

External funding through SRV was successful and this project will now form part of the Bacchus Marsh Racecourse Recreation Reserve project.

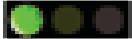
Masons Lane Recreation Reserve, Lighting Upgrade

Task	Start Date	End Date	% Complete	Budget	Budget Status
Lighting Upgrade to Oval 1	24/07/2017	17/11/2017	80	\$249,178	

The project has been awarded to Commlec Services Pty Ltd. Light towers and underground infrastructure has been installed with final commissioning anticipated to be complete in November 2017.

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.	25/01/2017	07/04/2017	0	\$60,000	

Documentation preparation is currently underway, with project commencement scheduled for January 2017.


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	03/11/2017	40	\$67,447	


The project has been awarded to ASAP Aquatics Pty Ltd. Works commenced onsite in September 2017 and are scheduled for completion in November ahead of the pool season.

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	03/11/2017	40	\$91,808	


The project has been awarded to ASAP Aquatics Pty Ltd. Works commenced onsite in September 2017 and are scheduled for completion in November ahead of the pool season.

Maddingley Park Pavilion, Extension

Task	Start Date	End Date	% Complete	Budget	Budget Status
Refurbishment of social rooms	06/11/2017	30/03/2018	0	\$200,000	


Tender evaluation is currently underway with commencement anticipated for November 2017.

Masons Lane Recreation Reserve, Western Pavilion design

Task	Start Date	End Date	% Complete	Budget	Budget Status
Detailed design of Western Pavilion	05/06/2017	10/11/2017	80	\$75,000	

Project has been awarded Four18 Architecture Pty Ltd. Design works are currently underway and anticipated to be completed in November 2017.

Bungaree Community Hall – Entrance Canopy Replacement Works


Task	Start Date	End Date	% Complete	Budget	Budget Status
Conversion of umpires room into accessible toilet	30/01/2017	24/02/2017	0	\$25,000	

Documentation preparation is currently underway with project commencement scheduled for January 2017.

BUS SHELTER PROGRAM

Bus Stop Upgrade Program

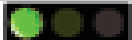
Various Locations

Task	Start Date	End Date	% Complete	Budget	Budget Status
Upgrade of high priority bus stop locations throughout Bacchus Marsh	19/02/2018	30/03/2018	0	\$200,000	

Document preparation is currently underway with project commencement scheduled for early 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	0	\$8,000	

Installation of bus shelters are based on requests from residents and constructed as required throughout the year.


NON COUNCIL LAND/BUILDINGS PROGRAM

Clarendon Recreation Reserve, Community Hub

Task	Start Date	End Date	% Complete	Budget	Budget Status
Construction of a new Community Hub	20/11/2017	23/03/2018	0	\$330,000	

The Committee of Management in conjunction with council officers are awaiting documentation from the shed supplier to inform the Building Permit application. It's envisaged the Building Permit will be issued in November 2017 with Construction expected to follow soon after.


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	10/11/2017	40	\$28,000	

This project will be delivered by the Balliang Public Hall Committee of Management. Construction works are currently in progress with completion anticipated during November 2017


INACTIVE / ON HOLD PROJECTS

Ballan Depot, Preplanning for New Facility

Task	Start Date	End Date	% Complete	Budget	Budget Status
Ballan Depot preplanning			0	\$179,350	

The project was deferred through the adoption of the 2017/18 budget process. The design contract has been suspended until a further report on the future of the existing depot is present to council for consideration.

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	

This project is currently on hold to allow the Ballan Recreation Reserve Masterplan development process to take place. The Masterplan will provide direction at a high level to feed the scope of this project.

11.4.3 Quarterly Financial Report – September 2017

Introduction

Author: Steve Ivelja
General Manager: Phil Jeffrey

This Quarterly Report covers the period of 1 July 2017 to 30 September 2017. The report outlines the year to date financial position of Council and forecast projections for the full year results.

The forecast result at the end of the financial year is an increase in the surplus by \$0.322m. Please refer to the attached report for a detailed review of the financials.

Background

Under section 138 – Quarterly Statements, of the Local Government Act (1989), Council is to receive a quarterly report on progress against the adopted budget.

Proposal

That Council receives the Quarterly Report – September 2017.

Policy Implications

The adoption of the Quarterly Report – September 2017 meets Council's statutory obligations under section 138 – Quarterly Statements of the Local Government Act (1989).

The 2017-2021 Council Plan provides as follows:

Strategic Objective 1	Providing Good Governance and Leadership
Context 1C	Our Business and Systems
Action	Financial Sustainability

The proposal to adopt the Quarterly Report – September 2017 is consistent with the Council Plan 2017-2021.

Amended Budget

Generally, at the end of the financial year it is not uncommon for projects (both Capital projects and Operating projects) to be incomplete. This can happen for a number of reasons, such as delays in construction due to weather or other events, deferral of projects due to operational matters, late receipt of government funding for one off projects, lack of internal resources to complete one off new initiatives due to staff turnover etc.

Throughout this report Council will be reporting on the Amended Budget rather than the Adopted Budget. The Amended Budget contains carry forwards from the 2016/17 financial year. These include grant funded one off projects, Council approved New Initiatives from prior years that are not yet complete, and incomplete/deferred capital projects. The following schedule

provides an overview at a high level of the items that have been added to the Adopted Budget to arrive at the Amended Budget.

Impact on Cash on Hand

Based on the aggregate of both the Operating Budget and Capital Budget carry forward, plus other adjustments, a sum of \$5.496m in cash will be required to fully fund the requirements of the Amended Budget. These are made up of the following:

Net Operating Budget Carry forwards	\$1.372m
Net 2015/16 CIP Carry Forwards	<u>\$4.124m</u>
Total Cash Required	\$5.496m

As at the 30 June 2017, Council held \$11.075m in cash and cash equivalents. Cash holdings were high in part due to the impact of these uncompleted projects.

Operating Budget

The net effect on the Operating Budget is a favourable variance of \$0.238m.

Net Operating Surplus in the Adopted 2017/18 Budget	\$9.311m
Net New Initiatives / Grant Funded Projects	(\$1.376m)
2016/17 Carry Forward Capital Grants	<u>\$1.615m</u>
Amended Operating Budget Surplus	\$9.549m

Capital Budget

The effect on the capital budget is an increase in expenditure of \$5.759m.

2017/18 Adopted Budget for Capital Expenditure	\$10.222m
Add:	
2016/17 Carry Forward Capital Projects	\$5.739m
Other Minor Adjustments	<u>\$0.020m</u>
Amended Capital Budget	\$15.981m

The attached Quarterly Financial Report, provides an explanation of the Income Statement, Balance Sheet, Cash Flow Statement and Capital Works Statement with the year-to-date actuals compared to the year-to-date amended budget, and the amended annual budgets compared to the annual forecasts.

Income Statement

The main changes within the Income Statement are as follows:

- Increase in "Grants - Capital" (\$0.200m) which relates to new funding received since the adoption of the budget for Bus Shelter Upgrades.
- Favourable in "Other Income" (\$0.778m) primarily due to reimbursements for the Flood/Storm event of September 2016, and the Blackwood Localised Septic Program;

- Favourable in “Employee Costs” (\$0.592m) mainly due to predicted savings in Active Ageing and Community Access, plus various other Service Units. Most of this relates to vacancies and some of these funds have been used to fund the use of temporary contract staff.
- Increase in “Materials and Services” (\$1.056m). The bulk of the expected overspend relates to costs associated with the Storms/Flood event, with the majority of costs to be reimbursed. There are also continuing costs relating to the Blackwood Localised Septic Program.

The net effect of these changes and other minor variances causes the total surplus for the year to increase by \$0.322m to \$9.871m.

Cash

The forecast cash balance at 30 June 2017 has increased by \$0.122m to \$15.143m in comparison to the amended budget.

Capital Improvement Program (CIP)

The total cash expenditure forecast for the CIP at this stage has increased by \$0.200m to \$16.181m. This is due to new funding received for Bus Shelter Upgrades.

Risk & Occupational Health & Safety Issues

There are no identified risks associated with this process.

Communications Strategy

To Council, through the Ordinary Meeting of Council on 1 November 2017, and to the Audit Committee meeting on 8 November 2017.

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 Manager, I have no interests to disclose in this report.

Author – Steve Ivelja

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

Conclusion

The Quarterly Report – September 2017 has been prepared in accordance with Section 138 – Quarterly Statements of the Local Government Act (1989) for review and receiving by Council.

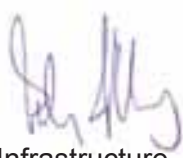
Recommendation:

That Council:

1. receives the Quarterly Financial Report – September 2017.
2. notes the carried forward amounts into the 2017/18 year for the purpose of budget reporting as the Amended Budget.

Report Authorisation

Authorised by:

Name: Phil Jeffrey 
Title: General Manager Infrastructure
Date: Wednesday, 25 October 2017

Attachment - Item 11.4.3

MOORABOOL SHIRE COUNCIL

*Out in the Country...
Close to the World*



2017/18 Quarterly Financial Report - September 2017

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1 Amended Budget

Generally, at the end of the financial year it is not uncommon for projects (both Capital projects and Operating projects) to be incomplete. This can happen for a number of reasons, such as delays in construction due to weather or other events, deferral of projects due to operational matters, late receipt of government funding for one off projects, lack of internal resources to complete one off new initiatives due to staff turnover etc.

Throughout this report Council will be reporting on the Amended Budget rather than the Adopted Budget. The Amended Budget contains carry forwards from the 2015/16 financial year. These include grant funded one off projects, Council approved New Initiatives from prior years that are not yet complete, and incomplete/deferred capital projects. The following schedule provides an overview at a high level of the items that have been added to the Adopted Budget to arrive at the Amended Budget.

1.1 Impact on Cash on hand

Based on the aggregate of both the Operating Budget and Capital Budget carry forward, plus other adjustments, a sum of \$5.496m in cash will be required to fully fund the requirements of the Amended Budget. These are made up of the following:

Net Operating Budget Carry Forwards	\$1.372m
Net CIP Carry Forwards	\$4.124m
Total Cash Required to Complete Carry Forwards	\$5.496m

As at the 30 June 2017, Council held \$11.075m in cash and cash equivalents. Cash holdings were high in part due to the impact of these uncompleted projects.

1.2 Operating Budget

The net effect on the Operating Budget is a favourable variance of \$0.238m.

Net Operating Surplus in the Adopted 2017/18 Budget	\$9.311m
Net New Initiatives / Grant Funded Projects	(\$1.376m)
2016/17 Carry Forward Capital Grants	\$1.615m
Amended Operating Budget Surplus	\$9.549m

1.3 Capital Budget

The effect on the capital budget is an increase in expenditure of \$5.759m.

2017/18 Adopted Budget for Capital Expenditure	\$10.222m
2016/17 Carry Forward Capital Projects	\$5.739m
Other Minor Adjustments	\$0.020m
Amended Capital Budget	\$15.981m

2 Operating Performance

Year to Date Operating Performance 30 September 2017

2.1 Overall:

For the three months to 30 September, the Net Result was a Surplus of \$25.531m with a favourable variance of \$0.546m compared to the year to date amended budget.

2.2 Operating Income [\$0.352m favourable]:

Other income – As at the end of September is favourable by \$341,000 mainly due to the continuation of the Blackwood Localised Septic Program. This project will continue for the remainder of the 2017/18 financial year. This income relates to reimbursements for costs incurred by Moorabool Shire.

2.3 Operating Expenses [\$0.194m favourable]:

Employee costs – Favourable variance of \$328,000 which mainly relates to vacancies in various departments across Council (including; Asset Management, Information Services, Strategic Planning, Parks and Gardens, and Statutory Planning). Some of these savings have been used to fund the use of contractors engaged to cover the various vacant positions. This will result in an increase to 'Materials and services' and is included in the current forecast and discussed further in section 2.5.

Materials and services – Unfavourable variance of \$116,000 which mainly relates to costs incurred by Council for the Blackwood Localised Septic Program (\$139,000) and the continuation of costs for Flood/Storm Damage from September 2016 (\$92,500). The bulk of these works will be reimbursed to Council and the estimated overall cost is detailed further in section 2.5.

These unfavourable variances are offset by the timing of various contracts, projects and operational costs. Some of the larger variances include the following:

- Library Services - \$65,600
- Debt Collection - \$28,700
- Meals on Wheels - \$24,700

There are also many other minor variances mainly relating to Council services, one off projects, and grant funded new initiatives. Where savings have been identified they have been included in the forecast.

Other expenses – Favourable by \$56,000 as at September mainly due to the timing of Audit Fees (\$38,000) and lease payments for Photocopiers (\$7,300). There are also smaller timing variances for Councillor Allowances (\$6,700) and sitting fees for Planning Scheme Amendments (\$4,700).

At this stage these variances are only a timing issue and there are no Forecast adjustments required.

Net gain (loss) on disposal of property, infrastructure, plant and equipment – Unfavourable by \$75,000 due to the timing of the sale of Councils plant and vehicles. The plant and vehicles replacement program will progress over the next few months and this should remain close to budget.

Forecast Results for Year Ending 30 June 2018

As at 30 September, the Forecast Surplus for the year has increased by \$0.322m. The Forecast is now expected to be a surplus of \$9.871m. Major variances are the following:

2.4 Operating Revenues [\$0.832m favourable]:

Statutory fees and fines – Unfavourable by \$45,000 mainly due to an expected decline in income from Infringements for Animal Control (\$25,000) and Parking (\$25,000).

User fees – Forecast to be \$64,000 unfavourable primarily due to a decline in Active Ageing and Community Access Brokerage Services. This will also see a corresponding decrease in 'Employee costs'.

Grants – capital – Forecast to be favourable by \$200,000 which relates to new funding received since the adoption of the budget for Bus Shelter Upgrades.

Other income – Expected to be \$778,000 favourable at year end mainly due to reimbursements for the Flood/Storm events of September 2016 (\$400,000) and the Blackwood Localised Septic Program (\$310,000).

Other favourable variances include lease income at Darley Civic and Community Hub (\$51,000) and additional income from Election Fines (\$21,600).

2.5 Operating Expenses [\$0.510m unfavourable]:

Employee costs – Forecast to be favourable by \$592,000 mainly due to a decrease in salary costs in Active Ageing and Community Access (\$283,000). This is primarily due to the reduction/restructure of certain State and Federal grant funding.

Other reductions relate to savings for numerous vacancies across various Council Service Units. These include; Strategic Planning (\$107,500), Governance and Organisational Development (\$62,000), Asset Management (\$60,000), Economic Development and Marketing (\$37,000), Information Services (\$35,000), and Statutory Planning (\$30,000). Some of these identified savings will be used to fund the cost of contracted staff, with these costs transferred to 'Materials and services'.

These favourable variances are partially offset by an increase in Council's Workcover Premium (\$22,500).

Materials and services – Materials and Services are forecast to be \$1.056m over budget at year end mainly due to costs associated with the Flood/Storm Events (\$450,000) and Blackwood Localised Septic Program (\$310,000). There are also savings identified in 'Employee costs' due to vacancies that will be used to fund contractors/agency staff.

Other increases relate to new funding received since the adoption of the budget for Scotsburn Community Leadership Program (\$30,000) and Graffiti Education Program (\$24,900).

3 Balance Sheet

Forecast as at 30 June 2018

The Balance Sheet shows the movements from the Budget to the Forecast, as well as the current year to date balance (30 September 2017) compared to the same time last year (30 September 2016).

3.1 Assets

Cash assets – the year to date cash balance is \$1.256m less than the same time last year, mainly as a result of the deferral of loan borrowings in the 2016/17 financial year. These borrowings (\$2.790m) were deferred to the 2017/18 budget and are expected to be drawn down after December 2017.

Current receivables – the balance is \$2.284m more than the same time last year and relates primarily to increases in rates debtors. This is mainly due to a higher rates base than the previous 12 months.

Non-current assets classified as held for sale – the balance is now zero due to the sale of Council owned land in the last quarter of the 2016/17 financial year.

Other assets – the actual is \$0.642m more than September last year mainly due to the accrual of a large reimbursement for costs incurred by Council for the Flood/Storm events in the previous financial year.

Property, infrastructure, plant and equipment – the balance is \$12.659m more than last year primarily due to the significant capital works program completed in the 2016/17 financial year. This saw the completion and continuation of major projects for Darley Early Years Hub and Halletts Way Southern Connection.

3.2 Liabilities

Payables – the decrease of \$140,000 relates to the timing of the final supplier payment run in September 2017.

Provisions – the net balance is less than this time last year by \$350,000 overall (current and non-current) primarily due to a decrease in the provision for Long Service Leave. Over the last 12 months Council has had a number of long term employees resign/retire which has had a significant impact on the liability for leave provisions.

Interest-bearing liabilities – the net balance is less by \$1.416m overall (current and non-current) compared to the same time last year. This relates to the net impact of debt redemption in 2015/16, and the first quarter of 2017/18. The deferral of new borrowings in 2016/17 has also reduced the current level of debt.

3.3 Equity

Accumulated surplus – the increase of \$13.702m since September last year reflects Council's operating result during the 2016/17 financial year and the first three months of 2017/18.

Statutory and other reserves – the increase of \$1.520m relates to the net movement of transfers to and from Reserves at the end of the 2016/17 financial year.

4 Forecast Cash Flows

4.1 Overall

The overall cash forecast for 30 June 2018 is \$15.143m and \$0.122m more than the amended budget.

This forecast is a result of movements in each of the three types of cash flows as follows:

4.2 Operating Cash Flows [\$0.362m favourable]:

Capital grants and contributions – Favourable by \$200,000 which relates to new funding received since the adoption of the budget for Bus Shelter Upgrades.

Other revenue – Forecast to be favourable by \$778,000 at year end mainly due to reimbursements for the Flood/Storm events of September 2016 (\$400,000) and the Blackwood Localised Septic Program (\$310,000). Other minor adjustments are highlighted earlier in section 2.4.

Employee costs – Favourable by \$592,000 mainly due to a decrease in salary costs in Active Ageing and Community Access. As mentioned earlier in section 2.5 other reductions relate to savings for numerous vacancies across various Service Units. These include; Strategic Planning, Governance and Organisational Development, Asset Management, and Economic Development and Marketing. Some of these identified savings will be used to fund the cost of contracted staff, with these costs transferred to 'Materials and services'.

Materials and consumables – Unfavourable by \$1.056m mainly due to costs associated with the Flood/Storm Events (\$450,000) and Blackwood Localised Septic Program (\$310,000). There are also savings identified in 'Employee costs' due to vacancies that will be used to fund contractors/agency staff.

4.3 Investing Cash Flows [\$0.241m unfavourable]:

Proceeds from sale of property, plant and equipment, infrastructure – A small decrease of \$41,000 reflects a new forecast carried out on expected vehicle changeovers for the remainder of this financial year.

Payments for property, plant and equipment, infrastructure – Increased by \$200,000 due to new funding received for Bus Shelter Upgrades.

4.4 Financing Cash Flows [no variance]:

Although there has been no adjustments made to the Forecast, there is expected to be minor variances recorded later in the year when Council knows the details and timing of the new borrowings being taken up.

5 Investment Activity Report

In line with Council's Investment Policy (adopted February 2010), a quarterly report on investment activity will be presented to Council as part of the quarterly financial report.

Investment Activity Report

For the quarter ending: September 2017

On call balances:

Month ending	Amount	Rate	Interest Paid
July 2017	\$2,927,911	1.40%	Quarterly
August 2017	\$5,217,911	1.40%	Quarterly
September 2017	\$4,028,904	1.40%	Quarterly

Interest received in the quarter: \$22,498

Term deposits:

Institution	Amount	Rate	Maturity Date
IMB	\$1,000,000	2.50%	21/08/2017
BOQ	\$1,000,000	2.50%	24/08/2017
IMB	\$1,000,000	2.55%	5/09/2017
BOQ	\$1,000,000	2.10%	20/11/2017
Suncorp	\$1,000,000	2.20%	20/11/2017
IMB	\$1,000,000	2.40%	4/12/2017

Interest received in the quarter: \$18,616

6 Rating & Debtors Information

6.1 General Rating Information

The Total Rates and Charges raised for the 2017/18 year, as at 30 September, is \$32.114m, compared to the year to date Amended Budget of \$32.080m.

6.2 Rates & Sundry Debtors Outstanding

For the year to date, 14.7% of the 2017/18 Rates & Charges raised have been collected. In addition, the level of Sundry and Other Debtors has decreased from \$2.507m (1 July 2017) to \$1.184m (30 September 2017).

Current Receivables as at 30 September 2017, as shown in the Balance Sheet, consist of:

• Rates & Charges*	\$	30.250m
• Sundry Debtors	\$	0.929m
• GST Receivable	\$	0.255m
	\$	31.434m

The outstanding Rates & Charges* consist of:

• Current Year Rates and Charges	\$	26.963m
• Arrears (prior to 2017/18)	\$	2.738m
• Pensioner Rebate Claim (DHS)	\$	0.549m
	\$	30.250m

* Does not include Fire Services Levy

6.3 Property Rate Debt Management Policy

Council first adopted this policy on 5 December 2007, with the requirement for Quarterly reporting on all applications made under this policy. The policy has since been updated and adopted on 1 July 2015. For the quarter to 30 September 2017, the table on the following page displays the applications that have been received.

Please note that this table also includes the following information:

- Rates outstanding by differential rate category
- Sundry debtors outstanding
- Infringement status

Property Rate Debt Management as at 30 September 2017

Type/Function	Authority Limit	Delegation	at 30 Sept		Year to Date			Comments
			Number	Applications	Number	Application Value	Approved Value	
Special Payment Arrangements	All Arrangements	Revenue Service Unit	917	868				
Escalation of Accounts to Debt Collection	All outstanding accounts	Revenue Services Co-ordinator	454	227				
Value of Penalty Interest Calculated Year to Date	All calculations	Revenue Services Co-ordinator		0				
Waiver of Interest and Costs	Up to \$500	Revenue Services Co-ordinator		0	\$0.00	\$0.00	\$0.00	
Waiver of Interest and Costs	>\$500 and <\$1,000	Finance Manager		2	\$514.55	\$297.50	\$217.05	
Waiver of Interest and Costs	>\$1,000	General Manager - Infrastructure Services		0	\$0.00	\$0.00	\$0.00	
Waiver of Rates and Charges	All applications	Council via resolution (Closed Session)		0	\$0.00	\$0.00		
Application for Financial Hardship	Reviewed	Council via resolution (Closed Session)		1	\$921.05	\$921.05		
Appeal of Decision	All appeals	Council via resolution (Closed Session)		NIL				
Sale of Property for Unpaid Rates	All sales	Council via resolution (Closed Session)		7		\$120,472.23		Progressing
Sale of Property for Unpaid Rates	All sales	Council via resolution (Closed Session)		9		\$56,372.22		Sold and settled
Applications for partial Waiver - Cultural and Recreational Land	50% General Rate	Revenue Service Co-ordinator/Finance Manager		6		\$8,278.36		
Other General Revenue Statistics			Summary of Outstanding Rates					
Function	Year To Date	Rate Category	Current	1 Year	2 Years	3 Years	Over 3 Years	Total
Percentage of Rates Collected	14.70%	General	20,257,263.22	1,076,435.05	502,633.34	294,671.00	448,679.44	22,579,682.05
Land Information Certificates	430	Residential Retirement	197,102.87	12,882.75	596.75	0.00	0.00	210,582.37
Value of Supplementary Rates Levied	\$262,931	Commercial/Industrial	2,180,068.80	81,163.25	26,791.38	8,384.02	15,703.40	2,312,110.85
		Vacant Land Commercial/Industrial	182,163.40	5,955.65	1,551.80	0.00	0.00	189,670.85
Objections Lodged (Closing Date 03 November 2017)								
Under Review	7	Extractive Industry	226,312.55	0.00	0.00	0.00	0.00	226,312.55
Recommendation Notices		Farm	3,415,558.51	50,262.27	20,500.03	11,352.01	31,714.28	3,529,387.10
Disallowance Notices								
Total Objections	7	Vacant Land General	802,878.71	57,670.03	30,587.88	14,824.31	65,408.84	971,369.77
		Vacant Land FZ or RCZ	842,865.73	40,774.38	13,495.46	9,000.38	65,837.85	971,973.80
		Vacant Land GRZ	1,295,707.08	61,556.66	17,847.97	10,444.63	13,989.16	1,399,545.50
Pension Rebates								
Total Pensioners as at end of last quarter	2,585							
Changes	-128	Non Rateable FSPL Leviable and Garbage Only	105,270.65	1,630.35	344.00	607.10	266.95	108,119.05
Closing Balance	2,457							
		Grand Total Rates Outstanding	29,505,191.52	1,388,330.39	614,348.61	349,283.45	641,599.92	32,498,753.89
Sundry Debtor Overview			Penalty Infringement Overview					
Sundry Debtors	Balance	% Outstanding	Infringement Status @ September Audit	# Infringements	\$ Infringements			
Current	5,934.17	1.0%	Too old to escalate					
30 Days	190,695.01	30.9%	Infringement Court	888	239,677.57			
60 Days	201,507.97	32.6%	Infringement Court - Expired - Write Off					
90 Days	7,645.00	1.2%	MSC Hold	8	2,804.30			
120+ Days	211,754.77	34.3%	Infringements Requiring Write Off					
Total Outstanding	617,536.92	100.0%	MSC Arrangements	14	5,570.40			
			MSC Arrangement Not Maintained - To escalate	7	1,815.01			
			MSC Objection	1	159.00			
			Within payment timeframes	72	13,192			
			Referred to Magistrates Court	50	39,560			
			Grand Total of Infringement Trial Balance	1,040	302,778.68			

7 Financial Statements as at 30 September 2017

Income Statement

	Last Year \$'000	Amended \$'000	Year to Date			Annual			
			Actual \$'000	Variance \$'000	%	Amended \$'000	Forecast \$'000	Variance \$'000	%
Income									
Rates and charges	30,987	32,080	32,114	34	0%	32,107	32,134	27	0%
Statutory fees and fines	744	184	166	(18)	-10%	878	833	(45)	-5%
User fees	1,909	499	501	2	0%	2,482	2,418	(64)	-3%
Grants - operating	12,858	1,935	1,920	(15)	-1%	9,377	9,313	(64)	-1%
Grants - capital	8,385	704	747	43	6%	4,246	4,446	200	5%
Contributions - monetary	190	20	7	(13)	-65%	2,157	2,157	0	0%
Contributions - non-monetary assets	4,978	0	0	0	0%	4,635	4,635	0	0%
Other income	3,540	247	588	341	138%	1,012	1,790	778	77%
Interest received	402	37	15	(22)	-59%	444	445	1	0%
Total Income	63,992	35,706	36,058	352	1%	57,338	58,170	832	1%
Expenses									
Employee costs	17,602	4,552	4,224	328	7%	19,320	18,728	592	3%
Materials and services	18,081	3,609	3,725	(116)	-3%	15,757	16,813	(1,056)	-7%
Depreciation	8,209	2,416	2,416	0	0%	9,664	9,664	0	0%
Finance costs	790	82	82	0	0%	794	794	0	0%
Other expenses	620	149	93	56	38%	755	761	(6)	-1%
Net gain (loss) on disposal of property, infrastructure, plant and equipment	3,866	(88)	(13)	(75)	85%	1,500	1,541	(41)	-3%
Total Expenses	49,169	10,721	10,527	194	2%	47,789	48,299	(510)	-1%
Surplus (deficit) for the year	14,823	24,985	25,531	546	2%	9,549	9,871	322	3%

Balance Sheet

	Last Year \$'000	Last Year \$'000	Year to Date			Amended \$'000	Annual		Variance \$'000	%
			Current \$'000	Change \$'000	%		Forecast \$'000	%		
Assets										
Current Assets										
Cash assets	11,075	9,223	7,967	(1,256)	-14%	15,021	15,143	122	1%	
Receivables	5,521	29,150	31,434	2,284	8%	6,127	6,138	11	0%	
Non-current assets classified as held for sale	0	991	0	(991)	-100%	0	0	0	0%	
Other assets	2,935	1,034	1,676	642	62%	357	357	0	0%	
Total current assets	19,530	40,397	41,077	680	2%	21,504	21,637	133	1%	
Non-current assets										
Receivables	133	126	133	7	6%	133	112	(21)	-16%	
Other non-current assets	0	0	0	0	0%	0	0	0	0%	
Property, infrastructure, plant and equipment	478,226	464,763	477,422	12,659	3%	522,990	523,190	200	0%	
Total non-current assets	478,359	464,890	477,556	12,666	3%	523,123	523,302	179	0%	
Total Assets	497,890	505,286	518,633	13,347	3%	544,628	544,939	311	0%	
Liabilities										
Current liabilities										
Payables	5,674	1,365	1,225	(140)	-10%	3,828	3,905	77	2%	
Trust funds	736	740	771	31	4%	735	743	8	1%	
Provisions	4,165	4,162	4,155	(7)	0%	4,543	4,490	(53)	-1%	
Interest-bearing liabilities	1,364	1,085	1,033	(52)	-5%	1,121	1,121	0	0%	
Total current liabilities	11,939	7,352	7,184	(168)	-2%	10,226	10,258	32	0%	
Non-current liabilities										
Provisions	457	771	428	(343)	-44%	1,649	1,607	(42)	-3%	
Interest-bearing liabilities	12,247	13,611	12,247	(1,364)	-10%	14,275	14,275	0	0%	
Total non-current liabilities	12,705	14,382	12,675	(1,707)	-12%	15,925	15,883	(42)	0%	
Total Liabilities	24,644	21,735	19,859	(1,876)	-9%	26,151	26,141	(10)	0%	
Net Assets	473,246	483,552	498,773	15,221	3%	518,477	518,799	322	0%	
Represented by:										
Accumulated surplus	151,333	163,163	176,865	13,702	8%	158,651	158,973	322	0%	
Asset revaluation reserve	314,680	314,680	314,680	0	0%	350,362	350,362	0	0%	
Statutory and other reserves	7,232	5,708	7,228	1,520	27%	9,464	9,464	0	0%	
Total Equity	473,246	483,552	498,773	15,221	3%	518,477	518,799	322	0%	

Cash Flow Statement

	Last Year \$'000	Year to Date				Annual			
		Amended \$'000	Actual \$'000	Variance \$'000	%	Amended \$'000	Forecast \$'000	Variance \$'000	%
Cash flows from operating activities									
Receipts									
Rates and charges	30,627	5,614	5,047	(567)	-10%	32,558	32,584	26	0%
Operating grants	12,858	1,935	3,094	1,159	60%	9,377	9,313	(64)	-1%
Capital grants and contributions	8,385	704	747	43	6%	4,246	4,446	200	5%
User fees and charges	2,283	499	426	(73)	-15%	2,482	2,418	(64)	-3%
Statutory fees and charges	618	184	153	(31)	-17%	877	832	(45)	-5%
Other revenue	4,635	267	1,602	1,335	501%	3,981	4,759	778	20%
Interest received	402	37	63	26	70%	444	445	1	0%
Net GST refund/payment	2,920	0	0	0	0%	0	0	0	0%
	62,726	9,240	11,133	1,893	20%	53,965	54,797	832	2%
Payments									
Employee costs	(18,053)	(4,552)	(4,271)	281	-6%	(18,748)	(18,156)	592	-3%
Materials and consumables	(21,311)	(5,230)	(6,276)	(1,046)	20%	(15,896)	(16,952)	(1,056)	7%
Other expenses	(1,073)	(149)	(93)	56	-38%	(755)	(761)	(6)	1%
	(40,437)	(9,932)	(10,640)	(708)	7%	(35,399)	(35,868)	(469)	1%
Net cash provided by (used in) operating activities	22,290	(692)	493	1,185	-171%	18,567	18,929	362	2%
Cash flows from investing activities									
Proceeds from sale of property, plant and equipment, infrastructure	1,229	88	1	(87)	-99%	370	329	(41)	-11%
Payments for property, plant and equipment, infrastructure	(22,674)	(2,972)	(3,188)	(216)	7%	(15,981)	(16,181)	(200)	1%
Net cash provided by (used in) investing activities	(21,445)	(2,884)	(3,188)	(304)	11%	(15,611)	(15,852)	(241)	2%
Cash flows from financing activities									
Borrowing costs	(790)	(82)	(82)	0	0%	(794)	(794)	0	0%
Proceeds from interest bearing liabilities	0	0	0	0	0%	3,148	3,148	0	0%
Repayment of interest bearing liabilities	(1,431)	(331)	(331)	0	0%	(1,364)	(1,364)	0	0%
Net cash provided by (used in) financing activities	(2,222)	(412)	(412)	0	0%	991	991	0	0%
Net increase (decrease) in cash and cash equivalents	(1,377)	(3,987)	(3,107)	880	-22%	3,946	4,068	122	3%
Cash and cash equivalents at the beginning of the financial year	12,452	11,075	11,075	0	0%	11,075	11,075	0	0%
Cash and cash equivalents at the end of the financial year	11,075	7,087	7,967	880	12%	15,021	15,143	122	1%

Capital Works Statement

	Last Year \$'000	Amended \$'000	Year to Date			Annual			
			Actual \$'000	Variance \$'000	%	Amended \$'000	Forecast \$'000	Variance \$'000	%
Property									
Land	50	0	0	0	0%	0	0	0	0%
Buildings	3,744	0	32	(32)	0%	909	909	0	0%
Total Property	3,794	0	32	(32)	0%	909	909	0	0%
Plant and equipment									
Plant, machinery and equipment	1,285	140	139	1	1%	2,131	2,131	0	0%
Computers and telecommunications	59	0	0	0	0%	0	0	0	0%
Library books	93	0	0	0	0%	102	102	0	0%
Total plant and equipment	1,438	140	139	1	1%	2,233	2,233	0	0%
Infrastructure									
Roads	16,032	1,214	1,181	33	3%	7,716	7,716	0	0%
Bridges	504	0	29	(29)	0%	916	916	0	0%
Footpaths and cycleways	409	0	62	(62)	0%	894	894	0	0%
Drainage	0	0	0	0	0%	0	0	0	0%
Recreational, leisure and community facilities	251	40	129	(89)	-224%	2,969	2,969	0	0%
Parks, open space and streetscapes	124	0	0	0	0%	0	0	0	0%
Other infrastructure	123	2	40	(38)	-2426%	344	544	(200)	-58%
Total infrastructure	17,442	1,256	1,441	(185)	-15%	12,839	13,039	(200)	-2%
Total capital works expenditure	22,674	1,396	1,612	(216)	-15%	15,981	16,181	(200)	-1%
Represented by:									
New	10,253	1,194	1,209	(15)	-1%	4,878	4,878	0	0%
Renewal	8,598	202	276	(74)	-37%	9,666	9,666	0	0%
Expansion	0	0	0	0	0%	0	0	0	0%
Upgrade	3,823	0	128	(128)	0%	1,437	1,637	(200)	-14%
Total Capital Works	22,674	1,396	1,612	(216)	-15%	15,981	16,181	(200)	-1%

11.4.4 Draft Open Space Maintenance Management Plan and associated Mowing Service Review

Introduction

Author: Sam Romaszko
General Manager: Phil Jeffrey

Background

Council is responsible for the provision of maintenance services for a variety of Council assets, and seeks to provide clean, safe and fit for purpose recreation spaces for both residents and visitors. Council also provides a range of services in waste, roads and many other areas.

A draft Open Space Maintenance Management Plan (OSMMP) has been developed to define the service levels associated with open space within the Shire where previously a published management plan for the provision of this service to the community had not been in place. This document can be found in Attachment 11.4.4(a).

A review of the provision of services has been prompted by an increased expectation from the community for improvement in service levels and the need to clearly identify maintenance priorities for an ever-increasing asset base. Previously, similar levels of service have been applied across other assets irrespective of need. This type of service provision can be inefficient, unsustainable and does not always reflect community expectation. This document can be found in Attachment 11.4.4(b).

Proposal

Open Space Maintenance Management Plan

The primary benefit of the OSMMP is to transparently establish service levels and standards. Two critical aspects considered when setting these standards are that they are reasonable and they are achievable.

Inherent in the notion of reasonable is an acknowledgement that Council does not have unlimited resources or funds. Whilst aspiring to achieve better standards, the primary consideration is that Council sets reasonable standards and is able to meet those commitments.

The OSMMP aims to narrow the gap between current service levels and community expectations, remove ad hoc reactive service provision and provide the community with certainty and predictability in asset servicing. In addition, the plan seeks to provide a level of service that maintains the quality and condition of Council's assets.

Further to this, maintenance of roadsides (specifically grass mowing/slashing) is included in this review and a hierarchy applied that provides guidance relating to frequency of grass mowing.

The OSMMP includes adjustments to the current regime in order to gain efficiencies. Moorabool is a growing municipality and the OSMMP documents the hierarchies, activities and associated frequencies thus establishing a base service level.

Open space maintenance generally consists of the following areas;

- Grass mowing (reserves)
- Grass mowing (roadsides)
- Garden Bed Maintenance
- Sanitary Cleaning
- Playground Maintenance
- Furniture Maintenance
- Barbeque Maintenance
- Pest Control
- Weed Treatment
- Active Sportsground Maintenance
- Irrigation System Maintenance

Specifically, the OSMMP defines:

- the assets which Council has maintenance and cleaning responsibilities on behalf of the community
- the responsibilities of Council in relation to management and maintenance of the assets for maintenance purposes
- the standards of performance and frequencies which Council can afford.
- cost effectiveness and best value

The OSMMP has been developed to:

- Define the hierarchy of maintenance services
- Mitigate risk and manage civil liability
- Demonstrate Council is responsibly managing the maintenance service
- Manage community expectations in relation to required maintenance services

Service Review – Open Space and Roadside Mowing

A review of the mowing component of the OSMMP has been undertaken to assess Council's current service levels. This consists of open space amenity mowing and roadside grass slashing and amenity mowing.

Council maintains 261 reserves, equating to 214ha of public open space. Of Council's 1440km road network, a total of 583km (or 41%) currently receive a roadside mowing or slashing service. This equates to 591 individual locations, with a combination of amenity mowing and fire prevention activities occurring.

The OSMMP document can be found in Attachment 11.4.4(b). It is considered that other components of the OSMMP can be looked at in subsequent reviews.

A service review may be used to determine whether the particular service is provided at all to the community along with the associated impacts. In this instance, it was considered that it is a necessary service being a land owner and manager thus not providing the service at all wasn't considered further. Instead, a number of options were explored in relation to service levels with consideration to resourcing and budget.

A model of the service delivery and associated options has been developed to inform the resourcing and budget impacts. A number of assumptions have been used in the modelling as detailed below;

- Estimate of mowing hours per site.
- Estimate of travel time to each site.
- Estimate of staff numbers per site.
- Estimated fleet costings.
- Estimated total workable hours.

Calibration of the model has occurred to reflect current staffing levels and external contractor usage.

In terms of reviewing the mowing service, a number of options have been developed for consideration for both open space and roadside mowing. Although listed separately, there is integration between the two along with the options.

OPEN SPACE MOWING

- *Option 1; Implementation of peak/off peak maintenance frequencies*

Implementation of a peak and off peak maintenance frequency that would see frequencies of open space mowing, garden bed maintenance and roadside slashing amended due to seasonal requirements.

The peak mowing season is typically August-December and April-May (7 months in total). In the event an off peak frequency is introduced, frequencies would be lengthened by 1 week (ie – 2 weeks to 3 weeks) and see activities such as grass mowing and litter collection occur on a less frequent basis.

This option would provide additional capacity during the off peak season to undertake activities including mulching, minor park improvements, park furniture maintenance and tree maintenance activities that are typically undertaken on an infrequent basis.

The implementation of off peak frequencies would result in additional capacity within the team and allow maintenance of open space reserves currently undertaken by contractors to be undertaken by council staff. The current contractor budget allocation would be transferred to staff time under this option.

- *Option 2; Consideration of current development*

Consideration of land that will be gifted to Council in the near future. That is, open space that has been developed and is currently under maintenance control of the developer. Open space within the following developments is due for handover in the next 12 months;

- Mason Views Development
- Underbank Development
- Riverbend Development
- Essence Development
- Stonehill Development

An assessment has been undertaken that identifies an estimated 0.2EFT staffing requirement is essential following completion of works to maintain this open space.

A review of future developments has also occurred, including Stonehill Estate and the recently rezoned Underbank Estate that will see significant open space gifted to Council in the coming years. As such, it is imperative staffing requirements are reviewed on an annual basis to ensure there is adequate capacity within the team to undertake maintenance activities and ensure service levels are maintained.

ROADSIDES

▪ *Option 3; Implementation of Roadsides 'Fit to Principles' assessment*

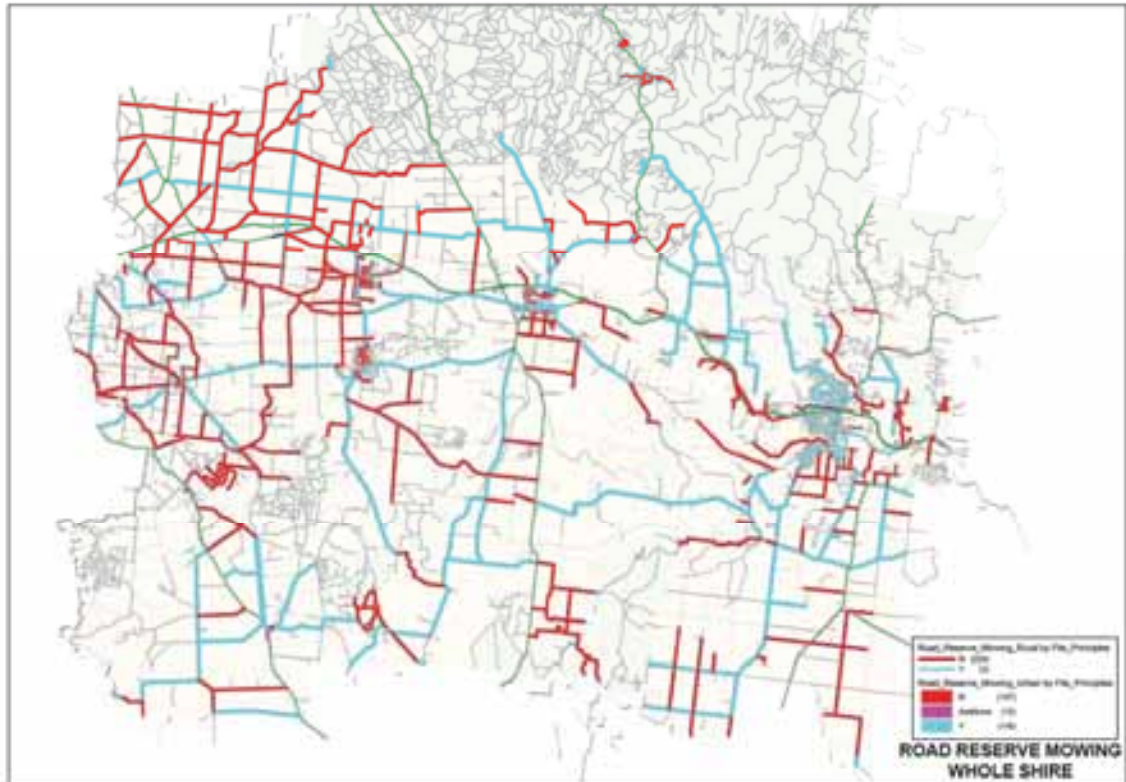
An assessment has been undertaken of roadsides we currently mow in both rural and urban areas. It is apparent that an adhoc approach has been applied in the past and activities being undertaken were historical agreements, locations that had multiple complaints from residents or councillor requests. It is viewed by officers that this model is unsustainable moving forward. Given this, officers have developed general principles for maintenance to streamline this process.

An assessment of roadsides has occurred against the proposed 'principles for maintenance' within road reserves as detailed below.

Principles for Maintenance

1. Council owned/managed land will be maintained
2. All road reserves adjacent to Council owned/managed land will be maintained in conjunction with the reserve
3. All road reserves abutting public authority land will be maintained (urban)
4. Land with no continual street frontages, adjoining private property, will be maintained (urban)
5. Road reserves where there is residential frontage will not be maintained
6. Avenues of Honour on Council owned/managed land will be maintained
7. Town entrances and centres will be maintained
8. Roadsides meeting the principles above will be serviced as per the adopted classification

The assessment of currently maintained roadsides against the maintenance principles above would result in 384 roads of the 591 roads removed from the register (equating to 65%). These roads are marked red in the plan below which is also included in Attachment 11.4.4(b).



As an offset to a significant reduction of roadsides, it is proposed to increase amenity mowing across small towns that will see frequencies increased and various township entrances receive an amenity mowing service. The settlements below are based on the Small Towns Hierarchy within the Small Towns and Settlements Strategy (STS) of 200-2000 population;

- Blackwood
- Bungaree
- Dunnstown
- Elaine
- Gordon
- Greendale
- Lal Lal
- Mount Egerton
- Myrniong
- Wallace

Typically, the entrances to various towns above receive annual maintenance in the form of roadside slashing. This scenario has modelled the small towns above receiving a 6 weekly mow.

The outcome of this option demonstrates that the implementation of fit for principles would see all fire management slashing undertaken by contractors (no change), and township amenity mowing undertaken by in house parks crews.

This assessment does not primarily affect staffing numbers given a majority of roadside slashing is currently undertaken by external contractors. Given this, the implementation of this scenario presents a \$77,000 external contractor cost saving.

Of this \$77,000, it is proposed to reallocate \$25,000 of the current contractors budget allocation to a 'parks furniture maintenance' budget item that will fund maintenance of park furniture within open space that includes assets such as tables, seating, bollards, drinking fountains. At present, there is no dedicated maintenance budget for assets of this type.

▪ *Option 4; Consideration of the Bushfire Management Overlay*

In lieu of using the 'principles for maintenance' in option three, an alternate option could be to slash roadsides only in the Bushfire Management Overlay (BMO). The BMO is a planning control designed to ensure that protection measures are included where new development occurs, to reduce the risk of bushfire threat to people and property.

The areas covered by the Overlay are generally identified by the Country Fire Authority (CFA) as being land capable of supporting a bushfire which would pose a significant threat to life and property. The main factors which determine the level of risk associated with wildfire include contour, orientation, vegetation density and type.

An assessment has been undertaken that identifies an estimated 335km of our road network is within the BMO, of which we currently mow 115km. In the event consideration is given to maintain road reserves within the BMO and Municipal Fire Management Plan only, a saving of \$45,000 is estimated however, it is questionable if many of these roads could be slashed due to heavy vegetation cover.

▪ *Option 5; Consideration of the road network hierarchy*

A further option for roadsides takes into consideration the road network hierarchy. We currently mow 583km of our 1425km road network length.

In the event mowing was undertaken with consideration of the road network hierarchy, and including amenity mowing of town entrances that would be undertaken by our in house parks team, a cost saving of \$50,000 is estimated which allows for the same reallocation of \$25,000 to a Parks Furniture Maintenance budget.

Roads within the Municipal Fire Management Plan 2014-2017 would continue to be undertaken by contractors at an estimated cost of \$80,000 per annum.

Service Review Recommendations

The service review has taken into consideration various scenarios that influence staffing and external contractor requirements, with consideration given to current budget limitations and the level of service we provide to the community.

The service review recommends that;

- Option 1 'Implementation of peak/off peak maintenance frequencies' be implemented, and current contractor budget allocation transferred to staff time.
- That Option 2 'Consideration of future development' be implemented, using staff time savings in Option 1.
- That Option 3 'Roadsides Fit to Principles assessment' be implemented following community engagement process.

- That \$25,000 be allocated to a Parks Furniture Maintenance budget.
- Bring all mowing services in house, other than fire slashing and sports field mowing.
- That a business case be developed to investigate undertaking sports field maintenance in house.

The staff and budget outcome of the above recommendation is;

- Annual staff time costs of \$744,000
- A reduction in contractor costs to \$158,000
- Overall budget saving of \$52,813 as per the table below

Financial Overview

	Total	
	CURRENT	Recommended
Annual Cost Staff-time (total)	\$703,113	\$744,000
Annual Plant Costs (total)	\$453,168	\$483,168
Annual Contractor Charge	\$306,700	\$158,000
Parks Furniture Maintenance	\$ -	\$25,000
Total	\$1,462,981	\$1,410,168

Policy Implications

The 2017-2021 Council Plan provides as follows:

Strategic Objective 1 Providing Good Governance and Leadership

Context 1C Our Business & Systems

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

Financial Implications

A thorough review of current maintenance frequencies has occurred relating to open space (amenity) mowing, garden bed maintenance and roadside mowing/slashing activities within the Shire.

Current staffing costs with the Parks team associated with mowing is an estimated \$703,113, along with contractors who are engaged to perform particular activities that allows the organisation to sustain our current service levels. An estimated \$306,000 is spent on external contractors to achieve the current service levels we are providing the community.

In the event the recommendations within this report were implemented, this would see;

- Annual staff time costs of \$744,000
- A reduction in contractor costs to \$158,000
- Overall budget saving of \$52,813

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Customer Satisfaction	Receipt of customer complaints due to amended frequencies of open space and roadside maintenance	Low	Ongoing monitoring of customer requests and officer feedback

Communications Strategy

The OSMMP is an operational plan intended to define the service levels associated with open space and roadside maintenance within the Shire.

Communication will be undertaken through Moorabool Matters, Have Your Say, Media Releases and Social Media platforms.

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 – Sam Romaszko

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

Conclusion

The OSMMP is an operational document that provides the community with an overview of Council's open space and roadside maintenance practices. Opportunities have also been explored through the service review that has been undertaken.

The intent of this recommendation is to allow for public consultation to commence, considering the draft Open Space Maintenance Management Plan document and options detailed within the service review.

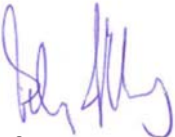
Recommendation:

That Council:

1. endorses the draft Open Space Maintenance Management Plan for the purposes of public exhibition for a period of 6 weeks.
2. endorses the draft Open Space Mowing Service Review for the purposes of public exhibition for a period of 6 weeks.
3. Receives a further report at the conclusion of the exhibition period for consideration of feedback and finalisation of the service review.

Report Authorisation

Authorised by:

Name: Phil Jeffrey 
Title: General Manager Infrastructure
Date: Wednesday, 25 October 2017

Attachment - Item 11.4.4

*Please refer to website for
separate documents (Attachment
11.4.4(a) Open Space Maintenance
Management Plan and
11.4.4(b) Open Space and
Roadside Mowing Service Review*

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 4 October 2017 – Draft Health and Wellbeing Plan
- Assembly of Councillors – Wednesday 11 October 2017 – Confidential Matter

Recommendation:

That Council receives the record of Assemblies of Councillors as follows:

- **Assembly of Councillors – Wednesday 4 October 2017 – Draft Health and Wellbeing Plan**
- **Assembly of Councillors – Wednesday 11 October 2017 – Confidential Matter**

Attachment - Item 12.1

Assembly of Councillors

Date:	Wednesday 4 October, 2017
Venue:	Bungaree Community Facility, Bungaree
Councillors:	Cr. Edwards (Mayor) Cr. Bingham Cr. Keogh Cr. Sullivan Cr. Tatchell Cr. Toohey
Officers:	Rob Croxford; Danny Colgan; Andrew Goodsell; John Miller; Tania Barry
Apologies:	Cr. Dudzik

1. **Assembly opened at: 3.52pm**

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:**

Draft Health and Wellbeing Plan

Assembly closed at: 4.41pm

Signed



.....
Rob Croxford
Chief Executive Officer

Date: 04.10.17

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
Development Assessment Committee <i>To download a copy of the minutes, go to the MSC website:</i> https://www.moorabool.vic.gov.au/my-council/council-meetings/council-committees-2017	13 September 2017	Cr. Dudzik, Cr. Keogh, Cr. Tatchell, Cr. Toohey
Gordon Public Hall Committee of Management meeting and Annual General Meeting	9 August 2017	Community Members

Recommendation:

That Council receives the reports of the following Section 86 - Delegated Committees of Council:

- **Development Assessment Committee meeting of Wednesday 13 September 2017**
- **Gordon Public Hall Committee of Management meeting and Annual General Meeting of Wednesday 9 August 2017**

Attachment - Item 12.2

Gordon Public Hall Committee Inc
Annual General Meeting
9th August 2017 7:30pm
Minutes

Present: Beryl Forster, Lin Lawson, Frank Higgins, Nicole Smith, Robyn Black, Sandra Jarrett, Tom Sullivan (Moorabool Shire Council)

Apologies: none

Confirmation of Previous AGM Minutes:

Robyn read the previous minutes.

Moved: Nicole Smith Seconded: Beryl Forster Passed and confirmed

President's Report

Lin welcomed Tom Sullivan representing Moorabool Shire Council, on behalf of Pat Toohey who was unable to attend. She thanked the committee for a good and productive year. She reported that she is pleased that the Hall is used nearly every day, sometimes several times a day. In particular, reports have come in from families using the Hall for children's birthday parties, who are happy to have a local, child friendly and economical venue. Enquiries have been made for a pottery class to use the Hall and there are other enquiries coming in. Lin mentioned that the positive comments from Hall users indicate that we are providing a valuable service to the community.

Treasurer's Report

Nicole tabled the Annual Financial Statement (Attached), which was read and accepted by the committee as a true and fair view of the financial performance and position of the Gordon Public Hall.

Any Questions: None Moved: Beryl Forster
Seconded: Sandra Jarrett

Election of Office Bearers

Tom Sullivan apologised on behalf of Pat Toohey, who was unable to attend. He dissolved the committee and all positions were made vacant. Nominations were called for. All sitting office bearers renominated for their positions. Tom enquired if any members of the community had written in with nominations. There were none. The new committee was voted in without competition. Beryl also nominated Sandra Jarrett for a new position of Social Secretary. Sandra accepted the position. New Office bearers are as follows:

President: Lin Lawson
Vice-President: Frank Higgins
Secretary: Robyn Black
Treasurer: Nicole Smith
Bookings Officer: Beryl Forster
Social secretary: Sandra Jarrett

Tom pointed out that Council must be informed of any new members, for ratification.

Tom commented that community facilities are there to be used and that there needs to be a balance of affordable hire fees and funding from Council that enable the operation of the Hall. He said that Gordon is a growing community, so there will be greater demand for the use of the Hall going forward. Tom also said that he feels that there is a great collaboration between Council and the Gordon Hall Committee in running the Hall.

Tom recommended that we review our 5 year plan and do a stocktake of assets. He advised us that Council has a template for a Master Plan.

Where do we want to see ourselves in 5, 10, 15 years?

What do we need?

Short, medium, long term goals

Review priorities as they change over time

A master plan gives strategic justification for future grant funding requests as we can point out where it fits in our priorities

Ask Kirsty for template and examples from other groups

Tom concluded with the comment "The Gordon Hall has life in it."

Committee also discussed the following issues with Tom, who said that he would take them back to Council.

Broken concrete of crossovers & broken asphalt at front entrance

Hole in middle of road (cover to pit)

Pine tree on gutter beside Gordon Bleu

AGM Meeting Close: AGM closed 8.2pm

Gordon Public Hall Committee Inc

Meeting 9th August 2017 8:25pm

Minutes

Present: Beryl Forster, Lin Lawson, Frank Higgins, Nicole Smith, Robyn Black, Sandra Jarrett,

Apologies: none

Confirmation of Previous Minutes:

Robyn read the previous minutes.

Moved: Nicole Smith Seconded: Sandra Jarrett Passed and confirmed

Business Arising from the Minutes:

Public Lending Rights

Grants

Insurance

Councillor at every AGM or every second?

Hall Hire Agreements from other halls

.....all to be discussed with Kirsty Doncon (Moorabool Shire) at meeting with her on 23 August. Other than grants, waiting for Council to go through the process of working this all out.

Correspondence:

1. In: CBA Statement 30/6/17 Balance \$2,046,76 -Nicole
2. In: Origin Due: 9/8/17 \$780.20 -Nicole
3. Out: 7/7/17 Letter and certificate of appreciation to Sing Australia Choir, per Carolyn Priddle.
4. In: 10/7/17 Email from Carolyn Priddle. Thanking us for the certificate of appreciation after the Sing Australia Visit.
5. Out: 21/7/17 Email to Carolyn Priddle. Enquiring about booking date for 2018.
6. In: 24/7/17 Email from Carolyn Priddle. Let her know what date & she will book it for us. -on file.
7. In: 4/8/17 From Kirsty Doncon: She sent an updated agenda for the AGM and enquired about a date to meet to talk about the next round of grants. -on file
8. Out: 9/8/17 Phone call to Kirsty Doncon re meeting. Pat Toohey will attend. Made arrangements for Committee to meet with Kirsty on 23rd August, at Hall, to discuss potential grant applications.
9. Out 9/8/17 Phone call to Sharon Furlong: Tourism Events Officer, Moorabool Shire Council. Enquiring what she found out about insurance and food traders for Market day. Initial conversation was 8th March. She was going to find out and get back to me. Sharon unavailable, so message left with Rebecca.
10. In: 9/7/17 Email Consumer Affairs Annual statement notification

Treasurer:

Outstanding: Water \$###
 Power \$780.20

Banks:

BB : \$491.92 30/ 6/17
CBA: \$2,046,76 30/ 6/17

Reports: Sing Australia: was once again well received. The Sing Australia Group enjoyed their visit to Gordon Hall and appreciated the light luncheon provided. They commented that it is not usual for them to be supplied with a meal, and that they appreciated this benefit, as well as the opportunity to mingle with the audience. A certificate of appreciation and letter of thanks sent to Carolyn Priddle, was well received. & Robyn will approach Carolyn to book last Wed in June 2018.

Winter Casserole Luncheon: The Committee along with other helpers, put in a great deal of work to provide a wonderful luncheon to the community. Unfortunately, there was a poor turnout. We believe that there was a rumour going around Ballan, that the Luncheon had been cancelled and this affected numbers.

General Business:

Sing Australia: **Robyn** will approach Carolyn Priddle to book last Wed in June 2018.

Casserole Luncheon: Directly inform local groups, such as Ballan Mens Group, local aged care providers. Review advertising procedures.

Secretary: An allowance to be given for ink and paper.

Gordon Newsletter: Hall is auspicing payment of \$1000 to go to the Gordon News.

Draft Stoppers: West double door near stage and store room external door require strips to be installed. Wind blows under west door, making it uncomfortable for Justine (Pilates) and Sylvia (Yoga). **Robyn** to investigate best options and **Steve Conroy** to install.

Letter to Shire: **Robyn** to write letter to Council informing them of concerns.....

Men's urinal needs to be replaced
Leak in roof
Light globes requiring replacement, ceiling too high
Asphalt in crossover broken and uneven
Hole in grid in middle of road.
Gum tree next door dropping limbs, is dangerous

Origin Power Bill: \$780.20 was up \$100 from last winter. All power bills have gone up recently. **Nicole** will investigate changing providers.

Market Day: Next Market Day is 21st October 15th. Further enquiries to Sharon Furlong, Moorabool Shire, have not been responded to. **Lin** has the road signs. **Robyn** to send out emails to previous stall holders, inviting them to return.

Hall Hire: **Nicole** will look into creating a checklist to be used by Hall users, which will incorporate

- Fees
- Cleaning
- Removal of rubbish
- Rules
- Powerboard - which switches to turn on & off

Charges:	2 hours	\$30
	Private Functions hire	\$100
	Funerals	\$50
	Non-Profit Meetings	\$50
	Bond	\$100

Football Club functions: have continued to leave the Hall floor in an unusable condition. Bond will not be returned to them and to be used for cleaning. Consider increasing the bond or create an extra cleaning fee to cover the time and effort in cleaning up after one of their events.

Oven & Dishwasher Manuals:

Sandra & Robyn to create instructions to be posted on walls for users.
Original Manuals to be filed with Secretary for safe keeping.

Grant Application:

Committee will meet with Kirsty Doncon on 23rd August to discuss details

Date of Next Meeting: Wednesday 11th, October 7.30pm
We will take a look at the 5 year plan

Meeting Closed: 9:59pm

13. NOTICES OF MOTION

No notices of motion have been received for consideration as part of this Agenda.

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****17.2 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.

18. MEETING CLOSURE