MOORABOOL
SHIRE COUNCIL

ORDINARY MEETING OF COUNCIL

Notice is hereby given of the
Ordinary Meeting of Council to be held at
Council Chamber, 15 Stead Street, Ballan on
Wednesday 06 March 2019
commencing at 6:00 p.m.

Members:

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

Officers:

Mr. Derek Madden	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

Derek Madden
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

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

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

4. PRESENT

5. APOLOGIES

6. CONFIRMATION OF MINUTES

6.1 Ordinary Meeting of Council – Wednesday 6 February 2019

Recommendation:

That Council confirms the Minutes of the Ordinary Meeting of Council held on Wednesday 6 February 2019, with the following correction to the recording of the speakers to Item 9.2 – Gordon Streetscape Works on page 14, as requested:

Currently:

Mr. Stephen Derrick addressed Council as a supporter of the recommendation to Item 9.2 – Gordon Streetscape Works

Ms. Dina Bowman addressed Council as a supporter of the recommendation to Item 9.2 – Gordon Streetscape Works

Correction:

Mr. Stephen Derrick addressed Council in support of the petition regarding Gordon Streetscape Works

Ms. Dina Bowman addressed Council in support of the petition regarding Gordon Streetscape Works

Additionally, on page 15 of the Minutes, the following correction to the listing of persons making a presentation/deputation other than a planning item listed on the Agenda, is recommended:

Currently:

Item No	**Description**	**Name**	**Position**
9.2	Gordon Streetscape Works	Stephen Derrick	Supporter
9.2	Gordon Streetscape Works	Dina Bowman	Supporter

Correction:

Item No	***Description***	***Name***	***Position***
9.2	*Gordon Streetscape Works*	*Stephen Derrick*	*Supporter of petition*
9.2	*Gordon Streetscape Works*	*Dina Bowman*	*Supporter of petition*

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.

In response to the questions raised by Ms Margaret Scarff at the Ordinary Meeting of Council on Wednesday 6 February 2019, Council's General Manager Growth and Development has advised the following

Question 1: Will Council ensure that the process for amendment of planning permit for 11 Tilleys Road will be open, transparent and involve the whole community, not just the adjoining residents?

The application was initially notified to adjoining properties to a distance of 600 metres. Council has now undertaken further notification to all properties located within the Special Use Zone 1 which varies to approximately 1.3km from the proposal. In addition to this the public has been notified through two news articles in the local paper and information is available on Councils website. The public notification period has been extended until the 5th of March 2019. The planning process will be undertaken in accordance with the Planning & Environment Act 1987 which provides for full transparency.

Question 2 - Will Council consider findings in this report relating to 'High" levels of pollution found in the postcode 3340?

Council will consider all relevant matters in accordance with the requirements of the Planning & Environment Act 1987.

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

No reports for this meeting.

11.2 GROWTH AND DEVELOPMENT

11.2.1 Planning Scheme Amendment C88 – Ballan Strategic Directions

Introduction

Author: Rod Davison
General Manager: Satwinder Sandhu

Executive Summary

This report considers submissions made in response to the recent public exhibition of Moorabool Planning Scheme Amendment C88 (the Amendment) which seeks to implement the findings of Ballan Strategic Directions 2018. Council is the proponent for the Amendment.

Council received 39 submissions, including 35 submissions which either object or seek changes to the Amendment. This report identifies the key issues raised in submissions and proposes an officer response to each key issue.

It is recommended that Council:

- Request the Minister for Planning to appoint a Planning Panel to hear submissions regarding the Amendment.
- Adopt a position on the submissions as outlined in the Table to **Attachment 11.2.1c;** and
- Authorise officers to make changes to the Amendment and the Ballan Strategic Directions generally in accordance with Council officer recommendations in this report and as per **Attachment 11.2.1c.**

Background

The Ballan Strategic Directions (BSD) document was adopted by Council on 1 November 2017 and amended by Council on 6 June, 2018. The BSD is a long-term strategic document that provides guidance for the future growth of Ballan through to 2041.

The document identifies future residential growth areas, an updated suite of residential zones, and design objectives for existing residential precincts. The BSD also identifies objectives, strategies and actions relating to movement networks, open space, community facilities, non-residential uses, and drainage and utility services.

The Amendment has been prepared to implement the BSD by applying the updated suite of residential zones to existing residential zoned land (**see Attachment 11.2.1a**), updating local policy and updating the Ballan Framework Plan. In the absence of an amendment, the BSD document holds little statutory weight.

While the BSD identifies future residential growth areas, the Amendment does not rezone any land deemed to be a growth area. It is expected that these areas would be rezoned via future proponent-initiated amendments, subject to meeting the pre conditions identified within the BSD.

Authorisation of Amendment C88

At its Ordinary Meeting on 6 June 2018, Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit the Amendment. On 13 September 2018, Council was granted authorisation by the Minister to prepare and exhibit the amendment, subject to two conditions which have been complied with.

Summary of Amendment C88

The Amendment makes the following changes to the Moorabool Planning Scheme:

- Revises Clause 21.08 (Ballan) by:
  - Updating the summary of key issues and influences;
  - Introducing new objectives and strategies for achieving the desired planning outcomes sought by Ballan Strategic Directions June 2018; and
  - Updating the Ballan Framework Plan to provide clear directions for future development, including identification of areas for natural growth, minimal growth and future greenfield growth.
- Introduces Ballan Strategic Directions June 2018 as a reference document in Clause 21.11.
- Introduces the Neighbourhood Residential Zone Schedules 6 and 7 (NRZ6 and NRZ7) to the planning scheme, and rezones land from the General Residential Zone Schedule 1 to the Neighbourhood Residential Zone Schedules 6 and 7.
- Introduces the General Residential Zone Schedule 4 (GRZ4) to the planning scheme and applies Schedule 4 to land in the General Residential Zone.
- Applies* the Low-Density Residential Zone Schedule 1 (LDRZ1) to land in the Low-Density Residential Zone.
- Rezones part of the Ballan Golf Club from the General Residential Zone Schedule 1 to the Special Use Zone Schedule 3 (SUZ3).
- Rezones the Ballan Industrial Estate from the Industrial 2 Zone (IN2Z) to the Industrial 1 Zone (IN1Z).

(Note*: The exhibited Amendment proposed to 'introduce' the LDRZ Schedule 1 to the planning scheme and 'apply' it to land in the LDRZ. However, the LDRZ Schedule 1 was 'introduced' into the planning scheme as a result of Amendment C79 being gazetted on 15 November 2018.)

A summary of each of these changes is provided below:

Changes to the policy text and the Ballan Framework Plan within Clause 21.08 (Ballan) of the Moorabool Planning Scheme.

These changes seek to:

- Recognise Ballan's role as a town that will accommodate growth and change, which aligns with the Central Highlands Regional Growth Plan.
- Implement a township boundary for the growth of Ballan.
- Identify future greenfield growth precincts as per the BSD.
- Protect and enhance Ballan's character and sense of place as a country town.
- Protect and enhance Ballan's environmental features (particularly the Werribee River and tributaries) as part of future development.
- Guide residential development (infill and greenfield) in accordance with Ballan's future character and demographic needs.

- Retain the town centre as the main commercial and retail precinct with supporting non-residential uses.
- Ensure that the industrial precinct is retained as a significant employer within the town, while also providing a range of service based industrial uses.
- Remove redundant information that has been superseded by the BSD, including strategies related to township growth and housing.

Introducing the adopted Council Strategy "Ballan Strategic Directions" as a reference document to the Moorabool Planning Scheme.

This is required in order to provide important background and context to the proposed changes under Clause 21.08.

Changes to residential zones and zone schedules affecting all residentially zoned land in Ballan.

The proposed rezoning and the application of new zone schedules to residential land in Ballan is depicted in **Attachment 11.2.1a**.

The proposed GRZ4 encourages growth within the existing central area of Ballan close to the train station and town centre, where land is well serviced by existing infrastructure and facilities. The proposed NRZ6, NRZ7 and LDRZ1 provide for larger minimum lot sizes, which will help to preserve and enhance neighbourhood character in existing lower density areas on the fringes of the town and to the north of the Werribee River. These zone controls will also reduce pressure on the existing river crossings and the rural road network and drainage infrastructure north of the river.

A requirement for a landscape plan within GRZ Schedule 4 and NRZ Schedules 6 and 7 will promote improved landscaping outcomes in new developments.

Correction to the zoning of the Ballan Golf Course from General Residential Zone to Special Use Zone 3.

Approximately 90% of the Ballan golf course is situated within the SUZ3, which is a zone that has been specifically developed for golf courses and allows for golf courses and associated uses. The remaining 10% of the golf course is within the GRZ. The Amendment proposes to correct this anomaly by rezoning the GRZ land to SUZ3.

Rezoning of the Ballan Industrial Precinct from Industrial 2 Zone to Industrial 1 Zone.

The Ballan Industrial Estate is currently zoned (IN2Z). This zone is intended to support heavy industry which requires a substantial threshold distance of 1,500 metres of more to residential areas. The IN2Z is not considered appropriate due to the close proximity of residential areas to the industrial estate. It is proposed to rezone this land to the IN1Z, which does not promote heavy industry and is less likely to affect residential amenity. The change will not affect the continuation of existing businesses within the industrial estate.

Updates to the Amendment since Council resolution of 6 June 2018:

Following the Council meeting of 6 June 2018, officers noted two interpretation issues in the BSD which affected the drafting of the Amendment documentation. The Amendment documentation was subsequently updated prior to exhibition, to reflect the intentions of the BSD.

The inconsistencies and the changes made to the Amendment documentation are described as follows:

1. Schedule 4 to the General Residential Zone:

The BSD proposes that the central area of Ballan will remain within the GRZ. Table 3 'Statutory Implementation of Established Precincts' (page 89) in the BSD indicates that the "Default Schedule Applies" to land in the GRZ. The Amendment documents attached to the Council agenda on 6 June 2018 were prepared accordingly, with the default controls (i.e. no schedule) for the GRZ.

Subsequently, officers noted that the BSD (on page 90) indicates that the following planning permit application requirements and decision guidelines apply to all residential zone schedules except LDRZ:

Application requirements:

- A landscape plan.

Decision guidelines:

- Whether adequately sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

This matter was discussed with Mesh (who drafted the BSD) and it was confirmed that the intention was to apply the planning permit application requirement (i.e. a landscape plan) and associated decision guidelines specified on page 90 of the BSD to the GRZ. Officers therefore prepared the GRZ Schedule 4 which includes these details. The GRZ Schedule 4 was included in the exhibited version of the Amendment documents. This minor change is considered to accord with the BSD and will ensure that new multi-dwelling and subdivision developments achieve quality landscape outcomes.

It is recommended that Council's submission to the Planning Panel should include the following changes to Table 3 (page 89) of the BSD, to improve the clarity of the document:

- Column two heading: Replace the word "Controls" with "Minimum Lot Size".
- Column two, row two: Replace the words "Default Schedule Applies" with "N/A".

2. Schedule 1 to the Low-Density Residential Zone:

The BSD proposes that the current extent of the LDRZ will remain unchanged. Figure 21 (page 91) in the BSD includes a map showing the proposed zoning and minimum lot sizes proposed for Ballan. As the map does not show a minimum lot size for the LDRZ, this was interpreted as meaning that the default minimum of 2,000m^2 for sewered lots would apply. The Amendment documents attached to the Council agenda on 6 June 2018 were prepared accordingly, with the default controls (i.e. no schedule) for the LDRZ.

Subsequently, officers noted that Table 3 'Statutory Implementation of Established Precincts' (page 89) in the BSD indicates that a minimum lot size of 4,000m^2 will apply to LDRZ land within Precincts F and C. This matter was discussed with Mesh and it was confirmed that the intention was to apply a 4,000m^2 minimum lot size to LDRZ land within Precincts F and C. Officers therefore prepared the LDRZ Schedule 1 which specifies a 4,000m^2 minimum lot size. This change is considered to accord with the BSD. The LDRZ Schedule 1 was included in the exhibited version of the Amendment documents.

It is recommended that Council's submission to the Planning Panel should include the following changes to the map in Figure 21 (page 91) in the BSD to improve the clarity of the document:

- Amend the legend and colour shading relating to LDRZ land within Precincts F and C to specify a 4,000m2 minimum lot size.

Public Exhibition Process:

Amendment C88 was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* from 30 August 2018 to 11 October 2018. Notice was provided to all relevant Government departments, agencies and affected landowners and occupiers. Notices were placed in the Moorabool News and Victorian Government Gazette publications.

A copy of the amendment documents that were placed on exhibition is included in **Attachment 11.2.1b.**

A total of 39 submissions were received, including 35 submissions which object or seek changes to the Amendment. A number of late submissions where received. All late submissions have been accepted.

Consideration of Submissions

The table in **Attachment 11.2.1c** provides a summary of each submission and provides an officer response.

The key issues raised in relation to the Amendment include:

1) Is the proposed application of Neighbourhood Residential Zone appropriate?
2) Are the proposed minimum lot sizes appropriate?
    a) Neighbourhood Residential Zone Schedule 6 (1,400m^2 minimum lot size)
    b) Neighbourhood Residential Zone Schedule 7 (800m^2 minimum lot size)
    c) Low Density Residential Zone Schedule 1 (4,000m^2 minimum lot size)
3) Is the residential land supply adequate?
4) Should the Southern Growth Precinct (#6) be prioritised ahead of the Western Growth Precinct (#5)?
5) Are the proposed growth area development pre-conditions appropriate?
6) Miscellaneous matters.

The key issues are discussed in detail below. Some submissions raise concerns about matters which are not planning considerations, or which are not relevant to this Amendment. These matters have been responded to accordingly in the table in **Attachment 11.2.1c**.

Key Issues

1) Is the proposed application of Neighbourhood Residential Zone appropriate?

Issues raised in submissions

Some submitters have questioned whether the proposed rezoning of land from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ) is strategically justified.

Response to the issues raised

It is appropriate to apply the NRZ to land that has been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from the surrounding area.

The BSD recommends the application of NRZ in the following precincts **(see Attachment 11.2.1a):**

- Part of Precinct A (eastern fringe of town between Lay Street and Ingliston Road);
- Part of Precinct C (small areas north and south of Werribee River);
- Part of Precinct D (north of Werribee River);
- Precinct E (north of Werribee River); and
- Precinct G (south of Old Melbourne Road and west of Old Ballan Road).

The rationale for applying NRZ in these precincts is considered sound. The BSD includes an assessment of existing neighbourhood character for each of the proposed NRZ precincts. Some of the existing neighbourhood character attributes of the proposed NRZ precincts include:

- Located at the periphery of the town, at the interface with rural land uses.
- Poorly connected road networks, particularly Precincts D, E and G. Precincts D and E are located to the north of Werribee River and rely on only two river crossings to access the town centre. Precinct G (south of Old Melbourne Road and west of Old Ballan Road) contains some relatively recent contemporary subdivisions which feature cul-de-sacs with poor connectivity.
- Rural standard roads, with gravel shoulders, open swale drains and lack of footpaths (e.g. Precinct D).
- Some wider road reserves (e.g. Precinct D).
- Diversity of lot sizes.
- The original pattern of development is generally lower density, with an open and spacious character and wide lot frontages.
- Single storey dwellings with generous front and side setbacks.
- Some areas contain established tree canopy.

The BSD recommends the application of NRZ to the Precincts A (part), C (part), D (part), E and G, as it considers that the existing neighbourhood character attributes should be preserved and enhanced, and, in some instances, infrastructure constraints are not conducive to conventional residential densities. The BSD (on page 46) notes that *"there is a need to balance and manage development within Ballan's established areas to ensure new development positively enhances the heritage places and other character features. For this reason, …… character is a critical consideration in ensuring new development is in keeping with the place."*

2) <u>Are the proposed minimum lot sizes appropriate?</u>

Issues raised in submissions

A number of submitters raised concerns about the minimum lots sizes proposed for NRZ6, NRZ7 and LDRZ1. Most submitters that raised this concern were of the view that these areas have already been developed and the proposed minimum lots sizes proposed are too large. Submitters generally suggested that the minimum lot sizes should be:

- NRZ6 (proposed 1,400m2 min): Reduce to 900m2, 1,000m2 or 1,200m2
- NRZ7 (proposed 800m2 min): Reduce to 600m2, 650m2,700m2 or 900m2+
- LDRZ1 (proposed 4,000m2 min): Reduce to 1,400m2 or 2,000m2

Response to the issues raised

The minimum lot sizes proposed in the BSD (see **Attachment 11.2.1a**) are aimed at:

- Assisting in preserving and enhancing the existing neighbourhood character attributes of openness and spaciousness; and
- Restricting development potential in areas where environmental constraints (e.g. steep topography; Precinct C) or physical infrastructure (e.g. road networks; Precincts C, D, E and G) are not conducive to conventional residential densities.

As discussed above, the BSD (on page 46) notes that neighbourhood character is a critical consideration in ensuring that new development is in keeping with the place. Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

Given the important role that infill housing can play in accommodating the projected population growth, the BSD (section 4.2.3) identifies design objectives to guide future residential development within the established residential precincts. The design objectives are based on identified existing neighbourhood character (see BSD section 4.1.3) and the Settlement Framework (see BSD section 4.2.2) which identifies areas for 'natural growth', 'minimal growth' and 'greenfield growth'. The proposed NRZ and LDRZ precincts are within areas identified for 'minimal growth'.

Relevant design objectives (BSD section 4.2.3) include:

- This Precinct will continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and substantial setbacks around the dwellings. (Precincts C [LDRZ1], D [NRZ6] and G [NRZ7])
- Built form will continue to occupy a low proportion of the site and dwellings will stand in expansive grounds, where openness, landscaping and vegetation will dominate. (Precincts C [LDRZ1], D [NRZ6] and G [NRZ7])
- This Precinct will maintain a streetscape of detached dwellings set behind landscaped front gardens. (Precinct E [NRZ7])
- Increasing canopy tree cover within lots will assist in improving the landscape within the Precinct, while also achieving a balance between open space and built form. (Precinct E [NRZ7])

Officers have undertaken a lot size analysis of all land within the proposed NRZ6, NRZ7 and LDRZ1 precincts (see **Attachment 11.2.1d**). The analysis determined the current average and median lot sizes for each precinct.

The analysis concludes the following:

Response regarding NRZ6 (1,400m^2 minimum lot size)

The current median lot size in the NRZ6 precincts is 1,800m^2. While some of the proposed NRZ6 land in Precincts C and D has either been developed or approved for development with lots smaller than 1,400m^2, the majority of lots in these precincts are larger than 1,400m^2. It is therefore recommended that the proposed minimum lot size of 1,400m^2 should be retained. This is considered an appropriate response to the existing neighbourhood character and the poorly connected road network to the north of Werribee River, which relies on only two river crossings to access the town centre.

Response regarding NRZ7 (800m^2 minimum lot size)

The current median lot size in all NRZ7 precincts combined is 800m^2.

While some of the proposed NRZ7 land in Precincts A, C and G has either been developed or approved for development with lots smaller than 800m^2, the majority of lots in these precincts are larger than 800m^2.

The majority of the proposed NRZ7 land in Precinct E has either been developed or approved for development with lots smaller than 800m^2 (mostly between 600-800m^2). Based on median lot size considerations alone (see analysis in **Attachment 11.2.1d**), officers acknowledge that there is some merit in the suggestion that the proposed minimum lot size for Precinct E could be reduced. However, a reduction in the minimum lot size is not supported, as it would result in the neighbourhood character imperatives of the BSD being compromised. It is also appropriate that development potential in Precinct E should be restricted, as the precinct relies on only two river crossings to access the town centre.

Furthermore, it is important to be mindful of the State government's current Smart Planning program, which aims to address the issues inherent in the planning system by simplifying planning rules. Reducing the minimum lot size for Precinct E would require the creation of an additional NRZ schedule, with all details in identical to Schedule 7 except for the minimum lot size. Officers are of the view that this would add unnecessary complexity to the Moorabool Planning Scheme.

It is therefore recommended that the proposed minimum lot size of 800m^2 should be retained for all NRZ7 precincts. This is considered an appropriate response to the existing neighbourhood character and the various environmental and road network constraints in these precincts and will ensure that the existing neighbourhood character is maintained. Any reduction of minimum lot size will reduce the ability to retain aspects of neighbourhood character such as single storey dwelling with side setbacks

It should be noted that any proposal to change or add NRZ schedules would require additional notification of affected landowners and occupiers for a minimum of 28 days. Any submissions received as a result of such additional consultation would need to be considered by Council prior to referring the matter to a Planning Panel for consideration.

Response regarding LDRZ1 (4,000m^2 minimum lot size)

The current median lot size in the LDRZ1 precincts is 4,000m^2.
The Amendment does not rezone any additional land to LDRZ, nor does it rezone any existing LDRZ land to another zone. The Amendment does, however, apply a new Schedule 1 to all LDRZ land in Ballan. Schedule 1 specifies a minimum lot size of 4,000m^2, rather than the 2,000m^2 minimum that currently applies.

The BSD (section 4.1.3) notes that this precinct has significant landscape values due to its interface with the Werribee River and its environs. The precinct is generally typified by a sloping topography that falls away down to the river. Existing lots are long and narrow, with dwellings sited at the top of the lot fronting the street. The proposed increase in minimum lot size is considered an appropriate response to the existing neighbourhood character, the relatively steep topography (see **Attachment 11.2.1e**), and the poorly connected road network to the north of Werribee River, which relies on only two river crossings to access the town centre.

Summary response regarding minimum lot sizes in the NRZ6, NRZ7 and LDRZ1

Officers acknowledge that there is some merit in submissions that suggest the proposed minimum lot sizes could be reduced to some degree. However, it is important that the neighbourhood character imperatives of the BSD are not compromised. It is also important to consider that the BSD identifies large areas of GRZ land (including existing GRZ land and proposed GRZ land within growth Precincts 5 and 6), for which there is no specified minimum lot size. As shown in **Attachment 11.2.1f**, the existing and proposed GRZ land equates to approximately 54 percent of the total area of existing and proposed residential zoned land (i.e. GRZ, NRZ and LDRZ).

A Planning Panel will provide opportunity for this matter to be considered further.

3) <u>Is the residential land supply adequate?</u>

Issues raised in submissions

Some submitters (e.g. #25 and #29) questioned whether the Amendment will ensure an adequate land supply to cater for the projected growth of Ballan, given that the Amendment will reduce growth potential in the proposed NRZ areas and planning scheme amendments will be required to rezone land in the future growth precincts.

One submitter (#25) suggested that Precincts 7, 8 and 9 (south of the railway line) should be included within the township boundary, to facilitate greater flexibility with future proponent led amendments and therefore ensure an adequate ongoing land supply.

Response to the issues raised

State planning policy Clause 11.02-1S requires that Council, as a planning authority, plans to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur, noting that residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Ballan Strategic Directions is a long-term strategic planning document that seeks to address the growth needs of Ballan up to the year 2041.

Ballan Strategic Directions (page 16) notes that Ballan's population will increase to approximately 5,910 residents by 2041 from the 2016 population of 2,985. To accommodate the projected growth, approximately 125 hectares of net developable residential land (i.e. excluding land encumbered by environmental constraints such as flooding, native vegetation and steep topography) will be required. The proposed growth precincts have a total area of approximately 210 hectares (Ballan Residential Analysis; Essential Economics, 28 April 2017), including land encumbered by environmental constraints. It is acknowledged that portions of the growth precincts will have reduced development potential, due to zone

controls and environmental constraints, however, it can be reasonably concluded that the BSD provides an adequate land supply to cater for the projected growth up to 2041.

Officers have undertaken a land supply assessment based on the subdivision potential of land in the proposed NRZ precincts (see **Attachment 11.2.1d**). The assessment assumes a demand of 45 dwellings per year (as per the BSD; page 42) and concludes that there is approximately 11 years of available urban zoned land supply within the proposed NRZ precincts. The assessment did not consider the infill development potential within the GRZ4 precinct, however, it is noted that this precinct contains sizable areas of vacant or under-developed land. For example, there is approximately 4.9 hectares of land on the east side of Old Geelong Road which has potential to provide approximately two years of additional land supply. It is noted that a portion of this land is currently subject to a permit application, which if approved will provide for 39 lots. While planning scheme amendments will be required to rezone land in the future growth precincts, this will not hinder the growth of Ballan as the existing residential zones contain an adequate land supply of at least 13 years, allowing sufficient time for the rezoning of growth precincts.

With regard to Precinct 7, Ballan Strategic Directions (page 101) notes that retaining this precinct as farming land will assist in the retention of the 'country town charm' and the rural gateways entering Ballan. Precinct 7 is therefore not included within the 'Future Investigation Area'.

The 'Future Investigation Area' (including Precincts 8 and 9) is not required to cater for growth within the timeframe of Ballan Strategic Directions (i.e. up to 2041). For this reason, Ballan Strategic Directions appropriately shows the 'Future Investigation Area' located outside the township boundary (Figure 6 on page 29) and does not provide a timeframe for rezoning in this area. If Precincts 8 and 9 were included within the township boundary, this would result in an oversupply of residential land which could present challenges with respect to appropriate sequencing of development and delivery of infrastructure.

4) <u>Should the Southern Growth Precinct (#6) be prioritised ahead of the Western Growth Precinct (#5)?</u>

Issues raised in submissions

A number of submitters suggested that the Southern Growth Precinct (#6) should be prioritised ahead of the Western Growth Precinct (#5), due to the southern precinct being located close to the railway station and closer to town services.

Response to the issues raised

The 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6) are located a similar distance (approx. 400m) from the Ballan Activity Centre, at their closest points. The furthest extent of future GRZ land in Precinct 5 is located slightly more distant (approx. 2.2km) from the Activity Centre than the furthest extent of future GRZ land in Precinct 6 (approx. 1.6km). Ballan Strategic Directions supports the delivery of Precinct 5 as a priority (short-medium term; 1-10 years) due to the ability of the precinct to be serviced and its relatively un-fragmented land ownership which assists in achieving an orderly roll out of development, subject to satisfying the specified pre-conditions. For Precinct 6, Ballan Strategic Directions (Figure 9, page 45) designates medium-long term timing (10+ years) but notes that timeframes are indicative only subject to further review based on demand. Precinct 6 is more fragmented in terms of land ownership and does not currently have access to water and sewerage infrastructure.

Central Highlands Water (CHW; submitter #32) has advised that any move to bring forward developments in Precinct 6 would not be supported and may require substantial investment in water and sewerage infrastructure by the developer/s when it does proceed.

Precinct 6 is traversed by a high pressure gas transmission pipeline and a 'city gate' (i.e. local gas network connection facility) is located at the intersection of Gillespies Lane and Denholms Road. The BSD notes that consultation with the relevant gas authority, and potentially a study, will be required prior to rezoning.

Precinct 6 would also require substantial investment to improve road and pedestrian connectivity across the railway line. The precinct is currently accessed via three level crossings (Old Geelong Rd, Cowie St and Windle St) and one grade-separated crossing (Stead St). Although Transport for Victoria did not make a submission to C88, its submission to the exhibited Ballan Strategic Directions document in mid-2017 stated that any additional road crossing must be grade-separated, as required by State planning policy under clause 18.02-3S of the Moorabool Planning Scheme.

It is, however, acknowledged that Precinct 6 has the advantage of being much closer to the railway station. Landowners in this precinct could potentially commence discussions with the relevant agencies, with a view to reaching agreement for the forward planning and ultimate servicing of this precinct. This is consistent with Council's resolution of 1 November 2017 (when Council initially adopted the BSD), which included the following:

> "That Council may also consider supporting development in the Southern Growth Area ahead of schedule subject to:
>
> a) Cooperation amongst landowners in terms of developing a masterplan with agreement of the efficient roll out of roads and open space.
>
> b) Satisfying Transport for Victoria's concerns about infrastructure costs, an analysis to determine the extent, nature and cost of any required rail crossings and a plan developed for financing these crossings.
>
> c) Supply and demand analysis to indicate that the project is needed."

5) <u>Are the proposed development pre-conditions appropriate for the growth precincts?</u>

Issues raised in submissions

Two submitters (#22 and #23) raised concerns regarding the proposed development pre-conditions and associated concept plans applicable to Precincts 2 and 5 (BSD Section 4.2.4), as follows:

Precincts 1 and 2 (Submitter #22)

Although submission #22 refers to Precinct 2, some of the issues also impact on Precinct 1, as the BSD deals with Precincts 1 and 2 together.

- Concerned that development potential will be restricted by the requirement for 1,400m2 minimum lot size and 30m wide lot frontages along Old Melbourne Road.
- The concept plan (see Figure 1 below) shows a significant area of passive open space (green shading), much of which is subject to inundation (horizontal hatching). Part of this land (in particular the area subject to inundation) could remain as farmland rather than being all acquired by Council to be managed as open space. Path networks could still be provided for connectivity along the river.

Precinct 5 (Submitter #23)

- Concerned that development potential will be restricted by the requirement for Rural Living Zone (RLZ) with a minimum lot size of 10,000m2 along the northern and western fringes of this precinct (see Figure 2 below; brown shading with white diagonal hatching). An effective rural-urban interface could be established with far less land.
- Objects to the precondition which requires "wider road reserves (25-30m) in lieu of unencumbered open space...". Believes that this precondition is excessive and will reduce the potential lot yield in this precinct. Concerned that this pre-condition appears to assume that future development will not provide sufficient open space and thus wider roads will be required as compensation.
- Believes that land along the northern fringe of this precinct is less visually sensitive and could be developed as residential, incorporating active open space. Believes that this would achieve a more efficient use of land adjoining the Western Freeway.

One submitter (#28) expressed concern that the proposed minimum lot sizes in areas designated as 'minimal growth' are excessive, particularly in areas identified for a minimum lot size of 10,000m^2. As this submission does not refer to any specific growth precinct, the concern is understood to relate to each of growth precincts 3, 4 and 5, in which the BSD proposes to apply the RLZ with a minimum lot size of 10,000m^2.

Response to the issues raised

For each proposed growth precinct, the BSD (section 4.2.4):

- Identifies development considerations and opportunities;
- Sets out a suite of development pre-conditions, to ensure that future rezoning and/or development appropriately responds to environmental values/constraints, site context/neighbourhood character, infrastructure provision and road networks; and
- Includes a high level concept plan which demonstrates how the precinct should be developed in the future.

Precincts 1 and 2:

The development pre-conditions and associated concept plan (BSD section 4.2.4) queried by submitter #22 are as follows:

- Land in Precinct 2 to be rezoned Neighbourhood Residential Zone with a minimum lot size of 1,400m2 for lots that have a frontage to Old Melbourne Road and the open space network. Land that is internal to the Precinct to be rezoned Neighbourhood Residential Zone with a minimum size of 800m2.
- Minimum lot frontages required for lots that front Old Melbourne Road to ensure these lots provide a transition from farming to residential land. The frontages on Precinct 1 lots should be a minimum of 40 metres and Precinct 2 a minimum of 30 metres.
- That the extension of the Werribee River linear open space (including shared path network) to Old Melbourne Road is delivered as part of the development of the Precinct.

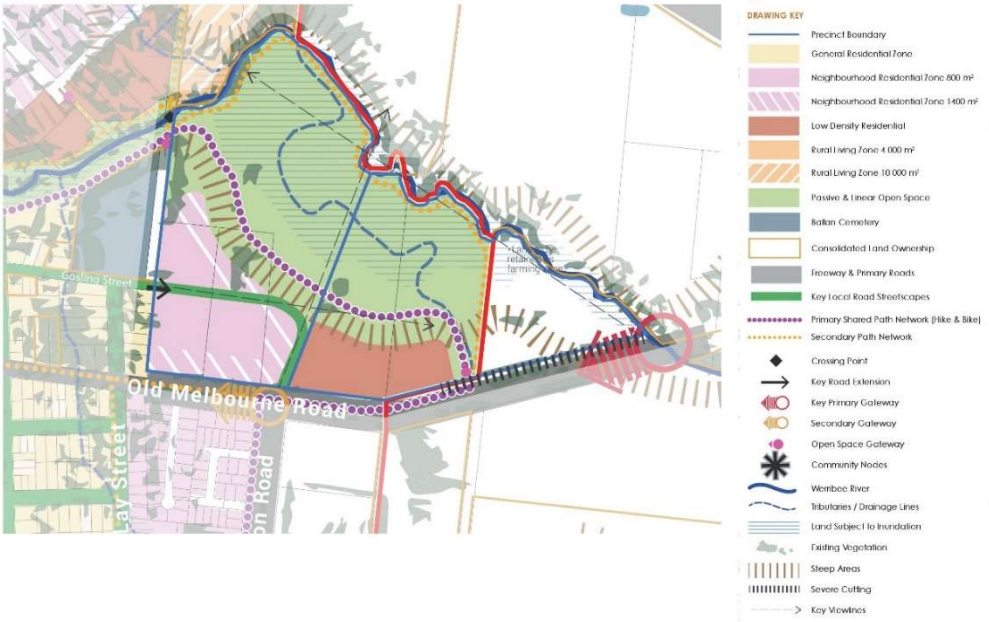


Figure 1: Concept plan for Precincts 1 and 2 (Eastern growth precinct). Precinct 2 is the land to the west of the diagonal blue line running almost north-south, while Precinct 1 is the land to the east of the blue line.

The BSD appropriately acknowledges that Precincts 1 and 2 are located at a key town 'gateway' on Old Melbourne Road, and therefore these precincts have an important interface role to play. The BSD notes that while this area is yet to develop, it is important that future development is at lower residential densities due to the sites location in forming part of the gateway to Ballan and the importance of achieving a transition in densities between rural and residential development.

The BSD appropriately requires that the LDRZ be applied to land in Precinct 1, at the easternmost approach to Ballan. With respect to Precinct 2, the requirement for a minimum frontage of 30m for lots along Old Melbourne Road is considered appropriate, as wide frontages will assist in providing a transition from rural to residential land uses. This will provide consistency with existing GRZ lots to the south of Old Melbourne Road, which have frontages of 30m or more. The requirement for lots along Old Melbourne Road to have a minimum size of 1,400m^2 (see Figure 1 above; area shaded pink with diagonal white hatching) is also considered appropriate, as this will assist in providing a transition from rural to residential land uses and protect the existing rural gateway to the township.

The requirement for a minimum lot size of 1,400m^2 along the eastern and north-eastern fringe of Precinct 2 (see Figure 1 above; area shaded pink with diagonal white hatching) was intended to provide a lower density interface with the public open space network. However, this requirement is not considered necessary, as the lots will be located on gently sloping land above an escarpment and will be elevated more than 10m above the publicly accessible areas of future public open space. Thus, the lots are unlikely to be particularly visible from the future public open space.

The BSD (page 51) notes that Precincts 1 and 2 provide potential to significantly enhance the open space network along the Werribee River to Old Melbourne Road, while also assisting in the delivery of a 'structural loop' in the shared path network and providing an opportunity for an open space node.

The concept plan for Precincts 1 and 2 (see Figure 1 above) shows a primary shared path located along the base of the escarpment and a secondary path along the southern side of the Werribee River. The submitter's suggestion of retaining the land subject to inundation as farm land (i.e. Farming Zone) would unreasonably compromise the future public open space outcome as outlined in the BSD and set a precedent for other sites adjoining the Werribee in both the eastern and western growth precincts. The existing township of Ballan enjoys a wide development setback from the Werribee River provides for open space opportunities and contributes to the landscaper character of the town. This should be continued into the growth precincts.

It is recommended that the concept plan and relevant pre-conditions for Precincts 1 and 2 (in section 4.2.4 of BSD) be amended, to remove the requirement for a minimum lot size of 1,400m^2 along the eastern and north-eastern fringes of Precinct 2.

Precinct 5:

The development pre-conditions and associated concept plan (BSD section 4.2.4) queried by submitter #23 are as follows:

- Wider road reserves (25-30m) in lieu of unencumbered open space and in keeping with the character of the established areas streetscapes.
- Minimum lot frontages required for lots that abut the Western Freeway and Geelong-Ballan Road to ensure these lots provide a transition from farming to residential land and assist in protecting the gateway. The frontages should be a minimum of 70m and retain the Rural Living Zoning, however apply a minimum lot size of 10,000m2.

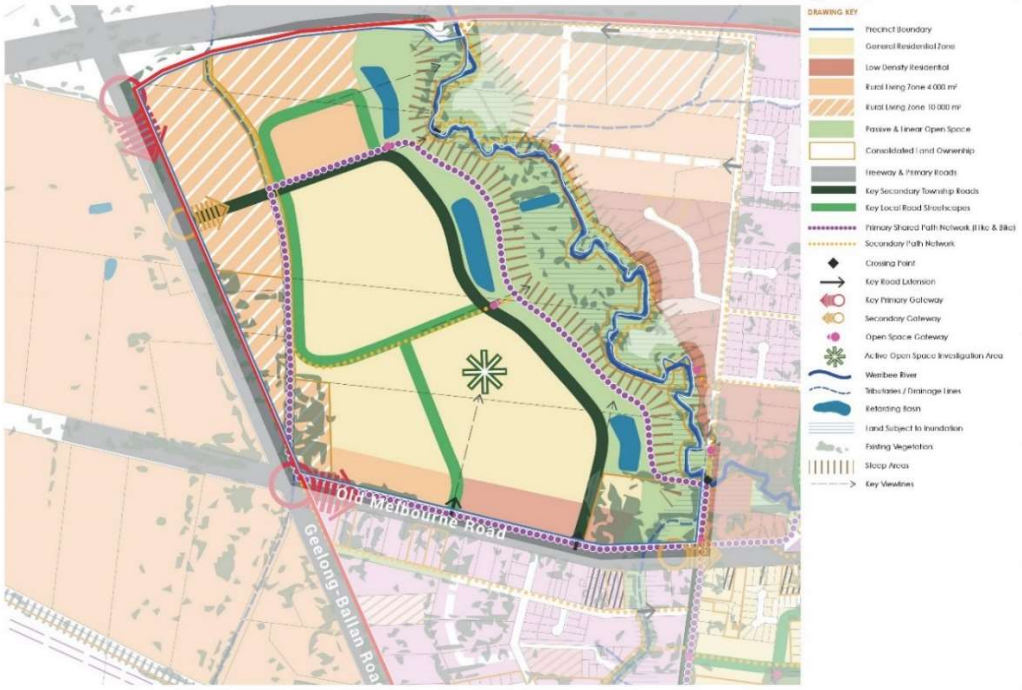


Figure 2: Concept plan for Precinct 5 (Western growth precinct).

The BSD appropriately acknowledges that Precinct 5 is located at a key town 'gateway' and therefore these precincts have an important interface role to play. The BSD also notes that visibility and noise from the Western Freeway is a development consideration for the precinct. All land in Precinct 5 is currently zoned RLZ, with the required minimum lot size currently being 6 hectares.

The concept plan in the BSD for Precinct 5 (see Figure 2 above) proposes that land around the northern and western fringes of Precinct 5 (see Figure 2 above; land shaded brown with diagonal white hatching) would remain RLZ, but the required minimum lot size would be reduced to 10,000m^2 (1 hectare). The concept plan also proposes that two areas of land (see Figure 2 above; land shaded brown) would remain RLZ, but the required minimum lot size would be reduced to 4,000m^2.

Officers disagree with the suggestion that the northern portion of Precinct 5 is less visually sensitive. The northern portion of the precinct is elevated above the Western Freeway and is visible from the freeway when approaching from the east. The northern portion of the precinct is only partially visible from Geelong-Ballan Road, due to screening from established trees.

It is considered that the north-south boundary between RLZ land (10,000m^2 minimum) and future GRZ land is appropriately defined by an existing open water supply channel reserve, as the channel forms a physical barrier. One proposed RLZ (10,000m^2 minimum) property (462 Old Melbourne Road; at the intersection of Geelong-Ballan Road) is located to the east of the water supply channel. This is considered an appropriate control for this property, given its location at a key town 'gateway' and its heavily vegetated condition. The proposed extent of RLZ land (10,000m^2 minimum) on the northern fringe of Precinct 5 is considered appropriate, as it provides an important visual amenity buffer and is consistent with the proposed extent of this control in Precinct 4, to the east of the Werribee River.

However, in order to achieve an appropriately balanced outcome between rural-urban interface and development potential, it is recommended that the concept plan and relevant pre-conditions for Precinct 5 (in section 4.2.4 of BSD) be amended such that the land proposed as RLZ (4,000m^2 minimum) in the northern portion of the precinct (see Figure 2 above; brown shading) be changed to GRZ. This would still allow a visual buffer of at least 140m from the southern carriageway of the Western Freeway.

The concept plan in the BSD for Precinct 5 proposes that land fronting Old Melbourne Road would be zoned part LDRZ (eastern portion) and part RLZ (western portion) with a minimum lot size of 4,000m^2. Council needs to be mindful of applying zone controls that are 'fit for purpose'. The following two purposes under the RLZ provisions could be considered inappropriate to the context of this sub-precinct, being located between NRZ land to the south and future GRZ land to the north:

- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

In order to address this issue and to ensure consistency in the application of zone controls, it is recommended that the concept plan and relevant pre-conditions for Precinct 5 (in section 4.2.4 of BSD) be amended to require that all land fronting Old Melbourne Road (except for 462 Old Melbourne Road; at the intersection of Geelong-Ballan Road) be zoned LDRZ, with a minimum lot size of 4,000m^2 applying to the western portion (i.e. west of the 'key local road') and a minimum lot size of 2,000m^2 (i.e. the default minimum for LDRZ where reticulated sewerage is connected) applying to the eastern portion (i.e. east of the 'key local road').

The BSD (page 30) identifies 'wide tree lined streets' as a key character attribute of the original Ballan settlement. The document appropriately seeks to extend this character attribute to the growth precincts via pre-conditions. Officers consider that the provision of unencumbered open space in this precinct is just as important as providing wider road reserves. It is therefore recommended that pre-condition number 1 be amended, by deleting the words "in lieu of unencumbered open space".

Officers disagree with the suggestion of locating residential land and active public open space adjacent to the Western Freeway. As shown on the concept plan in the BSD for Precinct 5, active public open space should be located towards the southern end of Precinct 5, where it is more centrally located to the catchment of both the existing and proposed community.

To cater for the projected doubling of the town's population to 5,900 people by 2041, the *Ballan Recreation Reserve Master Plan* (adopted 6 June 2018) identifies the need for a future recreation reserve to be provided in this location. Given this identified need, it is recommended that Council give consideration to options for early acquisition of land in Precinct 5. Officers will table a report to Council in the near future to specifically address this matter, as it is considered beyond the scope of the Amendment.

Proposed 10,000m^2 Minimum Lot Size - Rural Living Zone - Growth Precincts 3, 4 and 5:

The concept plans in the BSD for Precincts 3, 4 and 5 (see Figures 3, 4 and 2 respectively; areas shaded brown with diagonal white hatching) propose that areas of land would be zoned RLZ, with a required minimum lot size of 10,000m^2 (1 hectare). These areas are located around the northern and western fringes of the township, adjacent to the Western Freeway, Geelong-Ballan Road and the Werribee River.

The proposed application of RLZ with a required minimum lot size of 10,000m^2 is considered appropriate in these areas, as these controls will assist in providing a transition from rural to residential land uses, in what is an important gateway to the township. The proposed application of these controls is considered appropriate in Precinct 3, due to the steep escarpment between Myrtle Grove Road and the Werribee River.

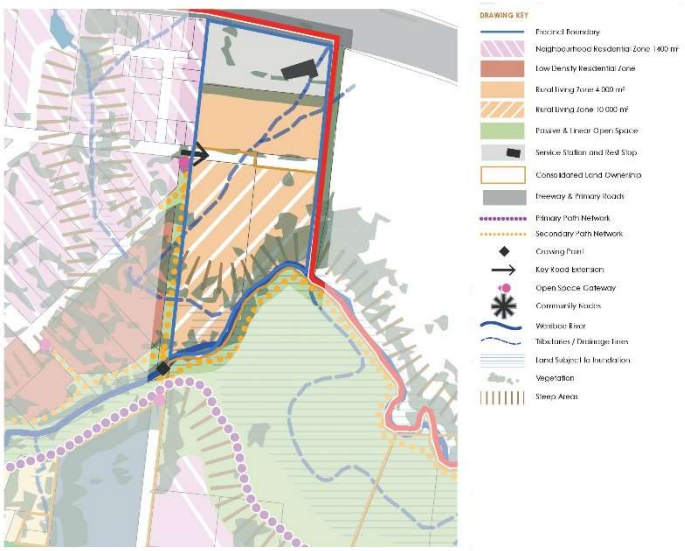


Figure 3: Concept plan for Precinct 3

Figure 4: Concept plan for Precinct 4

It is recommended that the Ballan Framework Plan in the exhibited planning scheme Clause 21.08 be updated, to accord with any changes to the growth precinct concept plans in BSD as discussed above. This would be done after the panel hearing, in order to incorporate any changes recommended by the panel.

6) Miscellaneous matters.

Golf Club Land

Issues raised in submissions

The Ballan Golf Club (submitters # 1 and 3) raised concern about financial security of the golf club as a result of the proposed rezoning of a portion of golf club land from General Residential Zone Schedule 1 (GRZ1) to Special Use Zone Schedule 3 (SUZ3). The club wants flexibility to sell the land to a developer if required, and requests that it remain as residential land.

Response to the issues raised

The proposed rezoning from GRZ1 to SUZ3 only affects a relatively small north-eastern portion of the golf course land (Crown allotment 26, Section 6, Parish of Gorong; see Figure 5). The SUZ3 more accurately reflects the use of the land and is consistent with the current application of SUZ3 to the balance of the golf course. The purpose of the SUZ3 is "to provide for golf courses and uses compatible with enhancing golf courses as an entertainment and recreation venue".

The portion of the golf course located to the north of Flack St and Musgrave St (including the subject parcel) is freehold land, whereas the balance of the golf course (to the south of these streets) is Crown land. It is preferable that all land used for golf course purposes should be zoned SUZ3, as identified in BSD. However, officers acknowledge the submitter's request to retain the residential zoning, to enable the potential for the freehold land to be sold for residential development. It is therefore recommended that the subject parcel be rezoned to NRZ6, consistent with neighbouring freehold land which is currently GRZ1.

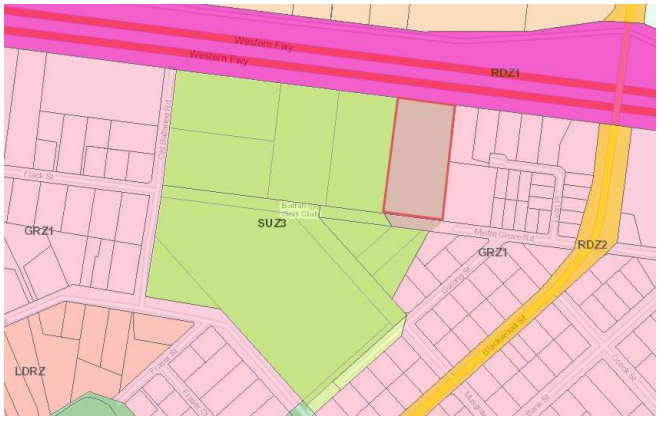


Figure 5: Current zone map showing the subject portion of golf course land delineated in red.

Industrial Area

Issues raised in submissions

Submitter #38 requests that the existing industrial area be extended southwards to Kerrins Lane, to include land described as lot 2 on PS802215. This would enable Haddon Drive to be extended through to Kerrins Lane, which has access to Geelong-Ballan Road. BSD seeks to provide a blueprint for future residential development. It should also provide direction for future jobs growth.

Response to the issues raised

The subject land is shown shaded blue on the map in Figure 6 below.

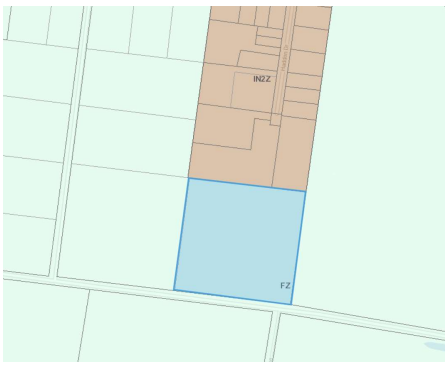


Figure 6: The subject land is shaded blue.

BSD notes (on page 78) that:

"The Industrial Strategy identifies the precinct as having a 17% vacancy rate (although on visiting the estate it is likely that the vacancy rates may actually exceed this figure). The findings of the strategy indicate that the precinct is most suited to population serving industries and such uses should continue to locate in Ballan."

The proposed Ballan Framework Plan (as per the exhibited planning scheme Clause 21.08) identifies a large 'Future Investigation Area' delineated by a black dashed line (see Figure 7 below). The BSD (pages 80 and 105) identifies the area to the east of the industrial estate as a potential future industrial expansion area, with the property immediately to the east of the industrial estate (i.e.property #133500) identified as a 'potential CFA site' (pages 45 and 91).

The submission is considered to have some merit, given that the BSD supports expansion of the industrial precinct if land supply is low and there is demand for expansion. Any future request to rezone land to facilitate expansion of the industrial precinct would need to be supported by a land supply and demand analysis. It is recommended that the proposed Ballan Framework Plan be updated to specifically identify the subject land (lot 2 on PS802215) and all land within the 'Future Investigation Area' to the east (i.e. the area shaded pink on the current Ballan Framework Plan; see Figure 8) as 'Future Investigation Area – potential industrial'. It is also recommended that the BSD be updated accordingly, particularly in clause 4.6.3 and all relevant maps.

Figure 7: Proposed Ballan Framework Plan, showing the 'Future Investigation Area' delineated by a black dashed line.

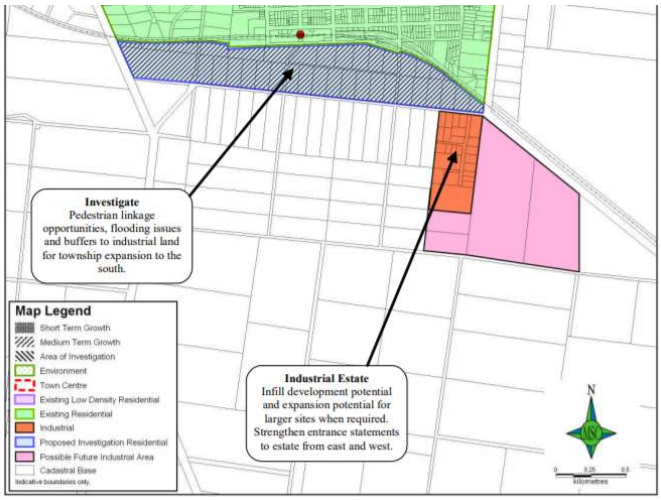


Figure 8: Current Ballan Framework Plan under Clause 21.08 of the planning scheme, showing 'possible future industrial area' shaded pink.

Protection of Werribee River

Issues raised in submissions

Submitter #31 expressed concern that the Werribee River is not being sensitively protected. They submitted that the river should be developed further as a resource for tourism, open space, walking, animal sanctuary, human health, habitat etc. They also submitted that the development of greenfield sites at the western end of town will affect the Werribee River and the important vista from Old Melbourne Road up the flood plain to the west. The 20 metre setback recommended by Melbourne Water is not adequate to protect this vista.

Response to the issues raised

The Moorabool Planning Scheme contains a number of existing State and local policies which seek to protect and enhance the environmental values of waterways and riparian areas. In addition, the Environmental Significance Overlay Schedule 2 (Waterway protection) applies to a 200m wide corridor of land along the Werribee River (i.e. 100m each side).

The Amendment proposes a number of changes to planning scheme Clause 21.08 which seek to protect and enhance the Werribee River. The river is recognised as the main environmental feature that divides Ballan into two distinct areas.

Furthermore, the concept plan for Precinct 5 in Figure 13 of the BSD shows a wide passive and linear open space corridor along the western side of the Werribee River which appropriately responds to environmental constraints, by encompassing all flood prone land and the escarpment, and also includes an area above the escarpment for future retarding basins required by Melbourne Water. The pre-conditions for Precinct 5 (page 61 of the BSD) require:

- Development to be generally in accordance with Figure 13 unless as a result of background studies for the precinct there is a requirement for modifications due to site constraints.
- A minimum 20 metre wide corridor along the Werribee River. Any further encroachment is discouraged in accordance with Melbourne Water requirements.

It is recommended that the second pre-condition listed above be amended along the lines of:

- An open space reserve adjacent to the Werribee River, generally in accordance with Figure 13, and providing for an absolute minimum reserve width of 30 metres. Any further encroachment is discouraged in accordance with State planning policy Clause 14.02-1S.

Options

Section 22 of the *Planning and Environment Act 1987* (the Act) requires that Council consider all submissions to a planning scheme amendment.

Section 23 of the Act mandates that after considering a submission which requests a change to an amendment, Council must either:

a) change the amendment in the manner requested; or

b) refer the submission to a panel; or

c) abandon the amendment or part of the amendment.

As submissions remain unresolved, and officers do not support a number of the changes requested, it is recommend that Council pursues option (b) and refers the submissions to an independent Planning Panel.

Stage in the Amendment Process

The flowchart in **Attachment 11.2.1g** shows where the amendment is currently up to in the planning scheme amendment process.

Policy Implications

The Council Plan 2017-2021 (2018 review) provides as follows:

Strategic Objective 3:	Stimulating Economic Development
Context 3A:	Land Use Planning

The proposal to introduce the Ballan Strategic Directions into the Planning Scheme is consistent with the Council Plan 2017 – 2021.

Financial Implications

The Amendment is being processed in-house by Council officers and, therefore, only limited costs have been generated to date. Costs involved in progressing the Amendment hereafter, including any Planning Panel hearing and engagement of consultants and expert witnesses, are already provided for within the 2018/19 Council budget.

Risk & Occupational Health & Safety Issues

There are no identified risks associated with the Amendment.

Communications and Consultation Strategy

All affected property owners/occupiers and agencies were notified in writing at the commencement of a six (6) week exhibition period, which is in excess of the four (4) weeks required under the *Planning and Environment Act 1987*.

If Council proceeds with the Amendment, a Planning Panel will be appointed to hear submissions to the Amendment. All submitters would be notified by Planning Panels Victoria and provided with an opportunity to address the Panel.

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

Conclusion

The Amendment seeks to implement the findings of Ballan Strategic Directions 2018, which provides for projected growth of Ballan up to 2041. As discussed, there are a number of submissions that Council is unable to resolve.

In accordance with section 23(1) of the *Planning and Environment Act 1987*, Council must now decide whether to abandon the Amendment, make the changes requested in the submissions, or refer the submissions to a Planning Panel. As Council is not able to resolve all of the issues raised in submissions by changing the Amendment, it is recommended that Council refer the Amendment to a Planning Panel. A Planning Panel will provide all submitters an opportunity to request to be heard.

Council should note the proposed officer response to the submissions received, as discussed in this report and **Attachment 11.2.1c**. In the event that Council resolves to proceed with the Amendment and refer these submissions to a Planning Panel appointed by the Minister for Planning, these responses will form the basis for Council's submission to the Panel.

Officers are of the view that some of the issues raised in submissions can be addressed by making relatively minor changes to the BSD and the exhibited Amendment documentation, as follows:

- Update the concept plans and relevant pre-conditions relating to growth Precincts 1, 2 and 5 (in section 4.2.4 of BSD) as discussed above under 'Consideration of Submissions', in order to achieve an appropriate balance between visual amenity, rural interface, public open space and development potential.
- Rezone the Ballan Golf Course land described as Crown allotment 26, Section 6, Parish of Gorong to NRZ6 (rather than SUZ3), consistent with neighbouring freehold land which is currently GRZ1.
- Update the proposed Ballan Framework Plan to specifically identify land described as lot 2 on PS802215 and all land within the 'Future Investigation Area' to the east (i.e. the area shaded pink in Figure 8 above) as 'Future Investigation Area – potential industrial'.
- Update the BSD to improve the clarity of the document and alleviate interpretation issues such as those discussed above under 'Background'.

The abovementioned changes to the BSD will result in increased residential development potential as follows:

- Precincts 1 and 2: Approximately 2.0 hectares of proposed NRZ6 (1,400m2 minimum) will be changed to NRZ7 (800m2 minimum).
- Precinct 5: Approximately 3.5 hectares of proposed RLZ (4,000m2 minimum) will be changed to GRZ (no minimum lot size).
- Precinct D: Approximately 2.0 hectares of proposed SUZ3 will be changed to NRZ6 (1,400m2 minimum).

Officers acknowledge that there is some merit in the submissions that suggest the proposed minimum lot sizes in the NRZ6, NRZ7 and LDRZ1 precincts could be reduced to some degree. However, it is important that the neighbourhood character imperatives of the BSD are not compromised. It is also important to consider that the BSD identifies large areas of GRZ land (including existing GRZ land and proposed GRZ land within growth Precincts 5 and 6), for which there is no specified minimum lot size. As shown in **Attachment 11.2.1f**, the existing and proposed GRZ land equates to approximately 54 percent of the total area of existing and proposed residential zoned land (i.e. GRZ, NRZ and LDRZ).

The BSD appropriately applies a diverse mix of zones and lot sizes, to cater for a diverse population at various life stages and with differing needs. The BSD (in Section 4.2) provides a guiding principle for residential development in Ballan, which states *"Ballan's residential development will be underpinned by ensuring future growth is sensitive to the existing character and charm of the town while providing a diverse range of housing choice for future residents"*. This is consistent with State planning policy 16.01-3S 'Housing diversity' which has the objective *"to provide for a range of housing types to meet diverse needs"*.

A Planning Panel will provide opportunity for minimum lot sizes to be considered further. Changes to the BSD and planning scheme Clause 21.08 will be finalised after the Panel hearing, in order to incorporate any further changes recommended by the Panel.

To cater for the projected doubling of the town's population to nearly 6,000 people by 2041, the *Ballan Recreation Reserve Master Plan* (adopted 6 June, 2018) identifies the need for a future recreation reserve to be provided in this location. Given this identified need, it is recommended that Council give consideration to options for early acquisition of land in Precinct 5. Officers will table a report to Council in the near future to specifically address this matter, as it is considered beyond the scope of the Amendment.

Recommendation:

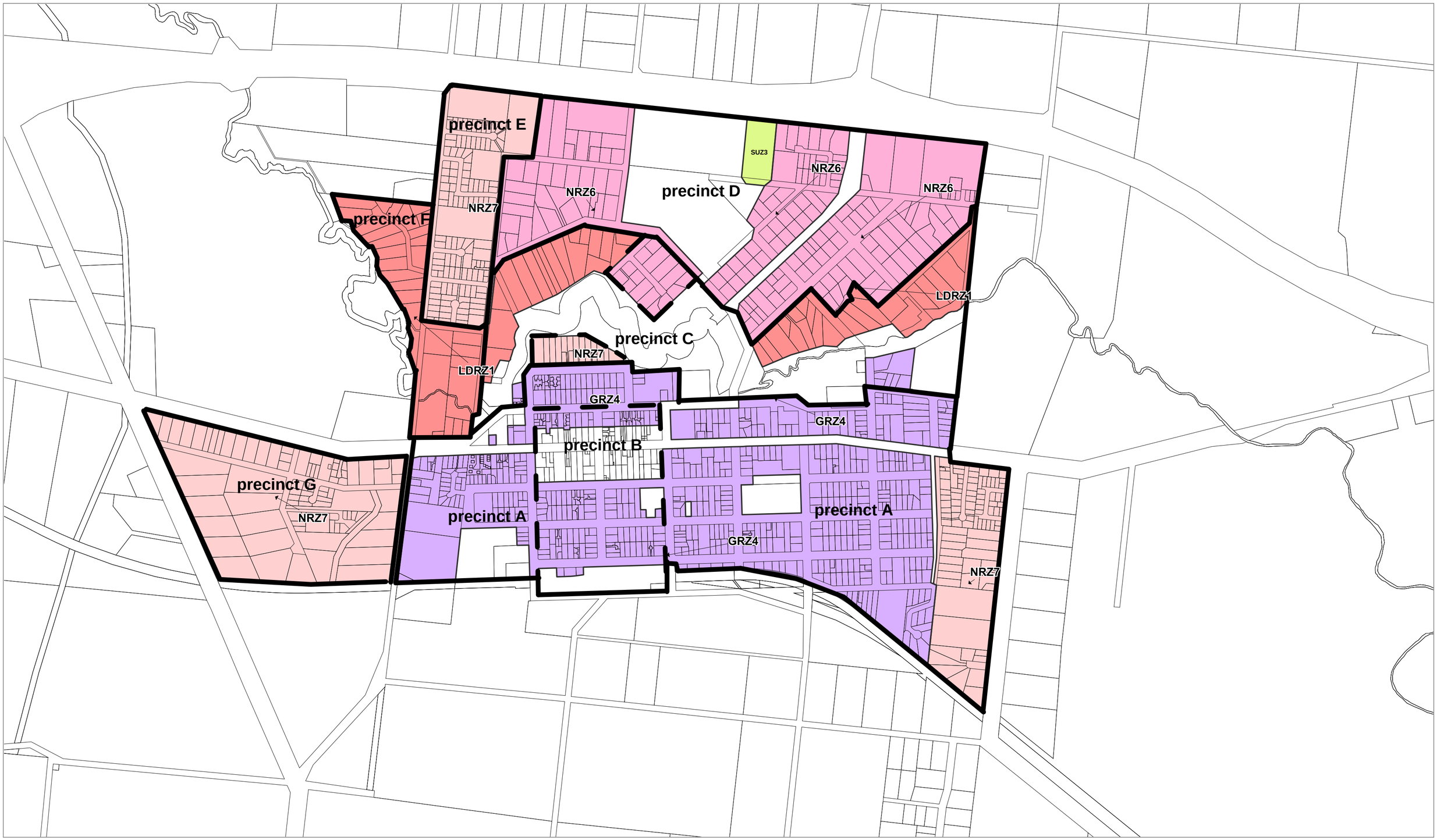
That Council, having considered all submissions to Moorabool Planning Scheme Amendment C88, resolves to:

1. **Request the Minister for Planning to appoint a Planning Panel under Part 8 of the *Planning and Environment Act 1987*.**
2. **Refer the submissions to an independent Planning Panel pursuant to section 23(1)(b) of the Planning and Environment Act 1987.**
3. **Adopt a position on submissions to the Planning Panel, as outlined in the Table to Attachment 11.2.1c.**
4. **Authorise officers to make changes to the Amendment and the Ballan Strategic Directions generally in accordance with Council officer recommendations in this report and as per Attachment 11.2.1c.**
5. **Authorise officers to negotiate any changes to minimum lot sizes in the residential zones, during the course of the Panel hearing.**
6. **Request that a report be tabled to Council outlining options for acquiring the land required for a future recreation reserve within Precinct 5.**

Report Authorisation

Authorised by:
Name: **Satwinder Sandhu**
Title: **General Manager, Growth & Development**
Date: **7 February 2019**

Attachment - Item 11.2.1a



Proposed zones and precincts as per BSD

Proposed zones

- Neighbourhood Residential Zone 6 (NRZ6) Proposed min. 1400 m2
- Neighbourhood Residential Zone 7 (NRZ7) Proposed min. 800 m2
- General Residential Zone 4 (GRZ4)
- Low Density Residential Zone 1 (LDRZ1) Proposed min. 4000 m2
- Special Use Zone 3 (SUZ3)

MOORABOOL SHIRE COUNCIL

Attachment - Item 11.2.1b

21.08 BALLAN

09/10/2014
~~C72~~Proposed C88

21.08-1 Key Issues and Influences

26/02/2009
~~C34~~Proposed C88

Ballan is the second largest town within the Shire, comprising 2,985 persons in 2016 and projected to grow to 5,910 by 2041. It is a rural service centre and a commuter town with many residents travelling to Ballarat, Bacchus Marsh, or Melbourne for work. An industrial estate, local businesses and retail and wholesale trade provide local employment.

The Werribee River is the main environmental feature and physically divides the town into two distinct areas. There is a strong heritage streetscape appearance in the commercial centre and a range of health and community facilities including a hospital, maternal and child health centre, kindergarten, ~~s~~State and ~~c~~Catholic primary schools and recreational areas including the golf course and swimming pool to support the residents.

~~Ballan's strong historical character and rural setting needs to be recognised in planning considerations and in the preparation of detailed development plans to guide development before any rezoning takes place.~~ Ballan has an important role in forming part of Moorabool's growth areas, secondary to the main growth fronts in Bacchus Marsh. As growth occurs, the town's point of difference in housing, lifestyle choices, and rural amenity needs to be maintained in the long term, such that Ballan does not adopt a typical suburban role in the future. It's strong historical character and rural setting need to be recognised to ensure future development is planned and undertaken sympathetically.

In parallel with its settlement role, Ballan's socio-economic role is significant. The town provides the only substantial retail centre within Moorabool Shire, other than Bacchus Marsh, and is an important location for meeting local needs. In more recent years, Ballan has also performed a niche tourism role through a number of regular markets, annual festivals, shops and gourmet cafes. This role is anticipated to grow and become an integral component of Ballan in the future. Accordingly, Ballan's function in catering for both local residents and visitors needs to be protected and enhanced into the future. An important measure in achieving this will be to encourage commercial uses oriented towards generating high activity, in combination with community facilities within or proximal to the core which increase the level of activity.

~~Changing demographic structure, household needs, and lifestyle needs will support and demand a wider range of housing types and forms. Well planned, high quality, high amenity, medium density housing will need to be provided for in the context of the importance of the existing residential and neighbourhood character of Ballan. Residential development immediately south of the railway station will be investigated to facilitate residential growth within walkable distances of the railway station.~~

The town centre ~~shall~~ will retain its existing compact form and core, and new commercial use and development will be encouraged to locate within the town centre. New commercial use and development should be compatible with existing amenity and streetscape. Development of increased local level convenience retail facilities will be supported in the town centre. Use of existing shops in the town centre will be encouraged prior to construction of new buildings on the fringe of the town centre. Further expansion outside the existing boundaries is to be avoided in order to support the town's functionality and appeal. Additionally, the built form of the town centre is highly important, and it is necessary to ensure that future development responds meaningfully to the strong historic elements.

The Ballan Industrial Precinct provides for a mix of business activities including manufacturing, transport and service companies. The Precinct is located in close proximity to the residential population, and is most suited to light industrial uses.

~~21.08-2 Objective—Township Growth~~

~~09/10/2014 C72~~

~~To identify and manage urban growth opportunities in the short term in the north east corner of Ballan and to the south of the railway line (between Gillespie's Lane and the railway line).~~

~~Strategies~~

- ~~Provide for managed and staged residential growth in Ballan, as indicated in the Ballan Framework Plan, which is focused between the town centre and the railway station, and the designated residential growth areas.~~
- ~~Provide a clear township boundary definition for future population and urban growth that takes into account existing residential zoning, rural residential areas north of the Freeway and planned residential growth areas.~~
- ~~Prepare and apply a relevant Structure Plan for the designated residential growth areas.~~
- ~~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.~~
- ~~Require Development Plan Overlays for any residential rezoning of land marked as "short term growth" in the Ballan Framework Plan.~~
- ~~Protect the urban and landscape elements that contribute to the township's heritage and rural character.~~
- ~~Contain urban growth by promoting infill development.~~

~~21.08-3 Objective—Housing~~

~~26/02/2009 C34~~

~~To provide diversity in housing that is in character with the township and provides for continued growth of the town as a regional centre.~~

~~Strategies~~

- ~~Encourage re-subdivision of large lots including limited well designed medium density development within 500 metres of the town centre and railway station.~~

21.08-2 Objective—Character and Sense of Place

DD/MM/YYYY Proposed C88

To protect and enhance Ballan's character and sense of place as a country town, with historic built form and streetscapes, surrounded by scenic rural and natural areas.

21.08-3 Strategies

DD/MM/YYYY Proposed C88

- Implement and maintain a township boundary until the planned level of growth is nearing completion and there is demonstrable demand for further growth.
- Prioritise residential development within the township boundary, in accordance with the Ballan Framework Plan, to enhance the town's sense of place.
- Ensure a clear separation between urban development and farming activities is retained.
- Ensure new development responds to environmental assets, landscape features, and views, including the Werribee River and its tributaries.
- Emphasise the country feel of the town by creating 'gateways' that:

- Feature large residential and rural residential allotments along the key approaches into town, as illustrated in the Ballan Framework Plan;
- Enable the siting of dwellings with generous front and side setbacks, and provide predominantly low, open-style fencing to contribute towards the experience of the town's regional setting; and
- Retain and enhance existing vegetation.

- Create a path network that facilitates walking and cycling to the train station, the town core, open space and other key destinations within the town.

21.08-4 Objective—Environment

DD/MM/YYYY Proposed C88

To protect and enhance Ballan's environmental features as part of future development.

21.08-5 Strategies

DD/MM/YYYY Proposed C88

- Encourage the retention of all tributaries in growth precincts, and provide appropriate buffers in accordance with Melbourne Water requirements.
- As part of new development, require, as appropriate, the dedication of public land reserves associated with the Werribee River, and seek improvements to the river's ecology and amenity through re-vegetation and landscaping.
- Ensure stormwater runoff is managed to minimise impacts on the Werribee River and its tributaries.

21.08-6 Objective—Residential Development

DD/MM/YYYY Proposed C88

To guide residential development in accordance with Ballan's future character and demographic needs.

21.08-7 Strategies

DD/MM/YYYY Proposed C88

- Support both infill and greenfield residential development to provide diverse housing opportunities.
- Ensure residential rezoning proposals, master/development plans, and subdivision have regard for Ballan's character and sense of place by:
  - Reinforcing the predominant character of the town through widened tree lined streets within new subdivisions.
  - Requiring new development to contribute to enhancing pedestrian and cycling links external to their developments to ensure strong connectivity to the town centre core and key destinations is achieved.
  - Ensuring new road alignments to respond to topography, capture key views and respond to existing vegetation through deviations, deflections or localised road widening.
  - Providing open spaces and places in Ballan's growth precincts by incorporating and responding to natural features such as existing vegetation, topographical features and other character elements that contribute to Ballan's character and natural landscape.
  - Ensuring growth precincts provide a diverse range of lot sizes which reflect the country lifestyle character of Ballan;

- Retaining the landscape character of the Werribee River by protecting a corridor along the river and its tributaries. The width of corridors should take into account the recommendations of Melbourne Water where relevant.
- Providing diverse streetscapes, strong connectivity to public spaces and retaining the valued characteristics that make Ballan a special place.

- Ensure new development provides path networks which:
  - Integrate with existing or planned open space networks, and include pathways within the open space where it is part of the property undergoing development.
  - Connect to existing and planned external networks including those identified in the Ballan Strategic Directions June 2018.
- In Minimal Residential Growth Areas:
  - Encourage low density housing types, generally in the form of detached housing with dual occupancies only considered on sites that do not compromise the preferred neighbourhood character.
  - Conserve and enhance those elements that contribute to the environmental significance, heritage values and the preferred neighbourhood character of the precinct.
  - Encourage new dwellings to be setback from all boundaries to accommodate landscaping and to maintain the sense of spaciousness.
  - Encourage new dwellings to be designed in accordance with the predominant building height of the street.
- In Natural Residential Growth Areas:
  - Encourage low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care, etcetera) on lots that are accessible to public transport, the town centre core and open space.
  - Discourage boundary to boundary development.
  - Encourage new dwellings to not exceed the predominant building height of the street by more than one storey, unless an innovative design or housing typology is proposed that will complement the preferred character of the area.
- In Greenfield Residential Growth Areas:
  - Enable development in accordance with the Ballan Framework Plan.
  - Support the logical sequencing of development within the defined settlement boundary in a manner that can efficiently access existing services, and bring forward key infrastructure and services where needed.
  - Avoid interim subdivision of land in identified 'greenfield' areas prior to rezoning in accordance with the Ballan Strategic Directions June 2018, to minimise further fragmentation and maintain growth potential.
  - Ensure development density responds to topography, landscape, vegetation, and natural features.
  - Provides passive open space within 400m walkable catchments as part of future subdivision to meet passive recreation needs for future residents.
  - Encourage a diversity of lot sizes and housing choices.

21.08-8 Objective—Town Centre

DD/MM/YYYY Proposed C88

To retain the town centre core as the main commercial and retail precinct with supporting non-residential uses.

21.08-9 Strategies

DD/MM/YYYY Proposed C88

- Support the growth of existing and the establishment of new higher order education and health related uses.
- Encourage the expansion of existing health facilities to occur in proximity to existing services and facilities.
- Encourage commercial development to be consolidated within the existing town centre through infill development, and discourage rezoning for commercial purposes outside the town centre.
- Encourage the redevelopment of underutilised sites and where possible, the retrofitting of existing buildings to provide for commercial or office uses.
- Ensure new development complements the character of the town core, having regard to its heritage places, zero to small setbacks from the street, materials, roof forms, etcetera.
- Encourage tourism focused uses such as accommodation, food, beverage, arts and craft, and other such uses to enhance the visitor experience.

21.08-10 Objective—Industrial Precinct

DD/MM/YYYY Proposed C88

To ensure the industrial precinct is retained as a significant employer within the town while also providing a range of service based industrial uses to Ballan and the region.

21.08-11 Strategies

DD/MM/YYYY Proposed C88

- Maintain the extent of existing industrial zoning to the south-east of the town, and only rezone land for expansion in response to low vacancy and demonstrable demand.
- Encourage industrial uses to locate with the industrial precinct.
- Support the establishment of a range of industrial uses, scaled in accordance with the subsidiary role of Ballan within the broader region.
- Ensure residential development does not encroach on the industrial precinct.

21.08-~~4~~12 Implementation

26/02/2009 ~~C34~~ Proposed

~~Zones and Overlays~~

~~Specific application of zones and overlays to achieve the strategic objectives includes:~~

- ~~Apply Development Plan Overlays for existing undeveloped areas to improve integration of infill development; and~~
- ~~Apply Development Contributions Plan Overlays to support the provision of appropriate social and physical infrastructure.~~

~~Further Strategic Work~~

- ~~Prepare and implement a Development Contributions Plan.~~

26/02/2009
~~C34~~
Proposed
C88

Application Requirements

An application for rezoning in accordance with the Ballan Framework Plan must be accompanied by the following information, as appropriate:

- A development plan that responds to the precinct-specific guidelines and recommendations of the Ballan Strategic Directions June 2018.
- A development contributions framework that sets out the provision of infrastructure and contributions, in accordance with the recommendations provided in the Ballan Strategic Directions June 2018.

21.08-14 Policy guidelines

26/02/2009
~~C34~~
Proposed
C88

When deciding on an application for use, development or subdivision the following local policies will be considered, as appropriate:

- Ballan Strategic Directions June 2018.

21.08-15 Further Strategic Work

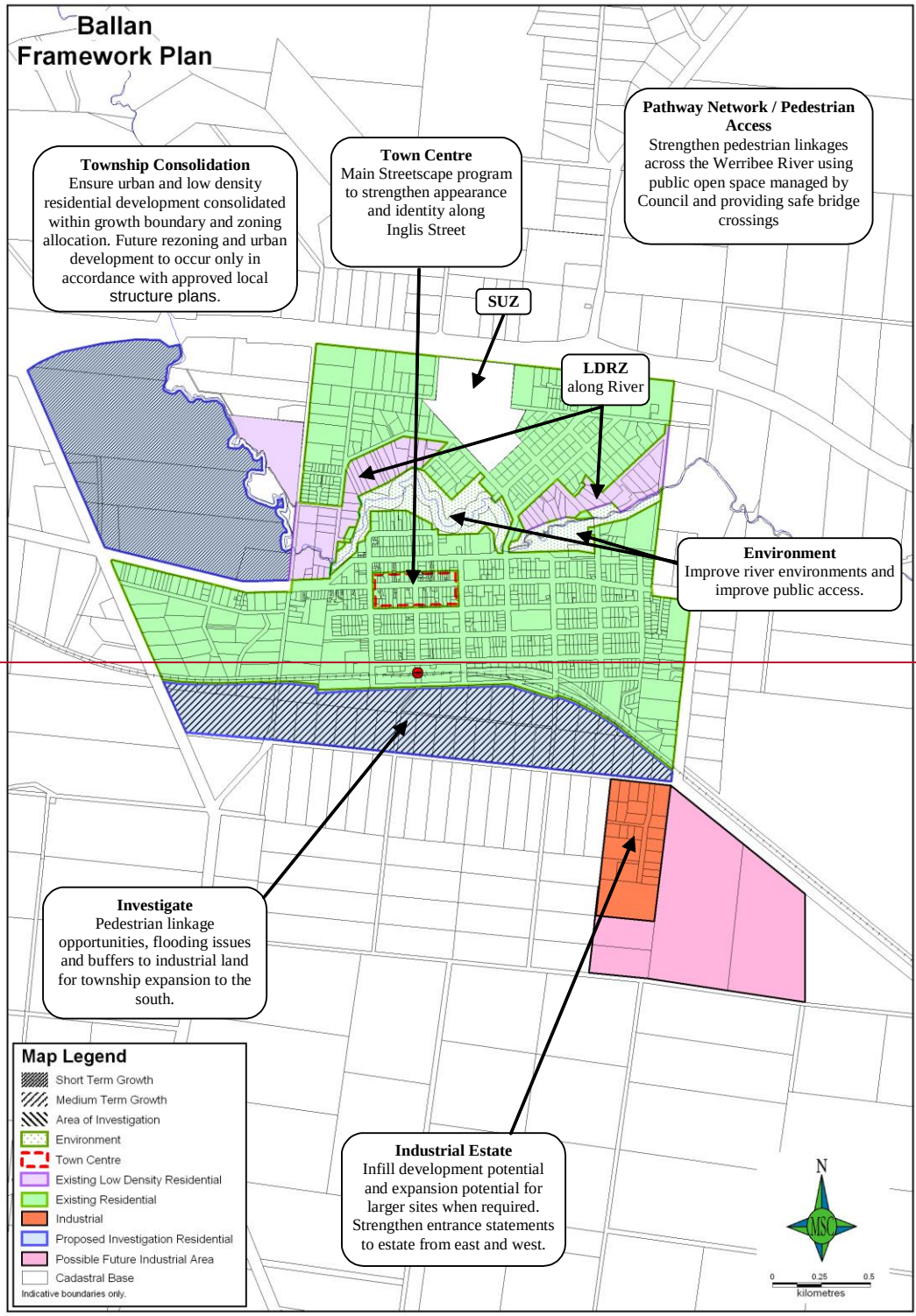
26/02/2009
~~C34~~
Proposed
C88

- Prepare a development contributions scheme to support the provision of appropriate physical infrastructure for growth precincts and their linkages to the town centre.
- Prepare Urban Design Guidelines for residential subdivision and the town centre, addressing the public realm, built form, subdivision design, waterways, natural environment and landscape, front fencing and sustainability.
- Prepare an implementation strategy for the delivery of future path networks planned for in the Ballan Strategic Directions June 2018.
- 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.
- Prepare Street Tree Planting Guidelines for subdivision and town centre landscaping.

Ballan Framework Plan

Ballan Framework Plan

Moorabool Planning Scheme – Local Provision


Ballan
Framework Plan
Township Consolidation
Ensure urban and low density residential development consolidated within growth boundary and zoning allocation. Future rezoning and urban development to occur only in accordance with approved local structure plans.
Town Centre
Main Streetscape program to strengthen appearance and identity along Inglis Street
Pathway Network / Pedestrian Access
Strengthen pedestrian linkages across the Werribee River using public open space managed by Council and providing safe bridge crossings
SUZ
LDRZ
along River
Environment
Improve river environments and improve public access.
Investigate
Pedestrian linkage opportunities, flooding issues and buffers to industrial land for township expansion to the south.
Industrial Estate
Infill development potential and expansion potential for larger sites when required. Strengthen entrance statements to estate from east and west.
Map Legend
Short Term Growth
Medium Term Growth
Area of Investigation
Environment
Town Centre
Existing Low Density Residential
Existing Residential
Industrial
Proposed Investigation Residential
Possible Future Industrial Area
Cadastral Base
Indicative boundaries only.
N
MSC
0
0.25
0.5
kilometres

21.11 REFERENCE DOCUMENTS

31/05/2018
~~C78~~Proposed C88

- Bacchus Marsh Accessibility, Parking, and Traffic Management Strategy 2003.
- Bacchus Marsh Gateways Strategy 2003.
- Bacchus Marsh Heritage Study, 1995.
- Bacchus Marsh Tracks and Trails Master Plan 2004-2005.
- Ballan Strategic Directions June 2018.
- Bences Road Local Area Structure Plan Report 2007.
- Growing Moorabool, Economic Development Strategy, 2006.
- Moorabool Growth Management Strategy, 2002.
- Moorabool Industrial Areas Strategy, 2001.
- Moorabool Shire Council Roadside Management Plan, 2001.
- Moorabool Social Infrastructure Plan 2007.
- Moorabool Shire Land Use and Development Strategy 1997.
- Moorabool Fire Management Plan.
- River Red Gums in the Bacchus Marsh Valley, December 2008
- Moorabool Shire Small Towns and Settlements Strategy, 2016.

DD/MM/YYYY
Proposed C88

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1.**

1.0 Subdivision requirements

DD/MM/YYYY
Proposed C88

Land		Area (hectares)
Minimum subdivision area (hectares)	All land	▪ 0.4 hectares

2.0 Outbuilding permit requirements

DD/MM/YYYY
Proposed C88

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

DD/MM/YYYY
Proposed
C88

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4.**

BALLAN CENTRAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C88

To maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks.

To provide for built form that does not dominate the lot and allows for generous private open space and garden plantings, with minimal or low scale front fencing.

To ensure that new development does not compromise the heritage values and character of precinct.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

DD/MM/YYYY
Proposed C88

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C88

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C88

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C88

None specified

6.0 Application requirements

DD/MM/YYYY
Proposed C88

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing how the proposal:
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct; and
  - Makes provision for new landscaping that contributes towards the neighbourhood character objectives.

7.0 Decision guidelines

DD/MM/YYYY
Proposed C88

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY
Proposed C88

SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ6**.

BALLAN OUTER RESIDENTIAL FRINGE

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C88

To maintain an open and spacious character through the retention and creation of large lots that are predominantly occupied by single dwellings, with wide frontages and substantial setbacks around the dwellings.

To protect the character and identity of the town by establishing a transition from rural to residential areas.

To encourage low, open front fencing, combined with generous landscaping to emphasise the country 'feel' of the township.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C88

The minimum lot size for subdivision is 1,400 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C88

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C88

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 2 metres plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of building height over 6.9 metres
Walls on boundaries	A11 and B18	0 metres
Private open	A17	None specified

	Standard	Requirement
space	B28	None specified
Front fence height	A20 and B32	1.2 metres maximum

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C88

None specified.

6.0 Application requirements

DD/MM/YYYY Proposed C88

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing how the proposal:
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct; and
  - Makes provision for new landscaping that contributes towards the neighbourhood character objectives.

7.0 Decision guidelines

DD/MM/YYYY Proposed C88

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

DD/MM/YYYY
Proposed C88

SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ7**.

BALLAN TRADITIONAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C88

To protect the character and identity of the town by maintaining the open and spacious character, and transition from rural to residential areas, along Old Melbourne Road.

To maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks.

To ensure garages and carports do not visually dominate dwellings or streetscapes.

To encourage low, open front fencing, combined with landscaped front gardens to emphasise the country 'feel' of the township.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C88

The minimum lot size for subdivision is 800 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C88

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C88

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified

	Standard	Requirement
Walls on boundaries	A11 and B18	0 metres on one side boundary 0 metres on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building by at least 5 metres and the carport or garage does not abut an existing building on the neighbouring property For buildings proposed on rear boundaries, the provisions of A11 and B18 continue to apply
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres maximum

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C88

None specified.

6.0 Application requirements

DD/MM/YYYY Proposed C88

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing how the proposal:
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct; and
  - Makes provision for new landscaping that contributes towards the neighbourhood character objectives.

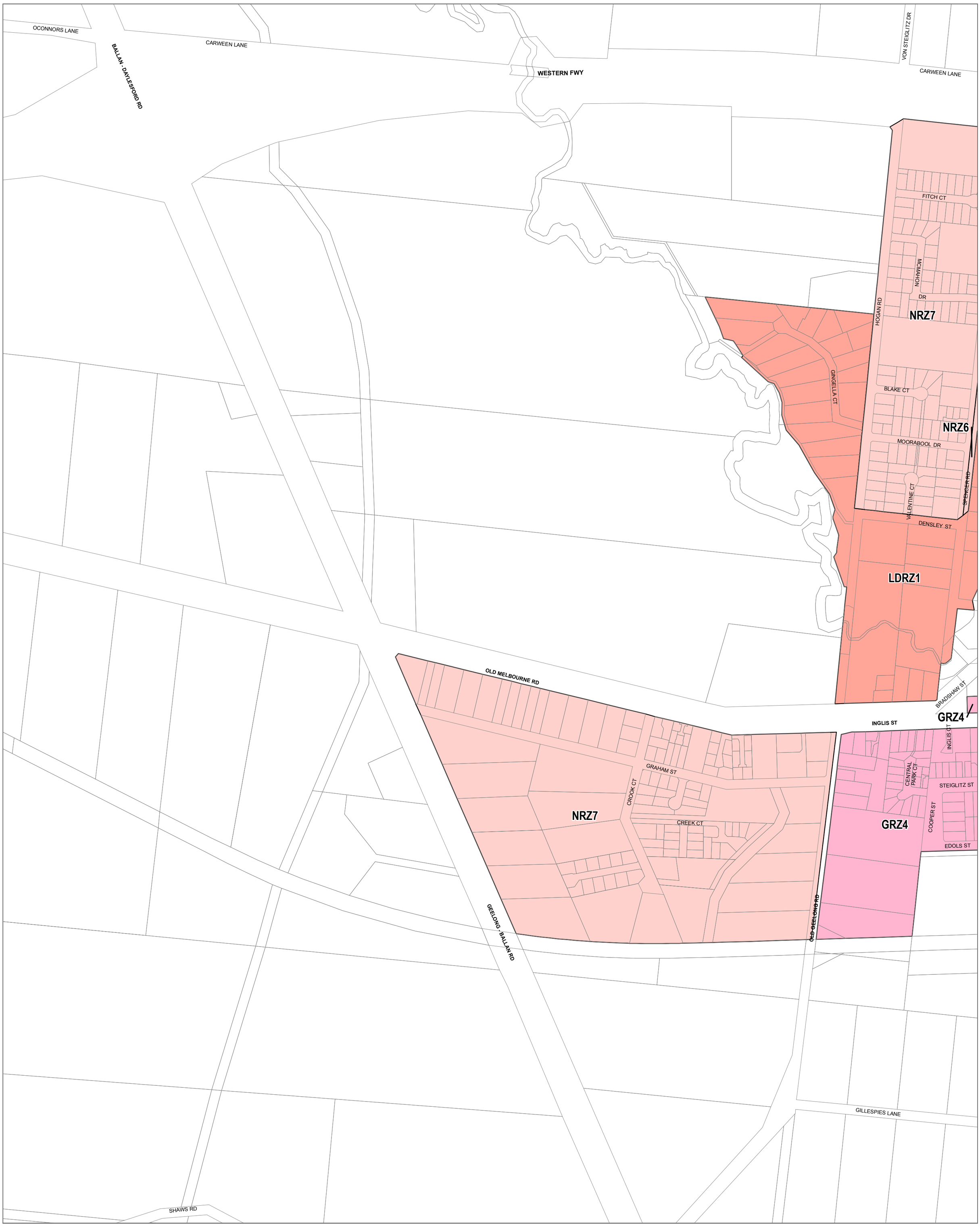
Decision guidelines

DD/MM/YYYY Proposed C88

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

MOORABOOL PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C88



LEGEND

- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- NRZ - Neighbourhood Residential Zone
- Municipal Boundary

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Australian Map Grid Zone 55

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Printed: 3/07/2018

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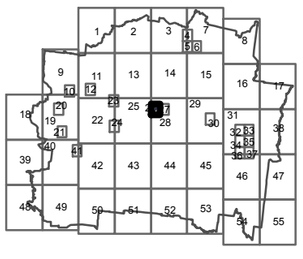
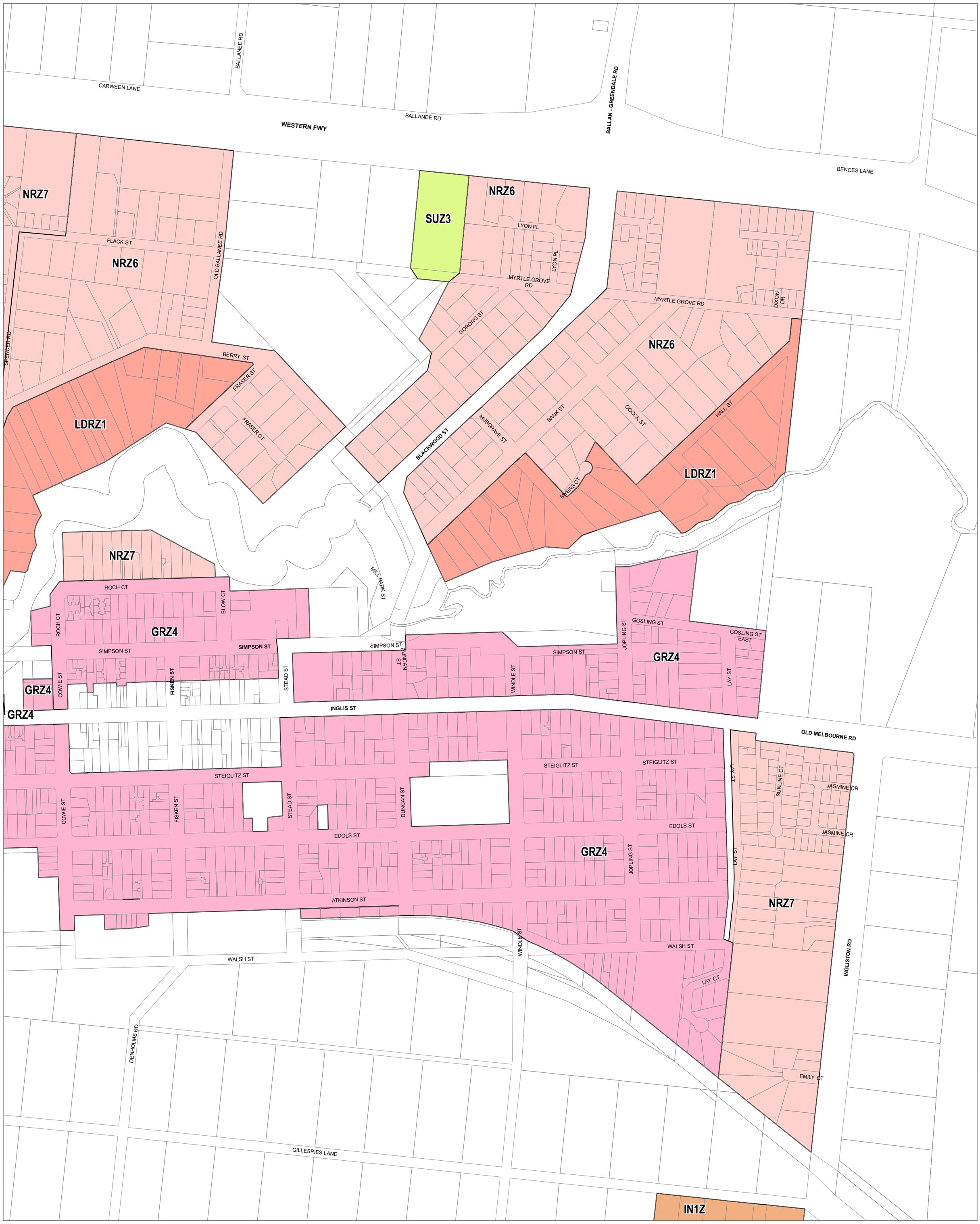


ZONES

MAP No 26

MOORABOOL PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C88



LEGEND

- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- NRZ - Neighbourhood Residential Zone
- SUZ - Special Use Zone
- Municipal Boundary

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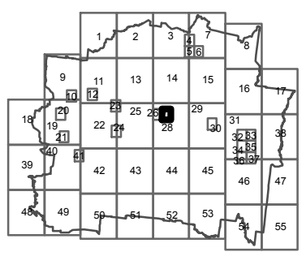

ZONES

MAP No 27

LEGEND

- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- NRZ - Neighbourhood Residential Zone
- SUZ - Special Use Zone
- Municipal Boundary

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Printed: 29/06/2018

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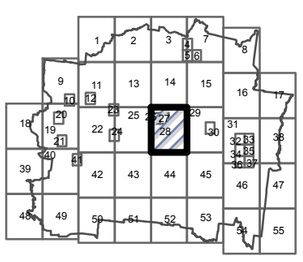

ZONES

Attachment - Item 11.2.1c

Attachment 11.2.1c: Summary of Submissions
Planning Scheme Amendment C88 – Ballan Strategic Directions

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
1	Ballan Golf Club	Objects	Requests map showing the existing of proposed rezoning as it relates to the Ballan Golf Club. Also requests details regarding land ownership, whether the rezoning would impact permit conditions, rates, management of the land, increase costs etc.	Refer to response to submission #3.
2	14 Denholms Road, Ballan	Objects	Requests that the subject property be rezoned to high density residential to provide for a 23 lot subdivision, or potential 10-12 storey apartments.	The affected property is identified as 'Greenfield Growth' on the proposed Ballan Framework Plan under Clause 21.08 of the Moorabool Planning Scheme. The land is located within 'Precinct 6', as shown on the Ballan Settlement Framework plan in Figure 9 of Ballan Strategic Directions (BSD). BSD identifies the timeframe for this growth precinct as medium-long term (10+ years). The land is currently Farming Zone (FZ) and is identified as future General Residential Zone (GRZ) in Figure 21 of BSD. Amendment C88 does not propose to rezone the land. A future proponent-led planning scheme amendment would be required to rezone the land. Any subsequent proposal for multi-dwelling development or residential subdivision would need to respond to the various objectives and standards under clause 55 or 56 of the planning scheme, respectively. Within the GRZ, a building must not exceed 11m in height and must contain no more than 3 storeys. The maximum building height can be varied by a schedule to the zone, however, officers are of the view that an increased height limit would be inappropriate in the context of Ballan. Officers are also of the view that there is currently no strategic justification for recommending the future application of Residential Growth Zone to Precinct 6.
3	Ballan Golf Club	Objects	Same submitter as #1. Refers to meeting between Council Officers and Ballan Golf Club. Raises concern about financial security of the golf club as a result of the rezoning. Want to have the security to sell land to developer if required, and requests that it remain as residential land. States that extent of land owned by Ballan Golf Club is not accurately shown in the amendment documentation. Raises questions whether all land in Victoria is zoned SUZ3, and whether the Bacchus Marsh golf clubs	Officers have liaised with the golf club and advised that: • The proposed rezoning from GRZ1 to SUZ3 only affects a relatively small north-eastern portion of the golf course land (Crown allotment 26, Section 6, Parish of Gorong). This zone more accurately reflects the use of the land and is consistent with the SUZ3 that applies to the balance of the golf course. The amendment documentation deliberately only shows land proposed to be rezoned.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
			are being zoned to SUZ3 as part of Amendment C88. Asked questions as to whether rezoning had anything to do with maintaining the land.	• Other golf courses in Victoria are subject to a range of different zones, including the SUZ. One golf course in Bacchus Marsh is zoned SUZ3 and the other is zoned PPRZ. • The proposed rezoning does not relate to the maintenance of the land. The land proposed to be rezoned currently forms part of the golf course. The portion of the golf course located to the north of Flack St and Musgrave St (including the subject parcel) is freehold land, whereas the balance of the golf course (to the south of these streets) is Crown land. It is preferable that all land used for golf course purposes should be zoned SUZ3, as identified in BSD. The purpose of the SUZ3 is "to provide for golf courses and uses compatible with enhancing golf courses as an entertainment and recreation venue". However, officers acknowledge the submitter's request to retain the residential zoning, to enable the potential for the freehold land to be sold for residential development. It is therefore recommended that the subject parcel be rezoned to NRZ6, consistent with neighbouring freehold land which is currently GRZ1.
4	Not specified	Objects	Objects to the areas proposed for NRZ6 and NRZ7, as these areas have already been developed, and as such there is little land left for minimum block sizes of 800m² and 1,400m². Does not support LRDZ being developed closer to town than the 800m² blocks.	The minimum lot sizes proposed in BSD (refer to map in Attachment 1) are aimed at: • Assisting in preserving and enhancing the existing neighbourhood character attributes of openness and spaciousness; and • Restricting development potential in areas where environmental constraints (e.g. steep topography; Precinct C) or physical infrastructure (e.g. road networks; Precincts C, D, E and G) are not conducive to conventional residential densities. BSD (on page 46) notes that neighbourhood character is a critical consideration in ensuring that new development is in keeping with the place. Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The current median lot size in the NRZ6 precincts is 1,800m². While some of the proposed NRZ6 land in Precincts C and D has either been

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
				developed or approved for development with lots smaller than 1,400m^2, the majority of lots in these precincts are larger than 1,400m^2. It is therefore recommended that the proposed minimum lot size of 1,400m^2 should be retained. This is considered an appropriate response to the existing neighbourhood character and the poorly connected road network to the north of Werribee River, which relies on only two river crossings to access the town centre. The current median lot size in all NRZ7 precincts combined is 800m^2. The majority of the proposed NRZ7 land in Precinct E has either been developed or approved for development with lots smaller than 800m^2 (mostly between 600-800m^2). While some of the proposed NRZ7 land in Precincts A, C and G has either been developed or approved for development with lots smaller than 800m^2, the majority of lots in these precincts are larger than 800m^2. Based on the lot size analysis in Attachment 3, officers gave consideration to reducing the minimum lot size for Precinct E. However, a reduction in the minimum lot size is not supported, as it would result in the neighbourhood character imperatives of the BSD being compromised. It is also appropriate that development potential in Precinct E should be restricted, as the precinct relies on only two river crossings to access the town centre. It is therefore recommended that the proposed minimum lot size of 800m^2 should be retained for all NRZ7 precincts. This is considered an appropriate response to the existing neighbourhood character and the various environmental and road network constraints in these precincts and will ensure that the existing neighbourhood character is maintained. Any reduction of minimum lot size will reduce the ability to retain aspects of neighbourhood character such as single storey dwellings with side setbacks. The amendment does not rezone any additional land to LDRZ. It does, however, apply Schedule 1 to land in the LDRZ which specifies a minimum lot size of 4,000m^2, rather than the 2,000m^2 minimum that currently applies. The proposed increase in minimum lot size is considered an appropriate response to the existing neighbourhood character, the relatively steep topography, and the poorly connected

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
				road network to the north of Werribee River, which relies on only two river crossings to access the town centre.
5	22 Blackwood Street, Ballan	Objects	It is hypocritical to have such emphasis on infill development while also seeking to retain country ambience. Everything seems to be designed to save money for developers rather than improving the amenity of Ballan. The C88 documents indicate that no proper development could take place south of the railway station as no basic services are available. Concerned that development will be allowed in this area without adequate infrastructure. Gillespie Lane was supposed to be constructed years ago, to enable heavy vehicles to bypass central Ballan. Objects to proposed SUZ3 and to the golf club being able to build what they want.	Urban consolidation and infill development is already encouraged by existing State and local policy provisions of the Moorabool Planning Scheme (Clauses 16 and 21.03), to contain urban sprawl and maximise the efficient use of infrastructure. In accordance with existing State and local planning policies, developers will be required (via future planning permit conditions) to service their development with appropriate urban infrastructure, and in some cases (e.g. greenfield growth precincts 5 and 6) they may also be required to contribute towards the provision or upgrade of infrastructure beyond their development site where there is a demonstrated nexus (see Section 4.2.4 of BSD - 'development pre-conditions' relating to precincts 5 and 6). Any proposal for multi-dwelling development or residential subdivision is required to respond to the various objectives and standards under clause 55 or 56 of the planning scheme, respectively. These objectives and standards relate to a range of matters, including the provision of infrastructure such as roads/access, footpaths and drainage, sewerage and electricity. As per the officer response to submission #3, it is recommended that the subject parcel of golf course land be rezoned to NRZ6 rather than SUZ3. Most of the golf course is already zoned SUZ3; a zone specifically designed for golf courses. Under the SUZ3, a planning permit would (in most cases) be required for development. Any application for a planning permit would be considered on its merits, and appropriate conditions would be applied.
6	27-29 Spencer Road, Ballan	Objects	States that the amendment should implement subdivision where all blocks are the same size as that of the existing area. States that the plans that Council sent out are incorrect as they do not show the block on the corner of Flack and Spencer Road as already being subdivision into approximately 27 lots. This is misleading information	The affected property is within Precinct E and is proposed to be rezoned from GRZ to NRZ7, with a minimum lot size requirement of 800m^2. Refer to response to submission #4 regarding the proposed minimum lot size requirements. The submitter refers to a proposed subdivision of land at 14 Flack St, for which a permit has been granted. The exhibited plans show lots that existed at that time.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
7	5 Flack Street, Ballan	Objects	Believes the changes will severely hamper the growth of Ballan. Doesn't want growth halted by people not being able to find affordable or suitable living options. The proposed zoning makes GRZ4 the focus of all future developments and makes little concession to future growth in the outer lying areas.	Ballan Strategic Directions (page 42) notes that Ballan's population will increase by approximately 2,943 residents by 2041. To accommodate the projected growth, approximately 125 hectares of net developable residential land (i.e. excluding land encumbered by environmental constraints such as flooding, native vegetation and steep topography) will be required. The proposed growth precincts have a total area of approximately 210 hectares (Ballan Residential Analysis; Essential Economics, 28 April 2017), including land encumbered by environmental constraints. It is acknowledged that portions of the growth precincts will have reduced development potential, due to zone controls and environmental constraints, however, it can be reasonably concluded that the BSD provides an adequate land supply to cater for the projected growth up to 2041. Officers have undertaken a land supply assessment based on the subdivision potential of land in the proposed NRZ precincts. The assessment concludes that there is approximately 11 years of available urban zoned land supply within the proposed NRZ precincts. The assessment did not consider the infill development potential within the GRZ4 precinct, however, it is noted that this precinct contains sizable areas of vacant or under-developed land. For example, there is approximately 4.9 hectares of land on the east side of Old Geelong Road which has potential to provide approximately two years of additional land supply. While planning scheme amendments will be required to rezone land in the future growth precincts, this will not hinder the growth of Ballan as the existing residential zones contain an adequate land supply of at least 13 years (i.e. 11 years in NRZ plus at least two years in GRZ4).
			Has applied for a permit to subdivide land at 5 Flack Street into 3 lots. States that the land is proposed to be NRZ7. The majority of land in NRZ7 has already been developed below 800m^2 lots, especially around the Spencer and Hogan Road areas. The next natural area for development is Berry and Flack Streets, but this area will be limited to 1,400m^2 lots. As most lots in this area are 4,000m^2, they can only be subdivided into two lots. This minimum	The affected property is within Precinct D and is proposed to be rezoned from GRZ to NRZ6, with a minimum lot size requirement of 1,400m^2. Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ6 and NRZ7.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
			should be reduced to 1,000m^2 to allow for at least 3 lot subdivisions.	
8	Not specified	Objects	This is a shortened version of submission #7.	Refer to response to submission #7.
9	78 Inglis Street, Ballan	Objects	Has mostly enjoyed watching the growth of the town, but disagrees with a lot of changes that have occurred in recent years. Ballan has always been a town with wide open spaces, but recent infill development in older areas is eroding the openness. During the 70s and 80s, developments around Blackwood and Berry Streets allowed the town to grow without losing the small town feel. The blocks in those areas are now too large for modern families but are still so close to town. The best option would be to place minimum size restrictions of 450m^2 in the proposed GRZ4 and to lower the size restrictions in NRZ6 to 1,200m^2, NRZ7 to 700m^2 and LDRZ1 to 2,000m^2. The submitter understands that some of the land in LDRZ1 Is unsuitable for smaller developments but there are still quite a large number of properties that could do with smaller lots. Lowering the size restrictions in these zones would preserve the small town feel of the old town and still allow development to proceed.	Noted. Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ6, NRZ7 and LDRZ1. The Victorian Planning Provisions do not enable a minimum lot size to be specified in the GRZ, unlike the NRZ and LDRZ.
10	Not specified	Objects	Similar to submission #9, except for the minimum lots sizes. Suggests applying a minimum lot size in the proposed GRZ4 (500m^2) and lowering the size restrictions in NRZ6 to 900m^2, NRZ7 to 600m^2 and LDRZ1 to 1400m^2.	Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ6, NRZ7 and LDRZ1. The Victorian Planning Provisions do not enable a minimum lot size to be specified in the GRZ, unlike the NRZ and LDRZ.

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11	Flack Street & Spencer Road, Ballan	Objects	Believes the growth of Ballan will be severely hampered. Submitter owns properties in Spencer Road and Flack Street, which are proposed to be NRZ6. Both properties are approx. an acre in size and take a lot of time and money to maintain. Suggests that the minimum lot sizes for NRZ6 be reduced to 1,000m^2, NRZ7 to 600m^2, and LDRZ1 to 2,000m^2. This still allows for restrictions in those areas but also gives more realistic lot sizes suitable for today's lives. Would also like to see some restrictions placed on GRZ4 to preserve the historic township.	Refer to response to submission #7 regarding land supply. Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ6, NRZ7 and LDRZ1. The Victorian Planning Provisions do not enable a minimum lot size to be specified in the GRZ, unlike the NRZ and LDRZ.
12	Not specified	Objects	This is a shortened version of submission #7.	Refer to response to submission #7.
13	Not specified	Objects	Same submissions as Submitter #16.	Refer to response to submission #16.
14	14 Hogan Road, Ballan	Objects	States that the documentation makes no mention of any greenfield development in the area that borders the Western Highway, Ballan-Geelong Road, and Old Melbourne Road. Real estate agents have told them that this land will be developed. States that this area would not be suitable for development because is it km's from town. Everyone would need a car, resulting in bottlenecks of traffic entering and exiting town. Believes any future greenfield development should occur near the railway station on the south side of the railway line. This area has multiple vehicle entry roads and is easily accessible to the Western Highway.	It is acknowledged that the information brochure that was sent out with the exhibition notices did not make specific mention of future greenfield development precincts. This was not intentional. C88 is a complex amendment and the aim of the maps in the brochure was to clearly depict the areas of land to be rezoned via this amendment. The Ballan Framework Plan was not included in the brochure, as it would have resulted in the brochure being too cluttered and potentially confusing. The brochure did, however, state that the amendment includes changes to policy text and the Ballan Framework Plan in Clause 21.08 of the Moorabool Planning Scheme (amongst other matters); and introduces the adopted Council strategy 'Ballan Strategic Directions' as a reference document in the planning scheme. The exhibited planning scheme ordinance documents included a 'track changes' version of Clause 21.08, showing proposed changes to policy text and the Ballan Framework Plan. The proposed Ballan Framework Plan, as shown in the exhibited Clause 21.08, shows all proposed future greenfield growth and minimal growth precincts. The 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6) are located a similar distance (approx. 400m) from the Ballan activity centre, at their closest points. The furthest

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				extent of future GRZ land in Precinct 5 is located slightly more distant (approx. 2.2km) from the activity centre than the furthest extent of future GRZ land in Precinct 6 (approx. 1.6km). BSD supports the delivery of Precinct 5 as a priority (short-medium term; 1-10 years) due to the ability of the precinct to be serviced and its relatively un-fragmented land ownership which assists in achieving an orderly roll out of development, subject to satisfying the specified pre-conditions. For Precinct 6, BSD (Figure 9, page 45) designates medium-long term timing (10+ years), but notes that timeframes are indicative only subject to further review based on demand. Precinct 6 is more fragmented in terms of land ownership and does not currently have access to water and sewerage infrastructure. Central Highlands Water (CHW; submitter #32) has advised that any move to bring forward developments in Precinct 6 would not be supported and may require substantial investment in water and sewerage infrastructure by the developer/s when it does proceed. Precinct 6 would also require substantial investment to improve road and pedestrian connectivity across the railway line. Although Transport for Victoria did not make a submission to C88, its submission to the exhibited Ballan Strategic Directions document in mid-2017 stated that any additional road crossing must be grade-separated, as required by State planning policy under clause 18.02-3S of the Moorabool Planning Scheme. It is, however, acknowledged that Precinct 6 has the advantage of being much closer to the railway station. Landowners in this precinct could potentially commence discussions with the relevant agencies, with a view to reaching agreement for the forward planning and ultimate servicing of this precinct.

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15	3 Densley Street, Ballan	Objects	Submission states that there is ample land within the township boundaries for residential development for at least the next ten years. States that it makes sense that future growth would occur south of the railway line, connecting the town's two halves, and improving traffic flow and pedestrian access. Allowing development to the west of the town, before its time, will not only set a precent for fragmented expansion, but is inconsistent with logical and sensible town planning practises resulting in traffic congestion, lack of infrastructure, disconnection of community and a scattered township. Ballan Strategic Directions should be revised to keep Ballan a compact town centred around its main street and the railway station.	State planning policy Clause 11.02-1S requires that Council, as a planning authority, plans to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. BSD is a long term strategic planning document that seeks to address the growth needs of Ballan up to the year 2041. Refer to response to submission #7 regarding land supply. Refer to response to submission #14, with regard to the timing of the 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6).
16	1 Hogan Road, Ballan	Objects	C88 is too complex. It is inappropriate to start applying the suite of residential zones as identified by Ballan Strategic Directions (BSD), before this document has been successfully incorporated into the planning scheme. It is unclear which of the many initiatives included within C88 are dependent upon the BSD being successfully incorporated into the planning scheme. This document is critically important to Ballan's future and its consideration should be given clear air rather than being obfuscated within a grab-bag of other matters.	It is appropriate and usual planning practice for a planning scheme amendment to rezone land and update local planning policy to implement an adopted Council strategy such as BSD. As articulated in the exhibited Explanatory Report, Amendment C88 seeks to implement the Council adopted strategy 'Ballan Strategic Directions June 2018', by: • Updating local planning policy under Clause 21.08; • Introducing Ballan Strategic Directions as a reference document under Clause 21.11; • Rezoning land in accordance with Ballan Strategic Directions; and • Applying new schedules to areas of land within the GRZ and LDRZ. It is appropriate that BSD should be listed as a reference document in the planning scheme, together with local policy changes in the planning scheme to introduce BSD objectives and strategies as appropriate. Reference documents provide background information to

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				assist in understanding the context within which a particular policy or provision has been framed.
			The process for advertising C88 was impure. The brochure sent to residents was inadequate and misleading. It barely mentioned BSD and made no mention of greenfield areas. It did not indicate the further process following the public exhibition period.	Refer to response to submission #14, regarding the information brochure and other exhibition documents. In accordance with standard procedure for planning scheme amendments, an acknowledgement letter was sent to all submitters, advising of the process following the exhibition period.
			The process for adoption of BSD was impure. Council adopted this document in Nov 2017. Without any further community consultation, it made changes to BSD in March 2018 and again, in June 2018, before re-adopting it. BSD is outdated and no longer relevant. The bulk of public consultation was undertaken between 2011 and 2013 for the Ballan Structure Plan. Since then there have been important changes to State planning, and there has been major rail and platform duplication at Ballan Station.	BSD was adopted by Council on 1 November 2017, following an extensive exhibition process which ran from 9 June to 24 July 2017. The exhibition process comprised of: • Letters posted to all land owners in Ballan and relevant agencies; • The BSD documentation was displayed on Council's website and at Council offices; • A 'Have Your Say' page on Council's website; • Two public consultation sessions, held in Ballan on 26 June and 3 July 2017; • Newspaper notices; and • One-on-one meetings as requested. Council subsequently resolved to make some minor changes to Ballan Strategic Directions on 4 April 2018 and 6 June 2018, prior to exhibiting amendment C88. This current exhibition period provides an opportunity for the general public to make submissions. If Council resolves to refer the submissions to an independent Planning Panel, all submitters will be provided with an opportunity to be heard by the Panel.
			Recommends that C88 should be abandoned and redrafted to focus entirely upon the BSD. BSD should be revised to consider infill capacity and prescribe an orderly timed sequence of greenfield development starting not less than 10 years hence and then only when Ballan reaches its residential capacity.	Officers disagree that Amendment C88 should be abandoned and redrafted. The BSD document is considered sufficiently 'current' and fit for purpose, which is to provide strategic planning direction for the township up to 2041. BSD was prepared in 2017 and was exhibited and adopted by Council later that year. Some minor amendments were made to BSD in June 2018, and Amendment C88 was subsequently prepared and exhibited. Officers are aware of changes to State policy, and are mindful of these when preparing a planning scheme amendment. BSD Figure 9 shows timeframes for each

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				growth precinct, noting that these timeframes are indicative only subject to further review based on demand. These timeframes are intended to refer to the formal commencement of a planning scheme amendment to rezone land. Planning scheme amendments typically take at least two years, from the time of formal request to Ministerial approval. Once the land has been rezoned, developers will then need to obtain a planning permit before the land can be developed for residential subdivision. Thus, it could be five years or more before land becomes available for new housing development in the greenfield precincts.
			Greenfield development must not be allowed until substantial infill has occurred. Despite Council's own study indicating that there is more than a decade of infill capacity in Ballan, BSD signals that greenfield development can occur within a year. This would be a retrograde step and inimical to good planning practice as it would inevitably lead to scattered and fragmented incomplete developments with inadequate infrastructure.	It is accepted planning practice that growth be accommodated by providing a mix of infill and greenfield development opportunities. C88 does not rezone land in any greenfield precincts. Future proponent-led planning scheme amendments will be required to rezone land in these precincts.
			BSD should give highest priority to any greenfield development close to and south of the railway.	Refer to response to submission #14, with regard to the timing of the 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6).
17	Flack Street & Spencer Road, Ballan	Objects	Similar to submission #11 but includes the following additional points.	Refer to response to submission #7 regarding land supply.
			The proposed zoning makes GRZ4 the focus of all future development and makes little concession to future growth in the outer areas. Most land in NRZ7 has already been developed to smaller than 800m^2 lots, especially around Spencer and Hogan Roads. The next natural area for development is Berry and Flack Streets, but this area will be limited to 1,400m^2 lots. As most lots in this area are 4,000m^2, they can only be subdivided into two lots. This min should be reduced to 1,000m^2 to allow for at least 3 lot subdivisions.	Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ6, NRZ7 and LDRZ1.

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			The proposed plans don't take into consideration the town's needs much beyond five to ten years. While GRZ4 may grow quickly, the outer areas will languish either unchanged or have restricted developments. Once infill development in GRZ4 is finished, we will then look to NRZ6 NRZ7 and LDRZ1 for further growth, but these areas may have already been developed within the proposed restrictions, making it difficult to achieve the ideal development.	
18	Not specified	Objects	This is a shortened version of submissions #13 and 16.	Refer to response to submission #16.
19	6 Blake Court, Ballan	Requests changes	The whole street has now been developed in accordance with pre-existing guidelines, with the exception of a block next door. Concerned that the amendment could result in 3m high walls enclosing his property, or two storey dwellings only setback 1m. Concerned that this will impact on amenity and his property's value. Requests the following amendments: 1) An overarching clause to ensure that new developments adhere to similar protections and restrictions for space and light that existing housing development has had to comply with. 2) Increase the min lot size in NRZ7 from 800m^2 to at least 900+ m^2. Concerned about the loss of large blocks in Ballan. The rural character of Ballan would be threatened with overdeveloped vertical developments. Submitter appreciates the need for small community housing for the retired etc., but Ballan is now increasingly being "grown" by property developers, maximising return rather than individuals developing homes in the community they have joined.	The affected property is within Precinct E and is proposed to be rezoned from GRZ to NRZ7. The proposed rezoning will reduce development potential rather than increase it. Within the existing GRZ, a building can be up to 11m in height and can comprise up to 3 storeys. No minimum lot size is specified for subdivision. Within the proposed NRZ, a building can be up to 9m in height and can comprise up to 2 storeys. A schedule to the NRZ may specify a minimum lot size for subdivision. The exhibited amendment proposes a minimum lot size requirement of 800m^2. Refer to response to submission #4 regarding the proposed minimum lot size requirements. Planning is not able to consider potential impacts on property values. The Amendment introduces new minimum lot size requirements in NRZ and LDRZ areas which will assist in preserving the open and spacious character of Ballan.

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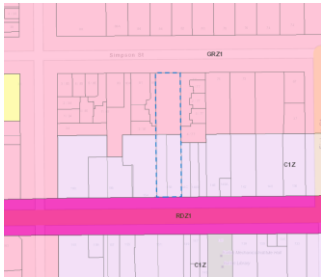
			The large greenfield area south of the centre of Ballan is conveniently close to the train station and could be opened up to further spacious development, rather than going vertical and killing the character that attracts people to the area.	Refer to response to submission #14, with regard to the timing of the 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6).
20	Not specified	Supports	Supports proposed rezoning to GRZ4 as it will eventually assist positive development of Ballan's central residential area.	Noted.
21	150, 91 & 95 Inglis Street, Ballan	Requests changes	Notes difficulty with permit requirements due to property being located in a split commercial/residential zone. States need for motel development in town centre and questions whether a motel can be developed on a residentially zoned site. Does not support minimum 800m^2 lots within NRZ7 and thinks that a 600m^2 minimum would be more appropriate, noting that 800m^2 will cost more taking housing affordability away from young Australians, and will limit infill opportunities.	The properties at 91 and 95 Inglis St are both located within GRZ1 and are proposed to be changed to GRZ4 which involves the introduction of neighbourhood character objectives, decision guidelines and a requirement for a landscape plan to be submitted with permit applications. The property at 150 Inglis St, as delineated in Figure 1 below, is located half within C1Z and half within GRZ1. The amendment proposes to change the GRZ1 portion to GRZ4. A planning permit would be required for use of land for a motel in GRZ4. There is no strategic justification for changing the boundary between the commercial and residential zones.  Figure 1: 150 Ingis St is delineated by the blue dashed line. Refer to response to submission #4 regarding the proposed minimum lot size requirements in NRZ7. Refer to response to submission #7 regarding land supply.

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22	166 Old Melbourne Road, Ballan (Lot 3 PS422415) (Precinct 2)	Requests changes	Supports the changes to the MSS at Clause 21.08. Supports the inclusion of the affected property within the Township Boundary, as it is a logical extension of existing development to the west. Suggests that C88 could have included small scale rezoning of precincts such as 1, 2 and 3 to encourage development that completes the edge of the township, and left the larger greenfield sites for proponent-led rezoning to guide greenfield growth. This approach would have assisted smaller landowners with limited development potential to progress development envisaged by BSD. Raises the following issues with respect to BSD's recommendations for development of Precinct 2: - The proposed 1,400m^2 min lot size, combined with 30m wide lot frontages is a substantial restriction on future development and may not provide the best outcome. A finer grain assessment may support a more varied outcome that allows greater density whilst having regard to the strategic objectives. Specific subdivision design and siting controls developed as part of any future subdivision application or Development Plan would enable a site-specific design response that protects the gateway to Ballan. - BSD shows a significant area of passive open space within the affected property, much of which is subject to inundation. Part of this land (in particular the area subject to inundation) could remain as farmland rather than being all acquired by Council to be managed as open space. Path networks could still be provided for connectivity along the river. Development of the affected property is critical to the provision of this path network. For that to occur, development must be economically viable, otherwise the land will continue to be used for farming and the strategic vision of providing a	Noted. The affected property is located within future growth Precinct 2. The BSD appropriately acknowledges that Precincts 1 and 2 are located at a key town 'gateway' on Old Melbourne Road, and therefore these precincts have an important interface role to play. The BSD appropriately requires that the LDRZ be applied to land in Precinct 1, at the easternmost approach to Ballan. With respect to Precinct 2, the requirement for a minimum frontage of 30m for lots along Old Melbourne Road is considered appropriate, as wide frontages will assist in providing a transition from rural to residential land uses. This will provide consistency with existing GRZ lots to the south of Old Melbourne Road, which have frontages of 30m or more. The requirement for lots along Old Melbourne Road to have a minimum size of 1,400m^2 is also considered appropriate, as this will assist in providing a transition from rural to residential land uses. The requirement for a minimum lot size of 1,400m^2 along the eastern and north-eastern fringe of Precinct 2 was intended to provide a lower density interface with the public open space network. However, this requirement is not considered necessary, as the lots will be located on gently sloping land above an escarpment and will be elevated more than 10m above the publicly accessible areas of future public open space. Thus, the lots are unlikely to be particularly visible from the future public open space. The BSD (page 51) notes that Precincts 1 and 2 provide potential to significantly enhance the open space network along the Werribee River to Old Melbourne Road, while also assisting in the delivery of a

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			connected path network in the river corridor won't be realised.	'structural loop' and providing an opportunity for an open space node. The concept plan for Precincts 1 and 2 shows a primary shared path located along the base of the escarpment and a secondary path along the southern side of the Werribee River. The submitter's suggestion of retaining the land subject to inundation as farm land (i.e. Farming Zone) has some merit, however, it is considered that such a change would unreasonably compromise the future public open space outcome. It is recommended that the concept plan and relevant pre-conditions for Precincts 1 and 2 (in section 4.2.4 of BSD) be amended, to remove the requirement for a minimum lot size of 1,400m^2 along the eastern and north-eastern fringes of Precinct 2.
23	Old Melbourne Road, Ballan (TP886442) (much of Precinct 5)	Requests changes	Supports the amendment in general and the designation of the affected property as Greenfield Growth (Urban residential), but seeks some changes to the exhibited documents. Concerned that the Framework Plan substantially reduces the growth capacity of the subject land. The proposed 'Minimal Growth' land along the northern, western and southern fringes represents approximately 35% of the total land area and with the addition of the proposed linear open space reserve adjoining the Werribee River and potential active open space represents a significant part of land removed from future urban development. Development potential will be restricted by the requirement for Rural Living Zone (RLZ) with a minimum lot size of 10,000m^2 along the northern and western fringes of this precinct. This size lot is not large enough to conduct any sustainable rural industry and substantially larger than conventional rural living sized lots. An effective rural-urban interface could be established with far less land. Believes that land along the northern fringe of this precinct is less visually sensitive and could be developed as residential, incorporating active open	Noted. It is considered that the north-south boundary between RLZ land (10,000m^2 minimum) and future GRZ land is appropriately defined by an existing open water supply channel reserve, as the channel forms a physical barrier. One proposed RLZ (10,000m^2 minimum) property (462 Old Melbourne Rd; at the intersection of Geelong-Ballan Rd) is located to the east of the water supply channel. This is considered an appropriate control for this property, given its location at a key town 'gateway' and its heavily vegetated condition. The proposed extent of RLZ land (10,000m^2 minimum) on the northern fringe of Precinct 5 is considered appropriate, as it provides an important visual amenity buffer and is consistent with the proposed extent of this control in Precinct 4, to the east of the Werribee River. The proposed application of RLZ with a required minimum lot size of 10,000m^2 is considered appropriate in these areas, as these controls will assist in providing a transition from rural to residential land uses. The suggestion that 10,000m^2 is "substantially larger than conventional rural living sized lots" is incorrect. The default minimum lot size in the RLZ is 2 hectares (20,000m^2), unless otherwise specified in a schedule to this zone. Officers disagree with the suggestion that the northern portion of Precinct 5 is less visually sensitive. The northern portion of the precinct is elevated above the Western Freeway and is quite visible

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			space. Believes that this would achieve a more efficient use of land adjoining the Western Freeway.	from the freeway when approaching from the east. Officers therefore disagree with the suggestion of locating residential land and active open space adjacent to the Western Freeway. Active open space should be located towards the southern end of Precinct 5, where it is more accessible to the broader community. BSD (page 58) notes that visibility and noise from the Western Freeway is a development consideration for the precinct. However, in order to achieve an appropriately balanced outcome, it is recommended that the concept plan and relevant pre-conditions for Precinct 5 be amended such that the land proposed as RLZ (4,000m^2 minimum) in the northern portion of the precinct be changed to GRZ. This would still allow a visual buffer of at least 140m from the southern carriageway of the Western Freeway.
			Acknowledges that the use of 4,000m^2 along the southern boundary logically assimilates with the existing developed lots along this interface. Objects to the precondition which requires "wider road reserves (25-30m) in lieu of unencumbered open space .....". Believes that this precondition is excessive and will reduce the potential lot yield in this precinct. Concerned that this pre-condition appears to assume that future development will not provide sufficient open space and thus wider roads will be required as compensation. This size lot is not large enough to conduct any sustainable rural industry and substantially larger than conventional rural living sized lots.	The concept plan in the BSD for Precinct 5 proposes that land fronting Old Melbourne Road would be zoned part LDRZ (eastern portion) and part RLZ (western portion) with a minimum lot size of 4,000m^2. Council needs to be mindful of applying zone controls that are 'fit for purpose'. The following purposes of the RLZ could be considered inappropriate to the context of this sub-precinct, being located between NRZ land to the south and future GRZ land to the north: • To provide for residential use in a rural environment. • To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. In order to address this issue and to ensure consistency in the application of zone controls, it is recommended that the concept plan and relevant pre-conditions be amended to require that all land fronting Old Melbourne Road (except for 462 Old Melbourne Road) be zoned LDRZ, with a minimum lot size of 4,000m^2 applying to the western portion (i.e. west of the 'key local road') and a minimum lot size of 2,000m^2 (i.e. the default minimum for LDRZ where reticulated sewerage is connected) applying to the eastern portion (i.e. east of the 'key local road').
			Suggests that the preconditions be amended to be less prescriptive and be considered as a planning guide only and not a mandatory set of controls to allow a more detailed analysis and design process as part of a future rezoning amendment.	BSD (page 30) identifies 'wide tree lined streets' as a key character attribute of the original Ballan settlement. The document appropriately seeks to extend this character attribute to the growth precincts via pre-conditions. Officers consider that the provision of unencumbered open space in this precinct is just as important as providing wider road

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				reserves. It is therefore recommended that pre-condition #1 be amended, by deleting the words “in lieu of unencumbered open space”.
24	Not specified	Objects	Objects to having such a large development so far out of the residential area of Ballan, as it will create too much traffic. Any new development should be close to, and south of the railway station.	Refer to response to submission #14, with regard to the timing of the ‘Western Growth Precinct’ (Precinct 5) and the ‘Southern Growth Precinct’ (Precinct 6).
25	Geelong-Ballan Road, Old Cemetery Road. Gearys Lane, Drovers Lane, Denholms Road	Requests changes	Most of the submitter's land is outside the area affected by the amendment, although a number of parcels are within or adjacent to the proposed township boundary. There is little detail on the timing or process in relation to the 'Future Investigation Area' which is located outside the proposed 'Township Boundary'. Supports the recognition of the unique characteristics of the town, and the proposed zoning changes to recognise the style of growth that will protect this. BSD identifies population forecasts based on Forecast ID data, but there is limited analysis on land demand and supply. The submitter has attached an alternative land supply and demand analysis which concludes that, whilst the overall land supply proposed within growth areas appears sufficient to accommodate demand over the next 15+ years, this is dependent upon proponent-led rezoning of land. The rezoning process may be impacted by various constraints, which may impact on availability of land. The submitter questions the assessment of Precinct 7 in Annexure 1 of BSD, and argues that Precinct 7 should be included within the 'Township Boundary'. Given the lengthy timeframes required for strategic planning processes, consideration should be given to including Precincts 7, 8 and 9 within the township	The affected property is delineated by black dashed lines in Figure 2 below. All of the land is located outside the proposed township boundary. Refer to response to submission #7 regarding land supply. As noted in the response to submission #7, it can be reasonably concluded that the BSD provides an adequate land supply to cater for the projected growth up to 2041. While planning scheme amendments will be required to rezone land in the future growth precincts, this will not hinder the growth of Ballan as the existing residential zones contain an adequate land supply of at least 13 years. With regard to Precinct 7, Ballan Strategic Directions (page 101) notes that retaining this precinct as farming land will assist in the retention of the ‘country town charm’ and the rural gateways entering Ballan. Precinct 7 is therefore not included within the ‘Future Investigation Area’.

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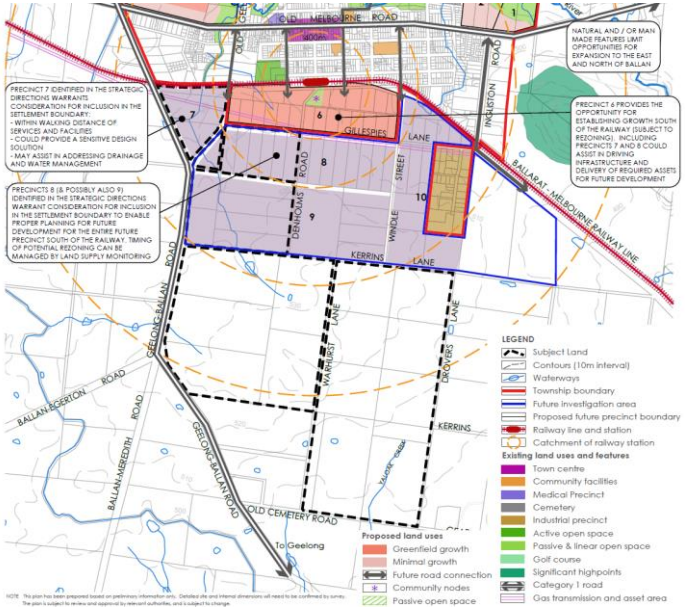
			boundary, to minimise the risk of undersupply of land, and to provide the critical mass needed to support provision of appropriate infrastructure. This land would also provide opportunity to plan for a future secondary school. Including the future investigation area within the township boundary would provide the opportunity to appropriately plan for growth south of the railway line, and demand and supply can still drive timing of rezoning of land as appropriate.	The 'Future Investigation Area' (including Precincts 8 and 9) is not required to cater for growth within the timeframe of Ballan Strategic Directions (i.e. up to 2041). For this reason, Ballan Strategic Directions appropriately shows the 'Future Investigation Area' located outside the township boundary (Figure 6 on page 29) and does not provide a timeframe or process for this area. If Precincts 8 and 9 were included within the township boundary, this would result in an oversupply of residential land which could present challenges with respect to appropriate sequencing and servicing of development. Refer to response to submission #14, with regard to the timing of the 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6).  Figure 2: The affected property is delineated by black dashed lines.

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26	50 Gillespie Lane, Ballan	Objects	BSD is already outdated and many strategies are already irrelevant. The area south of the railway line should be short term, as people could walk to the station or town centre for shopping. Redirecting growth away from public transport causes more congestion and parking problems at the station. Gillespies Lane residents object to the fact that all mention of the area south of the railway has been struck out. They wish to know the future planning direction for this area.	Officers consider that BSD is sufficiently 'current' and fit for purpose, which is to provide strategic planning direction for the township up to 2041. BSD was prepared in 2017 and was exhibited and adopted by Council later that year. Some minor amendments were made to BSD in June 2018, and Amendment C88 was subsequently prepared and exhibited. Refer to response to submission #14, with regard to the timing of the 'Western Growth Precinct' (Precinct 5) and the 'Southern Growth Precinct' (Precinct 6). The affected property is located within Precinct 10, which is outside the settlement boundary as delineated in Figure 7 on page 33 of BSD. Annexure 1 (Defining the settlement boundary and growth precincts) of BSD states that this precinct has an important role in acting as a buffer between residential and industrial development. Its role as farming land should be retained.
			Ballan is losing amenity due to too many poor quality unit developments and lack of infrastructure (e.g. footpaths). Subdivisions have dangerously narrow streets and very small lots.	The proposed updated Clause 21.08 includes objectives and strategies which seek to protect and enhance the country town character of Ballan. Any proposal for multi-dwelling development or residential subdivision needs to respond to the various objectives and standards under clause 55 or 56 of the planning scheme, respectively, or any relevant local variations to these standards as specified in a schedule to a zone. The pre-conditions specified in Clause 4.2.4 (Growth Precincts) of BSD include a requirement for wider road reserves in keeping with the character of streetscapes in established areas.
			Concerned about a recent notice on an office block, advising of proposed change of use to residential.	The submitter does not provide sufficient details to respond to this concern. Any proposal to change the use of an existing building is a statutory planning consideration. A planning permit may or may not be required, depending on the zone provisions and the nature of the proposal.
			In 2000, Council rezoned the industrial estate from IN1Z to IN2Z. It has taken 18 years to rectify this mistake. It was intended for local service industries and was until 2000. It is now in very poor amenity.	Noted.

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27	401 Old Melbourne Road, Ballan	Requests changes	Requests that the subject property and surrounding neighbourhood be included in an extended GRZ4, as indicated in Figure 3 below. Figure 3. The reasons for this request are: - Extensive areas of land surrounding the property have already been subdivided or have current planning permits which allow lots between 380m2 and 800m2. The proposed NRZ7 would limit future subdivision of the few remaining large properties (including the subject property) to a min lot size of 800m2. This would result in an inconsistent and confusing neighbourhood character. - C88 proposes that land up to 1km east of the commercial town centre is included in GRZ4. However, the proposed GRZ4 only extends approximately 0.5km to the west of the town centre. It would be more logical and balanced to extend the GRZ4 westwards to Crook Crt, which is 1km from the town centre.	This proposal is not supported for the following reasons: • The affected property is located within Precinct G, which is located to the west of the town centre. BSD identifies this precinct as a 'minimal residential growth area', due to its location on the periphery of the town core and the mix of densities of existing development. Precinct G is proposed to be rezoned to NRZ7 (800m^2 minimum). As per the response to submission #4, it is recommended that the proposed minimum lot size of 800m^2 should be retained for all NRZ7 precincts. This is considered an appropriate response to the existing neighbourhood character and the various environmental and road network constraints in these precincts. • Symmetry (or lack of) is not a legitimate planning consideration.
28	Not specified	Requests changes	Supports the amendment and in particular the changes to the policy text and the Ballan Framework Plan. Ballan is identified as a peri urban town in Clause 11.03-35 where urban growth is encouraged within an established town boundary. Believes the amendment supports this by	Noted. Refer to response to submission #7 regarding land supply.

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			recommending land currently zoned for rural living close to town to provide for future urban growth. Understands that proposed increased residential density needs to be tempered by consideration for preserving Ballan's rural character. Believes that the proposed minimum lot sizes in areas designated as 'Minimal Growth' are excessive, particularly those areas identified for a minimum lot size of 10,000m².	The concept plans in the BSD for Precincts 3, 4 and 5 propose that areas of land would be zoned RLZ, with a required minimum lot size of 10,000m^2 (1 hectare). These areas are located around the northern and western fringes of the township, adjacent to the Western Freeway, Geelong-Ballan Road and the Werribee River. The proposed application of RLZ with a required minimum lot size of 10,000m^2 is considered appropriate in these areas, as these controls will assist in providing a transition from rural to residential land uses. The proposed application of these controls is considered appropriate in Precinct 3, due to the steep escarpment between Myrtle Grove Road and the Werribee River.
29	16 &18 Spencer Road, Ballan	Requests changes	Welcomes strategic planning work being undertaken for the area and recognises the role that Ballan has been identified to play in supporting the forecast population increase in Victoria and the Central Highlands Region. C88 fails to ensure an adequate supply of residential land to absorb the projected population increase. More than a third of the proposed residential land supply has a min subdivision lot size of either 1,400m2 (NRZ6) or 4,000m2 (LDRZ1). In particular, the 50-55 Ha of proposed NRZ6 land will require a large number of 2 and 3 lot subdivisions to contribute to the anticipated 117 new residents per year. C88 does not provide adequate residential development opportunity within the existing township boundary. An opportunity to consolidate residential development within existing areas will be lost if the amendment proceeds in its current form.	Noted. Refer to response to submission #7 regarding land supply. As noted in the response to submission #7, it can be reasonably concluded that the BSD provides an adequate land supply to cater for the projected growth up to 2041. While planning scheme amendments will be required to rezone land in the future growth precincts, this will not hinder the growth of Ballan as the existing residential zones contain an adequate land supply of at least 13 years.

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			This is contrary to basic planning principles which promote the efficient use of existing infrastructure. The ability for Spencer Rd to serve more properties on its eastern side appears to have been overlooked. Properties on the east side of Spencer Rd should be included in Precinct E (NRZ7 [800m2]), as they share an existing urban road and have access to services.	Spencer Rd is considered to be an appropriate boundary between NRZ6 and NRZ7, as the character of existing development on the eastern side of the road (i.e. NRZ6) is clearly lower density than on the western side of the road (i.e. NRZ7).
30	462 Old Melbourne Road, Ballan	Requests changes	Would like to be included as general residential. States that if this is not possible, they would like to be rezoned to commercial, as they have been approached by parties wising to develop the site for a motel complex or a supermarket.	This proposal is not supported. The affected property is located within the western fringe of growth Precinct 5, at the intersection of Old Melbourne Rd and Geelong-Ballan Rd. The land is currently RLZ with a minimum lot size requirement of 6 hectares. Section 4.2.4 of BSD identifies the affected property (and others within the western fringe of growth Precinct 5) as future RLZ with a minimum lot size of 10,000m^2 (i.e. 1 hectare), in order to protect visual amenity at a gateway to the town and at an interface with rural land to the west. As per the response to submissions #23 and 28, it is acknowledged that the proposed 10,000m^2 minimum lot size could be considered excessive. It is therefore recommended that the concept plans and relevant pre-conditions for Precincts 3, 4 and 5 (in section 4.2.4 of BSD) be amended, by reducing the minimum lot size to 6,000m^2, in order to achieve an appropriate balance between visual amenity, rural interface and development potential. There is no strategic justification to rezone the affected property to commercial. As noted in Ballan Strategic Directions (page 13), there is approximately 12,000m^2 of vacant C1Z land in the town centre, which could potentially accommodate around 8,000-9,000m^2 of retail floorspace. This amount of floorspace would sustain the indicative floorspace demand for Ballan and the surrounding region up to 2041.
31	80 Inglis Street, Ballan	Objects	The walkability and the railway station are assets of the town which should be integrated into the document.	BSD (Section 4.3; Movement Network and Connectivity) contains a number of objectives and strategies that aim to enhance pedestrian and cycling path networks throughout Ballan, facilitating linkages to key destinations such as the railway station, town centre and open space.

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			Would like to see the north side of Inglis Street LDRZ instead of GRZ4. States that the Werribee River is not being sensitively protected. It should be developed further as a resource for tourism, open space, walking, animal sanctuary, human health, habitat etc. The development of greenfield sites at the western end of town will affect the Werribee River and the important vista from Old Melbourne Road up the flood plain to the west. The setback Melbourne Water has recommended is not going to give this vista a real prominence for residents and others who would be attracted to the town if we are building this asset into something more than the minimum setbacks.	Officers do not support this proposal. Although the submitter has not provided specific details of which land they would like rezoned to LDRZ, there is no strategic justification for such zoning. All GRZ land on the north side of Inglis Street is within 1km of the C1Z boundary and is largely already developed for residential purposes. The Moorabool Planning Scheme contains a number of existing State and local policies which seek to protect and enhance the environmental values of waterways and riparian areas. In addition, the Environmental Significance Overlay Schedule 2 (ESO2; Waterway protection) applies to a 200m wide corridor of land along the Werribee River (i.e. 100m each side). Amendment C88 proposes a number of changes to Clause 21.08 (Ballan) which seek to protect and enhance the Werribee River. The river is recognised as the main environmental feature that divides Ballan into two distinct areas. It should be noted that the concept plan for Precinct 5 in Figure 13 of BSD shows a wide passive and linear open space corridor along the west side of the Werribee River which appropriately responds to environmental constraints, by encompassing all flood prone land and the escarpment, and also includes an area above the escarpment for future retarding basins required by Melbourne Water. The pre-conditions for Precinct 5 (page 61 of BSD) require: • Development to be generally in accordance with Figure 13 unless as a result of background studies for the precinct there is a requirement for modifications due to site constraints. • A minimum 20m wide corridor along the Werribee River. Any further encroachment is discouraged in accordance with Melbourne Water requirements. It is recommended that the second pre-condition listed above be amended along the lines of: • An open space reserve adjacent to the Werribee River, generally in accordance with Figure 13, and providing for an absolute minimum reserve width of 30m. Any further encroachment is discouraged in accordance with State planning policy Clause 14.02-1S.

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32	Central Highlands Water (CHW)	Supports	Supports the short-medium term development north of Old Melbourne Road, predominately on the western side of Ballan where there is established water and sewerage infrastructure. In regards to Precinct 6 on the south side of the railway station, CHW confirm that servicing of this precinct is not on the horizon for CHW, and any move to bring forward development of this area would not be supported by CHW and may involve substantial investment in sewer and water infrastructure by the developer/s when it does proceed.	CHW's comments and concerns are noted. Officers have discussed this submission with CHW. It was confirmed that CHW has no plans or budget to service growth Precinct 6. CHW has not undertaken any preliminary engineering assessment for servicing this precinct, nor has CHW identified any need to commence such work. Any proposal to progress Precinct 6 would require detailed discussions/negotiations with CHW, with a view to reaching an agreement.
			Supports Council's objective to work with CHW to explore integrated water cycle management opportunities that could include the creation of significant future green spaces for Ballan.	Noted.
			Notes that doubling of Ballan's population will require CHW to review the long term operation of the Ballan Wastewater Treatment Plant (WTP) and associated buffer setback. Requests Council suggest a pathway forward with regards initiating the necessary changes to the Environmental Significance Overlay (ESO).	CHW has advised that it recently commenced the review of the long term operation of the Ballan WTP and associated buffer setback. This review might recommend that the water treatment technology be upgraded, in which case it may not be necessary to increase the odour buffer. Alternatively, the review might recommend no changes to technology, in which case it will be necessary to increase the odour buffer. In the latter scenario, CHW would need to request a future planning scheme amendment to alter the ESO.
33	12 Flack Street, Ballan	Requests changes	Ballan's population will double by 2041, meaning that significant housing growth must be facilitated. Broadly agrees that the NRZ is an appropriate control to manage future development outcomes on the subject land, but disagrees with the proposed NRZ6 provisions, particularly the 1,400m^2 min lot size. These provisions are unnecessary and fail to acknowledge the capacity of land within an established residential area to contribute to identified growth objectives. The proposal to rezone the subject property from GRZ1 to NRZ6 should not be pursued. A substantial reduction in the min lot size is warranted.	Refer to response to submission #7 regarding land supply. As noted in the response to submission #7, it can be reasonably concluded that the BSD provides an adequate land supply to cater for the projected growth up to 2041. While planning scheme amendments will be required to rezone land in the future growth precincts, this will not hinder the growth of Ballan as the existing residential zones contain an adequate land supply of at least 13 years. The affected property is within Precinct D and is proposed to be rezoned from GRZ to NRZ6, with a minimum lot size requirement of 1,400m^2. Refer to response to submission #4 regarding the proposed minimum lot size requirements.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
			The proposed NRZ7, applied to land adjoining to the west, would be a more appropriate control for the subject property. However, the min lot size of 800m^2 proposed under NRZ7 fails to recognise the established characteristics of that area; thus, a min lot size of 650m^2 should be investigated. The amendment prefers to direct the bulk of future housing growth to (a) infill development on significantly smaller landholdings proximate to the town centre, and (b) a nominated greenfield development precinct west of the town centre. This broad approach which underpins the amendment is not sufficiently justified in the strategic analysis outlined in the amendment. The capacity to accommodate substantial infill in the proposed GRZ4 area will be constrained by the smaller size of existing lots and the need to respond to more well-defined neighbourhood character and heritage considerations. By comparison, the subject property is unconstrained and is in an area where the distinctiveness and significance of neighbourhood character values is less apparent. Development outcomes that promote a spacious and landscaped feel can be achieved through mechanisms other than imposition of unnecessarily restrictive lot density controls, such as incorporation of neighbourhood character statements into the planning scheme, or varying the provisions in the zone schedules. Thus, the amendment fails to appropriately balance policy imperatives for housing growth and promotion of preferred township character.	Officers do not support this suggested change. The land adjoining to the west (14 Flack St) has a current planning permit for residential subdivision, with lots ranging from approximately 500m^2 to 800m^2. The affected property, together with land to the east and south, is currently a lower density character. As noted on page 43 of Ballan Strategic Directions: *"Pockets of conventional residential development on the northern side of the river do exist and is an example of a lack of strategic direction in ensuring appropriate densities of residential development are directed to appropriate locations. The road network, drainage system, river crossing and lack of services do not support this area being further developed and therefore the density of this area should be retained with larger residential/lifestyle lot sizes. It is for these reasons that this area has been identified for 'Minimal Residential Growth'."* *"Within the original Ballan town core there are a number of larger landholdings which are suitable for infill development and are also well located to existing services and facilities. It is for this reason that this area has been identified as a 'Natural Residential Growth Area' and will be the focus area for infill development in Ballan in the future."* The proposed Schedule 6 to the NRZ includes the following 'neighbourhood character objectives': • To maintain an open and spacious character through the retention and creation of large lots that are predominantly occupied by single dwellings, with wide frontages and substantial setbacks around the dwellings. • To protect the character and identity of the town by establishing a transition from rural to residential areas. • To encourage low, open front fencing, combined with generous landscaping to emphasise the country 'feel' of the township. The proposed minimum lot size of 1,400m^2 is considered an appropriate mechanism to assist in achieving these neighbourhood character objectives.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
34	EPA	Supports	EPA supports the proposed rezoning of the industrial area from INZ2 to INZ1. While there is limited residential development existing in the immediate vicinity, it is recognised that the surrounding FZ land is identified as a future investigation area for rezoning to GRZ, and the nearby Precinct 6 (southern growth precinct) is proposed to be rezoned to GRZ. Residential encroachment into industry buffers is a major problem in Victoria. It is important that Council consider how the planning scheme will influence future land use planning, particularly in relation to protecting both industry and sensitive land uses from encroachment through appropriate application of separation distances. Precinct 6 (southern growth precinct) is currently FZ and is identified as proposed GRZ. BSD recognises that there will potentially be sensitivity between the proposed residential lots and the existing farming land. EPA supports policy development which will seek to protect existing agricultural activities from inappropriate encroachment. Due to existing agricultural uses in Precinct 6. Council should consider Ministerial Direction 1 'Potentially Contaminated Land' and the General Practice Note 'Potentially Contaminated Land' (June 2005).	Precinct 6 is not being rezoned as part of this amendment. The proposed Ballan Framework Plan under Clause 21.08 of the Moorabool Planning Scheme identifies Precinct 6 as considered as a 'greenfield growth' area. A future proponent-led planning scheme amendment will be required to rezone land in Precinct 6. Figure 21 (Proposed Zoning) of BSD (page 91) identifies Precinct 6 as future GRZ. Ministerial Direction 1 'Potentially Contaminated Land' and the associated practice note will be considered at that time. State planning policy Clause 13.06-1S (Air quality management) has the objective to assist the protection and improvement of air quality. A key strategy is to ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses. Local planning policy Clause 21.04-4 (Industry) has the objective to provide for service industries on industrial zoned land in Maddingley (north of Kerrs Road) and Ballan. Key strategies include: • Encourage service industries to establish in Maddingley (north of Kerrs Road) and Ballan. • Avoid sensitive land uses within recommended separation distances from existing industrial uses, such as the Maddingley Waste and Resource Recovery Hub, the Darley/Coimadai sand quarries and the Bacchus Marsh Recycled Water Plant. • Manage off-site impacts and avoid conflict with sensitive uses to realise economic development opportunities. Proposed Clause 21.08-10 has the objective to ensure the industrial precinct is retained as a significant employer within the town while also providing a range of service based industrial uses to Ballan and the region. A key strategy is to ensure residential development does not encroach on the industrial precinct. The proposed Ballan Framework Plan shows the Future Investigation Area located outside the identified Township Boundary, as the land is not required to cater for the town's growth up to 2041. The Future Investigation Area is comprised of Precincts 8, 9 and 10, as shown in Figure 7 (Defined settlement boundary) of BSD (page 33). Precinct 10 adjoins the industrial precinct, to the north, west and south. The

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
				assessment of Precinct 10 (see Annexure 1 of BSD) is summarised as follows: "The precinct has an important role in acting as a buffer between residential and industrial development. Its role as farming land should be retained." The development pre-conditions for Precinct 6 (page 62 of BSD) will ensure that appropriate mitigation measures are applied in regards to the interface with the industrial area following the relevant state and local policies. Engaging with relevant agencies will be required to ensure urban development does not negatively impact on existing assets and uses. The pre-conditions for Precinct 6 also require the creation of larger residential lots along the southern boundary where the precinct will abut farming land. Moorabool Industrial Areas Strategy 2015 identifies some limitations on the Industrial precinct in terms of buffer zones, given there are dwellings within a one-kilometre radius and the lack of available services. The findings of the strategy indicate that the Ballan industrial estate is most suited to population serving industries and such uses should continue to locate in Ballan.
35	31 Berry Street, Ballan	Objects	Objects to the proposed minimum lot size of 4,000m^2 in the LDRZ. States that a change in the schedule is likely to adversely impact the value of the property. Notes that there are a number of other properties within the 2,000m^2 range, so development to this level should not adversely impact on the ambiance of a semirural setting.	The affected property is located within Precinct C and will remain LDRZ1, with a proposed new minimum lot size requirement of 4,000m^2. The amendment does not rezone any additional land to LDRZ, nor does it rezone any existing LDRZ land to another zone. The amendment does, however, apply a new Schedule 1 to all LDRZ land in Ballan. The Schedule 1 specifies a minimum lot size of 4,000m^2, rather than the 2,000m^2 minimum that currently applies. The BSD (section 4.1.3) notes that this precinct has significant landscape values due to its interface with the Werribee River and its environs. The precinct is generally typified by a sloping topography that falls away down to the river. The proposed increase in minimum lot size is considered an appropriate response to the existing neighbourhood character, the relatively steep topography, and the poorly connected road network to the north of Werribee River, which relies on only two river crossings to access the town centre.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
36	DELWP	Supports	Supports the amendment.	Noted.
37	64 Hogan Road, Ballan	Objects	The affected property is proposed to be rezoned from GRZ to NRZ7 with an 800m^2 min. lot size. Land to the immediate south and east has either been subdivided or approved for subdivision, into lots around 600-700m^2. Considers that back zoning of the affected land is an extreme measure which is not supported by the Ballan Strategic Directions paper. Feels that placing a more restrictive zoning on the land to decrease lot yield will unnecessary penalise the landowner, with no real impact on changing the neighbourhood character. There has not been a sufficient analysis of the existing character attributes within Precinct E to justify why minimum lot sizes need to be imposed.	The affected property is within Precinct E and is proposed to be rezoned from GRZ to NRZ7, with a minimum lot size requirement of 800m^2. It is appropriate to apply the NRZ to land that has been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from the surrounding area. The rationale for applying NRZ in these precincts is considered sound. The BSD includes an assessment of existing neighbourhood character for each of the proposed NRZ precincts. The BSD recommends the application of NRZ to Precincts A (part), C (part), D (part), E and G, as it considers that the existing neighbourhood character attributes are worthy of preserving and enhancing and, in some instances, infrastructure constraints are not conducive to conventional residential densities. The BSD (on page 46) notes that "there is a need to balance and manage development within Ballan's established areas to ensure new development positively enhances the heritage places and other character features. For this reason, …… character is a critical consideration in ensuring new development is in keeping with the place." Refer to response to submission #4 regarding the proposed minimum lot size requirements.
38	164 Kerrins Lane, Ballan (lot 2 on PS802215)	Requests changes	Requests that the industrial area be extended southwards to Kerrins Lane, to include the affected property (lot 2 on PS802215). This would enable Haddon Dve to be extended through to Kerrins Lane, which has access to Geelong-Ballan Rd. Contends that the existing industrial estate is dated, with the lot sizes and configuration not conducive to	The affected land is shown shaded blue on the map in Figure 4 below. BSD notes (on page 78) that: *"The Industrial Strategy identifies the Precinct as having a 17% vacancy rate (although on visiting the estate it is likely that the vacancy rates may actually exceed this figure). The findings of the Strategy indicate that the Precinct is most suited to population serving industries and such uses should continue to locate in Ballan."*

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
			a modern industrial estate and what the market is now seeking. The demand for industrial land is changing and the Ballan industrial estate is not meeting the current requirements for new industries and developments. BSD seeks to provide a blueprint for future residential development. It should also provide direction for future jobs growth, which requires a modern and responsive industrial estate. Requests that BSD clause 4.6.3 'Key Objectives and Strategies', that reference to the industrial precinct be strengthened by inclusion of a sentence or two that relates to continuing Haddon Dve southwards to Kerrins Lane, to open up the estate to the west and provide a modern industrial development that would complement the existing industrial land.	The proposed Ballan Framework Plan (as per the exhibited Clause 21.08) identifies a large 'Future Investigation Area' delineated by a black dashed line (see Figure 5 below). The BSD (page 105) identifies the area to the east of the industrial estate as a potential future industrial expansion area, with the property immediately to the east of the industrial estate (i.e. property #133500) identified as a 'potential CFA site' (page 91). The submission is considered to have some merit, however, there is currently no strategic justification to rezone land to facilitate expansion of the industrial estate. It is recommended that the proposed Ballan Framework Plan be updated to specifically identify the affected property and all land within the 'Future Investigation Area' to the east as 'Future Investigation Area – potential industrial'. It is also recommended that the BSD be updated accordingly, particularly in clause 4.6.3 and all relevant maps. Figure 4: The affected property is shaded blue.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
				  Figure 5: Proposed Ballan Framework Plan, showing the 'Future Investigation Area' delineated by a black dashed line.
39	Spencer Rd, Ballan (Lot 1 on PS 525692P)	Objects	The submitter's client purchased the land in December 2018. Claims that neither the current or previous owner were given proper notice of the Amendment. Objects to the proposed LDRZ Schedule 1, as it imposes a minimum lot size requirement of 4,000m^2, which is not strategically justified. Questions the basis for introducing this restriction that will make no real difference in terms of achieving a balance between good development outcomes and maintaining neighbourhood character. Believes there are no obvious character references in BSD which define this particular part of Precinct F. Considers that lot sizes and built form are diverse to a point where it is difficult to see any stand out features that would justify the need to retain lots of 4,000m^2.	Based on the information provided, it seems that the submitter's client acquired the affected land after the exhibition period. Officers confirm that notice of the Amendment was sent to the previous owner. The Amendment does not rezone any additional land to LDRZ, nor does it rezone any existing LDRZ land to another zone. The Amendment does, however, apply a new Schedule 1 to all LDRZ land in Ballan. Schedule 1 specifies a minimum lot size of 4,000m^2, rather than the 2,000m^2 minimum that currently applies. The BSD (section 4.1.3) notes that this precinct has significant landscape values due to its interface with the Werribee River and its environs. The precinct is generally typified by a sloping topography that falls away down to the river. Existing lots are long and narrow, with dwellings sited at the top of the lot fronting the street. The proposed increase in minimum lot size is considered an appropriate response to the existing neighbourhood character, the relatively steep topography (see Attachment 5), and the poorly connected road network to the north of Werribee River, which relies on only two river crossings to access the town centre.

Submission Number	Affected Property/ Agency	Submitter's Position	Submission Summary	Council Officer Recommendations/Comments (N.B. Underlining indicates added text. Strikethrough indicates deleted text.)
			Considers that lots of 2,000m^2 can respond equally well in the context of nearby development and would form a more reasonable transition in built form and density from land in the nearby GRZ. While the adopted BSD references character as a basis for discouraging subdivision in the LDRZ, the implementation of controls which bring these recommendations into effect have not been thought through carefully and should be reinforces through specific objectives and strategies. These objectives and strategies should form part of the MSS and rather than be prohibitive be designed to be merits based. Critical factors associated with unavailability of reticulated sewer, steep slopes, close proximity to watercourses and extent of significant vegetation should form the guiding factors for restriction of subdivision in specific areas. The LDRZ Schedule 1 is far too restrictive and needs to be amended to provide more flexibility for subdivision of land that has limited constraints.	It should be noted that this submission was received late, just prior to the close of the close of the Council agenda. Officers are of the view that the submission has some merit and warrants more detailed consideration and response in Council's submission to a Planning Panel.

Attachment - Item 11.2.1d

ATTACHMENT 11.2.1d
Planning Scheme Amendment C88 – Ballan Strategic Directions
Lot Size and Land Supply Analysis by Proposed Residential Zone

Precinct Description (Refer to map in Attachment 1 for precinct boundaries)	**Proposed Zone & Min. Lot Size**	**Average Lot Size (m^2) (BSD Annexure 2 – Based on 5 sample lots)**	**Average Lot Size (m^2) (New Analysis of all lots)**	**Median Lot Size (m^2) (BSD – Based on 5 sample lots)**	**Median Lot Size (m^2) (New Analysis of all lots)**	**Net Developable Area * (hectares)**	**Net Potential Lot Yield ****
Precinct A (Eastern fringe only, bounded by Old Melbourne Rd, Ingliston St, railway line and Lay St)	NRZ7 (800 m^2)	1,207	1,800	931	900	15.08	86
Precinct C (NRZ7 south of the river)	NRZ7 (800 m^2)	1,373	1,500	1,100	1,200	1.93	7
Precinct E (whole precinct)	NRZ7 (800 m^2)	752	1,400	738	700	16.92	85
Precinct G (whole precinct)	NRZ7 (800 m^2)	4,455 (periphery) 5,565 (internal)	3,400	3,659 (periphery) 679 (internal)	900	22.30	176
All NRZ7 Precincts Combined	**NRZ7 (800 m^2)**	___	**1,900**	___	**800**	**56.23**	**354**

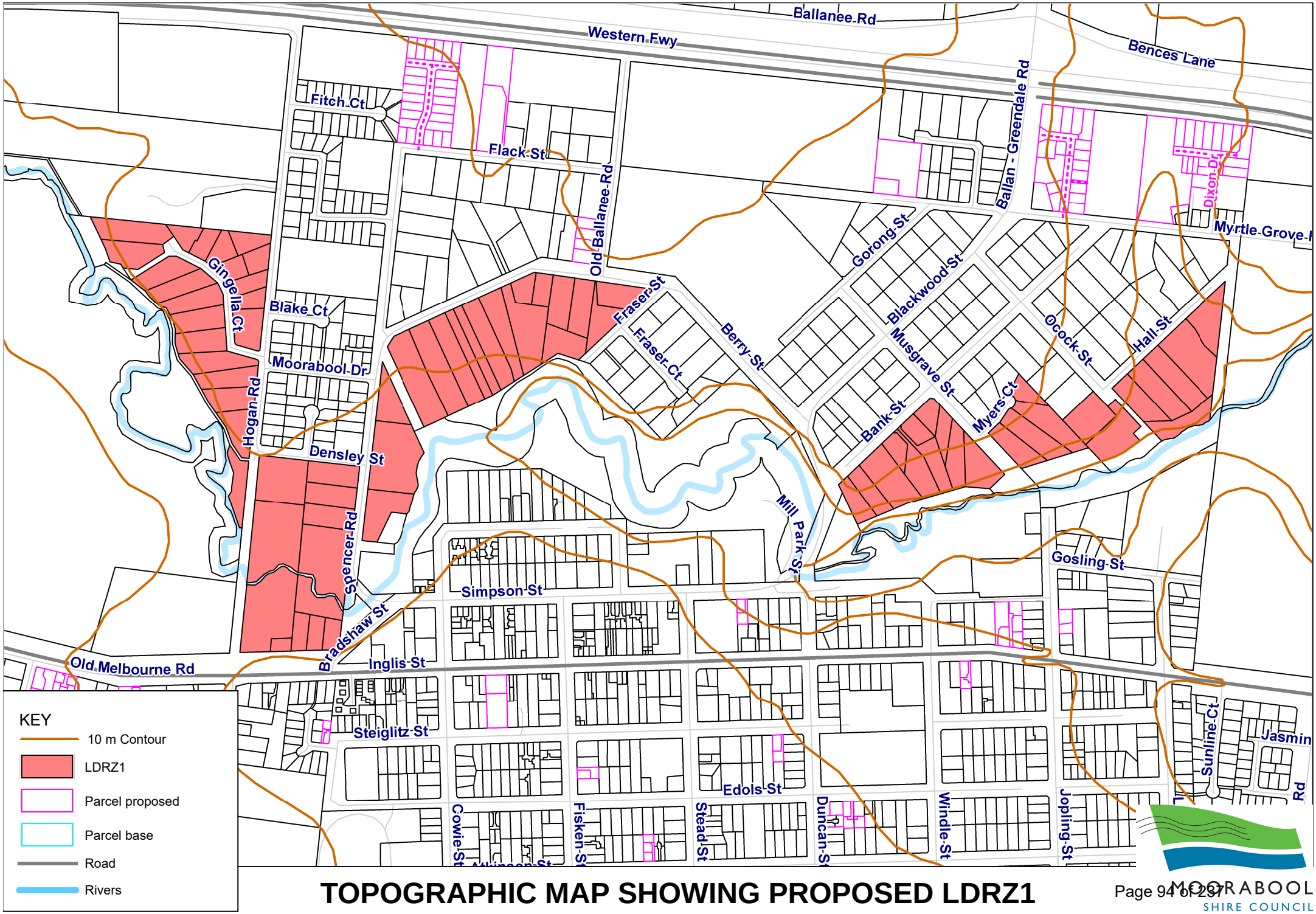
Precinct Description	Proposed Zone & Min. Lot Size	Average Lot Size (m^2) (BSD – Based on 5 sample lots)	Average Lot Size (m^2) (New Analysis of all lots)	Median Lot Size (m^2) (BSD – Based on 5 sample lots)	Median Lot Size (m^2) (New Analysis of all lots)	Net Developable Area * (hectares)	Net Potential Lot Yield **
Precinct C (NRZ6 north of the river)	NRZ6 (1,400 m^2)	2,945	2,500	3,069	2,000	2.98	3
Precinct D (whole precinct)	NRZ6 (1,400 m^2)	1,787	2,900	1,991	2,000	46.48	128
All NRZ6 Precincts Combined	**NRZ6 (1,400 m^2)**	___	**2,900**	___	**2,000**	**49.46**	**131**
Precinct C (LDRZ1 portion)	LDRZ1 (4,000m^2)	4,989	5,200	5,130	4,100	16.76	6
Precinct F (whole precinct)	LDRZ1 (4,000 m^2)	3,633	5,600	4,010	4,000	10.35	7
All LDRZ Precincts Combined	**LDRZ1 (4,000 m^2)**	___	**5,400**	___	**4,000**	**27.11**	**13**
Totals						**132.80**	**498**
Years of Land Supply (assumes a demand of 45 dwellings/year, as per the BSD) (excluding GRZ4 and future growth precincts)							**11.07**

NOTES:

* For the purpose of this table, 'net developable area' (NDA) is assumed to equal 80% of the gross land area. The NDA excludes land encumbered by environmental constraints and public infrastructure such as roads and public open space.

** For the purpose of this table, 'net potential lot yield' was calculated by dividing the NDA of each existing lot by the minimum lot size, then subtracting 1 to determine the additional lot yield. E.g. An existing lot with a NDA of 4,000m^2 in the proposed NRZ6 area is assumed to have a 'net potential lot yield' of 1, calculated as follows: (4,000/1,400) – 1 = 1.86 The result for each existing lot was rounded down to the nearest whole number.

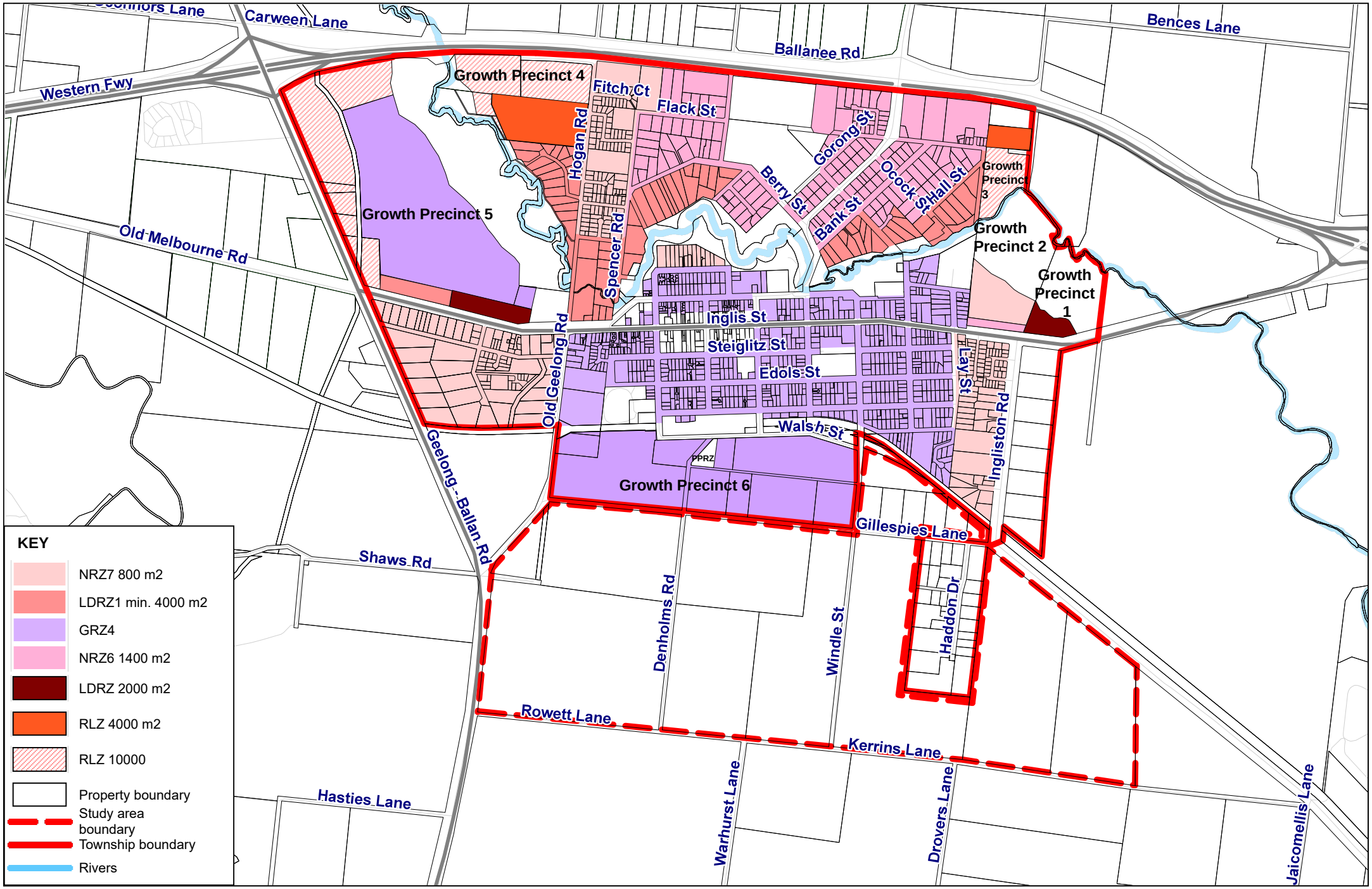
Attachment - Item 11.2.1e



TOPOGRAPHIC MAP SHOWING PROPOSED LDRZ1

MOORABOOL SHIRE COUNCIL

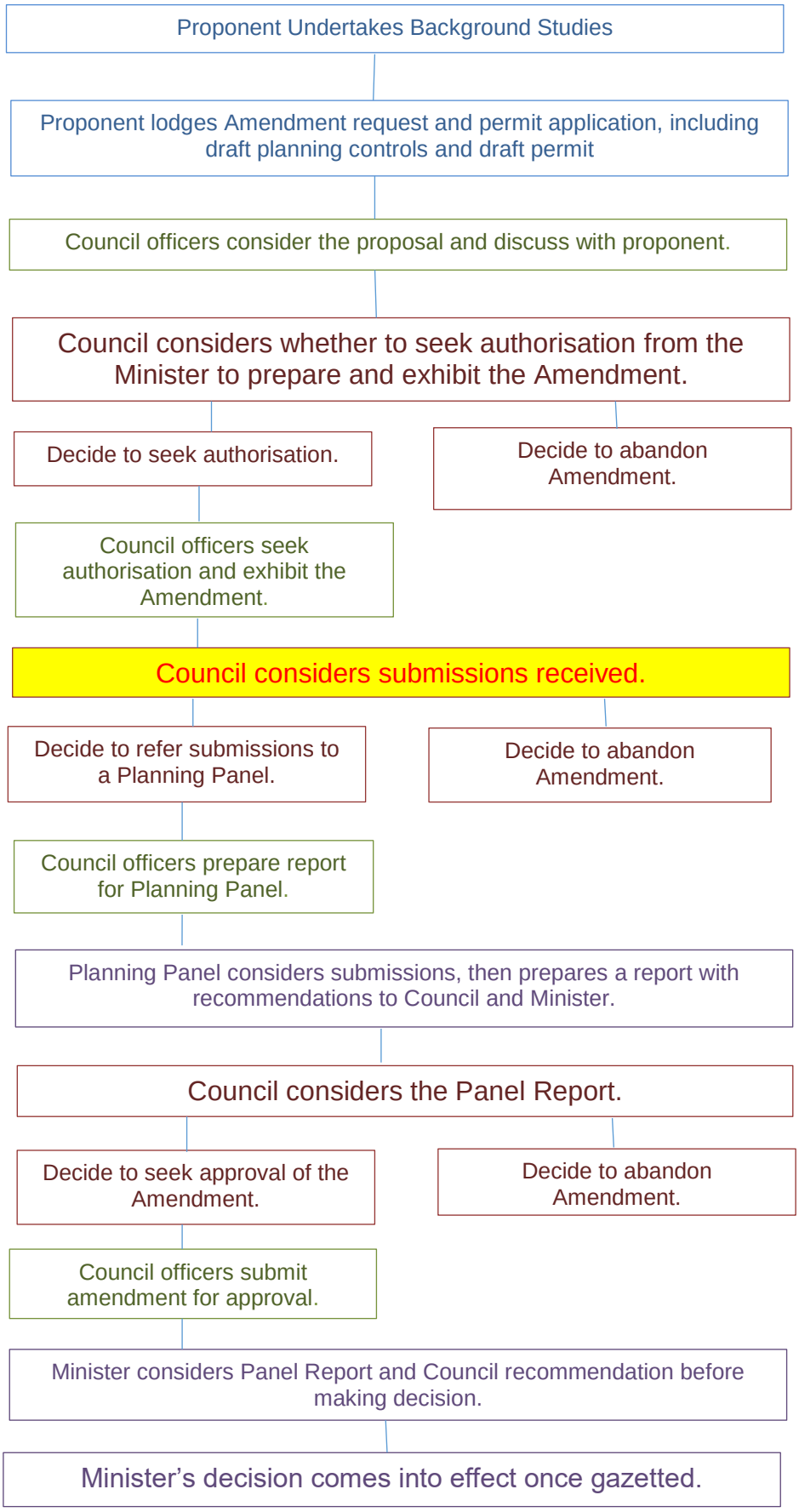
Attachment - Item 11.2.1f



Proposed residential and rural living zones including future growth precincts (incorporating the changes recommended in the report)

Attachment - Item 11.2.19

Attachment 11.2.1g: Planning Scheme Amendment Process Planning Scheme Amendment C88 – Ballan Strategic Directions



11.2.2 Request for Change of S86 Development Assessment Committee Meeting Times

Introduction

Author: Satwinder Sandhu
General Manager: Satwinder Sandhu

Background

The Development Assessment Committee (DAC) is a Delegated Committee established under section 86 of the Local Government Act 1989 to act as a delegate of Council in determining planning applications made under the Planning and Environment Act 1987 in line with the Terms of Reference and Protocol for Calling in Planning Applications.

At the Special Meeting of Council held on Wednesday 26 November 2018, Council resolved in accordance with the provisions of the Local Government Act 1989 and the Moorabool Shire Council Meeting Procedure Local Law No. 9:

> *"S86 Development Assessment Committee (DAC) meetings to be held on the third Wednesday of each calendar month, commencing at 5.00pm with the meetings to be held at the Darley Civic and Community Hub."*

It was also resolved that:

> *"Assemblies of Councillors may, insofar as practicably possible, be convened on the first and third Wednesdays of the month. Assemblies will be scheduled to align with the Delegated Committees of Council meetings."*

Proposal

In order to allow more time to conduct Councillor Briefings which are required each month, it is proposed that the DAC be moved from 5.00pm to 6.00pm, to accommodate this.

In line with the above modification, both S86 Moorabool Growth Management Committee meeting and Economic Development Taskforce meeting times will also be moved accordingly and will be held prior to the DAC meeting.

The proposed schedule is shown in **Attachment 11.2.2**.

Policy Implications

The Council Plan 2017-2021 provides as follows:

Strategic Objective 1:	Good Governance through effective systems and procedures.
Context 1C:	Our Business and Systems

The proposal is not provided in the Council Plan 2017-2021 and can be actioned by reprioritising programs.

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

In accordance with Section 89(4) of the Local Government Act 1989, a public notice will be placed in the local and regional newspapers and on Council's corporate 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 –Satwinder Sandhu
In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

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

Conclusion

In order to allow more time to conduct the increased number of Assembly of Councillor (AOC) meetings, it is proposed that the S86 Development Assessment Committee meeting be moved from 5.00pm to 6.00pm, to accommodate this.

In line with the above modification, both S86 Moorabool Growth Management Committee meeting and Economic Development Taskforce meeting times will also be moved accordingly and will be held prior to the DAC meeting.

Recommendation:

That Council:

1. **Approves the S86 Development Assessment Committee meeting be moved from 5.00pm to 6.00pm.**
2. **Adopts the new Moorabool Shire Council Meeting of Council 2019 schedule (Attachment 11.2.2).**
3. **Requests the following Terms of Reference be amended and presented to the next available Ordinary Meeting of Council for adoption:**
   a) **S86 Development Assessment Committee;**
   b) **S86 Moorabool Growth Management Committee; and**
   c) **Economic Development Taskforce.**

Report Authorisation

Authorised by:
Name: **Satwinder Sandhu**
Title: **General Manager, Growth & Development**
Date: **12 February 2019**

Attachment - Item 11.2.2

Moorabool Shire Council
Meetings of Council 2019
OMC, S86 and Advisory Committee Dates

Date	Venue	Time
6 February, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
13 February, 2019	Audit & Risk Committee (Advisory) – Bacchus Marsh	9.00am
20 February, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

6 March, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
20 March, 2019	S86 Moorabool Growth Management Committee – Darley	TBC
20 March, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

3 April, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
17 April, 2019	Economic Development Taskforce – Darley	TBC
17 April, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

1 May, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
1 May, 2019	Audit & Risk Committee (Advisory) – Ballan	11.00am
15 May, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

5 June, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
19 June, 2019	S86 Moorabool Growth Management Committee – Darley	TBC
19 June, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

3 July, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
17 July, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

7 August, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
14 August, 2019	Audit & Risk Committee (Advisory) – Bacchus Marsh	9.00am
21 August, 2019	Economic Development Taskforce – Darley	TBC
21 August, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

4 September, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
18 September, 2019	S86 Moorabool Growth Management Committee – Darley	TBC
18 September, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

2 October, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
16 October, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

6 November, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
13 November, 2019	Audit & Risk Committee (Advisory) – Bacchus Marsh	9.00am
20 November, 2019	Economic Development Taskforce – Darley	TBC
20 November, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

4 December, 2019	**Ordinary Meeting of Council – Ballan**	**6.00pm**
18 December, 2019	S86 Moorabool Growth Management Committee – Darley	TBC
18 December, 2019	S86 Development Assessment Committee (S86 Delegated) – Darley	6.00pm

11.2.3 Incorporation of the Infrastructure Design Manual (IDM) into the Planning Scheme

Introduction

Author: Liam Prescott
General Manager: Satwinder Sandhu

Background

IDM Background

The Infrastructure Design Manual (IDM) is an initiative to formulate and maintain a set of consistent requirements and standards for the design and development of infrastructure. The IDM is owned and maintained by the Local Government Infrastructure Design Association (LGIDA). The LGIDA has a membership of 44 municipal Councils from across rural and regional Victoria and is a not for profit organisation.

The IDM benefits Councils and developers as it provides a consistent approach to design standards across Victoria. It has also reduced the number of standard drawings used by Councils, allowing contractors to be confident with the machinery they need to perform the works (e.g. kerb and channel profiles). One of the advantages of the IDM over Clause 56 is that it is also applicable to a range of subdivision types in addition to residential subdivisions.

The intent of the IDM is that it is a 'live' document and is updated as engineering and urban design standards change.

Moorabool Shire Council adopted the IDM on 7 December 2011. At that time, Council also resolved to incorporate a reference to the IDM in the next municipal strategic statement review. A review of the MSS occurred in 2014, however as this review was not implemented via a planning scheme amendment, the IDM has yet to be referenced in the municipal strategic statement. Council has been invited to participate in a Ministerial amendment process to resolve this.

IDM implementation within the Planning Scheme

Whilst the majority of rural and regional Councils have adopted the IDM, the IDM is not formally recognised in these respective planning schemes. In the absence of its inclusion in the planning scheme, the IDM holds little statutory weight in the consideration of planning decisions.

The need for recognition of the IDM within planning schemes was identified in Baird v Bass Coast SC [2018] VCAT 385 (13 March 2018). In the case an objector raised secondary concerns over road surfacing to a proposed subdivision which was not compliant with the IDM standard. VCAT stated that:

> *"Although the IDM has been adopted for use by Council's Engineering Department, it does not form part of the Bass Coast Planning Scheme. I understand a Ministerial Advisory Committee has considered how best the IDM should be introduced into planning schemes across the State. However, this has not occurred in an integrated manner as yet. The IDM is not a reference document in the Bass Coast Planning Scheme and there is no policy referring to it. Accordingly, it carries little weight in my considerations."*

While the matter before VCAT did not relate primarily to the road surface nor the IDM, the findings of VCAT show that the integration into the planning scheme of the IDM will help ensure it is applied consistently. As the Moorabool Planning Scheme also does not currently include reference to the IDM, the potential exists for similar decisions to be made where the IDM would otherwise be appropriately applied.

In order to identify the most efficient method of including the IDM in planning schemes, the Department of Environment, Land, Water and Planning (DELWP) and the Local Government Infrastructure Design Association (LGIDA) selected Greater Shepparton City to 'champion' the IDM planning scheme amendment process. The intent was to develop a template for implementation by other Councils, and to provide a basis (that had been tested by panel) for other planning authorities throughout Victoria to implement the IDM into their respective planning schemes.

In 2014, Greater Shepparton City Council initiated Amendment C112 which sought to formally recognise the IDM in the planning scheme. It sought to do this through introducing objectives and strategies relating to the IDM in the municipal strategic statement and including the IDM as a reference document.

The C112 Planning Panel Report found the IDM was a useful resource that warranted recognition in the Greater Shepparton Planning Scheme and potentially in other rural and regional planning schemes. The Panel recommended that the IDM should be a 'guideline' document and that compliance with its standards should be discretionary and not mandatory.

In May 2015, immediately prior to the release of the Greater Shepparton C112 Panel Report, the Minister for Planning appointed an Advisory Committee to consider issues associated with the potential implementation of the IDM into planning schemes across regional Victoria.

The Terms of Reference for the Advisory Committee required:

- An assessment of the scope of the IDM and whether it is appropriate given that it addresses residential, commercial, industrial and rural subdivision and development.
- Identification of the extent and scope of any change to the exhibited IDM and any recommendations in relation to the IDM content.
- Assess the merits of adopting a state-wide model for infrastructure standards to reflect the different standards that have evolved in areas of the state since the introduction of Clause 56.
- Identification and assessment of other planning scheme implementation options including, but not limited to, Municipal Strategic Statement, Local Planning Policy, Reference Document, Incorporated Document, Schedule to Clause 56, new stand-alone Clause 57.
- Advice on the suitability of, and most effective manner for the IDM to be included within other regional planning schemes.

The Advisory Committee invited submissions from:

- All non-metropolitan Councils;
- Regional service authorities and referral authorities;
- Over 530 regional consultants, developers, practitioners and peak industry groups; and
- All the submissions made in relation to the Greater Shepperton C112.

The Advisory Committee noted that all but one of the 47 submissions provided general support for the IDM, including support for its broader implementation. Submissions commented on the IDM's relationship to Clause 56 and some submissions supported a review of Clause 56.

The Committee recommended the following:

- The IDM be introduced in the Municipal Strategic Statement of regional Council planning schemes.
- The Minister consider the implementation of the IDM into regional Council planning schemes utilising powers under Section 20(4) of the Planning and Environment Act 1987.
- The Department of Environment, Land, Water and Planning review Clause 56 of the Victoria Planning Provisions, particularly with respect to the currency and completeness of standards.

Following the findings of the Advisory Committee, the LGIDA began the process of working with Local Government and DELWP towards introducing the IDM into all planning schemes, in a consistent manner across regional Victoria. Councils were invited to participate in a Ministerial amendment process undertaken under Section 20(4), in June 2018.

Proposal

DELWP is proposing to undertake the amendments in several batches of 'GC' (group of Council) amendments. Moorabool would likely to be included in batch three (3) as the first batch has been submitted to the Minister, and the second has been prepared to be submitted.

Consistent with recommendations of the Advisory Committee, DELWP proposes that the Minister consider the GC amendments under Section 20(4) of the *Planning and Environment Act 1987*. Section 20(4) of the Planning and Environment Act 1987 allows the Minister for Planning to approve an amendment without community consultation.

The Advisory Committee (2015) advised that a Section 20(4) amendment process was appropriate where a Council:

- Has formally adopted the IDM;
- Is a member of the LGIDA;
- Has consistently applied the IDM over a period of time; and
- Can demonstrate general support for using the IDM as a 'guideline' document within the local development community.

It is considered that Council has satisfied all these requirements, having adopted the IDM in 2011, is a member of the LGIDA, and has applied the IDM through the planning permit process without appeal since that date.

In order for Council to be included in a subsequent IDM GC amendment, in addition to meeting the criteria outlined by the Advisory Committee in 2015, DELWP also require Councils to have made a resolution to both support the proposed changes to the planning scheme, and to have the changes made by the Minister under Section 20(4) of the Planning and Environment Act 1987.

Council formally adopted the IDM at its Ordinary Meeting of Council on 7 December, 2011 and at this time also resolved to incorporate a reference to the IDM in the next municipal strategic statement review. The benefit of Council being included in the IDM GM amendment process, is that this amendment is undertaken by DELWP, rather than Council, reducing the resourcing and administrative cost on Council on undertaking the amendment itself.

It is recommended that Council considers agreeing to participate in a Section 20(4) Ministerial Amendment coordinated by the DELWP which seeks to introduce the IDM provisions into the Moorabool Planning Scheme in accordance with the attached provisions (**Attachment 11.2.3a**). The changes to the municipal strategic statement as attached have been drafted by DELWP and are proposed to be applied consistently within the planning schemes of all other participating Councils, accounting for local variations to the structure of each planning scheme.

The proposal to include the IDM in the municipal strategic statement is consistent with all recently introduced *Regional Growth Plans*. Other existing State Planning Policies that are relevant to the IDM include:

Clause 15.01-03S *(Neighbourhood and subdivision design)* contains the following objective:

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*

The IDM provides a consistent approach to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 16 *(Housing)* states that:

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *Planning should ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space*

This clause includes objectives and strategies relating to the provision of infrastructure to support future housing. The IDM provides a useful policy for the provision of consistent infrastructure including access, walkability public transport and roads to support future housing.

Clause 18 *(Transport)* states that:

- *Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe*

The proposed inclusion of the IDM gives support to long-term strategic direction requiring a consistent approach to the provision and development of new transport and access-related infrastructure.

Clause 19 *(Infrastructure)* states that:

- *Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.*
- *Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.*
- *Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.*

- *Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.*
- *Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.*
- *Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure*

The proposal will give effect to these policies by providing a framework for future investigations into the consistent provision of infrastructure.

Policy Implications

The Council Plan 2017-2021 provides as follows:

Strategic Objective 3: Stimulating Economic Development

Context *3A:* Land Use Planning

The proposal is not specifically provided for in the Council Plan 2017-2021, however the review of the municipal strategic statement is a Council Plan Action. The proposal seeks to implement an existing action to include the IDM in the municipal strategic statement. As noted above the proposal will be undertaken as part of a GC amendment by DELWP and will not require any additional resources from Council, other than this Council Report. The amendment does not conflict with any Council policy.

Financial Implications

As the proposed amendment is being understand by DELWP, the statutory fee for the approval of a planning scheme amendments has been waived. There will be no cost to Council beyond Officer time spent preparing this report. The opportunity to participate in a Ministerial Amendment will significantly reduce the resource and administrative costs, amendment fees and Officer time otherwise required for Council make the changes as part of a separate amendment process.

Risk & Occupational Health & Safety Issues

In the absence of this amendment, there is a risk that appeals through VCAT may result in permit conditions referencing the IDM being removed, due to the IDM not being a reference document within the Moorabool Planning Scheme. This may result in the provision of infrastructure that does not meet the requirements of Council and may increase maintenance costs or not meet performance standards.

Community Engagement Strategy

As per Communication and Consultation Strategy.

Communications and Consultation Strategy

As outlined in the report above, the GC amendments would be approved by the Minister for Planning without community consultation. By resolving to support this Ministerial Amendment, Council acknowledges that, as described in Section 20(4) of the *Planning and Environment Act 1987*, in this instance it is appropriate that:

> *"The Minister may exempt himself or herself from any of the requirements of sections 17, 18 and 19 and the regulations in respect of an amendment which the Minister prepares, if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate."*

Where Sections 17, 18 and 19 comprise the exhibition and notice of amendment.

As previously mentioned, the IDM Advisory Committee (2015) advised that a 20(4) amendment process was appropriate where a council had:

- *Formally adopted the IDM;*
- *Is a member of the LGIDA;*
- *Has consistently applied the IDM over a period of time, and*
- *Can demonstrate general support for using the IDM as a 'guideline' document within the local development community.*

Council satisfies all these requirements, having adopted the IDM in 2011 as a member of the LGIDA and having applied the IDM through the planning permit process without appeal since that date. The amendment seeks to provide further support through the planning scheme for a document already adopted and used by Council. It is therefore considered appropriate that the Minister for Planning approve this amendment without consultation.

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

Conclusion

Incorporation into the Planning Scheme will ensure that consistent application of the IDM results in appropriate infrastructure design and provision for Moorabool Shire, and lessens the risk of appeal at VCAT.

The inclusion of the IDM into rural and regional planning schemes has been considered by an independent Planning Panel and the Advisory Committee and has the support of both. The amendment is consistent with the recommendations of the Advisory Committee and will be undertaken by DELWP on behalf of Council, and other rural and regional Councils.

Recommendation:

That Council:

1. **Agrees to be included in a Group of Councils (GC) Amendment to include the Infrastructure Design Manual in the Moorabool Planning Scheme, in accordance with the attached provisions.**

2. **Supports the Amendment being considered by the Minister for Planning under Section 20(4) of the *Planning and Environment Act 1987*.**

Report Authorisation

Authorised by:
Name: **Satwinder Sandhu**
Title: **General Manager, Growth & Development**
Date: **7 February 2019**

Attachment - Item 11.2.3a

21.05 DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

XX/XX/2019

21.05-1 Key issues and influences

XX~~06/12~~XX/~~2018~~2019
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Proposed
GCXX

Open space and recreation

- Open space networks throughout Moorabool Shire's towns are an important element of the Shires urban character.
- Moorabool Shire has a focus on providing integrated cycling and walking networks to link existing residential development to community facilities, commercial hubs, and parks.
- Moorabool Shire endeavours to support the health and well-being of Moorabool communities through the provision of high quality social and recreation facilities and services underpinned by effective engagement strategies.

Integrated transport

- Bacchus Marsh experiences regular traffic congestion, particularly due to the fact that the only north-south arterial road (Grant Street/Gisborne Road) passes through the centre of town and carries a high volume of heavy vehicle movements.
- As a regional centre with a relatively dispersed settlement pattern, Bacchus Marsh will continue to have a relatively high level of vehicle dependence. Neighbourhoods, activity centres and key destinations will need to be accessible by road, which in turn need to support public transport, cycling and walking.
- An efficient road network for Bacchus Marsh would:
  - Facilitate efficient east-west and north-south connections through the district area; and
  - Utilise ring roads to permit internal cross-town movements.
- Moorabool Shire Council is committed to working with VicRoads to alleviate the impact of heavy vehicles on the Bacchus Marsh urban area, improve traffic flow, particularly on the north south axis, and facilitate active commuting by pedestrians and cyclists. There is a need for key infrastructure such as a north-south Eastern Link Road to the east of Bacchus Marsh.
- The road infrastructure in a number of towns and settlements in the Shire and particularly Bacchus Marsh and Ballan have limited capacity to service the growing community without further upgrading and growth of the Shire's financial base.
- As part of state policy for the Ballarat transport corridor, the establishment of a fast train service that services Ballarat (via key towns located within Moorabool Shire) will greatly improve access to metropolitan Melbourne and Ballarat.
- Moorabool's transport infrastructure is structured around the Western Highway and the Melbourne-Ballarat railway line that runs through the centre of the Shire. Its two major towns (Bacchus Marsh and Ballan) are serviced by a fast rail service between Melbourne and Ballarat with timetables designed to facilitate commuting to work from the Shire to Melbourne. The rail service is augmented by linked bus services from the suburbs of Bacchus Marsh and the district around Ballan (in particular the bus line from Daylesford, through Gordon to Ballan).
- The large number of people who live in the western Statistical Local Area (SLA) and travel to Ballarat to work strengthens Moorabool Shire Council's case for the re-opening of Gordon Railway Station and the development of a public

transport system in the western parts of the Shire that is oriented towards Ballarat.

- The high number of commuters from Bacchus Marsh to Melbourne also highlights the strategic location of Bacchus Marsh and the significant scope for development supported by the sustainable transport strategies of the State government. Similarly, the large number of people who live outside but work within the Shire strengthens the arguments for improved timetabling from outlying areas including Melbourne so that employees, travelling from outside the Shire by public transport to Bacchus Marsh and Ballan, can get to work on time.
- Bacchus Marsh has been included in the metropolitan ticketing system.

Community facilities and infrastructure

- Any new urban growth precincts will need to be carefully planned to ensure that they can be provided with appropriate reticulated services, integrated transport and open space.
- It is the aim of the Council to build on the community fabric of the Shire by developing social programs that focus on building community capacity and providing quality and flexible community and social infrastructure for people of all ages and from all areas within the Shire.
- Moorabool Shire acknowledges the pressures that an aging population places on the social infrastructure of the Shire and the need for a diversity of housing options to accommodate demographic change.
- Securing long-term reticulated water supplies for the towns in the Shire is an important issue.
- The design, management and delivery of infrastructure are key issues for Council. The efficient delivery of infrastructure is a fundamental element in providing affordable and diverse housing, generating economic growth and managing the municipality in a sustainable manner.
- Standardised infrastructure design guidelines provide the opportunity to improve the efficient assessment and development of infrastructure. The *Infrastructure Design Manual* prepared by the Local Government Infrastructure Design Association (IDM) has been adopted by Council to assist in this assessment and is included as a Reference Document in this planning scheme.
- The IDM includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure.
- The IDM complements the objectives and standards of Clause 56 for residential subdivision applications. The IDM will also be used to assess subdivision and development applications in all other zones and in the development and assessment of Precinct Structure Plans and development plans.

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21.05-2 Objective—Open space and recreation

06/12/2018
C81

To provide high quality, equitable and integrated open space and recreation facilities.

Strategies

- Provide and locate open space areas and recreation facilities in relation to other major land uses and ensure they are designed to be safe and easily maintained.
- Encourage co-location of community facilities and open space areas that maximise access, surveillance, and safety.

- Provide pedestrian links that connect with existing foot paths and integrate with the Tracks and Trails Master Plan.
- Encourage and facilitate functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.

21.05-3 Objectives—Integrated transport

06/12/2018
C81

To provide a high quality, sustainable and connected integrated transport network within Moorabool Shire.

To provide for an integrated public transport network with improved coverage, accessibility and capacity.

To develop a north-south Eastern Link Road to the east of Bacchus Marsh, including connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.

Strengthen the potential for Bacchus Marsh district road networks to manage local traffic movements.

To facilitate a mode shift from car dependency to active transport and public transport.

To provide a new high quality, high amenity pedestrian and cycle link in Bacchus Marsh, connecting between Main Street and the Railway Station.

To better utilise the Bacchus Marsh Aerodrome.

Strategies

- Require new development to make appropriate financial contributions to the provision of integrated transport infrastructure.
- Work with Vic Roads to undertake improvements to the Bacchus Marsh arterial road network in accordance with the *Bacchus Marsh Integrated Transport Strategy 2015* to facilitate multi-modal movements.
- Work with Vic Roads to undertake a road corridor planning study for an Eastern Link Road which includes connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.
- Facilitate the construction of a multi-modal Eastern Link Road to cater for expected growth within Bacchus Marsh and surrounding areas and to remove freight movements from the town centre.
- Ensure the provision of a connected integrated and multi-modal transport network within any urban growth precincts, and between any urban growth precincts and the urban areas of Bacchus Marsh, Darley and Maddingley.
- Require that precinct structure plans for Parwan Station and Merrimu urban growth precincts:
  - Identify the maximum number of lots which can be developed in each growth precinct prior to the Eastern Link Road being constructed, and the local road network improvements necessary to facilitate such development; and
  - Identify appropriately located sites for future ‘park and ride’ facilities, and ensure that such sites are of adequate area and dimensions to facilitate flexibility in the design of such facilities.
- Improve road and car-parking infrastructure within activity centres.
- Require that land use and development does not prejudice levels of service, safety, and amenity of the Western Freeway and minimise any adverse effects of noise from traffic.
- Limit freight traffic movement through Bacchus Marsh.

- Increase the extent, quality and safety of pedestrian and bicycle networks, particularly linking to and through activity centres, community facilities and public open space, and across the Western Freeway.
- Require the provision of bicycle and pedestrian networks in new residential developments, with appropriate links to existing networks.
- Work with Southern Rural Water to investigate opportunities to use the irrigation channel reserve for a shared path.
- Establish a pedestrian and cycle spine between Main Street, Bacchus Marsh and the Railway Station, including:
- Orientation of new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.
- Location of any active or passive open space adjacent to the pedestrian / cycle spine.
- Support the development and facilitation of integrated public transport provision and services to meet the growing needs of the Shire's communities.
- Maximise public access to the fast rail network.
- Work with Public Transport Victoria to promote improvements to the existing public transport network, infrastructure and facilities within the Shire, including a potential future 'park and ride' station at Parwan in the medium to long term, to support urban growth.
- Work with relevant State government agencies to promote improvements to the existing public transport network, infrastructure and facilities within the Shire, including the following future facilities to support urban growth in the Bacchus Marsh district:
  - A 'park and ride' train and bus station within Parwan Station urban growth precinct, co-located with an activity centre.
  - One or more 'park and ride' bus stations within Merrimu urban growth precinct, co-located with activity centres.
  - A 'park and ride' bus station in close proximity to the Darley Plaza activity centre.
  - A bus stop/station at each activity centre, except for lower order centres.
- Investigate and plan for the potential need to upgrade rail crossings.
- Facilitate future transport infrastructure planning through local structure plans or development plans, as appropriate.
- Plan for future transport infrastructure needs of business including roads, rail, and air.
- Prepare a master plan to guide future development of the Bacchus Marsh Aerodrome, with due consideration of:
- Options to better utilise the aerodrome including attracting new investment and job creation.
- Improving facilities to encourage new business and development opportunities within the Bacchus Marsh Irrigation District and the Parwan Employment Precinct investigation area.
- Potential to acquire additional land to expand the aerodrome, if full commercialisation occurs.
- Develop and implement a marketing plan to attract business, including the tourism industry, to the Bacchus Marsh Aerodrome.

21.05-4 Objective—Community facilities and infrastructure

XX/XX/2019

Proposed GCXX ~~06/12/2018~~

To provide appropriate levels of community facilities and infrastructure to Moorabool Shire.

To ensure that education services provision matches projected demand.

To ensure that health services provision matches projected demand.

To secure long-term water supplies for urban and agricultural use.

To provide clear and consistent guidelines for the planning, design and construction of infrastructure.

Strategies

- Require new development to make financial contributions to the provision of community facilities and infrastructure, such as roads, bicycle paths, footpaths, public transport, drainage and open space, via development contribution plans or infrastructure contribution plans.
- Prepare a community infrastructure framework to identify the Shire's priority needs for community services and facilities and to plan how best to meet those needs.
- Prepare a planning study for an integrated education precinct in Maddingley, which caters for the medium/long term needs of Bacchus Marsh Grammar and Bacchus Marsh College.
- Investigate and support opportunities for secondary/tertiary education facilities in Bacchus Marsh.
- Investigate and support opportunities for agricultural education facilities in Bacchus Marsh, to support the agricultural focus of the town.
- Work with State government to review the need for, and to deliver, a fourth government primary school in Bacchus Marsh or Maddingley.
- Prepare a planning study for a medical services precinct in Bacchus Marsh, which caters for the medium/long term needs of the Bacchus Marsh district.
- Ensure new urban development has access to potable water supplies.
- Ensure agricultural uses make efficient use of water resources.
- Ensure that new development in any urban growth precincts or employment growth precincts (as shown on the Bacchus Marsh Urban Growth Framework Plan under Clause 21.07-8) is supported by an Integrated Water Management Strategy that considers alternative water supplies.
- Encourage a consistent approach to the design and construction of infrastructure across the municipality.
- Encourage an integrated approach to the planning and engineering assessment of new subdivision and development.
- Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan.
- Encourage the provision of infrastructure that is responsive to township and local character.

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21.05-5 Implementation

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Zones and overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the Public Acquisition Overlay to land identified for future road reserves in an approved Eastern Link Road corridor planning study.
- Apply the Development Contributions Plan Overlay or the Infrastructure Contributions Plan Overlay where required to support the provision of appropriate social and physical infrastructure.

21.05-6 Further strategic work

06/12/2018
C81

- Develop a policy for open space planning.
- Prepare an Integrated Infrastructure Delivery Framework for the Bacchus Marsh district, to identify all higher order infrastructure needs for new growth precincts and the means of delivery.
- Prepare an Open Space Framework for the Bacchus Marsh district, to identify opportunities to create more functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.
- Review the Bacchus Marsh Integrated Transport Strategy, 2015, to ensure the provision of a connected integrated transport network between any urban growth precincts and the urban areas of Bacchus Marsh, Darley and Maddingley.
- Develop local policies to protect road infrastructure in rural areas and to manage land use and development in areas adjacent to and likely to be impacted by the Western Freeway.
- Review the opportunities for the better utilisation of existing infrastructure within small towns across the various regions within the Shire, taking into account their relative location to each other and regional centres and other factors such as access to transport infrastructure, land capability, and suitability to different economic activities.

21.05-7 Other actions

06/12/2018
C81

- Advocate to VicRoads and the State Government to address road network issues affecting industrial development in Bacchus Marsh.
- Advocate and continue support for capital works programs of infrastructure agencies to sewer townships in water catchment areas and to address the issue of future water supply.
- Advocate for the reopening of the Gordon railway station to provide integrated public transport services.
- Promote sustainable neighbourhoods and passive safety.

Attachment - Item 11.2.3b

21.11 REFERENCE DOCUMENTS

XX/XX/2019

Proposed GCXX

- Bacchus Marsh District Urban Growth Framework,2017.
- Bacchus Marsh Heritage Study, 1995.
- Bacchus Marsh Integrated Transport Strategy, 2015.
- Bacchus Marsh Tracks and Trails Master Plan 2004-2005.
- Housing Bacchus Marsh to 2041, 2016.
- Infrastructure Design Manual (as revised), Local Government Infrastructure Design Association.
- Moorabool Fire Management Plan.
- Moorabool Industrial Areas Strategy, 2015.
- Moorabool Municipal Fire Prevention Plan.
- Moorabool Shire Council Retail Strategy 2041, 2016.
- Moorabool Shire Council Roadside Management Plan, 2001.
- Moorabool Shire Economic Development Strategy, 2015.
- Moorabool Shire Small Towns and Settlements Strategy, 2016.
- Moorabool Social Infrastructure Plan 2007.
- River Red Gums in the Bacchus Marsh Valley, December 2008

11.2.4 Telecommunication Tower - PA2017-273 Sullivans Road, Millbrook

Introduction

Author: Vanessa Osborn
General Manager: Satwinder Sandhu

Executive Summary

At the Moorabool Shire Council Ordinary Meeting of Council on 7 November 2018 a motion was carried:

> *Item 13.1 Cr. Bingham: N.O.M. No. 274 – Telecommunication Tower Resolution: Crs. Bingham/Keogh 1. Write to the Minister for Planning regarding amending Clause 52.19 – 3 which exempts the requirement of advertising planning applications for telecommunication facilities that are funded or partly funded by the Mobile Black Spot Program, or the State of Victoria. 2. Write to the applicant Vodafone and the landowner Victorian Rail Authority to question whether the proposed tower could be shifted at least 150m away from the closest dwelling. 3. That an investigation be carried out and a report be prepared detailing the information supplied by the applicant compared to the as constructed tower CARRIED.*

This report is to confirm the officers' actions/findings to date.

Background

In 2017, Moorabool Shire Council received a permit application for the development of a telecommunication facility on VicTrack land off Sullivans Road in Millbrook, Victoria. The telecommunication facility is part of the Victorian State Government Regional Rail Connectivity Project (RRCP). The application included the installation of a 30m high monopole, turret, antennas, outdoor unit and associated works.

On Wednesday 18 April 2018 Council resolved to issue Planning Permit PA2017273 at its S86 Development Assessment Committee. (See **attachment 11.2.4a**).

Investigation

The permit application proposed to develop a telecommunications facility comprising a 30m high monopole containing the following:

- Three (3) antennas mounted on a turret at a centre line position of 31.7m height, resulting in an overall height of 33.25m.
- One (1) 1.2m diameter parabolic antenna mounted at a centre line of 27.5m height.
- A two-bay outdoor unit at the base of the pole on a concrete slab.
- Associated works and minor earthworks.
- A 2.4m high security compound fence and 3.0m access gates surrounding the proposed 8.4m x 12.4m compound area.
- 5.0m wide proposed access track between the site and the Sullivans Road carriageway to the south.

The planning permit was issued and plans were endorsed by Council on 18 April, 2018. The endorsed plans were compared to the 'For Construction plans' as part of the investigation. From a planning perspective, the 'For Construction plans' are in accordance with the Endorsed Plans. The applicant advised that the 'As built' plans are produced once the site is complete and handed to the client. At the time of this report (29 January 2019) Service Stream Network Construction had not yet integrated the site to the network.

A site visit was carried out by the Council Building Inspector on 24 January 2019. The inspector concluded that the facility was located in the proposed location and consisted of the abovementioned proposed components. The tower constructed with steel (not specified what type). At the time of the inspection, the sun was shining on to the tower, however it was concluded that the material would not be categorised as glaring or reflective.

Based on the limited investigations carried out, it is proposed that the construction of the telecommunication tower for the regional rail project has been carried out in accordance with the endorsed site layout plan.

A copy of the endorsed plans and the 'For Construction plans' are attached. (See **attachment 11.2.4b**)

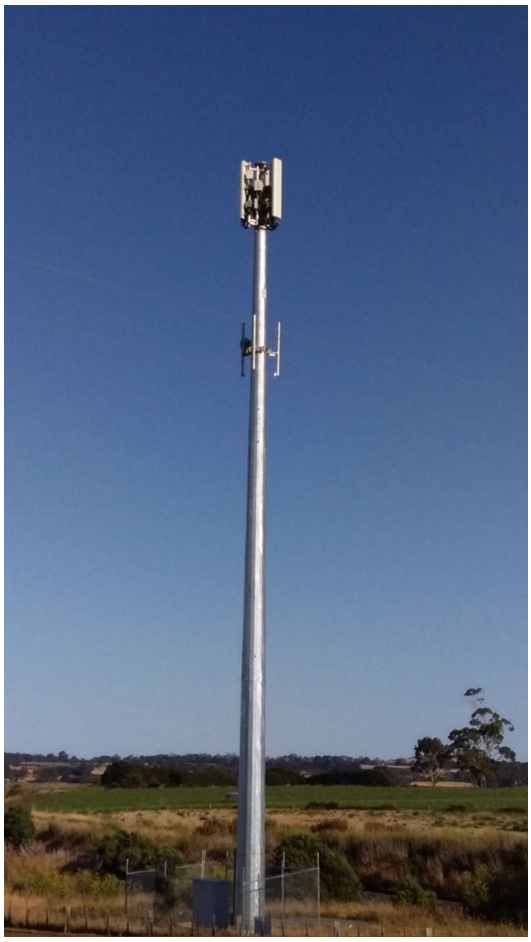

Photo: The telecommunication tower off Sullivans Road in Millbrook, Victoria

Financial Implications

Nil in reference to this report.

Risk & Occupational Health & Safety Issues

Nil in reference to this report.

Community Engagement Strategy

Community engagement for planning matters are undertaken in accordance with the *Planning & Environment Act 1987.* As previously indicated notice was exempt for this application.

Communications and Consultation Strategy

Nil.

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

Conclusion

In response to the three (3) points in Councils resolution dated 7 November 2018:

1) A letter was sent to the Minister for Planning requesting a review of Clause 52.19 – 3 which exempts the requirement of advertising planning applications for telecommunication facilities that are funded or partly funded by the Mobile Black Spot Program, or the State of Victoria.
2) A letter was sent to the applicant Vodafone and the landowner Victorian Rail Authority to request the proposed tower to be shifted at least 150m away from the closest dwelling.
3) An investigation was undertaken as stipulated above, based on the 'For Construction plans' provided by the applicant and the site inspection by the Council Building Inspector, it is concluded that the construction of the telecommunication tower for the regional rail project has been carried out in accordance with the planning permit and endorsed site plans.

Recommendation:

That Council receives this investigative report as a response to Action 3 of Item 13.1 of the November 2018 Ordinary Meeting of Council resolution.

Report Authorisation

Authorised by:
Name: Satwinder Sandhu
Title: General Manager, Growth & Development
Date: 6 February 2019

Attachment - Item 11.2.4a

Item 5.3 Planning Permit Application PA2017 273 – Development of a Telecommunications Facility at Sullivans Road, Millbrook.

Cr Sullivan declared a direct conflict to this item via email prior to this meeting.

Resolution:

Moved: Cr. Dudzik
Seconded: Cr. Edwards

That, having considered all matters as prescribed by the Planning and Environment Act, Council issues Planning Permit PA2017273; Development of a Telecommunications Facility at Lot 1 on TP 613612M, Sullivans Road, Millbrook VIC 3352 subject to the following conditions:

Endorsed Plans

1. **The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority. All buildings and works must be located clear of any easements or water and sewer mains or septic tank and effluent lines unless written approval is provided by the relevant authority.**

Materials and Colour

2. **All external areas of the proposed building/s are to be clad with non-reflective materials except with the written consent of the Responsible Authority.**

Telecommunications Conditions

3. **All noise emanating from any mechanical plant on the site must comply with the Environment Protection Authority's (EPA's) regulations and Council Environmental Health department requirements.**

4. **The telecommunications facility must comply with "A Code of Practice for Telecommunications Facilities in Victoria (July 2004)".**

5. **The telecommunications facility must be designed and installed so that the maximum human exposure levels to radio frequency emissions comply with Radiation Protection Standard-Maximum exposure Levels to Radiofrequency Fields-3kHz to 300 GHz.**

Infrastructure Conditions

6. **Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991).**

7. **Unless otherwise approved by the responsible authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.**

8. **Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council's Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.**

9. **The applicant is to upgrade the existing crossover to a sealed standard to the satisfaction of the responsible authority.**

10. **The proponent, at their cost, must construct an all-weather access track from the proposed access point on Sullivans Road to the site of the works, to the satisfaction of the responsible authority. An asset protection permit must be obtained from the responsible authority prior to the commencement of the development.**

Central Highlands Water Conditions

11. **Erosion control measures must be undertaken to reduce the movement of soil from the site by rain or flowing water.**

12. **Sediment control measures must be undertaken to minimise the impacts of erosion by capturing sediment before it is discharged to the environment.**

Expiry Conditions

13. **This permit will expire if one the following circumstances apply:**

a. **The development is not started within two years of the date of this permit; or**
b. **The development is not completed within four years of the date of this permit.**

Council may extend the periods referred to if a request is made in writing before the permit expires or in accordance with the timeframes as specified in Section 69 of the Planning and Environment Act 1987.

CARRIED.

Report Authorisation:

Authorised by:
Name: Satwinder Sandhu
Title: General Manager Growth and Development
Date: 18 April, 2018

Attachment - Item 11.2.4b

A3

N

VODAFONE SITE 340636

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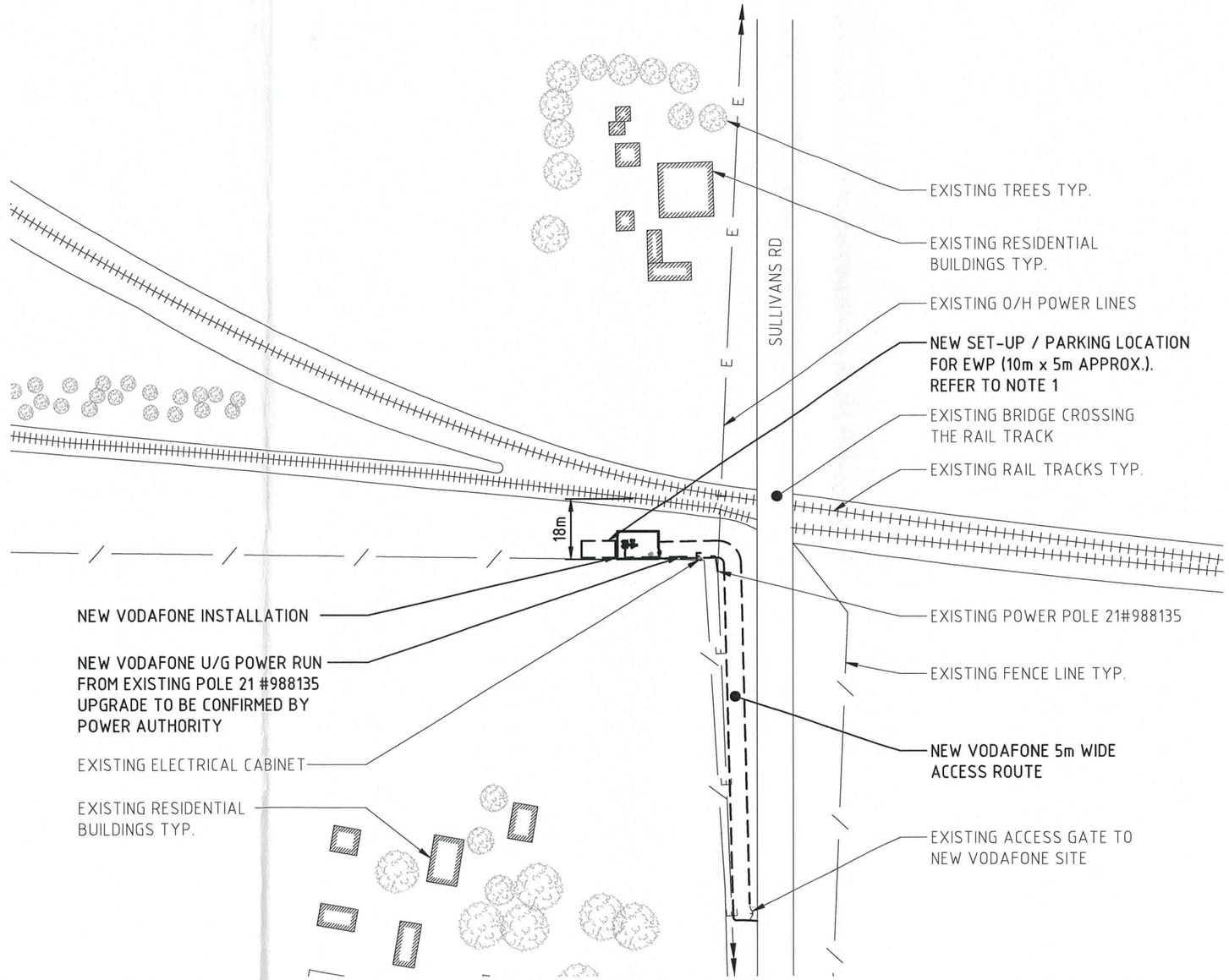
SITE LOCALITY PLAN

NOT TO SCALE



SITE ACCESS

SCALE 1:1500

RFNSA NUMBER: TBC		
CARRIER	SITE NAME	SITE ID
VODAFONE	GORDON	340636

NOTE:

1. CONSTRUCTION CONTRACTOR TO CONFIRM SUITABILITY OF NEW EWP SET-UP / PARKING LOCATION ON SITE PRIOR TO WORK COMMENCING.

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
A	10.10.17	PRELIMINARY (REGIONAL RAIL PROJECT)	SSMC	JM	--	IT

servicestream MOBILE COMMUNICATIONS
Level 4, 357 Collins Street, Melbourne VIC 3000
T +61 3 9677 8888 I F +61 3 9677 8877 | www.servicestream.com.au

vodafone
VODAFONE SITE 340636 GORDON
VICTRACK PROPERTY
VOLUME 10902 FOLIO 544 SULLIVANS ROAD, MILLBROOK, VIC 3352
REGIONAL RAIL PROJECT

TITLE: SITE AND LOCALITY PLANS

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340636 - G1	A

A3

DATUM POINT	GDA94 COORDINATES		GROUND LEVEL
⊕	LATITUDE	-37.591347	A.H.D. RL. XX.Xm EL 0.0m
	LONGITUDE	144.069644	
MGA CO-ORDIANTES	EASTING	NORTHING	ZONE
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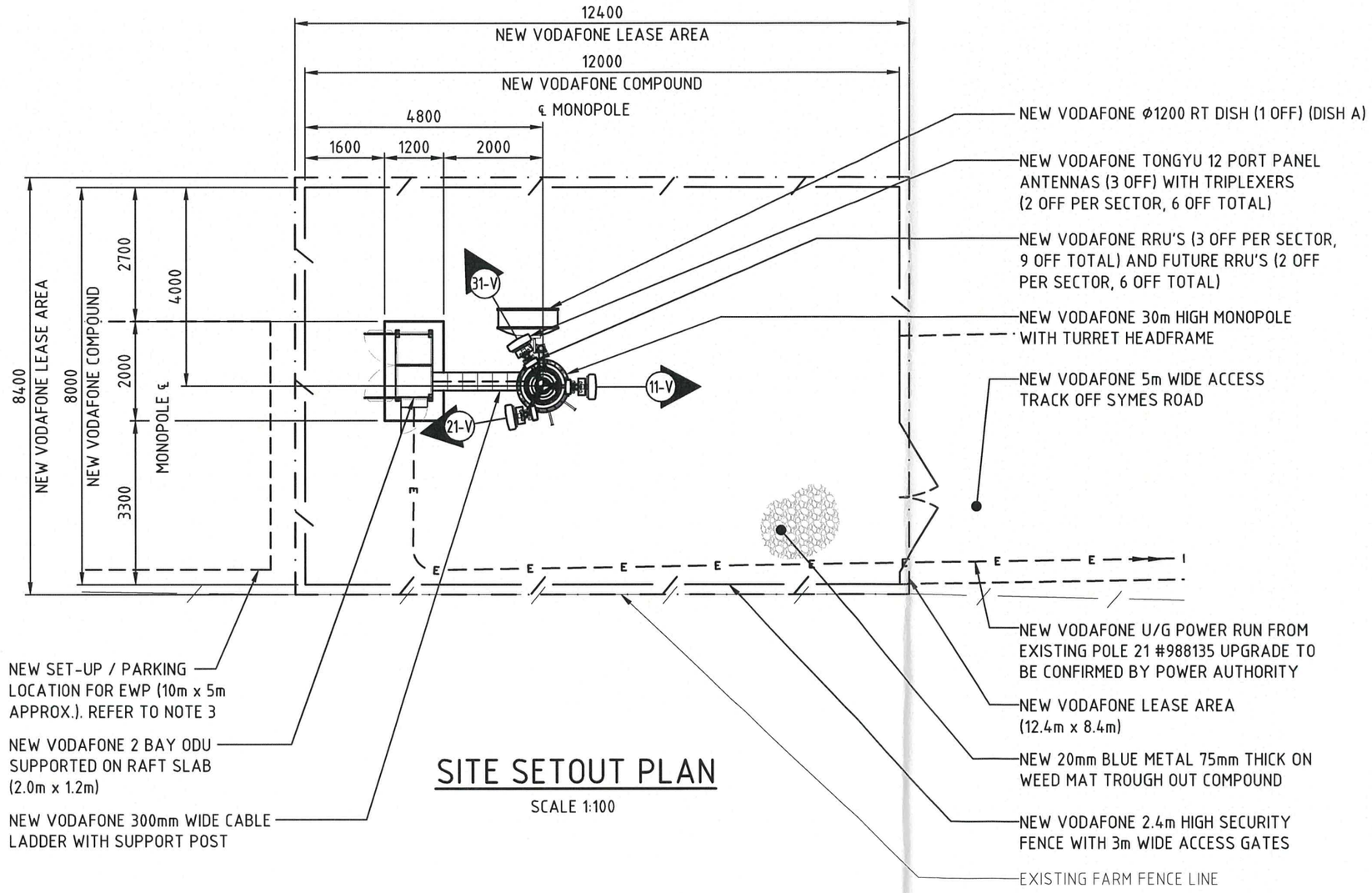


SITE SETOUT PLAN

SCALE 1:100

LEGEND:

ID NEW, REPLACE, ETC

PROPERTY BOUNDARY

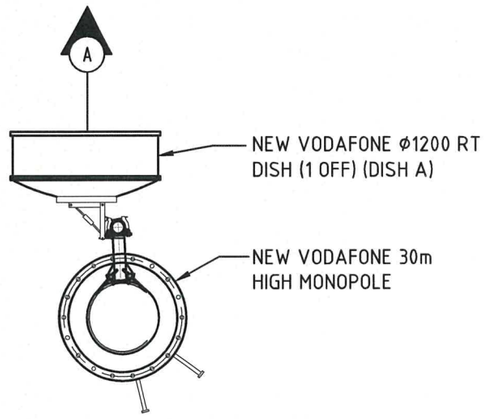
E VODAFONE U/G ELECTRICITY

LEASE AREA

FENCE LINE

NOTES:

1. ALL DIMENSIONS IN mm UNLESS STATED OTHERWISE.
2. FOR ANTENNA CONFIGURATION TABLES REFER DRAWING 340636-G4.
3. CONSTRUCTION CONTRACTOR TO CONFIRM SUITABILITY OF NEW EWP SET-UP / PARKING LOCATION ON SITE PRIOR TO WORK COMMENCING.



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SCALE 1:50

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
A	10.10.17	PRELIMINARY (REGIONAL RAIL PROJECT)	SSMC	JM	--	IT

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REGIONAL RAIL PROJECT
VICTRACK PROPERTY
VOLUME 10902 FOLIO 544 SULLIVANS ROAD, MILLBROOK, VIC 3352

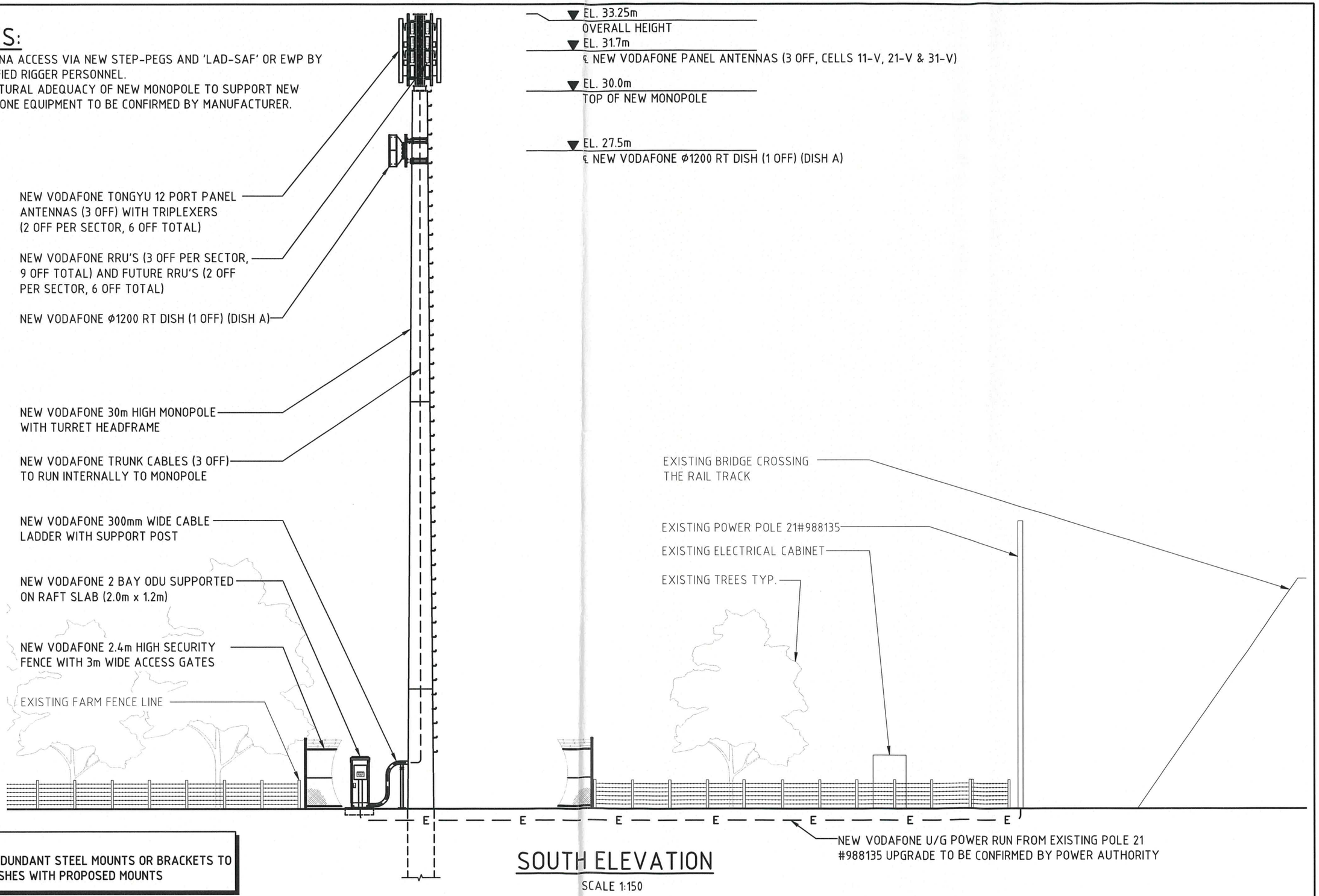
TITLE: SITE SETOUT PLAN

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340636 - G2	A

A3

NOTES:

1. ANTENNA ACCESS VIA NEW STEP-PEGS AND 'LAD-SAF' OR EWP BY QUALIFIED RIGGER PERSONNEL.
2. STRUCTURAL ADEQUACY OF NEW MONOPOLE TO SUPPORT NEW VODAFONE EQUIPMENT TO BE CONFIRMED BY MANUFACTURER.



NOTE:
REMOVE ANY REDUNDANT STEEL MOUNTS OR BRACKETS TO AVOID ANY CLASHES WITH PROPOSED MOUNTS

SOUTH ELEVATION

SCALE 1:150

REV	DATE	REVISION DESCRIPTION	VENDOR	DRAWN	DESIGNED	APPRD
A	10.10.17	PRELIMINARY (REGIONAL RAIL PROJECT)	SSMC	JM	--	IT

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vodafone
VODAFONE SITE 340636 GORDON
VICTRACK PROPERTY
VOLUME 10902 FOLIO 544 SULLIVANS ROAD, MILLBROOK, VIC 3352
REGIONAL RAIL PROJECT

TITLE: SITE ELEVATION

DRAWING STATUS	DRAWING No.	REV
PRELIMINARY	340636 - G3	A

11.3 SOCIAL AND ORGANISATIONAL DEVELOPMENT

11.3.1 Age Well Live Well & Disability Access and Inclusion Plan 2019-2022

Introduction

Author: Claire Conlon
General Manager: Danny Colgan

The purpose of the report is to recommend that the Council adopt the revised Age Well Live Well & Disability Access and Inclusion Plan 2019-2022 following the public exhibition period.

Background

At the Ordinary Meeting of Council on Wednesday 7 November 2018, the Council resolved to 'endorse the draft Age Well Live Well Strategy and Disability Access and Inclusion Plan 2018-2021 for the purpose of public exhibition for a period of four weeks; and receive a further report at the conclusion of the exhibition period for consideration of feedback and finalisation of the Age Well Live Well Strategy and Disability Access and Inclusion Plan 2018-2021'.

The development of the Age Well Live Well and Disability Access and Inclusion Plan in 2015 represented an integrated approach by Council to plan for the future needs of people aged over 50 years, people with a disability and those with carer responsibilities in the Shire over the six years. While these population groups are diverse in terms of their needs and aspirations, there are a number of common issues with respect to Council's role and interventions that promote both active ageing and access and inclusion.

A mid-point review of progress in implementing the Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021 was undertaken in 2018.

Notices to advertise the public exhibition period were placed with the regional newspaper, the local newspaper on Council's weekly page in the Moorabool News and via Council's *Have Your Say* online community engagement portal and a drop- in session at the Lerderderg library to provide feedback about the Plan.

Proposal

The following feedback was received during the community exhibition period. It is proposed that the following amendments be made to the plan.

Page	Item	Amendment	Reason
9	To increase the digital literacy of older people	Add the '*Be Connected IT'* program to the following action: Organise inter-generational digital literacy classes through the *Be Connected program* where younger people teach older people how to maximise their digital experience.	Links have been made with the '*Be Connected' p*rogram which has attracted funding which is about improving the digital literacy of older people. .

Page	Item	Amendment	Reason
11	To promote opportunities for older people, people with a disability and diversity target groups to access exercise programs, wellness activities and other healthy lifestyle opportunities	The Age Friendly Ambassadors provided feedback that the following actions could be combined: "develop a directory of exercise groups for older people" with the "Produce hardcopy and electronic version of a Community Service Directory for older people" (page 9)	The directory of exercise groups will be included as part of the Age Friendly project through the development of the broader Community Directory.
11	To promote opportunities for older people, people with a disability and diversity target groups to access exercise programs, wellness activities and other healthy lifestyle opportunities	Explore the viability of an older person's exercise park in Ballan based on the Victoria University model.	Ballan and District Health and Care's exercise physiologist approached Council to partner together to scope a plan.
12	Improve access to housing that is affordable, well designed and close to services and facilities	To include the following strategy: Progress the development of Social Housing strategies consistent with the Council's Housing strategy including development of a Social Housing Policy.	Local disability services approached Council about progressing the need for affordable housing as per the Council Housing Strategy.
14	Improve access to resources that support community wellbeing with a focus on civic participation and employment.	Remove the following: Provide opportunities for inclusion and participation in work for siblings of people living with disabilities through links to Aged Care training providers and the provision of student placement at Council and potential pathways to employment.	Funding submission for partnership work with The Laurels was unsuccessful.
15	To successfully implement the Age Friendly projects.	Include the following Age-ility projects which have become evident during the extended consultation period: **Development of Positive Ageing Facebook page;** **Bungaree newsletter and local directory** The purpose of the newsletter is to better inform the community regarding groups, services, events and what's on in the community and is currently in its infancy stages including the formation of a committee to develop the community newsletter;	Age-ility projects were identified post the initial draft of the Plan and these have been expanded as part of the new version of the updated Plan.

Page	Item	Amendment	Reason
		Bungaree noticeboard Bungaree community noticeboard requires rejuvenating and Moorabool Shire Council are currently in the process of developing an agreement with the general store owner to mount a weather proof community notice board in a location that is visible and managed with contemporaneous information; **Ballan community newsletter** To inform the community about current information through a dedicated newsletter and directory, with community input. A community newsletter committee has formed which ensures contributions from local groups on a bi-monthly basis; **Be Connected IT program** The program was able to expand upon a voluntary service provided through our library service, to include and roll out the Be Connected program to other areas within Moorabool Shire; **Bungaree outreach Healthy Eating Active Living (HEAL) project** Partnership developed with the Ballan District Health and Care to implement an outreach Healthy Eating, Active Living (HEAL) program facilitated by a dietitian and exercise physiologist over a 6-month period in the Bungaree community. The program will be evaluated to determine the effectiveness and ongoing needs of the community; **Moorabool Shire Council Community directory** There was a need identified that an older person's community directory was required.	

The amendments have been made to the Plan, now presented to the Council for adoption.

Policy Implications

The 2017–2021 Council Plan provides as follows:

Strategic Objective Improving Social Outcomes

Context Health and Wellbeing

The revision of the plan is consistent with the Council Plan 2017-2021.

Financial Implications

The plan contains an integrated action plan outlining goals, objectives and actions to be implemented over the next three years. Whilst the majority of the actions identified in the plan will be incorporated into current Council resourcing, budget and staffing workplans, the actions listed below will require additional funding to maximise implementation and will be subject to the annual Council budget process.

Item number	Action	Indicative cost
3.1	Promote the Deaf Card to assist with communication and request an Auslan interpreter.	$1,000
3.1	Implement Read Speaker Technology on the Council's website to ensure the site is accessible for people with vision impairment issues.	$3,000
3.2	Ensure the Hearing Loop is available and operational at the Ballan and Darley sites.	$5,000
3.3	Increase awareness of service providers in relation to sexual health of older people through the facilitation of a women's health forum.	$5,000
3.6	Provide opportunities for inclusion and participation in work for siblings of people living with disabilities through links to Aged Care training providers and the provision of student placement at Council and potential pathways to employment.	$2,000
3.7	To assist community groups to become accredited through the Welcoming Communities Project; Allocate funding to adopt the Welcoming Communities Program; Train Volunteers to become community connectors to connect socially isolated people to community groups.	$10,000
3.8	Explore the viability of an older person's exercise park in Ballan based on the Victoria University model.	$15,000
	Total	$41,000

Risk & Occupational Health & Safety Issues

Risk Identifier	Detail of Risk	Risk Rating	Control/s
Budget	Lack of resources to implement actions.	Medium	Annual review process to determine priorities within existing resource capacity.
Implementation	Delay in implementing actions or some actions not commenced within timeframe.	Medium	As above
Changes to government policy and legislation.	Changes impact Council's role.	High	Quarterly review process to include updates on changes and implications for Council.
Defunded Rural Access Worker role	Lack of resourcing to complete the access and inclusion related actions in the plan.	High	Applied for Council funding to continue the Rural Access Worker role.

Communications and Consultation Strategy

The Age Well, Live Well Strategy and Disability Access and Inclusion Plan 2019-2022 have been developed through a process of research and community engagement to determine the priority areas for action to promote healthy active ageing and access and inclusion for people with a disability. The extent of the communication that has been carried out leading to the writing of this report is reflected in the table below.

The following community engagement activities were undertaken in the review of the plan in accordance with Council's Community Engagement Policy and Framework.

Level of Engagement	Stakeholder	Activities	Location	Date	Outcome
Extensive consultation has occurred including surveys through the 'Have your say' portal and engagement through community forums as part of the Age Friendly project.	Community Groups and forums; Have your say forum and the Age Friendly Ambassadors.	Meetings with Bungaree, Ballan and Bacchus Marsh older person's community forums.	Bungaree; Ballan and Bacchus Marsh.	January 2018-June 2018	142 surveys were completed, and three community forums undertaken.
Two Council staff forums were undertaken.	Council staff	Two forums were held to identify priorities for action.	Bacchus Marsh	April 2018	Two Council staff forums held which built on activities identified through the community consultation.

The following community engagement activities were undertaken during the public exhibition period in accordance with Council's Community Engagement Policy and Framework

Level of Engagement	Stakeholder	Activities	Location	Date	Outcome
Consultation has occurred through the 'Have your say' portal and engagement through community forums. On display at the International Day for People living with disability.	Older people and people living with disabilities; NDIS Local Area Coordinators; local community health services;	Have your Say website portal; advertisement in Moorabool Matters; Age Friendly Ambassadors provided feedback; Drop in session at the Lerderderg library; advertised on Facebook and website; Making copies of the draft report available at Council's Customer Service locations and to local service providers	Bungaree; Ballan and Bacchus Marsh.	December 2018-Jan 2019	Proposed amendments as per pages 1,2 and 3 of this 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 – Claire Conlon
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The Age Well, Live Well Strategy and Disability Access and Inclusion Plan 2019-2022 has been developed through a process of review of actions undertaken in the implementation of the 2015 Plan and research and community engagement to determine future priority areas for action to promote healthy active ageing and access and inclusion for people living with a disability.

The plan includes the changes recommended through the public exhibition consultation process. The Plan will better position Council with respect to meeting the challenges posed by changes to Federal and State policy, legislation and funding. This is consistent with Council's strategic objectives to provide services and programs, physical and social infrastructure to meet the needs of a diverse and growing segment of the Shire's population.

Recommendation:

That Council adopts the Age Well, Live Well and Disability Access and Inclusion 2019-2022 plan inclusive of the following changes:

a) Enhance digital literacy for older people by including the Commonwealth funded "Be Connected IT" program for older people;

b) Expand on the Age Friendly projects that were identified during the consultation process and include:
- **Development of Positive Ageing Facebook page;**
- **Bungaree newsletter and local directory;**
- **Be Connected IT program**;
- **Bungaree outreach Healthy Eating Active Living (HEAL) project**;
- **Moorabool Shire Council Community directory;**
- **Bungaree noticeboard;**
- **Ballan community newsletter**

c) Include a strategy that explores the viability of an older person's exercise park in Ballan based on the Victoria University model;

d) Progress the development of Social Housing strategies consistent with the Council's Housing strategy including development of a Social Housing Policy.

Report Authorisation

Authorised by:
Name: Danny Colgan
Title: General Manager Social and Organisational Development
Date: Wednesday 13 February 2019

Attachment - Item 11.3.1

MOORABOOL
SHIRE COUNCIL

Age Well Live Well and Access and Inclusion plan 2019-2022

MOORABOOL SHIRE'S AGE FRIENDLY AMBASSADORS

EXECUTIVE SUMMARY

The *Age Well Live Well Strategy and Disability Access and Inclusion Plan (Phase 2) 2019-2022 – Integrated Action Plan,* sets out Council's plan for the provision of services, programs and infrastructure to meet the needs of a diverse and changing population, and to create an age-friendly municipality. It builds on the initial Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021, by adding new actions, responsibilities and timelines, and incorporates the World Health Organisation's eight Domains for an Age-Friendly Community.

The eight goals of the *Age Well Live Well Strategy and Disability Access and Inclusion Plan (Phase 2) 2019-2022 – Integrated Action Plan*, are:

- To create a municipality where all residents feel respected, included and valued by the community;
- To improve access to information that promotes healthy active ageing, access and inclusion;
- To provide access to health and community support services and programs that enable healthy active ageing, access, and inclusion;
- To improve access to resources that support community wellbeing with a focus on housing;
- To improve access to resources that support community wellbeing with a focus on transport;
- To improve access to resources that support community wellbeing with a focus on civic participation and employment;
- To maximise opportunities for people of all backgrounds and abilities to fully participate in community life;
- To ensure that the built and natural environments are accessible and support healthy active ageing.

The Plan outlines how each goal will be achieved with detailed actions, responsibilities and timelines, and includes outcomes and indicators to assist Council measure progress and success.

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2.2 Council's Role 5

2.3 Changing Environment 5

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3.2 Communication and Information 9

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DRAFT

1. Introduction

This document sets out Moorabool's *Age Well Live Well Strategy and Disability Access and Inclusion Plan (Phase 2) 2019-2022 – Integrated Action Plan.* The Phase 2 Integrated Action Plan provides an integrated approach by Moorabool Shire Council in planning for the provision of services, programs and infrastructure to meet the needs of a diverse and changing population over the coming decades and create an age-friendly municipality. The World Health Organisation (WHO) identifies the following benefits of this approach:

- Individual benefit - A sense of connectedness, financial independence, and improved health and well-being.
- Economic benefit - Contributions to the workforce, through caring and volunteering and reduced reliance on health services.
- Community benefit - Older people's participation contributing to increased social capital, and stronger and safer communities.[1]

A mid-point review of Moorabool's progress implementing its *Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021* was undertaken in 2018. The review involved:

- An assessment of progress against each of the actions set out in the Plan (as the majority of actions were due for completion in 2018);
- Analysis of a number of new policies and frameworks, including the Commonwealth Government's Aged Care Diversity Framework (Dec 2017), the WHO's Age-friendly Cities Framework and the *Aged Friendly Cities and Communities Kit* produced by COTA Vic and the Municipal Association of Victoria;
- Consideration of the findings of the *Service Review and Planning Report: Provision of Aged and Disability Services* conducted in December 2017;
- A demographic analysis for the Moorabool population, including projections of the ageing population;
- Reflection on the reforms to aged care, including the introduction of My Aged Care, the establishment of the Commonwealth Home Support Program, the Rural Access Worker-Building Inclusive Communities Project and Younger Persons HACC, and changes in the disability sector, in particular the rollout of NDIS in Moorabool in 2017;
- Two workshops with staff from across Council Departments, which focused on identifying and prioritising practical future actions;
- Consultations with community members facilitated by the Age Friendly Ambassadors, to confirm priority actions.

As a result of the mid-point review, it was decided to:

- Update the *Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021* to reflect the new frameworks and to include practical actions that would be implemented from 2019 onwards;
- Develop an integrated plan that addresses the priorities for the older population, people with a disability and priority 'diverse' population groups, including Aboriginal and Torres Strait Islander peoples, people from culturally and linguistically diverse backgrounds, people who are homeless or at risk of homelessness, people living with a mental illness, people in rural and remote areas, and people who identify as LGBTIQ++;
- Align the actions in the Plan to the eight domains in the WHO's Age-friendly Cities Framework - Respect and Social Inclusion; Communication and Information; Health and Community Support; Housing; Transport; Employment; Social Participation; Outdoor Spaces and Buildings;
- Establish a monitoring process for the Phase 2 Plan to ensure that the actions are implemented in a timely and effective manner.

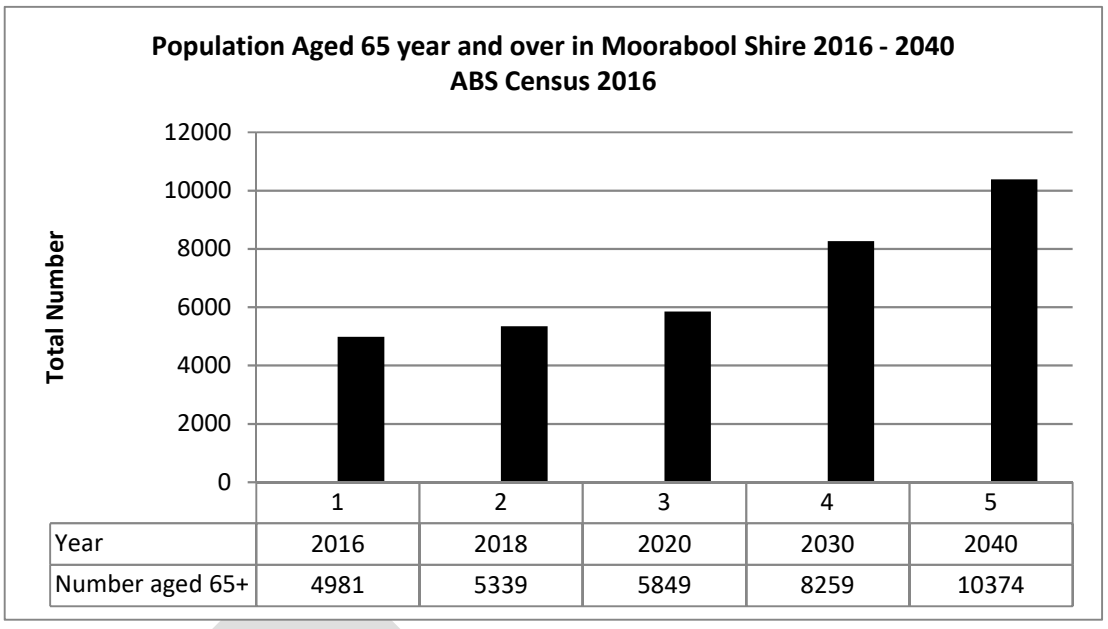
This Plan builds on the work of the previous plan by setting out new actions designed to meet the needs of a diverse and changing population over the coming decades and create an age-friendly Moorabool.

[1] MAV Vic and COTA. *Age-Friendly Cities and Communities: Information Kit for Local Government Councillors and Senior Management*. Page 10.

2. Context

2.1 Demographics

Moorabool Shire is the fast growing semi-rural municipality nestled between Melbourne, Geelong and Ballarat. It offers residents picturesque and friendly surrounds with the vibrancy of an active growing community. Moorabool Shire spans more than 2,110 kilometres and is made up of 64 localities, hamlets and towns. Moorabool reflects the national trend with 15.6 per cent of the population aged over 65 years in 2016. Significantly, there will be almost a 17% increase in the population aged 65+ living in Moorabool by 2020, and then this cohort is projected to grow by 65% by 2030 and 108% by 2040. People over 65 years old are becoming a larger proportion of the total population. 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 more than four-fold by 2050.



The population in Moorabool is relatively homogeneous with 80.6% of residents born in Australia (compared to 64.9% across Victoria) and 88.5% having English as a first language (compared to 67.9% in Victoria). Data also shows that the municipality has 5.5% of residents with a severe or profound disability, a relatively high percentage of residents aged 65+ living alone, and 368 residents of Aboriginal and Torres Strait Islander descent.

2.2 Council's Role

Council has a range of roles and functions with respect to supporting healthy active ageing and access, and inclusion for people with a disability and other priority groups. These include the following:

Council is a **provider of services**, in particular the Commonwealth Home Support Program (CHSP) and Younger Persons Home and Community Care (YP-HACC) for frail aged and younger 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.

2.3 Changing Environment

The aged care, disability and health sectors are experiencing unprecedented reform. While much of the architecture for reforms has been put in place (My Aged Care, Increasing Choices and the NDIS) the Commonwealth government has, and continues to, make significant changes in response to funding pressures, exponential growth in demand, market failure and implementation issues.

The Commonwealth Government is currently examining further reforms in aged care, including changes to the service delivery models for in-home care post 2020 (Future Care at Home Reforms). The government has indicated that it believes that it has support to continue reform and any future changes will be informed by its underpinning principles for care at home - consumer driven, market based and nationally consistent. While the Municipal Association of Victoria (MAV) has been advised that no firm decisions have been made as yet and local governments and the MAV will have an opportunity to influence design and service models, we know that further change is coming.

The aged care systems is also facing significant demand pressures with over 100,000 people waiting for a home care package, with an average wait time of over 12 months.

The Commonwealth is also considering further changes to the NDIS, particularly in relation to market failure issues related to the unit prices, complications with the inclusion of people with a mental illness, and under-representation of people with complex needs i.e. Culturally and Linguistically Diverse Communities (CALD), Aboriginal and Torres Strait Islander (ASTI), etc. At a planning session at Moorabool, Council staff were told by a resident of her personal experience of market failure, where her partner had a NDIS package but they could not find service providers to deliver the care set out in the plan.

The National Disability Insurance Agency (NDIA) is currently implementing changes arising from the recommendations of an Independent Pricing Review (February 2018). Changes being considered by the NDIA relevant to Moorabool include enabling service providers to charge up to 45 minutes of travel time in rural area and allowing cancellation fees to be charged in certain circumstances.

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3. The Moorabool Shire Age Well Live Well Strategy and Disability Access and Inclusion Plan (Phase 2) 2019-2022

Moorabool's Phase 2 Age Well Live Well Strategy and Disability Access and Inclusion Plan is set out below. The Plan expands the initial plan by including new actions, responsibilities and timelines. The plan is also based on the World Health Organisation's Domains for an Age-Friendly Community, which suggests that an age-friendly community promotes:

- a human rights based approach
- an integrated approach to ageing from government and community
- a civil society where people of all ages and all abilities are included and respected
- the social and economic contributions and value that older people make to families and communities
- independence, well-being and quality of life for all people as they age.

The key drivers behind this momentum include:

- population ageing – people are living longer and the proportion of older people in the population is growing
- changing aspirations – older people, regardless of age or ability, want to participate and be included in society, have purpose and stay active in their later years
- an improved understanding of the barriers that inhibit active and healthy ageing and how these barriers can be removed
- increased evidence of individual and community benefits from an active and healthy older population
- the need to reduce the demand on health, care and support services that is anticipated with population ageing
- the need to refocus and reinvest in how older people are supported to live out their lives.

Age-friendly brings together:

- a new and better understanding of ageing and the social and built environments (Council's area of influence) that enable individuals and community to age well
- a greater focus on the ageing population from all levels of government and across government departments
- a whole of population/community response to supporting people as they age
- a wealth of knowledge generated internationally on how cities and communities can be friendly for all ages. [2]

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[2] MAV and COTA. *Age-Friendly Cities and Communities: Information Kit for Local Government Councillors and Senior Management.*

3.1 Respect and Social Inclusion

Goal: To create a municipality where all residents feel respected, included and valued by the community					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
Community members regardless of age, disability and diversity are respected and socially included.	To build cultural awareness and an understanding of diversity across Council staff.	To provide cultural awareness and diversity training to Council staff to gain an understanding of priority groups in the Moorabool Shire area and develop fact sheets for: • People with dementia, their families and carers • Peoples of Aboriginal and Torres Strait Islander descent • People from Culturally and Linguistically Diverse backgrounds • People experiencing financial disadvantage (including people who are homeless or at risk of homelessness) • People living in rural and remote areas • People with mental health issues • People who identify as LGBTIQ++ • People with disabilities	Active Ageing and Community Access Team Community and Recreational Development Team	Improving Councils understanding of the diversity of our community and using this knowledge to inform the work of Council staff. Increase in number of people from diverse groups accessing services, feeling connected and participating in civic activities and community life.	June 2019
	To increase awareness of Elder Abuse in the community and strengthen response pathways.	The Manager Active Ageing and Community Access is an active partner on the Central Highlands Elder Abuse Prevention Network. Assist Community Support Workers to identify and report suspected cases of Elder Abuse Information about local pathways for when Elder Abuse is suspected/confirmed is available to staff and community.	Active Ageing & Community Access Team Central Highlands Elder Abuse Prevention network Active Ageing & Community Access Team	Moorabool Shire Council is represented at and actively participates in the Central Highlands Elder Abuse Prevention Network. Local pathways are developed, documented and communicated. Evidence of supported pathways for when staff report suspected abuse	December 2019
	To increase the digital literacy of older people	Organise inter-generational digital literacy classes through the Be Connected program where younger people teach older people how to maximise their digital experience. Explore ways that younger people can get credit for voluntary work as part of the school curriculum.	Youth Services Team, Library Team and Active Ageing & Community Access Team.	Number of young and older people participating in activities that improve digital literacy. Older people benefit through increased digital literacy.	December 2019
	To ensure that events are organised so that they are accessible to all people in the community, including people with disability.	Develop Accessible Events Guidelines and checklists to inform Council event planning, organisation and delivery. Promote the Accessible Events Guidelines and checklists to Council staff and on the Council website.	Council's Rural Access Worker to lead	All Council run events are planned, organised and run in accordance with the	April 2019

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Goal: To create a municipality where all residents feel respected, included and valued by the community					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
		Monitor events to ensure all events are planned, organised and delivered in accordance with the Accessible Events Guidelines and checklists.		Accessible Events Guidelines.	
	To ensure the Council's website is accessible for people with hearing and vision impairment, and health literacy issues.	Implement Read Speaker Technology on the Council's website to ensure the site is accessible for people with vision impairment issues. Undertake a process of review by applying a health literacy lens to information on the Council's website. Ensure the Hearing Loop is available and operational at the Ballan and Darley sites.	Communications Service Unit	Accessible information is available to people who are deaf and/or visually impaired and information is accessible to people of all literacy levels.	June 2019
	To create a communication portal for older people.	Implement a Communication Portal for older residents, which include a quarterly newsletter, Facebook and website information. Work with older people in the community to create a Facebook Page for residents.	Active Ageing & Community Access Service Unit	Number of website hits to the older persons website pages. Number of followers for the Older persons Facebook page.	January 2019
	To promote accessible dining and mobility options in the Shire	Develop a new version of the dining guide and promote its availability widely to community. Review and update the mobility maps and promote access to the mobility maps via the Council website and Facebook page, and via mail outs.	Council's Rural Access Worker	Increased community awareness of accessible dining and mobility options	March 2019
	To promote the economic benefits of being an accessible business and encourage local businesses to improve their accessibility	Develop an Open for Business Booklet. Investigate opportunities and ways of providing advice and assistance to improve the accessibility of local businesses Promote to business the economic benefits of being accessible. Develop information for businesses to assist them to improve their accessibility including access/universal design principles. Make information about accessible businesses available on the Council's website.	Economic Development Unit and Rural Access Worker.	Open for Business Booklet developed and distributed. Increase in the number of businesses in the Shire promoting themselves as accessible Information for businesses is available on the Councils website	June 2019
	Promoting inclusion and respect equality for everyone by Council exploring Rainbow tick accreditation.	Council to investigate becoming a Rainbow tick accredited organization and promoting and encouraging sign up by other organisations.	Council's Public Health & Wellbeing Plan.	Council becomes a Rainbow tick accredited organisation	June 2020
	Adopt a cultural diversity position statement.	Council develop a position statement around cultural diversity.	Council's Public Health & Wellbeing Plan.	Position statement developed and adopted	June 2019
	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 and inclusive	Council's Public Health & Wellbeing Plan	Tool utilisation and Community feedback	June 2019

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3.2 Communication and Information

Goal: To improve access to information that promotes healthy active ageing, access and inclusion					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
The community is better informed and is able to access information in a variety of forms.	To provide a range of communication mediums that promote healthy active ageing, community connections, and civic engagement, which are accessible to the whole community and easy to understand. To know our community and understand the diversity of our residents and use this knowledge to inform leadership, planning, service provision, asset management, and community capacity building.	Produce hardcopy Community Service Directory	Community Recreation and Development Team	Community Service Directory available in hard copy	June 2019
		Collate Health and Wellbeing Profile Data to develop a central repository of information that all staff can access to inform planning and decision-making. Develop an information booklet or Fact Sheets that highlight the demographics of our community, including ageing, diversity and disability, that Council staff can use to inform their work.	Active Ageing & Community Access Team	An up-to-date Central Repository of demographic and social data is available to Council staff to support planning and decision-making.	June 2019
		Produce Council documents in Plain English and in alternative formats as required, e.g. large print, audio, community languages.	Whole of organisation	Number of documents produced in alternative formats Council website has large print functionality Moorabool Matters option for vision impaired-audio or accessible PDF online. Information about services is available in the main community languages	Dec 2019
		Review all communications to older people, people with a disability and diverse communities, including the Client Handbook, website pages, brochures, newsletter and letters. Develop video clips to promote our services.	Communications consultant	Accessible Client Handbook meets accessibility standards Website meets accessibility standards	June 2019

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Goal: To improve access to information that promotes healthy active ageing, access and inclusion					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
				Number of hits for video clips	
		Promote Council and community information through local newspapers (Moorabool News) and social media (Facebook and Twitter)	Whole of organisation	Regular articles in Moorabool News Creation of Facebook page	Ongoing
		All Council projects and activities incorporate accessibility principles and guidelines e.g. Community grants, project briefing, council briefings, events, etc.	Council's Rural Access Worker and Access and Inclusion Champions	Accessibility Guidelines developed and used Project Management Checklist includes consideration of accessibility principles	June 2020
		Promote the Deaf Card to assist with communication and request an Auslan interpreter.	Council's Rural Access Worker	Deaf card sent to deaf community members. Customer service and other Council services informed about the Deaf Card and how to access Auslan interpreter.	June 2019

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3.3 Health and Community Support

Goal: To provide access to health and community support services and programs that enable healthy active ageing and access and inclusion.

Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
A broad range of services and programs are available that meet the needs of older people and people with a disability.	To ensure Moorabool's Social Support and Senior Citizens programs promote social inclusion, are value for money and are delivered in accordance with the funding bodies requirements	Undertake a review of the Social Support Programs to ensure the program: • meets the changing needs of older people, • offers value for money, • reflects reablement and wellness principles, and • adheres to the standards set out in the Commonwealth Home Support Program Guidelines	Active Ageing & Community Access Team	Review completed and recommendations implemented.	June 2019
		Undertake a review of four Moorabool Senior Citizen programs to ensure the program meets the changing needs of older people and offers value for money	Active Ageing & Community Access Team	Plan for improvement identified for the four Senior Citizen centres.	December 2019
	To promote opportunities for older people, people with a disability and diversity target groups to access exercise programs, wellness activities and other healthy lifestyle opportunities	Create a Directory of Moorabool Exercise Groups for older people, people with disabilities and target populations	Active Ageing & Community Access Team	Directory of exercise groups developed and promoted throughout the Shire and on Councils website.	June 2019
		Strengthen the links between aged and health service, including partnering with local health services to undertake diversity, reablement and wellness planning	Ballan District Health and Care and Djerriwarrh Health Services	Integrated Diversity and Reablement Plans	June 2019
		Work with community services to establish a new community grant category to support activities related to Positive Ageing.	Community and Recreational Development Team	Evidence of Positive Ageing Category in the community grants for 2019.	June 2019
		Explore the option of Access and Inclusion champion model across Council.	All Council service units	Evidence of Active Access and Inclusion champions from each unit.	Dec 2019
	To build awareness of the importance of sexual health for older people	Increase awareness of service providers in relation to sexual health of older people.	Council's Public Health & Wellbeing Plan	Work with General Practitioner's to increase awareness of sexual health in older people	June 2019
	Improve food security and access to healthy foods in areas of disadvantage within Moorabool	Promotion of Active Ageing and Community Access bus service to food outlets.	Council's Public Health & Wellbeing Plan	Number of clients accessing the bus service.	June 2020.

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3.4 Housing

Goal: To improve access to resources that support community wellbeing with a focus on housing					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
Improve access to housing that is affordable, well designed and close to services and facilities.	To ensure people who are risk of homelessness have referral options	Develop a local directory of information about housing options and promote Housing for the Aged Action group pathways. https://www.oldertenants.org.au/	Active Ageing & Community Access Team	Local directory developed and promoted on website.	June 2020
		To engage with Council Planning unit to progress the Social Housing strategies of the Moorabool Shire Housing strategy and develop a Social Housing Policy.	Active Ageing & Community Access Team	Evidence of increase in Social Housing opportunities and Social Housing policy developed.	June 2020
	To support access for older people to basic home modifications to maintain or increase their independence through the Commonwealth Home Support Program (CHSP).	Continue to promote the Commonwealth Home Support Program funded home modifications program so people can continue to live independently in their homes.	Active Ageing & Community Access Team	Meet Home Modification targets as per funding guidelines.	December 2019

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3.5 Transport

Goal: To improve access to resources that support community wellbeing with a focus on transport					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
Improve access to public and community transport	To increase accessibility around Moorabool by improving transport services	Explore opportunities to expand and improve community transport services. Partner with Djerriwarrh Health Services to promote the Volunteer Transport Service.	Active Ageing & Community Access Team	Increased patronage on community transport services	June 2019
		Promote the "Getting around Moorabool" Transport options page on the website through newsletters, Facebook and newspaper.	Community and Recreation Development Team	Number of hits on website	June 2019
		Update mobility maps for major townships in the Shire.	Council's Rural Access Worker	Improved access to information regarding public transport and services.	June 2019

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3.6 Employment

Goal: To improve access to resources that support community wellbeing with a focus on civic participation and employment.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
Improve access to resources that support community wellbeing with a focus on civic participation and employment.	To improve access to employment and education opportunities for older people, people with a disability and diversity groups	Provide opportunities for inclusion and participation in work for siblings of people living with disabilities through links to Aged Care training providers and the provision of student placement at Council and potential pathways to employment. Establish a program of aged care workplace coaching/buddies/mentors, which can be offered by the Active Ageing & Community Access Unit.	Active Ageing & Community Access unit; Council's Rural Access Worker; and Bacchus Marsh College - The Laurels	Number of people with a disability and older people employed as a result of the pathways program. Number of coaches, buddies and mentors recruited	Dec 2019
	To increase opportunities for community to engage with Council around positive ageing, access and inclusion	Launch an Expression of Interest process to recruit community members to form a Positive Ageing Advisory Group. Establish and support the Moorabool Positive Ageing, Access and Inclusion Reference Group.	Active Ageing & Community Access unit	Advisory group that oversees the implementation of the Active Ageing and Community Access Team plan, Seniors week and other activities	March 2019
	To build the capacity of community groups to become incorporated community associations	Facilitate community forums and capacity building activities to assist community members to understand the roles and benefits of incorporated community associations targeting Senior Citizen centres.	Community and Recreational Development Unit.	Number of community groups that participate in the 'incorporated community	June 2020

Goal: To improve access to resources that support community wellbeing with a focus on civic participation and employment.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
				member' group forums.	

3.7 Social Participation

Goal: To maximise opportunities for people of all backgrounds and abilities to fully participate in community life.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
The community is active, engaged and involved in all aspects of community life.	To assist community groups to become accredited through the Welcoming Communities Project	Network and share information with Councils' who have received Strengthening Seniors Inclusion funding Allocate funding to adopt the Welcoming Communities Program Train Volunteers to become community connectors to connect socially isolated people to community groups.	Active Aging & Community Access Team	4 groups per year to become Welcoming Communities Program.	12 community groups by June 2020.
	To implement the Marveloo project	Engage a contractor to build the Marveloo Establish a Marveloo Working Group to support the implementation and launch of Marveloo Launch the Marveloo Ensure the Marveloo is present at events	Council's Rural Access Worker and Marveloo Working Group.	Marveloo is available, visible and used at events by people with severe disabilities.	June 2019
	To continue the successful delivery of the Imagination Magic program	Continue to support the Imagination Magical Respite Program (which is an award winning intergenerational program for people living with dementia interacting with young children).	Health and Wellbeing Team Community Support Workers	Magical Respite Program	2019-2022 bimonthly
	To advocate for significant changes to attitudes and practices which discriminate against people with a disability	Lead initiatives (or actively participate in initiatives of others) that promote the rights of people with disabilities, e.g. International Day of People with Disability.	Council's Rural Access Worker; Community and Recreational Development unit	Number of events held and levels of participation, e.g. quarterly community information forums	2019-2022
	To successfully implement the Age Friendly projects	Recruit Age Friendly Ambassadors. Conduct the community consultation to assist with identifying what makes Moorabool a great place to grow old in. Use the findings of the consultation to inform Age-ility projects, which will enhance the age friendliness of Moorabool. The Age-ility projects include: **Development of Positive Ageing Facebook page Bungaree newsletter and local directory** The purpose of the newsletter is to better inform the community regarding groups, services, events and what's on in the community and is currently in its infancy stages including the formation of a committee to develop the community newsletter. **Bungaree noticeboard**	Age Friendly Project Manager; Active Ageing & Community Access team; and Age Friendly Ambassadors	As per Age friendly evaluation framework	October 2019

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Goal: To maximise opportunities for people of all backgrounds and abilities to fully participate in community life.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
		The Bungaree community noticeboard requires rejuvenating and Council is currently in the process of developing an agreement with the general store owner to mount a weatherproof community notice board in a location that is visible and managed with contemporaneous information. **Ballan community newsletter** To inform the community about current information through a dedicated newsletter and directory, with community input. A community newsletter committee has formed which ensures contributions from local groups on a bi-monthly basis. **Be Connected IT program** The program was able to expand upon a voluntary service provided through our library service, to include and roll out the Be Connected program to other areas within Moorabool Shire. Response to the program to date has been positive. **Bungaree outreach healthy eating active living project** A partnership has been developed with the Ballan District Health and Care to implement an outreach Healthy Eating, Active Living (HEAL) program facilitated by a dietitian and exercise physiologist over a 6 month period in the Bungaree community. The program will be evaluated to determine the effectiveness and ongoing needs of the community. **Moorabool Shire Council Community directory** Age Friendly Ambassadors have been instrumental in identifying what content is required from an older person's point of view to form a community directory. The Age Friendly Ambassadors are in the process of collating the content.			

3.8 Places and Spaces

Goal: To ensure that the built and natural environments are accessible and support healthy active ageing.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
The community is able to access a wide range of places and spaces in the Shire of Moorabool	To improve footpaths and extend the existing network to areas without footpaths to enable safe and active connectivity	Implement the recommendations of the Council's Hike and Bike Strategy and Bacchus Marsh Integrated Transport Strategy to improve safety and promote active connectivity for residents Implement works that extent the footpath network	Engineering Services	Accessible footpath network extended	December 2019
	To improve access to Council facilities, particularly for older people and people living with a disability.	Continue to incorporate universal design principles Undertake fit-for-purpose assessments of Council owned buildings with a focus on improving accessibility.	Engineering Services	Accessibility Improvements to Council buildings Increased understanding by	June 2019

Goal: To ensure that the built and natural environments are accessible and support healthy active ageing.					
Outcome: ***What we hope to achieve***	**Objective:** ***What is the broad target we are aiming for***	**Actions:** ***What we will do to achieve our outcome***	**Responsibility:** ***Who will be responsible***	**Indicative measures:** ***How we will measure progress***	**Timeline:** ***When will the action be completed***
		Advocate to local business the requirements of the provision of accessible venues using the Disability Services Commission's Access Information checklists		local businesses of the benefits of being accessible	
	To redevelop the Quamby space into a dementia enabling environment	Undertake an assessment and develop a report outlining recommendations for dementia friendly enhancing alterations to the Quamby space.	Active Ageing & Community Access Unit and Assets Unit	Quamby room is classified as Dementia Friendly space	June 2019
	To work with the University of the Third Age (U3A) to establish a co-location at the Darley site	Work to establish a U3A co-location agreement at the Darley site. Promotion of the U3A to the community	Active Ageing & Community Access Unit	U3A has an established presence at the Darley site and opportunities via the U3A are promoted to the community	June 2019
	To ensure all new building works are accessible to people with disabilities	Apply the Building Code of Australia, Australian Standards on Access (mandatory and recommended) and the Advisory Notes on Access to Premises prepared by the Human Rights and Equal Rights Commission when new work to buildings and facilities is undertaken. Build the abovementioned requirements in to appropriate specifications in tender documents.	Engineering Unit Planning Unit	Increased number of accessible buildings in Moorabool	June 2021
	To ensure playgrounds are accessible to children with disabilities	Develop a policy on playground access to include the construction of accessible and inclusive playgrounds	Engineering Unit; Planning Unit; Child, Youth and Family Services;	Increased number of accessible playgrounds in Moorabool	June 2019

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4. Appendix – Age Well Live Well Plan 2015-2018 Achievements

The mid-point review of Moorabool's progress implementing its Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2022 undertaken in 2018 found that many actions had been completed and others were well underway. The actions that have been completed are presented in the table below.

Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021		
Goal	**Actions**	**Outcomes**
Goal: To provide access to health and community support services and programs that enable healthy active ageing and access and inclusion.	Seek funding to provide Commonwealth Home Support Program services in transition from HACC funding model.	Transitioning of clients into under 65 and over 65's, implementation of the RAS assessment service and transition under 65 NDIS eligible clients to the NDIA.
	Implement the Lerdi Listeners program, which is a program for isolated older people and people with disabilities to utilise the Lerderderg Library.	Program participants recruited, and program commenced
	Produce a 'Missing Business' booklet	Collaborated with Horsham Rural City Council, Ballarat City Council and private provider to develop online "Open for Business" booklet still to be developed.
	Develop Council service plans that articulate service needs, demand, priorities	Strategic Plans have been developed for each service area, which informs the development of annual service plans. The Strategic Plans are: Recreation and Leisure Strategic Plan, Hike and Bike Strategy, Community Development Strategy, Volunteer Strategy, Municipal Early Years Plan, Age Well Live Well & Access and Inclusion Plan, Health and Wellbeing Plan and Youth Strategy Service Plans have been prepared for most service units and will be revised every August for the following 12 months An internal audit of Council's service review methodology has suggested improvements to the service-planning framework, which are currently being considered for adoption.
	Partner with health and wellbeing providers to provide services and advocate for increased resources to address funding gaps	Moorabool Active Ageing & Community Access Team are active participants in the PCP; service provider alliance group and Grampians alliance managers and service provider groups
	Advocate for improvements to existing services for the following groups: • children (5-12 years) with a disability • children (0-6) with additional needs • grandparents caring for their grandchildren, especially full time carers	As part of the Victorian Government funding of the Supported Playgroups and Parents Initiative, playgroups and other supports are provided to grandparents caring for their grandchildren. In 2018, an advocacy and partnership plan will be prepared. The Council Plan 2017-2021 identifies an action item within the strategic objective of 'Improving Social Outcomes' under 'Health & Wellbeing' to 'prepare and implement an advocacy and partnership plan to attract investment in government and non-government services in the municipality (2017-2021)'. Key priority areas for advocacy are: • Family Violence – Support Services & Men's Behaviour Changes programs • Affordable housing • Integrated transport • Health services • Drug and Alcohol Services • Mental health services • Employment and economic development • Provision of education facilities and improvements in Year 12 or equivalent completion rates • Managing urban consolidation • Climate change and environmental sustainability
	Support local health services to promote bowel screening services in the Shire	Bowel screening poster displayed in public toilets throughout the Shire, in partnership with DJHS - 2016
	Establish a cross-agency working group to undertake an audit of services across all age cohorts and map the potential for integration of services.	Completed 2015 - Audit of services completed. The group focused on 5 priority areas, Drugs and Alcohol, Family Support, Family Violence, Mental Health and Obesity as a disease. A spreadsheet of the service available in the 5 key areas was created which listed information on the different service providers including: contact information, services available, availability, eligibility and cost.

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Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021		
Goal	**Actions**	**Outcomes**
		Workshop completed with key stakeholders to identify gaps and advocacy opportunities. Information gathered from the workshop was used to identify gaps and determine areas for advocacy. This has been completed as part of the implementation of the previous Health and Wellbeing Plan. Check with Nichole Knight Final report completed
Goal: To improve access to resources that support community wellbeing, including housing, transport, education and employment.	Develop a promotion campaign for media, Moorabool Matters.	A draft Plan has been developed
	Produce mobility maps for major townships in the Shire.	Mobility Maps redeveloped and produced in 2017, which incorporated location of Recharge Program PowerPoints.
Goal: To maximise opportunities for people of all backgrounds and abilities to fully participate in community life.	Develop a Volunteer strategy that recognises, encourages and supports volunteering in the community.	Volunteer Strategy and Policy development completed October 2015. Volunteer opportunities advertised when available Volunteer profiles in progress Volunteer week celebration completed 2017 Volunteer induction sessions organised for all Council Volunteers. First session attended by 35 people. Volunteer Inductions organised for 2016 at Ballan, Bacchus Marsh and online Volunteer thankyou afternoon tea during Volunteer Week.
	Lead initiatives that promote the rights of people with disabilities, e.g. International Day of People with Disability.	Screening of "Defiant Lives" at Lerderderg Library on December 9 for International Day for People living with a Disability
	Use Community Leadership Program to engage with local community leaders on the importance of access and inclusion	Funding successful, Community Leadership program Coordinator appointed, Project completed 2016
	Further, promote walking, cycling and running groups operating in the Shire.	Completed – advertisements in local newspapers and Moorabool Matters
	Develop a Social Outings Guide for Moorabool Shire.	Accessible Dining Guide produced in 2014.
	Promote existing physical activity programs in the community i.e. community sporting clubs	Recreation and Leisure Strategy adopted by the Council 2015. Opportunities through clubs promoted when required.

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11.3.2 Instrument of Appointment and Authorisation of Council Officers under Section 147(4) of the Planning and Environment Act 1987

Introduction

Author: Michelle Morrow
General Manager: Danny Colgan

Under section 147(4) of the *Planning and Environment Act 1987* (the Act), Council must appoint authorised officers for the purposes and regulations made under the Act.

Background

Section 232 of the *Local Government Act 1989* authorises the relevant officers generally to institute proceedings for offences against the Acts and Regulations described within the proposed instrument of appointment and authorisation.

Proposal

In order to comply with the *Planning and Environment Act 1987* and the *Local Government Act 1989*, an Instrument of Appointment and Authorisation is now presented to the Council, as **Attachment 11.3.2**, requesting that the officers named in that Instrument be hereby appointed for the purposes of section 147(4) of the *Planning and Environment Act 1987* and the regulations made under that Act and section 232 of the *Local Government Act 1989* for the purpose generally to institute proceedings for offences against the Acts and regulations described in the instrument.

The change to this Instrument reflects the commencement of staff within the Planning and Environmental Health service units as follows:

Commencement of Jacobus Hulst Environmental Health Officer

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 1: Providing good governance and leadership

Context 1C: Our business and systems

The preparation of this Instrument of Appointment and Authorisation of Council Officers under section 147(4) of the *Planning and Environment Act 1987* is consistent with the 2017 - 2021 Council Plan.

Financial Implications

No financial implications to Council.

Risk & Occupational Health & Safety Issues

No Risk and Occupational Health and Safety issues apply to Council unless the relevant Council officers do not receive the appropriate instrument of appointment and authorisation from Council.

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

Conclusion

Council is obliged to comply with section 147(4) of the *Planning and Environment Act 1987* therefore the attached Instrument of Appointment and Authorisation is required to be approved under the Seal of Council.

Recommendation:

That Council approves, under the common seal of Council, the attached Instrument of Appointment and Authorisation of Council officers under section 147(4) of the *Planning and Environment Act 1987*.

Report Authorisation

Authorised by:
Name: Danny Colgan
Title: General Manager Social and Organisational Development
Date: Friday 8 February 2019

Attachment - Item 11.3.2

Moorabool Shire Council

Instrument of Appointment and Authorisation

(*Planning and Environment Act 1987* only)

March 2019

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

In this instrument, the member of Council staff holding, or performing the duties of, the office or position hereunder are appropriate officers appointed or authorised in respect of the relevant legislation:

Officer	**Position**	**Position Abbreviation**
Allan Leslie May	Environmental Health Technical Officer	[EHTO]
Ana Mitrov	Strategic Planner	[STP]
Andy Gaze	Coordinator Community Health and Safety	[CCHS]
Bronwyn Southee	Coordinator Statutory Planning.	[CSP]
Debbie Anne Frappa	Statutory Planning Enforcement Officer	[SPEO]
Faye Laskaris	Senior Environmental Health Officer	[SEHO]
Glenn Burns	Senior Community Safety Officer	[SCSO]
Jacobus Hulst	Environmental Health Officer	[EHO]
Julie Menzies	Senior Environmental Health Officer	[SEHO]
Justin Horne	Coordinator Environmental Planning	[CEP]
Liam Prescott	Strategic Planner	[STP]
Mark Lovell	Senior Statutory Planner	[SSP]
Robert Fillisch	Manager Statutory Planning & Community Safety	[MSPCS]
Rod Davison	Senior Strategic Planning Officer	[SSTPO]
Samuel Duff	Statutory Planner	[SP]
Sara Douglas	Community Safety Officer	[CSO]
Sarah Kernohan	Coordinator Strategic Planning	[CSTP]
Satwinder Sandhu	General Manager Growth and Development	[GMGD]
Simon Glenister	Statutory Planning Enforcement Officer	[SPEO]
Thomas Tonkin	Statutory Planner	[SP]
Vanessa Osborn	Statutory Planning Project Officer	[SPPO]
Victoria Mack	Statutory Planner	[SP]

By this instrument of appointment and authorisation Moorabool Shire Council –

1. under section 147(4) of the *Planning and Environment Act 1987* – appoints the abovementioned officers to be authorised officers for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and

2. under section 232 of the *Local Government Act 1989* authorises the abovementioned officers generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument –

(a) comes into force immediately upon its execution; and

(b) remains in force until varied or revoked.

This instrument is authorised by a resolution of the Moorabool Shire Council on Wednesday 5 December 2018.

The **COMMON SEAL** of the
MOORABOOL SHIRE COUNCIL
was affixed this Wednesday 6 March 2019 in
the presence of –

……Mayor

11.4 INFRASTRUCTURE

11.4.1 Petition: Request to defer contract C24-2018/19 Main Street, Gordon – Streetscape Upgrade Works, Stage 1.

Introduction

Author: Ewen Nevett
General Manager: Phil Jeffrey

Council received a petition on 7 January 2019 containing 190 signatures requesting to defer the Main St, Gordon – Streetscape Upgrade Works Stage 1 project.

This report includes officers' assessment and recommendation in relation to the request.

Background

The 2017-2018 Capital Improvement Program included a streetscape masterplan development project for Main Street, Gordon stretching from Stanley Street to Old Western Hwy. The project included assessing the existing infrastructure within the Main street and determining ways to improve the functionality and aesthetic appeal for both pedestrians and vehicle movements.

Council facilitated a series of community engagement sessions to seek feedback on various issues within the town's CBD. These sessions were advertised through various mediums such as

- Moorabool News
- Letterbox drops to Main Street residents
- Project information flyers left at the Post Office & General Store
- Council Website

The initial engagement sessions were conducted on Tuesday, 21 November 2017 and Thursday, 23 November 2017 at the Gordon Public Hall from 4pm to 7pm. These two sessions included the community making comments on the initial conceptual plans developed and filling in a questionnaire on numerous items to inform our design going forward. Online surveys through Council's 'Have Your Say' portal were open for the community to provide input also.

Council officers collated all feedback and worked with specialist consultants to develop a concept design for Councillors consideration. Specific feedback on a range of topics such as tree species selection, footpath connectivity and major intersection treatments was taken on board and reflected in the revised concept plan. At the Special Meeting of Council on 20 December 2017, Council adopted the Concept Plans for Main Street, Gordon and authorised officers to proceed to the detailed design.

As part of Council's continued effort to engage the community, two further consultation sessions were held on Monday, 26 March 2018 and Wednesday, 28 March 2018 at the Gordon Public Hall from 4pm to 7pm. These sessions enabled the community to further assess and make comment on the functional design plans which included engineering and landscape details.

Council also received considerable interest from the newly formed Main Street 'Gordon Reference Group'. Council officers met with the group on Monday, 9 April 2018 at the Gordon Public Hall and further discussed the project to articulate the rationale behind particular aspects of the design. The meeting proved to be successful with collaborative ideas being incorporated into the design such as car parking improvements front the Gordon Public Hall, amenity area amendments and bus stop connectivity improvements.

Following the consultation process, Council officers continued with the design phase of the streetscape masterplan to a final detailed design. The masterplan was split into stages to allow for reasonable construction projects. Council officers considered the Russell St/Main St intersection area the highest priority to develop to enable the project to be considered for construction through the 2018-2019 budget process.

Future stages are yet to be finalised with further design work required to complete the documentation. Further engagement will need to be undertaken in line with Council's Community Engagement Framework to build on the consultation that has previously taken place in relation to the project.

Stage 1 of the Main Street, Gordon Streetscape Upgrade Works centred around the Russell St/ Main St area was included in the 2018-2019 draft budget for consideration. The process enables community members to view all proposed projects and make submissions. Following the budget process this project was adopted with no submissions against the project.

The Stage 1 construction works include;

- Drainage improvements
- Removal of 3 small trees and planting of 22 new ones.
- 3 new seats along with some low stone walls
- 2 new bins with surrounds to replace existing green bins on stands
- 2 new bike hoops
- New kerb alignment that replaces existing kerb and decreases amount of paved area
- Improved parking opportunities
- Improve and relocated bus stops
- New traffic island at Russell Street intersection
- Better pedestrian connectivity including a path to the primary school
- Paved and landscaped areas at front of public hall and post office

Following a public tender process, a contract for the works was approved at the Council meeting on 17 December 2018 with the works commencing in mid-February 2019.

Officers continue to provide updates and notification to community members through various publications. Project information sheets have been developed for the project and articles were placed in the Gordon, Mt Egerton & District News (local newsletter) in September and December 2018 advising of the upcoming works. A letter drop containing the project information sheet was also undertaken along Main Street in October 2018 along with copies being left at the Post Office and General Store counters and on the local notice board.

Council standard contract process includes visiting directly affected properties for construction works. A door knock was undertaken with Contractor representatives and Council staff in late January 2019 to discuss the project to which positive feedback was received from all affected.

The masterplan development recently received a lot of media attention, with residents concerned about removal of trees and wanting to ensure Gordon retains its small-town character. Council officers attended a meeting at the Gordon Hall set up by residents on Tuesday, 22 January 2019. Officers made a presentation which dispelled several rumours regarding the tree removal in future stages.

Proposal

Council officers will continue to work with the appointed contractor to deliver the remainder of the in-progress construction project.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 1: Providing Good Governance and Leadership

Context 1A: Out Assets and Infrastructure

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

Financial Implications

There are no financial implications associated with the either recommendations within this report.

Risk & Occupational Health & Safety Issues

There are no risk or occupational health and safety issues associated with the recommendation within this report.

Communications and Consultation Strategy

Extensive community consultation has been undertaken throughout the life of this project. All affected residents were notified prior to the construction works commencing. Regular reporting through the construction works have been and will continue to be communicated to all stakeholders through various mediums.

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

Conclusion

Significant community consultation and engagement through the development of the project has been undertaken. Streetscape projects are often difficult to implement with community members have differing opinions.

Officers are confident the community has been consulted appropriately and the Stage 1 Streetscape Upgrade Works will deliver a quality outcome for the town.

Council officers intend to continue to work with the appointed contractor to deliver the remainder of the in-progress construction project.

Recommendation:

That Council authorise officers to continue to work with the appointed contractor to deliver the Streetscape Upgrade Works.

Report Authorisation

Authorised by:
Name: Phil Jeffrey
Title: General Manager Infrastructure
Date: Thursday 14 February 2019

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 06 February 2019 – Ballan Depot
- Assembly of Councillors – Wednesday 06 February 2019 – C88 Ballan Strategic Directions
- Assembly of Councillors – Wednesday 06 February 2019 – Draft Library Strategy & Ballan Library Feasibility Study
- Assembly of Councillors – Wednesday 06 February 2019 – VicRoads Update and Eastern Link Road Project

Recommendation:

That Council receives the record of Assemblies of Councillors as follows:

- **Assembly of Councillors – Wednesday 06 February 2019 – Ballan Depot**
- **Assembly of Councillors – Wednesday 06 February 2019 – C88 Ballan Strategic Directions**
- **Assembly of Councillors – Wednesday 06 February 2019 – Draft Library Strategy & Ballan Library Feasibility Study**
- **Assembly of Councillors – Wednesday 06 February 2019 – VicRoads Update and Eastern Link Road Project**

Attachment - Item 12.1a

MOORABOOL
SHIRE COUNCIL

Assembly of Councillors

Date:	Wednesday 6 February, 2019
Venue:	Council Chambers, Ballan
Councillors:	Cr. Tatchell (Mayor) Cr. Bingham Cr. Dudzik Cr. Edwards Cr. Keogh Cr. Sullivan Cr. Toohey
Officers:	Derek Madden; Phil Jeffrey; Satwinder Sandhu; Danny Colgan
Apologies:	

1. Assembly opened at: 3.20

2. Disclosure of Conflict of Interests -

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:

Ballan Depot

Assembly closed at: 3:55

Signed:

Derek Madden
Chief Executive Officer

Date: 06.02.18

Attachment - Item 12.1b

MOORABOOL
SHIRE COUNCIL

Assembly of Councillors

Date:	Wednesday 6 February, 2019
Venue:	Council Chambers, Ballan
Councillors:	Cr. Tatchell (Mayor) Cr. Bingham Cr. Dudzik Cr. Edwards Cr. Keogh Cr. Sullivan Cr. Toohey
Officers:	Derek Madden; Phil Jeffrey; Satwinder Sandhu; Danny Colgan
Apologies:	Cr. Bingham, Cr Sullivan Cr. Edwards

1. Assembly opened at: 1.45

2. Disclosure of Conflict of Interests -

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:

C88 Ballan Strategic Directions

Assembly closed at: 2.35

Signed:

Derek Madden
Chief Executive Officer

Date: 06.02.18

Attachment - Item 12.1c

MOORABOOL
SHIRE COUNCIL

Assembly of Councillors

Date:	Wednesday 6 February, 2019
Venue:	Council Chambers, Ballan
Councillors:	Cr. Tatchell (Mayor) Cr. Bingham Cr. Dudzik Cr. Edwards Cr. Keogh Cr. Sullivan Cr. Toohey
Officers:	Derek Madden; Phil Jeffrey; Satwinder Sandhu; Danny Colgan
Apologies:	Cr. Edwards, Cr. Sullivan

1. Assembly opened at: 2.36

2. Disclosure of Conflict of Interests -

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 Library Strategy & Ballan Library Feasibility Study

Assembly closed at: 3.19

Signed:

Derek Madden
Chief Executive Officer

Date: 06.02.18

Attachment - Item 12.1d

MOORABOOL
SHIRE COUNCIL

Assembly of Councillors

Date:	Wednesday 6 February, 2019
Venue:	Council Chambers, Ballan
Councillors:	Cr. Tatchell (Mayor) Cr. Bingham Cr. Dudzik Cr. Edwards Cr. Keogh Cr. Sullivan Cr. Toohey
Officers:	Derek Madden; Phil Jeffrey; Satwinder Sandhu; Danny Colgan
Apologies:	Cr Tatchell

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1. Assembly opened at: 4.00pm

2. Disclosure of Conflict of Interests -

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:

VicRoads Update and Eastern Link Road Project

Assembly closed at: 5.18pm

Signed:

Derek Madden
Chief Executive Officer

Date: 06.02.18

12.2 Section 86 – Delegated Committees of Council – Reports

Section 86 Delegated Committees are established to assist Council with executing specific functions or duties. By instrument of delegation, Council may delegate to the committees such functions and powers of the Council that it deems appropriate, utilising provisions of the Local Government Act 1989. The Council cannot delegate certain powers as specifically indicated in Section 86(4) of the Act.

Section 86 Delegated Committees are required to report to Council at intervals determined by the Council.

Councillors as representatives of the following Section 86 – Delegated Committees of Council present the reports of the Committee Meetings for Council consideration.

Committee	Meeting Date	Council Representative	Attachment number
Blacksmith's Cottage & Forge Committee of Management	22 January 2019	Cr. Edwards	Item - 12.2a
Millbrook Community Centre Annual General Meeting	17 October 2018	Cr. Sullivan	Item - 12.2b
Gordon Public Hall Committee of Management General Meeting	5 December 2018		Item - 12.2c
Maddingley Park Committee of Management	27 November 2018		Item - 12.2d
Navigators Community Special Meeting	4 February 2019		Item - 12.2e

Recommendation:

That Council receives the reports of the following Section 86 - Delegated Committees of Council:

- **Blacksmith's Cottage & Forge Committee of Management Meeting, 22 January 2019**
- **Millbrook Community Centre Annual General Meeting, 17 October 2018**
- **Gordon Public Hall Committee of Management General Meeting, 5 December 2018**
- **Maddingley Park Committee of Management, 27 November 2018**
- **Navigators Community Special Meeting, 4 February 2019**

Attachment - Item 12.2a

Minutes

Committee of Management: **Bacchus Marsh Blacksmith's Cottage & Forge Special Committee**

Date of Meeting: **Tuesday, 22nd January 2019**

Meeting Opened: **7.32 p.m.**

Venue: **Jean Oomes Room, Lerderderg Library, 215 Main Street, Bacchus Marsh**

Minute taker:	Betty Charge
Apologies: **Absent:**	Margaret Simpson, Peter Richards, Heather Robson, Geoff Stancliffe. -
Attendees:	Allan Comrie, (Chair), David Edwards, Simon Fisher, Chris Stancliffe, Helen Whiteley, Lyn Egan, Ron Geurts, Betty Charge.

Confirmation of quorum yes √ no

Re: **Apologies**: B. Charge advised Meeting, message from Peter Richards was received registering an apology for Committee meetings until July 2019, unavailability due to business contract; he would however like to remain with the Committee in the interim.

Apologies Moved: S. Fisher; Seconded: H. Whiteley; Carried.

Item A **Business Arising**.

Discussion:	**Action Items:**		
1. Sanding Forge floor (i) –R. Geurts advised shall follow up – expected contractor will strip surface and re-sand. (ii) Lights for toilet block (refer Building Works report). 2. Consult w/A. Waugh – Shire Eco Dev. – M. Simpson advised via email, shall arrange for A. Waugh to visit Bookbarn and Cottage during Feb open hours. 3. Upgrade of lighting in Bookbarn – R. Geurts advised had changed settings to improve lighting.			

Item: B **Correspondence** – C. Stancliffe.

Discussion:		**Action items:**	**Resp**	**Due**
Inward Correspondence Dec 2018-Jan 2019				
Home Hardware statement	07.12.18*			
Bendigo Bank term deposit	07.12.18*			
Ron Geurts maintenance account	10.12.18*			
Telstra account	14.12.18*	* passed to S. Fisher.		
Bendigo Bank statement	28.12.18*			
Ron Geurts maintenance account	10.01.19*			
Telstra account	11.01.19*			
Museums Galleries Australia magazine	11.01.19			
Bacchus Marsh Pocket Books (invite to advertise)	14.01.19	Committee elected to decline.		
Outwards Correspondence				
Moorabool Shire Council Operational Grants	02.01.19			

DRAFT

C. Treasurer's Report - S. Fisher.

Bendigo Bank General Account –

Particulars	Reference	Debit	Credit	Balance
16 Nov 2018 Opening Balance				**$24,164.66**
01.12.18 Interest			11.09	**$24,175.75**
21.12.18 Takings			1,254.50	**$25,430.25**
01.01.19 Interest			11.37	**$25,430.25**
21.01.19 Takings January			528.55	**$25,970.17**
27.11.18 Cleaner	253	352.00		**$25,618.17**
27.11.18 Helen Whiteley (Bookbarn)	254	116.38		**$25,501.79**
27.11.18 Telstra	255	95.25		**$25,406.54**
27.11.18 Wilsons Hardware	256	18.90		**$25,387.64**
27.11.18 C. Stancliffe (Xmas decorations)	257	79.10		**$25,308.54**
10.12.18 Holy Trinity - printing	258	73.92		**$25,234.62**
10.12.18 R. Geurts – monthly maintenance	259	280.00		**$24,954.62**
10.12.18 A. Steinman – Front Porch	260	6,050.00		**$18,902.62**
10.12.18 H. Robson - stationery	261	21.00		**$18,883.62**
10.12.18 Telstra	262	94.94		**$18,788.68**
18.01.19 Telstra	263	95.10		**$18,693.58**
18.01.19 R. Geurts – monthly maintenance	264	200.00		**$18,493.58**
22.01.19 Closing Balance				***$18,493.58***
Bendigo Bank Term Deposit - 157553157				**Balance**
26.06.18 Balance held				**$20,940.56**
23.11.18 Interest			$221.68	**$21,162.24**

Outstanding Accounts:

Name:	Particulars:	Amount	Due
Allpress (i)	Woven bags	$932.49	

(i) With account being due for payment, S. Fisher asked for confirmation of the process for authorizing accounts.

(ii) Moorabool Shire Grant application was lodged. Statistics: $9,360 – 3102 hours of volunteer community work.

Treasurer's Report Moved: S. Fisher; Seconded: C. Stancliffe: Carried.

Item: D Other Reports.

Discussion:	Action items:	Resp	Due
Cottage – via email from M. Simpson (read by B. Charge). • Our thoughts are with Shirley Neylon as she recuperates from a series of major operations. Currently in rehab in Footscray. Shall send flowers once her next destination is known. • Next scheduled Cottage Open Day Sunday, 17 February, weather permitting. Roster will need to be rejigged, will be looking for volunteers for that day. • New cleaners seem to be operating well. 6 month review is due soon. Please let me know any comments you may have. • The plasterer to inspect chimney and eastern wall – please advise when? • Shall invite Andy Waugh (Moorabool Shire) to visit Cottage & Forge - date to suit him in February, perhaps. a Friday - he can see the Bookbarn working. Shall advise date. If you're interested in meeting him, please come along, he may have some useful ideas for us.	R. Geurts to follow up.		

DRAFT

Bookbarn H. Whiteley. • Hours of work – open times and when closed, approx.. 60 hours per week. • Have been many hot days in the Bookbarn. A new volunteer bought a new fan for use – to be checked. If the temp. reaches 38C, no visitors visit. This Friday, 41C forecast – the Bookbarn will be closed. • Necessity to swap rosters is working. • Donations – huge book numbers to be "re-housed" – many cookery books.			
Website –L. Egan. • Working well. • 2019 Calendar of Events loaded to site.			
C.H.H.A. Report.– C. Stancliffe • Last meeting was 4 November 2018, at Buninyong. • Next meeting will be at Clunes – details TBA.			
Building Works –R. Geurts. • Buildings OK – no maintenance needed. Toilet needs boards replaced. • Attended to weed poisoning. • Lights in toilet installed in November by contractor (@ $125). • Trimmed hedge. • Steve Crowe, Inverlochy, built up land, driveway cambered so water will flow to street, not to our site. Has removed trees at back of lot.			
Heritage Advisory Committee – in absence of M. Simpson, report read by B. Charge. • Last meeting of HAC for 2018, 12 December 2018. Quorum not present, formal meeting was not held; had discussion on a number of issues. Mayor Paul Tatchell and Cr. John Keogh were present. • Joe Morgan-Paylor, Chris Rodda and Andy Waugh, Moorabool Shire, were also present. Joe reported that heritage consultant group Context was still working through the West Moorabool Heritage Study 2A. Some inconsistencies needed to be referenced and updated. Mapping was to be reviewed early in 2019. The whole study may go to amendment process mid-2019. Then it must go through community consultation process again for approval. Process is slow but steady progress. • Discussion on heritage street signage proposed by Cr. Keogh. Andy Waugh, Co-ordinator Economic Development and Activation, spoke pointing out need for careful design and information selection for signs. • Discussion moved to development of a Heritage Trail. Suggested Bacchus Marsh Heritage Trail be developed as a trial potentially leading to a Trail for the whole Shire. Possibility of having quick reference codes as heritage sites to be accessed via Heritage App was raised. Alan Morton, who has expressed interest in developing a Heritage Trail for Bacchus Marsh, to be invited to next HAC meeting. • Andy Waugh suggested Cottage & Forge might be interested in developing a brochure with his team, financed by his department. Shall invite Andy to visit Cottage & Forge in New Year so he has a better idea of the potential of our site. He also offered to send a member of his team to talk to this Committee about what his department can do for us. • The meeting was followed by a break-up at Royal Hotel.			
MOTION That Andy Waugh or representative (M'bool Shire) be invited to attend Committee Meeting. Moved: S. Fisher; Seconded: L. Egan; Carried.			

DRAFT

Item E: General Business			
• H. Whiteley – had received a request to sell raffle tickets. L. Egan noted the policy that with Bacchus Marsh history being paramount to our site, selling of raffle tickets is not in the Charter.	.		
MOTION That we do not sell raffle tickets, nor allow groups, community or otherwise, to sell raffle tickets within our site, as it is outside the scope of our Charter. Moved: L. Egan; Seconded: H. Whiteley; Moved.			
• H. Whiteley – Noted the Hospital Op Shop Volunteers have parking exemptions. Can we have 3 exemption parking tickets for Bookbarn and Cottage. Tickets to be retained in Bookbarn and used by Volunteers as necessary then returned to storage. • H. Whiteley – Nat. Trust Heritage Festival – theme "Connecting people, places and the past" – we have audio interviews available to assist in display. • D. Edwards – What is the policy for donating artefacts? Have my grandfather's old tools made in the Forge. R. Geurts mentioned the Assets Register records donations with photos – C. Stancliffe confirmed register is used. If previous owner not available, what happens? D. Edwards to have tools available for inspection. • S. Fisher – electrical check-tags? H. Whiteley noted Bookbarn hasn't been checked for 2 years. • S. Fisher – garden design update? C. Stancliffe advised matter still in process but not started. M. Simpson is unavailable for Sub-Committee. L. Egan proposed R. Geurts be part of Sub-Committee. • S. Fisher – wall crack update? R. Geurts advised plasterer to do Cottage work may have answer. Walls were sealed in '70s.	Moved: H. Whiteley; Seconded: S. Fisher; Carried. Committee considered Policy to be updated, submitted at Feb'18 meeting. To be followed up. R. Geurts agreed.		

Next Date:	**Tuesday, 26th February 2019.**
Time:	**7.30 pm.**
Venue:	**Jean Oomes Room, Lerderderg Library.**
Meeting closed at:	**8.20 pm.**
Forward Meeting Dates:	**Tuesday, 26 March 2019.**

DRAFT

Attachment - Item 12.2b

Millbrook Community Centre
Annual General Meeting
17th October 2018

Meeting Opened: 7.41pm

Attendances. Georgie Reynolds, Luke Reynolds, Amanda Labbett, Mark Labbett, Counsellor Tom Sullivan, Rahne Russell,
Apologies. Nil

Minutes of previous meeting: Read by Georgie. Moved by Mark. Second. Luke

Presidents Report for 2017/2018

Georgie gives a verbal report.

*Shade sales replaced.

*Usage remained the same apart from a few extra casual hirers.

* Trees were removed. Fences re- done.

*Playground re- barked.

* Carpets were cleaned

All positions declared vacant. Councillor Sullivan took the chair.

Councillor Sullivan calls for nominations for the position of President.

Mark nominates Georgie.

Councillor Sullivan calls for further nominations for president. No further nominations.

Georgie accepts position of President.

Councillor Sullivan calls for nominations for Secretary/ Treasurer.

Georgie nominates Amanda.

Councillor Sullivan calls for any further nominations. No further nominations.

Amanda accepts position of Secretary/Treasurer

Tom calls for general committee members.

Committee members 2018
Luke Reynolds. Mark Labbett. Rahne Russell. Lindsay Gray.

Councillor Sullivan hands over the chair to Georgie and wishes Georgie all the best in her future position.

Treasurers Report:

Available Funds as of 30/6/2018 $13609.73

Meeting Closed
Georgie closes the meeting at 8.03pm

Millbrook Community Centre
General Meeting
17th October 2018

Meeting opened. 8.07pm

Attendances. Georgie Reynolds, Luke Reynolds, Amanda Labbett, Mark Labbett, Councillor Tom Sullivan, Rahne Russell
Apologies. Nil

Minutes of previous meeting read by Georgie. Moved. Mark. Second Luke

Matters arising from previous minutes.

- Amanda contacted Gordon Primary school but was unable to contact the cleaner. Tom named Shane Whetling as a local cleaner that may be able to help us. Amanda will chase up.
- Mark researched quotes for tennis courts but to no avail. No one wanted to take on such a big job.

Mark moved minutes. Luke second

Correspondence

- Fit for purpose form
- Bendigo Bank statements

Luke moved correspondence. Mark second

Treasurer's report

Available Funds as of 30/6/2018. $13609.73
Amanda Moved. Mark second

General Business

- Amanda Moves the motion that the annual Community Christmas BBQ that has been organised by the Millbrook CFA in the past, that the Community Centre goes Halves with the CFA as it is a community BBQ that has been very successful in the past bringing the Millbrook Community together. Funds will be available of up to $250.00
  Seconded Georgie. All in favour.

- CFA gained a grant from the Moorabool wind farm for an audio visual system projector. This will be erected in the community centre. John Thomas will be doing the work. Committee acknowledges this donation from the Wind Farm and Supports the works that will be done.

- Gordon playgroup is donating a sandpit cover. Water proof with waited chain. They are in final stages with the person making the cover. This will help prevent weeds and animals from the sandpit. It will be easy to remove. All community members are welcome to use.
  May have to look at upgrading the sun protection over the sandpit in the near future.
  Luke will gain some quotes for replacing the sun shade.
- Mark still wanting to do something with the tennis courts. Making them usable. They are wasted ground as they are. Still wanting to upgrade them for children to play non-competitive tennis. Making them fit for purpose. Families for a hit of tennis.
- Amanda will contact Ross Holton from the Shire. In regards to the trees in the corner where the pines were removed. Gain advice on species and number required. Arrange a meeting at the grounds.
- Luke spoke in regards to the toilets being very dirty and could they be enclosed at the roof height. Amanda will contact John Miller the assets manager for the Shire in regards to making the toilets more accessible and user friendly.
- Georgie brought up the issue of the low number of committee members attending our annual meetings and could we speak with community members that come along to the community BBQ if they wold be interested in joining the committee. All were in favour. Amanda will do a flyer that will be handed out at the gathering on the 27th of November.
- Luke informed the committee that a defibrillator is now attached to the fire shed. Amanda will make a poster to be put up in the building and notice board to let the community know of the defibrillators location.

Meeting Closed. 8.59pm

Attachment - Item 12.2c

Committee of Management

General Meeting Minutes

5th December, 2018

Opening
The regular meeting of the Committee of Management was called to order at 7.30pm on 5th December, 2018.

Present
Lin Lawson, Frank Higgins, Beryl Forster, Nicole Smith, Robyn Black, Sandra Jarrett.

Apologies
Eric Forster

Approval of Minutes
The minutes of the previous meeting were unanimously approved as distributed.

President's Report
Robyn Black has resigned as Secretary for CoM and Sandra Jarrett has accepted the role of acting Secretary.

General Business

1. Xmas Luncheon, 12th December, to go ahead as usual, run by the Gordon Drop In Centre. Discussions with Shire EHO Julie Menzies, has granted full coverage for the next 12 months. Further discussion required.
2. Greendale Cleaning to go ahead with cleaning front of hall outside, lino in foyer and kitchen. Beryl to advise.
3. Deck railing has now been replaced.
4. Men's Urinal – Sandra to contact Steph (Council) for name of approved plumber and obtain quotes for replacement. Apply to Council for a grant to cover cost

Treasurer's Report

1	Bendigo Bank balance	$491.92
2	CBA Balance	$7024.99
	Accounts outstanding	Nil

Agenda for Next Meeting

1. Ideas for updating hall façade (as proposed by Council Mayor)
2. Clarify requirements for running of all Drop in Centre functions at the Hall for future events.
3. All accounts have been paid
4. Determine dates for 2019 meetings and functions.

Special Meeting
Has been **called for 7.30pm on Wednesday 16th January, 2019 to** discuss upcoming markets and functions run by the Gordon Drop In Centre

Meeting was adjourned at 9.00pm

Minutes approved by Beryl Foster…….

Seconded by: Frank Higgins……..

Attachment - Item 12.2d

Maddingley Park Committee of Management

Minutes

Meeting date: Tuesday 27th November, 2018

Meeting venue: Library

Chairperson: Russell Hendry

Meeting started at 7.00pm

Present: Russ Hendry, Peter Sutherland, Gary Coles, Darren Smith, Dotty Hazell, Nigel Bullen (BMLTC President)

Apologies: Pamela Pinney, Heather Chambers, Peter Wakefield, Michael Love

1. **Minutes from previous meeting**- Approval deferred to next meeting due to lack of Quorum

2. **Business arising**-
    a. Approval deferred to next meeting

3. **Finance Report**-
    a. Report emailed and discussed. No issues.

4. **Correspondence**

    Inwards

    066 BMCC re Ground condition
    067 BJE Quote for path maintenance
    068 2MH Consulting re masterplanning.

    Outwards

    045 BMCC re extra electricity costs
    046 BMFNC re extra electricity costs
    047 BMLTC re extra electricity costs
    048 Phil Jeffry re trenching of ovals for lighting
    049 MSC Steph Lewin re CIP projects for 2019/2020

5. **Hire Requests/Upcoming events**
    a. From Apple 98.5fm re car show on 24March 2019. Deferred decision until discussed with Council. Consensus was that we need to determine the purpose of the park. The car shows have grown to unacceptable levels. Options for another venue within the shire or significant downsizing of the events. There certainly is conflict with availability of the park to ratepayers and the park closed off for these events and also the planned infrastructure upgrades and plantings. **ACTION**: Russ to take this up with Council and advise by email.

6. **Projects Update**
    a. CCTV in the park-Awaiting Council approval

b. Lights at the main oval - planning completion in January 2019

7. Policy Issues

a. Refer item 5 above
b. Masterplan update – refer item 4.- 068 above

8. Facility Management

a. Oval management going well at the moment
b. Laced work around the rotunda repaired
c. Tree maintenance and replacement action has not occurred and Russ to follow up with CEO. We pay $10,843 annually to have this done and have seen no action for 2 years.

9. Other Business

a. Indoor recreation strategy document – Circulated to all members for information as the preferred site is adjacent to Siberia

Meeting closed at 8.15pm.

Next meeting : 7am January 29th 2019.

Attachment - Item 12.2e

Incorporated no. - A0022451E.

1 Navigators Community Special Meeting Monday 4th February 2019

Terms

- NCC – Navigators Community Centre
- MSC - Moorabool Shire Council

1.1 Office Holders

1. Wayne Austin – President
2. Debbie Barnett – Vice President
3. Ken Turner – Treasurer
4. Ole Kelderman – Secretary
5. Tarsha Gore – Tennis Club Representative

1.2 Committee Members

6. Michael Clarke
7. David Tatman
8. Alan Rogers
9. David Reyne
10. Paul Mullane

1.3 Present

1. Wayne Austin
2. Michael Clarke
3. Ken Turner
4. Debbie Barnett
5. Alan Rogers
6. Ole Kelderman
7. Tarsha Gore

1.4 Apologies

Ken Turner, David Reyne, David Tatman

2 Navigators Community Centre Minutes

Meeting Started 7:45 pm
Meeting Concluded 9:45 pm

2.1 General Business

2.1.1 Storage Room Repairs

Repairs required to flooring of the Navigators Community Hall

Motion: Support repair work for Hall Storeroom to value of $5000 (incl GST) with respect to quote of 'Jewells House' registered DB11164 Registered Builders and approve interim repairs of temporary flooring of approximate value of $200 till such permanent repairs effected .

Moved Ole. Seconded Michael. Passed by Majority vote.

2.1.2 Increase Battery size for Solar Battery

Motion: to increase Battery size for Solar Battery from 9.8kWhr to 13kWhr.

Moved Wayne. Failed Secondary. Motion failed .

2.1.3 Link Cheque Account to Debit card to facilitate online viewing

Motion: To Link NCC Cheque account to Debit card for purposes of online viewing of Cheque account status.

Moved Debbie. Seconded Alan. Passed Unanimously.

2.1.4 Trivia Night Prize Money and Float

Motion: to Support Trivia Night fundraising that NCC Management Committee provide $200 to facilitate the first prize and $50 for coin toss prize. Also a refundable float of $200 to be provided to add in activities such as the coin toss.

Moved Wayne. Seconded Paul. Passed unanimously.

2.1.5 Clarification of Shire duties, tax receipts etc

Discussion on requirement to receive Shire funding and clarification of status of volunteer labour and activities.

Motion. To request Councillor of the Shire to assist in obtaining Shire support in addressing issue of tax receipts, invoices, issues of volunteer labour, collecting of money and legal and financial responsibility of such actions. Clarification of duties of Shire in maintenance of facility. With the expectation that such will be done on site at NCC Hall to clarify these matters.

Moved Ole. Seconded Michael. Passed Unanimously

2.2 President Thanks for Work well done.

Wayne as President of NCC Management Committee expressed thanks to Alan Rogers and Ken Turner for a job well done on the replacement and repair of the Hall doors.

12.3 Advisory Committees of Council - Reports

Advisory Committees are established to assist Council with executing specific functions or duties.

Advisory Committees of Council currently have no delegated powers to act on behalf of Council or commit Council to any expenditure unless resolved explicitly by Council following recommendation from the Committee. Their function is purely advisory.

Advisory Committees are required to report to Council at intervals determined by the Council.

Councillors as representatives of the following Advisory Committees of Council present the reports of the Committee Meetings for Council consideration.

Committee	Meeting Date	Council Representative	Attachment number
Moorabool Audit & Risk Committee	8 August 2108	Cr. Dudzik	Item - 12.3a
Moorabool Audit & Risk Committee	4 September 2018	Cr. Dudzik	Item - 12.3b
Moorabool Audit & Risk Committee	14 November	Cr. Dudzik	Item - 12.3c
Bacchus Marsh & District Trails Advisory Committee	4 February 2019		Item - 12.3d

Recommendation:

That Council receives the reports of the following Advisory Committees of Council:

- **Moorabool Audit & Risk Committee, 8 August 2018**
- **Moorabool Audit & Risk Committee, 4 September 2018**
- **Moorabool Audit & Risk Committee, 14 November 2018**
- **Bacchus Marsh & District Trails Advisory Committee, 4 Feb 2018**

Attachment - Item 12.3a

AUDIT and RISK COMMITTEE MEETING

Minutes of the
Audit and Risk Committee Meeting (4th Quarterly)
held at the James Young Room, Lerderderg Library,
215 Main Street, Bacchus Marsh on
Wednesday 8 August 2018 at 9.00am

Members:	Mr. Mike Said	Chairperson (External Representative)
	Cr. Tonia Dudzik	East Moorabool Ward Councillor
	Cr. Paul Tatchell	Central Moorabool Ward Councillor
	Ms. Linda MacRae	External Representative
Auditors:	Mr. Mark Holloway	HLB Mann Judd (VIC) Pty Ltd
	Mr. Martin Thompson	Crowe Horwath
Officers:	Mr. Danny Colgan	General Manager Social and Organisational Development
	Mr. Phil Jeffrey	General Manager Infrastructure

Danny Colgan
Acting Chief Executive Officer

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Nil. 4
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1. OPENING OF MEETING

The Chairperson, Mr. Mike Said opened the meeting at 9.05am.

2. PRESENT

Mr. Mike Said	***Chairperson (External Representative)***
Cr. Tonia Dudzik	***East Moorabool Ward Councillor***
Ms. Linda MacRae	***External Representative***

In Attendance

Mr. Danny Colgan	***Acting Chief Executive Officer***
Ms. Michelle Morrow	***Coordinator Governance / Minute Taker***
Mr. Ajay Ramdas	***Senior Risk Advisor***

3. APOLOGIES

Cr. Paul Tatchell	***Central Moorabool Ward Councillor***
Mr. Rob Croxford	***Chief Executive Officer***
Mr. Phil Jeffrey	***General Manager Infrastructure***

4. CONFIRMATION OF MINUTES

4.1 Audit and Risk Committee Meeting Minutes – May 2018

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee confirms the Minutes of the Audit and Risk Committee Meeting held on Wednesday 23 May 2018.

CARRIED.

5. MATTERS ARISING FROM PREVIOUS MINUTES

Nil.

6. DISCLOSURE OF INTERESTS OR CONFLICTS OF INTEREST

Nil.

7. CLOSED SESSION OF MEETING TO THE PUBLIC

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

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 the above matter, 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) personal 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.

CARRIED.

8. AUDIT AND RISK COMMITTEE WORKPLAN

8.1 Audit and Risk Committee Charter

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee receives the Audit and Risk Committee Charter Matrix.

CARRIED.

8.2 Outstanding Audit Committee Resolution Actions – Fourth Quarter 2017/18

Recommendation:

That the Audit and Risk committee receives the updated status reports for the fourth quarter 2017-18 for the following groups:

- **Group 1 – Audit Committee Resolution Actions**
- **Group 2 – Internal Audit Recommendation Actions Pre August 2015**
- **Group 3 – Internal Audit Recommendation Actions Post August 2015**

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee:

1. receives the updated status reports for the fourth quarter 2017-18 for the following groups:

- ***Group 1 – Audit Committee Resolution Actions***
- ***Group 2 – Internal Audit Recommendation Actions Pre August 2015***
- ***Group 3 – Internal Audit Recommendation Actions Post August 2015***

2. notes all completed actions as listed in the report and that these actions will be removed in the next status update report to the Committee in November 2018.

CARRIED.

9. OFFICER REPORTS

9.1 Risk Management Operational Report 2017/2018

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee:

1. receives the Risk Management Operation Report 2017/2018.

2. notes the quality of the report and the level of detail included to provide the Members of the Committee with the confidence that Council is managing and continually improving its risk processes and also commends officers on the preparation of the clear and informative charts.

CARRIED.

9.2 Minutes of the Risk Management Steering Committee

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee notes the Minutes of the Risk Management Steering Committee of July 2018 as provided.

CARRIED.

9.3 Business Continuity Plan

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee receives the Business Continuity Report 2018, as provided.

CARRIED.

9.4 Councillor Code of Conduct and Staff Code of Conduct Report

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee receives the report on the Staff Code of Conduct and Councillor Code of Conduct.

CARRIED.

10. OTHER REPORTS

10.1 Compliance with Legislation and Policies

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee receives the Compliance with Legislation and Policies Report.

CARRIED.

10.2 Significant Legal Matters Update

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee receives and notes the updates on Significant Legal Matters pertaining to Moorabool Shire Council.

CARRIED.

11. INTERNAL AUDIT

Nil.

12. EXTERNAL AUDIT

Nil.

13. VAGO PERFORMANCE REPORTS

Nil.

14. CORRESPONDENCE

14.1 VAGO

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee receives and notes the VAGO correspondence.

CARRIED.

15. GENERAL BUSINESS

Nil.

16. MEETING CLOSURE

The meeting closed at 10.12 am.

Confirmed: ……Chairperson

Attachment - Item 12.3b

SPECIAL AUDIT & RISK ADVISORY COMMITTEE MEETING

Minutes of the Special Audit and Risk Advisory Committee Meeting
held in the Council Chamber, 15 Stead Street, Ballan
on Tuesday 4 September 2018 at 9.30am

Members:	Mr. Mike Said	Chairperson (External Representative)
	Cr. Tonia Dudzik	East Moorabool Ward Councillor
	Cr. Paul Tatchell	Central Moorabool Ward Councillors
	Ms. Linda MacRae	External Representative
Auditor:	Ms. Cassandra Gravenall	Crowe Horwath
Officers:	Mr. Rob Croxford	Chief Executive Officer
	Mr. Danny Colgan	General Manager Social and Organisational Development
	Mr. Phil Jeffrey	General Manager Infrastructure

Rob Croxford
Chief Executive Officer

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1. OPENING OF MEETING

The Chairperson, Mr. Mike Said, opened the meeting at 9.03am.

2. PRESENT

Mr. Mike Said	***Chairperson (External Representative)***
Cr. Tonia Dudzik	***East Moorabool Ward Councillor***
Ms. Linda MacRae	***External Representative***

In Attendance

Mr. Rob Croxford	***Chief Executive Officer***
Mr. Phil Jeffrey	***General Manager Infrastructure***
Mr. Steve Ivelja	***Chief Financial Officer***
Ms. Michelle Morrow	***Governance Coordinator / Minute Taker***
Ms. Cassandra Gravenall	***Crowe Horwath – External Auditor***

3. APOLOGIES

Cr. Paul Tatchell	***Central Moorabool Ward Councillor***

4. DISCLOSURE OF INTERESTS OR CONFLICTS OF INTEREST

Nil.

5. CLOSED SESSION OF MEETING TO THE PUBLIC

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

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 the above matter, 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) personal 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) <u>any other matter which the Council or special committee considers would prejudice the Council or any person;</u>
(i) a resolution to close the meeting to members of the public.

CARRIED.

6. EXTERNAL AUDITOR

6.1 Closing Report to the Audit and Risk Advisory Committee – Year Ended June 30, 2018

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Closing Report – Year Ended June 30, 2018, presented by Crowe Horwath, be received by the Audit and Risk Advisory Committee.

CARRIED.

6.2 Final Management Letter

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

1. That the Final Management Letter be received by the Audit and Risk Advisory Committee.

2. That the Committee notes that all Items of more significant matters had already been resolved.

CARRIED.

7. OFFICER REPORTS

7.1 2017/18 Financial Statements

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee recommend, in accordance with S132 of the Local Government Act 1989, that Council:

(a) Adopts "in principle" and submits the 2017/18 Financial Statements to the Auditor-General for certification; and

(b) Authorises Councillor Dudzik and Councillor Tatchell to certify the 2017/18 Financial Statements in its final form.

CARRIED.

7.2 2017/18 Performance Statement

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee recommend to Council, in accordance with S.132 of the Local Government Act 1989, that Council:

1. ***adopts "in principle" the 2017/18 Performance Statement and submits the Performance Statement to the Victorian Auditor-General for certification; and***

2. ***authorises the Council's Audit and Risk Advisory Committee Representatives, Councillor Tatchell and Councillor Dudzik, to certify the 2017/18 Performance Statement in its final form.***

CARRIED.

7.3 2017/18 Governance and Management Checklist

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee recommends that Council, in accordance with S131(3) of the Local Government Act 1989 and R12 of the Local Government (Planning and Reporting) Regulations 2014, adopts the 2017/18 Governance and Management Checklist.

CARRIED.

7.4 2017/18 Service Performance Indicators – Report of Operations

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee receives and notes the Service Performance Indicators as attached to this report.

CARRIED.

7.5 Management Representation Letter

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee note the attached representation letter.

CARRIED.

8. GENERAL BUSINESS

The Audit and Risk Advisory Committee Members acknowledged the wonderful contribution that the Chief Executive Officer, Rob Croxford, has provided to the Audit and Risk Advisory Committee throughout his tenure with Moorabool Shire Council.

8.1 Statement of Appreciation

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

1. ***That the Audit and Risk Advisory Committee expresses its appreciation to Moorabool Shire Council staff and to the Auditors, Crowe Horwath, for their professional manner in conducting presentations to the Committee.***

2. ***That the Audit and Risk Advisory Committee further commend Moorabool Shire Council staff and Auditors, Crowe Horwath, on the expedient review of the Financial Statements and the Performance Statement.***

CARRIED.

At this point in the meeting, the Chairperson asked that all staff in attendance leave the meeting so that an in-camera session could take place with the representative of the External Auditor.

9. MEETING CLOSURE

The meeting closed at 11.01am.

Confirmed: ……Chairperson

Attachment - Item 12.3c

AUDIT & RISK ADVISORY COMMITTEE MEETING

MINUTES of the
Audit and Risk Advisory Committee Meeting (1st Quarterly)
held at the James Young Room, Lerderderg Library,
215 Main Street, Bacchus Marsh on
Wednesday 14 November 2018 at 9.00am

Members:	Mr. Mike Said	Chairperson (External Representative)
	Cr. Tonia Dudzik	East Moorabool Ward Councillor
	Cr. Paul Tatchell	Central Moorabool Ward Councillor
	Ms. Linda MacRae	External Representative
Auditors:	Mr. Mark Holloway	HLB Mann Judd (VIC) Pty Ltd
	Ms. Cassandra Gravenall	Crowe Horwath
Officers:	Mr. Derek Madden	Chief Executive Officer
	Mr. Danny Colgan	General Manager Social and Organisational Development
	Mr. Phil Jeffrey	General Manager Infrastructure

Derek Madden
Chief Executive Officer

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Nil. 5
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14.1 VAGO....11
14.2 Other 11

15. GENERAL BUSINESS 11

Nil. 11

16. MEETING CLOSURE 11

1. OPENING OF MEETING

The Chairperson, Mr. Mike Said opened the meeting at 9.05am.

2. PRESENT

Mr. Mike Said	***Chairperson (External Representative)***
Cr. Tonia Dudzik	***East Moorabool Ward Councillor***
Ms. Linda MacRae	***External Representative***

In Attendance

Mr. Derek Madden	***Chief Executive Officer***
Mr. Danny Colgan	***General Manager Social and Organisational Development***
Mr. Steve Ivelja	***Chief Financial Officer***
Mr. Mark Holloway	***HLB Mann Judd – Internal Auditor***
Ms. Michelle Morrow	***Coordinator Governance / Minute Taker***
Mr. Ajay Ramdas	***Senior Risk Advisor***

3. APOLOGIES

Cr. Paul Tatchell	***Central Moorabool Ward Councillor***

4. CONFIRMATION OF MINUTES

4.1 Audit and Risk Advisory Committee Meeting Minutes – August 2018

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee confirms the Minutes of the Audit and Risk Advisory Committee Meeting held on Wednesday 8 August 2018.

CARRIED.

4.2 Special Audit and Risk Advisory Committee Meeting Minutes – September 2018

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee confirms the Minutes of the Audit and Risk Advisory Committee Meeting held on Tuesday 4 September 2018.

CARRIED.

5. MATTERS ARISING FROM PREVIOUS MINUTES

Nil.

6. DISCLOSURE OF INTERESTS OR CONFLICTS OF INTEREST

Nil.

7. CLOSED SESSION OF MEETING TO THE PUBLIC

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

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 the above matter, 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) personal 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.

CARRIED.

8. AUDIT AND RISK COMMITTEE WORKPLAN

8.1 Audit and Risk Committee Charter

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Committee receives the Audit and Risk Committee Charter Matrix.

CARRIED.

8.2 Annual Review of actions required by the Audit & Risk Committee Charter

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee receives and notes the Review of the Audit and Risk Committee Charter - Matrix 2017-2018.

CARRIED.

8.3 Outstanding Audit Committee Resolution Actions – First Quarter 2018/19

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

1. ***That the Audit and Risk Advisory Committee receives the updated status reports for the first quarter 2018-19 for the following groups:***

   - ***Group 1 – Audit Committee Resolution Actions***
   - ***Group 2 – Internal Audit Recommendation Actions Pre August 2015***
   - ***Group 3 – Internal Audit Recommendation Actions Post August 2015***

2. ***That 'Item 1.3.1.4 - That the Council note the importance of undertaking vulnerability assessments and penetration testing as part of its IT Network Security & General Controls' be listed as still outstanding with a comment stating that Council had acknowledged the risk.***

CARRIED.

8.4 Audit and Risk Committee Meeting Dates for 2019

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

1. That the Audit and Risk Advisory Committee confirms the 2019 meeting dates below:

- ***Wednesday 13 February 2019***
- ***Wednesday 8 May 2019 ****
- ***Wednesday 14 August 2019***
- ***Wednesday 13 November 2019***

2. That the Audit and Risk Advisory Committee Meeting due to be held in May 2019 be rescheduled to accommodate Member leave requirements.

CARRIED.

9. OFFICER REPORTS

9.1 Audit and Risk Advisory Committee Strategic Risks Report

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

1. That the Audit and Risk Advisory Committee receives and notes the revised Risk Management Framework, revised Risk Management Policy and revised Strategic Risk Profile.

2. That the Audit and Risk Advisory Committee notes the significant quality of work and progress undertaken by officers and Executive in preparing the Risk Management Framework, Policy and Strategic Risk profile.

CARRIED.

9.2 Quarterly Financial Report September 2018

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee receives the Quarterly Report – September 2018.

CARRIED.

9.3 2017/18 Annual Report – Management Section – Audit and Risk Committee

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee receives and notes the content pertaining to the Audit and Risk Advisory Committee that has been included in the 2017/18 Annual Report.

CARRIED.

9.4 Review of the Performance of External Auditors

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Committee receives and notes the report on the review of the performance of external auditors.

CARRIED.

9.5 Service Review and Planning 2018 – Service Review Schedule Priorities

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee receives and notes the service review priorities for 2018/19.

CARRIED.

10. OTHER REPORTS

10.1 Compliance with Legislation and Policies

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

1. ***That the Audit and Risk Advisory Committee receives the Compliance with Legislation and Policies Report.***

2. ***That the Audit and Risk Advisory Committee notes the low level of compliance with regard to raising purchase orders.***

3. ***That a report be presented to the May 2019 Audit and Risk Advisory Committee meeting to review the progress of compliance with the Accounts Policy.***

CARRIED.

10.2 Significant Legal Matters Update

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee receives and notes the updates on Significant Legal Matters pertaining to Moorabool Shire Council.

CARRIED.

10.3 Evaluation of Audit & Risk Advisory Committee Self-Assessment Survey

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee receives and notes the Audit and Risk Advisory Committee Self-Assessment Report.

CARRIED.

11. INTERNAL AUDIT

11.1 Internal Audit Scope – Organisational Review

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee, having reviewed the Internal Audit Scope for the Organisational Review, approves it and notes the commencement of the internal audit.

CARRIED.

11.2 Internal Audit Status Report 2018-19 – November 2018

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit & Risk Committee receives and notes the Internal Audit Status Report – November 2018 as presented.

CARRIED.

12. EXTERNAL AUDIT

Nil.

13. VAGO PERFORMANCE REPORTS

Nil.

14. CORRESPONDENCE

14.1 VAGO

Resolution:

Moved: ***Ms. Linda MacRae***
Seconded: ***Cr. Tonia Dudzik***

That the Audit and Risk Advisory Committee receives and notes the VAGO correspondence.

CARRIED.

14.2 Other

Resolution:

Moved: ***Cr. Tonia Dudzik***
Seconded: ***Ms. Linda MacRae***

That the Audit and Risk Advisory Committee receives and notes the Local Government Inspectorate's correspondence.

CARRIED.

15. GENERAL BUSINESS

Nil.

16. MEETING CLOSURE

The meeting closed at 10.45 am.

Confirmed: ……Chairperson

Attachment - Item 12.3d

Bacchus Marsh & District Trails Advisory Committee

Meeting Monday 4th February 2019
Time 7.30pm
Venue Jean Oomes Room, Library, Bacchus Marsh

Present Justin Horne, Leon Newton, Heidi Mikulic, Theo Parks, Mark Petersen, Colin Evans

Apologies Greg Ley, Belinda Dellios

MINUTES

2. Minutes of previous meeting 13th November 2018
Proposed: Mark Petersen Seconded: Theo Parks

3. Outstanding Actions from 13th November 2018

3.1 SRW Channel Route Awaiting a report back from **Jarrod Bingham** where this project sits and advise the Committee what action we may be able to take to raise the profile and value of this project? JH advised that the potential of the route was acknowledged by Council and that it was now more a question of "When" rather than "If" that this ribbon of land can be harnessed for the benefit of all the community. Due to absence of Councillor Jarrod Bingham we will await comment from him. CE undertook to make sure that when a new CEO for SRW is appointed, that they be provided with some form of historical briefing on the desire to turn this piece of infrastructure into a shared walking & cycling path. **Action: JB/CE**

3.2 Maddingley Views Circuit CE will keep in touch with BMG but their focus and priority is currently on the commissioning of their Woodlea Campus. **Action: CE**

3.3 Snake Warning Signs This remains an outstanding action. **Action: JH & JB**

3.4 Pedestrian Refuge Grant Street (adjacent to Public Pool) Whilst it is agreed that this is a Vic Roads responsibility there has been no response. JB was to follow this up with Phil Jeffries. As this refuge crossing falls within the Local Area Traffic Management Study currently taking place, it is requested that Council ensure this issue is addressed as part of the survey. **Action: JH/JB**

3.5 Provision of Bag Dispenser for Dog Droppings (End of Robertsons Road, Darley)
This remains outstanding. Understood has been approved but believed that budget not available for its provision yet. **Action: JH**

3.6 Provision of Gravel at start of Links Track (End of Robertsons Road, Darley) **JH** explained that, since this was private land MSC was not in a position to action this and that it may well be best left as is. So, agreed that it be removed from Outstanding Actions.

3.7 Bellevue Tops Estate – Provision of Recreational Amenity **JH** explained that the sub division plans had been agreed and accepted a long time back by MSC (2003) and that, at that time, there had been a lack of foresight in addressing such issues as access to recreational amenity for residents. In essence, it is too late now to do anything – clearly an unfortunate oversight in planning. It was agreed that this be removed from Outstanding Actions.

4. Reports – Nil reports.

5. Communications - Nil

6. Open Space Framework Update JH gave the Committee an update on progress but advised that the process had been expedited to assist with giving direction to local developers. It was hoped to have the Draft Document available for comment by May 2019 (possibly in time for the next meeting).
Action: JH

7. Bellevue Tops Estate – Provision of Recreational Amenity See Item 3.7

8. Any other business
8.1 Bald Hill Activation Plan JH advised that this was progressing and that they were currently determining what options would represent the best return on investment. It is envisaged to have a Public Draft Document available by end of June with a Report to MSC by end of August. **Action: JH**

8.2 Meeting with new CEO CE advised that he had met with Derek Madden, CEO on 21 January and appraised him of the history of BMDTAC and what we saw as its role and purpose. The CEO confirmed that it was his view that Justin Horne was the right liaison person for our Committee, in view of its aims and objectives. CE was able to articulate that the Committee had no point or purpose unless it worked closely with Council and understood the constraints under which it worked. BMDTAC is a voice for the community and its role is to draw the Council's attention to issues and also identify opportunities.

CE drew particular attention to the importance of the **SRW Channel Route** as a North-South spine for non-vehicular access across town. The CEO was also briefed on the potential of the, currently stalled, **ANZAC Way Project** – Linking The Avenue of Honour to The Cross at Mt Macedon via an extension of the Lerderderg Track through The Wombat State Forest and identifying the optimal route through town and up to Myrniong via Werribee Gorge.

8.3 Clean Up Australia Day, Sunday 3rd March Members attention was drawn to this annual opportunity to focus on cleaning up our local environment. See local press for active groups.

8.4 Provision of extra Bin and Dispenser for Dog Dropping Bags – Avenue of Honour Circuit
CE suggested that MSC give consideration to adding, possibly two, additional bins and bag dispensers (co-located) on the circuit to encourage dog owners to do the right thing. Suggested location(s):

a) Adjacent to Tripod's cross-over on The Avenue, about 200 Metres East of their main facility
b) At the end of gravel track, close to the river at the turning point

Both these locations could be accessed by a truck and are roughly equidistant from the current dispenser station at Captain Moon Reserve. By providing these services it would improve the amenity of this widely used facility for all, since it would give people greater disposal options. It would encourage people to pick up litter as would then be only a maximum of around 400 metres from any bin. **Action: JH**

The meeting closed 2032

Next meeting: **Tuesday 7th May** 2019 (7.30pm Jean Oomes Room, Main Street Library)

	Action	By When	Status	By Whom	Comments
1	SRW Channel Route - linking the Lerderderg and Werribee Rivers		On-Going	CE/JH/JB	JB to ascertain where project sits on Council's Advocacy Program Priority List
2	Investigate potential for public access to create "Maddingley Views" Circuit		On hold	CE	CE to follow-up BM Grammar in 2019
3	Provision of Snake Warning signs along river channels by Shire		On-going	JH	Responsibility of Council's Natural & Built Environment Team - updates to be provided
4	Ascertain responsibility for pedestrian refuge crossing Grant St. adjacent to Pool		On-going	JH/JB	Options to protect pedestrians be sought from Vic Roads (part of Traffic Management Study)

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 Contract C28-2018/2019; Construction of new Roundabout McCormacks Road/Griffith Street, Maddingley	
Directorate:	Infrastructure
General Manager:	Phil Jeffrey
Author:	Corinne Jacobson
Section 89(2)d – contractual matters;	

17.2 Contract C34–2018/2019; Bacchus Marsh Balliang Rd, Maddingley – Pavement Rehabilitation & Widening Works	
Directorate:	Infrastructure
General Manager:	Phil Jeffrey
Author:	Ewan Nevett
Section 89(2)b - contractual matters	

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) <u>contractual matters;</u>
(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.

Items 17.1 & 17.2 are confidential items and therefore not included as part of this Agenda.

18. MEETING CLOSURE