SPECIAL MEETING OF COUNCIL

Notice is hereby given of a
Special Meeting of Council to be held in
Public Hall, 211 Main Street, Bacchus Marsh on
Wednesday 15 October 2014,
commencing at 5:00 p.m.

Members:

Cr. Paul Tatchell (Mayor)	Central Ward
Cr. Allan Comrie	East Moorabool Ward
Cr. David Edwards	East Moorabool Ward
Cr. John Spain	East Moorabool Ward
Cr. Tonia Dudzik	East Moorabool Ward
Cr. Tom Sullivan	West Moorabool Ward
Cr. Pat Toohey	Woodlands Ward

Officers:

Mr. Rob Croxford	Chief Executive Officer
Mr. Shane Marr	General Manager Corporate Services
Mr. Phil Jeffrey	General Manager Infrastructure
Mr. Satwinder Sandhu	General Manager Growth and Development
Mr. Danny Colgan	General Manager Community Services

Rob Croxford
Chief Executive Officer

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1. OPENING OF MEETING

2. PRESENT

3. APOLOGIES

4. DISCLOSURE OF INTERESTS OR CONFLICTS 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)

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.

5. PRESENTATIONS/DEPUTATIONS

The Council has made provision in the business of the Special Meeting 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 the Council on a matter included in the agenda shall inform Council by 1pm on the Friday prior to the meeting by contacting the Chief Executive Officerõs 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 the 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:

As listed.

6. BUSINESS

6.1 Planning Scheme Amendment C58 – Camerons Road

File No.: 13/06/054
Author: Andrew Goodsell
General Manager: Satwinder Sandhu

Introduction

This Amendment applies to approximately 500 ha of land held in multiple ownerships west of Gisborne Road and north of Darley, generally bounded by Goodmans Creek to the east, the Lerderderg River to the south and west, and the Lerderderg State Park to the north (otherwise known as Camerons Road).

Changes to the planning scheme sought by Amendment C58 are as follows:

- Rezone the land from the Farming Zone to the Rural Living Zone, with a 6 hectare minimum lot size for subdivision.
- Amend Clause 21.07 (Municipal Strategic Statement) by modifying the Bacchus Marsh Framework Plansô reference to the potential of Cameronôs Road as a rural living area to ñCameronôs Road rural living area.ò
- Apply the Design and Development Overlay - Schedule 6 (DDO6) to the rezoned area to guide the future development of the land.
- Amend the schedule to Clause 66-06 to identify notice requirements to the Department of Environment and Primary Industries, for proposed dwellings within 500 metres of the Lerderderg State Park.

Background

<u>Duties and Responsibilities</u>
When considering planning scheme amendments Council acts as a Planning Authority with specific duties and responsibilities. In 2008 the Victorian Auditor General reviewed the consistency of the planning system with legislative requirements. In relation to Planning Scheme Amendments the Auditor General found:

- *Councils should make certain that they perform a comprehensive initial assessment of the amendment against all the requirements of Section 12 (s12) of the Act, and that this is clearly documented in reports to Council.*
- *Planning schemes are the major legislative mechanisms within the state's planning framework for controlling land use and development. When amending a planning scheme, a Council as planning authority must consider and ensure compliance with a number of relevant matters set out in the Act, Regulations and planning scheme.*

Similar proposals in the Camerons Road area have been considered by Planning Panels in the past. Planning Panels, Advisory Committee Reports and VCAT determinations often discuss how best to give effect to local and state policy and form a framework for considering whether the proposal is in

accordance with the requirements of s12 of the Planning and Environment Act 1987.

Various Planning Panels have considered the desirability of rezoning the land for Rural Living purposes. Panel reports relating to this land as well as Panel and VCAT determinations relating to key issues help provide guidance regarding the context for Council's consideration of policy matters and the strategic considerations which the proponent must demonstrate to the planning authority, panel and Minister have been addressed for the land to be rezoned. The Table below outlines some recommendations relevant to this matter.

Bacchus Marsh L60 (Rural Living Zone Camerons Road)	*The Amendment is not consistent with the State Planning Policy Framework particularly in relation to wildfire, and the protection of mineral resources.*
NPS1 Moorabool PS Advisory Committee	*The Camerons Road area provides an attractive rural landscape in close proximity to Bacchus Marsh. The scattered residential development does not dominate the landscape. It provides a rural living environment in close proximity to Bacchus Marsh but at a lesser density than other areas within a Rural Living Zone. In this sense, it provides an attractive alternative to other rural residential areas. The Panel believes that the attractive qualities of the area would be compromised by further subdivision should a Rural Living Zone be applied. For this, and other reasons set out above, the Panel does not support any rezoning for this area.* *The Panel notes that this area is also included in a Special Building Overlay (now Wildfire Management Overlay). This indicates a high fire hazard in this area which suggests that further residential development should not be encouraged. The Panel does not consider that the recent improvement in access along Seereys Road overcomes the fundamental characteristics of the land in this respect. The fire risk is simply one further reason why the land should not be rezoned.*
C34 Panel	*"The Panel also accepts that the Cameron's Road area presents an opportunity for rural lifestyle housing but considers a specific area should not be designated on the framework plan as further work is required to establish the implications of constraints and the extent of the area that may be suitable for this form of development."*
Southern Grampians C29	*It is an appropriate planning response to minimise the number of dwellings within areas that have been identified as being of 'Extreme' fire risk in the northern and western areas of Dunkeld.*
Moorabool SC v Mitrakas [2014] VCAT 755	*129. Decision making in land use planning requires a careful synthesis and integration of sometimes competing outcomes and objectives. We have sought to balance the benefits of a proposal for re-use of a heritage asset with the consequential amenity, bushfire risk and biodiversity impacts.* *130. In line with a clear policy objective to place the primacy of human life above all else, we have not been persuaded that the proposal before us achieves an acceptable outcome.* *131. We also have concluded that the impact on biodiversity values, while possible to achieve no net loss, is*

	unsatisfactory in terms of impacts to biodiversity values of state-significance that are inherently tied to this site and its immediate surrounds.
Colac Otway C69 *Colac Otway Rural Living Strategy (2011)* and *Forrest Structure Plan (2011)*	*The Panel considers the proposed Structure Plan identification of the land for potential township expansion is appropriate. Issues such as the intensity of development, vegetation removal and offsets, and subdivision design will need to be addressed during subsequent amendment and permit processes.*

Table 1 Relevant Policy Guidance ï Panel and VCAT

As State Policy within the VPPõs includes primacy of human life and protection of industry from encroachment of sensitive uses it was the officerõs position that the proposed controls did not effectively resolve these particular policy issues. Council officers did not make substantive changes to the proponents amendment documents to ensure compliance with Section 8A(4) of the Act as the recommendation was not to proceed with the amendment in the form submitted by the proponents.

Current Rezoning Request

In May 2010 a request to rezone land in Camerons Road, Coimadai was received by Council. At the 4 August 2010 Ordinary Meeting of Council, in relation to the Moorabool Rural Strategy, Council resolved to ñ*provide general support for Planning Scheme Amendment proposals covering the Camerons Road area and Bences Road such that they will be proponent led amendments that will be the object of individual reports back to Council.*ò At the 20 October 2010 Ordinary Meeting of Council, in response to the rezoning request, Council resolved that ñ*Subject to the CFA giving general support to the proposed amendment, resolves to request the Minister for Planning to authorise Moorabool Shire Council to prepare Amendment C58 pursuant to Sect 19 of the Planning and Environment Act (1987)*ò.

Council submitted the Amendment for authorisation on 16 November 2010. On 4 August 2011, Council received authorisation from the Minister for Planning (Attachment 6.1(a)). This authorisation was conditional on achieving a balance between bushfire management and native vegetation; addressing how the proposal responds to the housing needs of the Municipality; strategic consideration of impact on State policy to protect stone resources and the views of DPI, CFA and DSE.

<u>CFA Assessment of the proposed Amendment (June 2013)</u>

Prior to the preparation of the supplementary report by Terramatrix the CFA had provided advice, included in Attachment 6.1(b) that *The bushfire risk to the subject site is significant. The wider landscape has the potential for severe bushfire almost every summer, as realised in the 1983 Ash Wednesday fires. This risk arising from this bushfire behaviour is compounded by the generally poor strategic access to and from the site as identified in the supporting information. Given the above factors, the Council will need to carefully consider how the proposal prioritises human life over all other planning considerations as required by Clause 13.05 of the Moorabool Planning Scheme.*

In making a decision to proceed with the Amendment, we particularly note that the bushfire protection measures currently proposed will not adequately mitigate the likely forms of bushfire attack. In contrast, parts of the proposed Amendment (e.g. objectives of the exhibited DDO) are likely to undermine the effectiveness of bushfire protection measures.

Planning system changes since initial authorisation in 2011

Bushfire
Significant policy changes have occurred since Amendment C58 was initially authorised with conditions. This includes the introduction of Amendment VC83 made in response to the recommendations of the Victorian Bushfire Royal Commission (VBRC) on Black Saturday. Clause 13.05 Bushfire, included in Attachment 6.1(c) requires Planning and Responsible Authorities to ñ*Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire"* and *"Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire."*

This clause also requires planning authorities to ñ*Ensure that planning to create or expand a settlement in an area at risk from bushfire:*

- *Addresses the risk at both the local and broader context.*
- *Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.*
- *Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.*
- *Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.*
- *Ensures future residents can readily implement and manage bushfire protection measures within their own properties.*

Following the receipt of feedback from the CFA in June 2013 Council Officer concerns regarding the amendment were given to the applicant for response. Full documents were sought in relation to *whether a "balance" between the bushfire management overlay requirements and bushfire characteristics of the land and the native vegetation qualities of the land and surrounding land has been achieved to allow exhibition.* Concerns were raised *as 'whether a balance can be achieved by the proposal in its current form (RLZ, DDO)".* As the Terramatrix report identified that *"access and egress is generally poor from a bushfire safety perspective, with limited options to exit the area"* and as the CFA had expressed concerns regarding landscape risk, the proponents were informed that ñ*Council must consider the matters as they are integral to the determination of 'balance' and the consideration of whether human life has been prioritised*ò

The proponent was given the opportunity to ñ*consider the contents of the CFA correspondence and to provide a response to Council as to how the final amendment and supporting documentation will address the matters raised. Particular emphasis should be provided to how the protection of human life is being prioritised over other policy considerations in planning and decision-making in areas at risk from bushfire, as required by the State Planning Policy Framework."*

Rural Residential Development

The approach to consideration of supply of Rural Residential Land changed since the initial authorisation. Ministerial Direction No 6 was revoked and replaced by Planning Practice Note 37 Rural Residential Development. Practice Note 37 (Attachment 6.1(d)) contains a similar set of considerations for rural residential development based on:

- *Strategy: does rural residential development align with the overall strategic planning of the municipality;*
- *Housing need: How much rural residential development is require to provide appropriate housing diversity and choice to meet housing needs;*
- *Location: Where should rural residential development take place; and*
- *Subdivision and design: is the new rural residential development subdivided and designed in an attractive setting offering high amenity and efficient infrastructure.*

Final amendment documents addressing some of the issues raised by Council were submitted by the proponent on 18 September 2013 in the form of a supplementary report on Landscape Fire Risk by Terramatrix and a Flora and Fauna report to respond to both CFAôs concerns and the authorisation requirements. A report was prepared for the November 2013 Ordinary Meeting of Council but was withdrawn at the request of the proponents to allow a briefing of Council by the proponents.

2014 Authorisation

At the April 2014 ordinary meeting of Council, it was resolved to seek authorisation to prepare and exhibit Amendment C58. The resolution did not outline any changes from the 2013 amendment documents to resolve any potential discrepancies between the policy considerations and the form and content of the amendment. After the finalisation of the report but prior to the Council meeting, the proponent had sought minor changes to the Design and Development Overlay to reference a distance of 500m not 300m to quarry land, but not to other planning provisions proposed to be utilised.

Re-authorisation of the amendment was sought on the Amendment and was re-authorised in 2014 with the following conditions which were addressed prior to exhibition:

Provide a complete package of amendment details prior to exhibition, including:

- *A reworked Clause 21.07 Bacchus Marsh Framework Plan to properly identify and describe the area subject to the amendment, and substituting a more appropriate reference to the subject land; and*

- *Detail of the proposed DDO schedule and the extent of the area that the schedule will apply to;*

Provide supporting documents as a part of the exhibition package, including the Terramatrix reports.

As the proposed Amendment affects Crown land, Native Title Services Victoria must be given notice of the Amendment.

Planning system changes since exhibition

Since exhibition of Amendment C58, a state wide Amendment (VC109) has been approved by the Minister for Planning and gazetted. Under this regime, once land is zoned for residential or rural living purposes exemptions from other Victorian planning controls relating to the removal of native vegetation are in place. Therefore, the ability of the Amendment, in its exhibited form, to address the section 12 considerations has changed:

Moorabool SC v Mitrakas [2014] VCAT 755 considered native vegetation impact and fire risk in a recent decision. This determination is of relevance as it considered the same Ecological Vegetation Class (EVC) in relation to an application for intensification of use:

> *129. Decision making in land use planning requires a careful synthesis and integration of sometimes competing outcomes and objectives. We have sought to balance the benefits of a proposal for re-use of a heritage asset with the consequential amenity, bushfire risk and biodiversity impacts.*
>
> *130. In line with a clear policy objective to place the primacy of human life above all else, we have not been persuaded that the proposal before us achieves an acceptable outcome.*

Exhibition

Amendment C58 was on exhibition from 31 July 2014 to 1 September 2014. At the time of writing sixty one (61) submissions to the Amendment had been received by Council, with over three quarters (47) within the statutory time.

Eight (8) submissions are opposed to the rezoning / requesting change; two (3) submissions from agencies make no objection and fifty (51) submissions are in support of the proposal.

Issues raised in submissions

The key issues in relation to the Amendment include:

- Strategic support for the amendment;
- Concern regarding time taken to rezone the land.
- Fire risk;
- Native vegetation;
- Protection of Industry;
- Suitability of the land for agriculture / environmental management

- Amenity; and
- Errors / omissions

Several submissions from landholders raise issues regarding the timespan over which rezoning of the land has been sought, while some agencies have raised issues regarding the strategic justification for the Amendment. As discussed in the background to these reports, the potential rezoning of land in Camerons Road has been considered by Planning Panels since the 1990s.

The length of time taken is in direct response to the need to provide strategic justification for the Amendment ï whether the proposal meets the objectives of planning in Victoria and effectively responds to policy and guidelines (first principles). There has been little change to the objectives of Planning in Victoria [s4(1)] since Bacchus Marsh Amendment L60. The key considerations have related to the objectives of Planning in Victoria [s4(1)] to:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

…

(g) to balance the present and future interests of all Victorians.

Section 4(1)(a) relates to whether the proposed use / development is appropriate for the site and its context including any impact on the wider economy or impact on the environment. The planning context is viewed as ócommunityôimpact not individual gain or loss. Section 4(1)(b) relates to the conservation of significant natural values of the site, Section 4(1)(c) relates to the issue of fire risk and Section 4(1)(g) allows for intergenerational equity considerations.

The key considerations in relation to the objectives are embodied in the Victoria Planning Provision and guidelines, practice notes and directions relating to the operation of the system. In this instance the key issues of strategic justification relate to state and local policy in regard to protection of environmental values, management of the fire risk / prioritisation of human life as well as the protection of extractive industry from encroachment. These issues are discussed separately in Attachment 6.1(e) (full officerôs report).

<u>Fire Risk;</u>

There are several submissions in support of the Amendment which query the level of bushfire risk in the area; express confidence that the fire issue has been resolved in expert reports; stating minimal additional risk (20 additional dwellings); question the response of the CFA; and question what Council will do to address fire risk.

Others have objected to the amendment due to: poor access; landscape level risk and findings of previous Panels.

The CFA, as a relevant authority, has made a submission to the Amendment (Attachment 6.1(f)). Some of the key issues raised by the CFA relate to Council's responsibilities as the planning authority, including:

- *The bushfire risk to the subject land is significant.*
- *The wider landscape risk has the potential for severe bushfire behaviour almost every summer, as realised in the 1983 Ash Wednesday fires.*
- *A major bushfire in this landscape is likely to result in the following:*
    - *Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack across the area.*
    - *Significant radiant heat impacts at the edges of the study area particularly the west and north-western areas adjoining the Lerderderg State Park*
    - *Winds, poor visibility, flames and radiant heat from localised burning fuels, including vegetation and structures.*
- *Clause 13.05-1 seeks to prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire. Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.*
- *The reports do not appear to have considered the potential for more than one additional dwelling on each lot.*

Council is required to acknowledge that one of the key considerations in relation to this Amendment is fire risk and the prioritisation of the protection of human life. Council accepts the role of the CFA as an expert in this field. In addition, it is acknowledged that considerable work has been undertaken by the proponents to balance a range of strategic issues in a policy landscape that has evolved throughout the process.

Council must address the existing policy framework in regards to fire risk and provide the proponent the opportunity to review the Amendment documents in response to submissions and systemic changes. These changes would need to be provided to all parties prior to consideration by the Planning Panel.

<u>Native Vegetation;</u>

Many submissions have stated that native vegetation is not an issue and can be managed via the proposed Design and Development Overlay. Inherent in the CFA response to risk mitigation is vegetation modification / defendable space. Whilst the Bacchus Marsh L60 Panel report did not raise native vegetation concerns, it noted that this issue had not been assessed in the proposal. The documentation prepared to support this Amendment includes a preliminary flora and fauna study prepared by Oekologie. This Study identifies the site as containing habitat, which may contain Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) listed flora and fauna, and Rocky Chenopod Woodland.

Removal of isolated patches of this woodland may require consideration under the Flora and Fauna Guarantee Act.

The Amendment proposes to address the protection of native vegetation through a Design and Development Overlay Schedule, however this is no longer applicable since gazettal of VC109 as it gives wider powers to remove vegetation for fire hazard mitigation. The flora and fauna and bushfire reports include indicative building envelopes, which provided defendable space in areas of lower native vegetation values. Development is not restricted to these locations.

The submission of the CFA identifies ñ*The suite of controls do not adequately resolve potential planning conflicts which should be addressed at the strategic planning stage and not deferred to the planning permit stage"* and makes reference to Clause 13.05-1 ñ*to ensure planning schemes provide for use and development of land in a manner compatible with the risk from bushfire and do not prevent the creation of required defendable space around existing development through the removal and management of vegetation*ò . These are relevant considerations for the proponent to address for consideration by the Planning Panel and the Planning Authority.

Council acknowledges that native vegetation is a key consideration in relation to the amendment. The proponent has undertaken work to assess the flora and fauna issues and to develop tools to allow for the consideration of these issues. Given that Amendment VC109 impacts on the ability of those tools to be effectively utilised in the Rural Living Zone, the proponents should be given the opportunity to review the form of the Amendment in response to submissions and planning system changes.

<u>Protection of Industry;</u>

Many submissions of support have referred to the buffer distance to the quarries and that this should not be a major issue of concern. The Department of State Development Business and Innovation, the Environment Protection Authority, Hanson and Tract Consultants, on behalf of Boral Industries, have submitted regarding the need to protect extractive industry, which is a relevant policy consideration within the State Planning Policy Framework. These submissions form Attachment 6.1(g).

The Hanson Heidelberg Cement Group and Department of State Development Business and Innovation (DSDBI) submitted requesting the proponents replacement of 300 metres with 500 metres within the DDO Schedule in relation to the buffer to the Special Use Zone 2 (SUZ2). DSDBI noted the following:

- The proposed rezoning has the potential to cause conflicts with the continued full term extraction of the sand and stone reserves.
- The elevated location of Camerons Road increases the likelihood of impacts on any proposed development through loss of visual amenity.

The EPA noted that the SUZ2 provides for the use and development of the adjoining land for earth and energy resources, which utilise blasting as part of quarrying activities. Given that these types of quarrying activities have a recommended separation distance of 500 metres from sensitive uses, the EPA stated that the DDO should be amended to state ñall new dwellings

must be sitedò outside this buffer. It is considered that this aspect of the submission can be resolved by the proponent.

In addition, the EPA identified that ñ*Council should consider whether the Rural Living Zone is an appropriate interface to the Special Use Zone 2*ò, ñ*the type of activities undertaken by residents within a RLZ are inherently different to that of the Farming Zone and a differing expectation of amenity is likely*ò and ñ*encouraged land uses within the separation distance to industry include agriculture which is the established use of the subject land*.ò

Tract Consultants on behalf of Boral Industries have provided a detailed policy assessment in relation to the Amendment and its potential impact on a state significant extractive resource. This submission raises many issues which cannot be fully resolved via the proposed alteration to the separation distance specified in the Schedule to the DDO. In addition, it raises issues in regard to whether the exhibited Amendment makes appropriate use of the VPPs.

Council acknowledges that extractive industry is a key employer and generator of economic activity in Moorabool which needs to be protected from encroachment of sensitive uses. Council is supportive of the proponents request immediately prior to exhibition to include 500 metres in the DDO schedule. Concerned parties were made aware of this proposed change during the exhibition process.

A majority of submissions may be deemed resolved by this change (including a change from óshallô to ómustô). However, all submissions in relation to this issue cannot be resolved without change to the amendment, including of the appropriate interface zone to industry . The proponent should be given the opportunity to address the policy concerns raised within the EPA and Tract submissions, for consideration by all parties at Panel.

<u>Suitability of the land for agriculture / environmental management;</u>

Several submissions support the application of the Rural Living Zone due to the existing fragmentation of the land, poor soils, low rainfall and inability to productively farm. These issues have been previously considered by the NPS1 Moorabool Planning Scheme Panel as not being a strategic justification to support the rezoning. Council acknowledges that the existing zone is compliant with the EPA Guidelines for land adjoining extractive industry. No evidence has been provided that the change in designation of land will improve management of pest plants and animals.

Council acknowledges the findings of previous Panelôs and that the proponent has undertaken analysis to provide strategic support for the zone change in relation to Practice Note 37 Rural Residential Development in relation to land supply, particularly in the context of rural residential land supply outside the Special Water Supply Catchment.

<u>Amenity;</u>

Many submissions identify the lifestyle and amenity of the area and that rezoning would allow more parties to enjoy this lifestyle. Other submitters were concerned about the impact of development on their amenity and safety. Council acknowledges that the area has locational attributes, which

make it desirable for rural living development. Council acknowledges that the site is suited for rural living development if key policy matters can be resolved.

Errors / Omissions;

The proponent has raised concerns that changes to documents submitted immediately prior to Council consideration were not included in the exhibited Amendment. The report presented to the April 2014 Ordinary Meeting of Council was based on the previous documents and did not recommend that authorisation be sought given officers consideration of issues listed under Section 12 of the Act. (Attachment 6.1(h)).

As authorisation was not recommended, the officers report did not address these issues and the Amendment documents, in the form on which the officers report were based, were forwarded for authorisation. The nature of the changes was not considered to be transformational to the Amendment and could be addressed during the consideration of submissions / Panel processes.

Is a Panel required?

Where submissions are received which cannot be resolved Council has two options ï abandonment of the Amendment or requesting that the Minister for Planning appoint a planning panel to consider submissions to the amendment.

Some of the submissions to the amendment (such as CFA, EPA, Tract (Boral), Saksida, Ron Guy) cannot be resolved without the abandonment of Amendment C58. If Council wishes to proceed with the Amendment it will need to request that the Minister for Planning appoint a Panel to hear submissions to the Amendment to address the issues raised. This course of action would allow the proponent an opportunity to review the nature of the Amendment in response to submissions and allow Council as planning authority the benefit of the view of an independent Panel as to whether any proposed changes successfully balance divergent policy considerations and enable the Amendment to proceed.

Policy Implications

The 2013 - 2017 Council Plan provides as follows:

Key Result Area	Enhanced Infrastructure and Natural and Built Environment
Objective	Promote, and enhance places of heritage, landscape and environmental significance.
Strategy	Develop future planning policy to ensure it : Å Preserves the unique character and sense of place Å Maintains the rural setting of the Shire.

- Provides a sense of connection with the townôs origins and familiarity with the country town feel.
- Ensures environmentally sensitive areas such as Lerderderg State Park and remnant vegetation are protected and enhanced.

Amendment C58 is not considered to be wholly consistent with the 2013-2017 Council Plan.

Financial Implications

There is potential reputational risk relating to this Amendment, which has financial implications.

Proceeding with the Amendment has directly associated costs generated by the appointment of a legal representative or alternatively an independent planning consultant to present Councilôs submission at the Panel Hearing. It is estimated this is likely to cost in the range of $20,000 - $50,000 for a three to four (3-4) day hearing (including preparation time). This is a cost over and above the preparation time and documentation being prepared by consultants appointed via the Flying Squad (DTPLI).

The Amendment to date has had significant financial implications with respect to staff time (estimated at over $60,000 across many years). Council staff attendance at the Panel as well as further reports post the Panel hearing will involve additional commitment of staff resources on what is a proponent driven amendment.

Risk & Occupational Health & Safety Issues - Possible legal issues

The Cameronôs Road area represents a high fire risk area with an extreme fire risk. The reports do not conclude that additional dwellings or life could be protected in a large fire event.

If Council decides to approve an amendment to facilitate further development in the subject area and this area is impacted by fire, there may be legal issues in the future for Council and other authorities.

The planning scheme provisions proposed in the exhibited Amendment do not restrict development to an additional 20 dwellings or to the identified building envelopes, as contended by the proponents.

The Amendment, in applying the Rural Living Zone to land within 500 metres of the Boral quarry poses a risk for Council. As previously indicated, this risk can be limited if the higher standard is applied and the DDO is varied accordingly. Within the Rural Living Zone a dwelling is a section 1 use.

Communications and Consultation Strategy

Consultation has occurred with the formal exhibition process including with relevant parties and authorities. 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 the 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 – Andrew Goodsell
In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

There are fundamental policy issues to this Amendment proceeding in the form exhibited. If Council resolves to proceed with the amendment it will require the proponent to respond to the three key policy issues:

1. fire risk;
2. potential loss of native vegetation; and
3. impact on industry.

This may require consideration of whether a change in zone and overlay is required in addition to other tools to restrict new dwellings to the building envelopes outside the buffers to both the Lerderderg State Park and the Special Use Zone.

Although Council understands the seriousness of these policy issues, it sought authorisation of the Amendment as it considered that the proponents should be provided with the opportunity to resolve these issues. Proceeding to Panel will allow the proponents to consider what changes to the exhibited Amendment may mitigate any policy or implementation concern of submitters for discussion by all parties at Panel.

State policy in relation to bushfire management and protection of industry continue to be significant issues for this amendment. Given the evolution of State policy following the recommendations of the Bushfires Royal Commission it will be critical for the proponents to address how the amendment as a whole meets the tests within Clause 13.05-1 to: -

- *Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.*

- *Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.*

If the Amendment is to proceed revision by the proponent will be required to ensure that the practical outcomes of the Amendment prioritise human life, will not impact on areas of high environmental value and do not impact on significant mining and extractive industries.

Recommendation:

That Council, having considered all submissions to Amendment C58, resolves to:

1) **Request the Minister for Planning to appoint a Planning Panel under Part 8 of the Planning and Environment Act 1987 for Amendment C58.**
2) **Refer Amendment C58 (including submissions) to the Planning Panel for consideration.**
3) **Accept the late submissions and refer them to the Planning Panel for consideration, without Council position.**
4) **Accept the policy issues outlined in submissions by the Country Fire Authority; the Environment Protection Authority and Tract consultants as valid issues for response and rectification by the proponent.**
5) **Adopt a position on submissions to Panel are outlined in the Table to Attachment 6.1(i).**
6) **Request the proponents to review the suitability of the exhibited documents in response to the submissions made and system changes (strategic assessment guidelines check).**
7) **Request the proponent to circulate any changes to the amendment to resolve submissions to all parties prior to the Panel Hearing.**
8) **Authorise unbudgeted expenditure of approximately $50,000 to hire Counsel to present Council's case to Panel.**

Report Authorisation

Authorised by:
Name: Satwinder Sandhu
Title: General Manager Growth & Development
Date: Thursday, 9 October 2014

Attachment - Item 6.1(a)

Minister for Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne Victoria 3001
Telephone: (03) 9938 5990
Facsimile: (03) 9938 5949
DX 210292

Our Ref: CMIN026195
File: 10/028790

MOORABOOL SHIRE COUNCIL
CENTRAL RECORDS
- 4 AUG 2011

File No. 13/06/001

Cr Pat Griffin
Mayor
Moorabool Shire Council
PO Box 18
BALLAN VIC 3342

Dear Cr Griffin

MOORABOOL PLANNING SCHEME
AUTHORISATION NO. A01846
PROPOSAL TO REZONE LAND AT CAMERONS ROAD TO RURAL LIVING ZONE AND INTRODUCE THE DESIGN AND DEVELOPMENT OVERLAY

I refer to your Council's letter seeking authorisation to prepare an amendment to the Moorabool Planning Scheme.

In accordance with section 8A(3) of the *Planning and Environment Act 1987* I authorise your Council as planning authority to prepare the amendment subject to the following conditions:

- The amendment documents must include detail on how the proposed rezoning will balance the existing wildfire management overlay requirements and bushfire characteristics of the land and the native vegetation qualities of the land and surrounding land.
- Ministerial Direction 6 must be fully addressed including demonstration of how the proposal responds to the housing needs of the municipality and the strategic directions outlined in the local planning policy framework.
- The amendment documents must include a strategic assessment of how the proposal may impact on the objectives contained in the Department of Primary Industry's extractive industry document, *Melbourne Supply Area*; consideration of state policy to identify and protect stone resources accessible to major markets and consideration of planning provisions and local planning policy that recognise the significance of the nearby extractive industry and continued mineral extraction.
- The Department of Primary Industry, the Country Fire Authority and the Department of Sustainability and Environment must be consulted in the preparation of the amendment documents and provided with notice of the amendment during exhibition.

In accordance with section 11(1)(b) of the Act, the amendment must be submitted to me under section 31 for approval.

Privacy Statement
*Any personal information about you or a third party in your correspondence will be protected under the provisions of the **Information Privacy Act 2000**. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Planning and Community Development, GPO Box 2392, Melbourne, 3001.*

State Government Victoria

This authorisation remains valid provided that this proposal is placed on exhibition in an amendment within twelve months from the date of this letter. The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported. The amendment will be subject to a rigorous assessment, particularly against the State and Local Policy Frameworks, if it is submitted for approval.

Please note that Council must submit an amendment electronically to the regional office **at least 10 working days** prior to the date the notice is published in the Government Gazette.

If you have any queries, please contact Eoghan McColl from the Grampians regional office, on 03 5327 2863.

Yours sincerely

MATTHEW GUY MLC
Minister for Planning

28.7.11

Attachment - Item 6.1(b)

Our Ref: 69009-686921-692442
Telephone: 5329 5511
Fax: 5329 5582
TRAX Ref: LOA

6 June 2013

Ms Lisa Gervasoni
Senior Strategic Planner
Moorabool Shire Council
PO Box 18
BALLAN VIC 3342

Dear Lisa,

PROPOSED REZONING AT CAMERONS ROAD, BACCHUS MARSH

I write in relation to the proposed planning scheme amendment at Camerons Road, Bacchus Marsh. As you are aware the Victorian Government has implemented key changes to Victoria's planning system arising from the recommendations of the 2009 Bushfires Royal Commission. These changes require the thorough consideration of bushfire issues as part of preparing a planning scheme amendment and CFA welcomes the opportunity to provide Council with these comments.

BUSHFIRE RISK

The bushfire risk to the subject site is significant. The wider landscape has the potential for severe bushfire behaviour almost every summer, as realised in the 1983 Ash Wednesday fires. A major bushfire in this landscape is likely to result in the following:

- Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack across the whole subject site.
- Significant radiant heat impacts at the edges of the subject site.
- Winds, poor visibility, flames and radiant heat from localised burning fuels, including vegetation and structures.

This risk arising from this bushfire behaviour is compounded by the generally poor strategic access to and from the site as identified in the supporting information.

Given the above factors, the Council will need to carefully consider how the proposal prioritises human life over all other planning considerations as required by Clause 13.05 of the Moorabool Planning Scheme.

BUSHFIRE PROTECTION MEASURES

In making a decision to proceed with an amendment we particularly note that the bushfire protection measures currently proposed will not adequately mitigate the likely forms of bushfire attack. In contrast, parts of the proposed amendment (e.g. objectives of the draft DDO) will actually undermine the effectiveness of bushfire protection measures.

We also note that the supporting bushfire information is only preliminary, is heavily qualified in parts, and reinforces the need to carefully consider whether the proposal should proceed to exhibition.

CONCLUSION

If the Council chooses to proceed with the amendment, CFA will reiterate this advice at the exhibition stage and will request that the matter be considered by a Planning Panel. A Planning Panel will provide advice to the Council and the Minister for Planning on whether any planning scheme amendment should be adopted and approved and will be an essential part of demonstrating whether the proposal is consistent with the State planning policy for bushfire.

If you wish to discuss this matter in more detail, please do not hesitate to contact Michael Boatman on (03) 5329 5511.

Yours sincerely

Michael Boatman
Manager Community Safety
Grampians Region

Attachment - Item 6.1(c)

13.1 Bushfire

18/11/2011
VC83

13.05-1 Bushfire planning strategies and principles

18/11/2011
VC83

Objective

To assist to strengthen community resilience to bushfire.

Strategies

Overarching strategies

Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

Bushfire hazard identification and risk assessment strategies

Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.

Assess the risk to life, property and community infrastructure from bushfire at a regional, municipal and local scale.

Identify in planning schemes areas where the bushfire hazard requires that:

- Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures.
- Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Strategic and settlement planning strategies

Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.

Consult with the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures.

Ensure that planning to create or expand a settlement in an area at risk from bushfire:

- Addresses the risk at both the local and broader context.
- Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.
- Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.
- Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.
- Ensures future residents can readily implement and manage bushfire protection measures within their own properties.

Planning scheme implementation strategies

Specify in planning schemes the requirements and standards for assessing whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted.

Ensure that planning schemes, in particular the Municipal Strategic Statement, Local

Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.

Ensure that planning schemes support bushfire management and prevention and emergency services actions and activities.

Ensure that planning schemes do not prevent the creation of required defendable space around existing development through the removal and management of vegetation.

Development control strategies

In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

Only permit new development where:

- The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.
- The risk to existing residents, property and community infrastructure from bushfire is not increased.

When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed.

Policy guidelines

Planning must consider as relevant:

- Any relevant approved State, regional and municipal fire prevention plan.
- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*
- *Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).*

Attachment - Item 6.1(d)

Planning Practice Note | 37
November 2013

Rural Residential Development

The purpose of this practice note is to provide guidance when planning for, or assessing proposals for rural residential use and development.

What is 'rural residential' development?

Rural residential development refers to land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.

Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically it also generates urban residential amenity expectations.

The zones usually applied to rural residential land are:

- **The Low Density Residential Zone** (LDRZ) is a 'residential' zone. It specifies a lot size of at least 0.4 hectares in areas where reticulated sewerage is not connected or 0.2 hectares for each lot connected to reticulated sewerage. A different lot size can be specified in a schedule to the zone.
- **The Rural Living Zone** (RLZ) is a 'rural' zone. It specifies a lot size of at least 2 hectares and provides opportunities for some rural uses to occur. A different lot size can be specified in a schedule to the zone.
- **The Green Wedge A Zone** (GWAZ) is a 'rural' zone. It provides for lot sizes of 8 hectares and above. It applies to non-urban land outside the Urban Growth Boundary to protect and recognise the area's agricultural, environmental, historic, landscape, infrastructure, natural resource and rural living attributes.

Department of Transport, Planning and Local Infrastructure
State Government Victoria

Limited residential development can occur in other rural zones, but generally, land proposed for rural residential development should be included in the Low Density Residential Zone or the Rural Living Zone.

Farm dwellings

Farm workers and their families may need to live in farm dwellings, close to stock, crops or plants that require regular supervision. Farm dwellings that are genuinely required to support an agricultural use are not a form of rural residential development.

Small lot agriculture

High value crops, such as grapes, olives, flowers, fruit or tobacco, can be cultivated on small lots. Some intensive agricultural uses can also take place on small lots. Dwellings on these lots will normally be farm dwellings. However, new small lot agriculture proposals need to be considered carefully, to ensure that they do not become unplanned rural residential development.

Why does rural residential development require special consideration?

The planning scheme should ensure that reasonable opportunities are found for rural residential development, as part of providing for housing diversity and choice.

However, rural residential development can have environmental, social and economic costs that are significantly higher than those of standard residential development.

Land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers should be minimised. Significant impacts to primary production or to the environmental or cultural values of a rural area should be avoided. Finite and valuable natural resources present on the land should not be lost.

The local environment and landscape should have the capacity to absorb more intensive use and development without significant or irreversible harm to its values or to the new use and development. Demand for costly or inefficient community services or infrastructure should not be generated.

These considerations mean that the following broad questions should be answered in sequence:

- **Strategy:** Does rural residential development align with the overall strategic planning of the municipality?
- **Housing need:** How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?
- **Location:** Where should new rural residential development take place?
- **Subdivision and design:** Is the new rural residential development subdivided and designed in an attractive setting offering high amenity and efficient infrastructure?

These broad questions should be taken into account when considering a proposed amendment.

Generally, final detailed subdivision and design matters can be considered as part of the permit application process.

All proposals must be accompanied by a site and context description.

Site and context description

The site analysis should document the opportunities and constraints of the site in terms of landform, vegetation coverage and surrounding land uses and an explanation of how the proposal responds to the site analysis.

A site analysis should include where relevant:

- topography of the land (including ridgelines, landscape, geography, slope gradients and erosion areas)
- road access
- fire hazard

- land liable to inundation by floodwaters
- drainage lines and dams
- any significant environmental features including habitat corridors, threatened species, wetlands and watercourses
- vegetation category (scattered or patch, extent, risk status and ecological vegetation class), quality (habitat hectare assessment) and location
- waterway values
- land degradation (for example, salinity), land stability (land slip) or other erosion related hazards
- soil capability
- soil contamination with regard to past uses of the land
- views
- weather conditions including wind patterns
- available infrastructure including power, water and telecommunications
- existing buildings and works
- adjoining land uses and neighbouring buildings and works
- any other matter relevant to the site and its environment.

Strategy

Does rural residential development fit into the overall strategic directions and planning of the municipality?

It is important to consider a proposal for rural residential development as part of the broader strategic context.

A proposal for rural residential development must be considered against the state, regional and local strategic planning policies and objectives for the area.

These include:

- The State Planning Policy Framework (SPPF) and the need to protect agricultural land and natural resources and the encouragement of urban consolidation
- Regional plans such as Plan Melbourne and the Regional Growth Plans
- other regional planning and land management strategies such as the Great Ocean Road Region Strategy 2004, the Victorian Coastal Strategy (as revised), Coastal Spaces Recommendations Report 2006, regional catchment management strategies and regional waterway strategies.

The objectives and strategies in the Municipal Strategic Statement (MSS), and any adopted land use strategy such as a housing strategy or rural land use strategy. A rural residential development should be capable of broad strategic support across all relevant policy areas.

Housing need

How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?

A planning authority must be able to show that a rural residential rezoning is part of its strategy to provide appropriate housing for forecast increases in population and changes in household structure and composition.

A rural residential rezoning must be supported with evidence that the proposed use and development supports and implements the housing needs of the municipality as identified in the MSS. This includes understanding the demographic and housing needs of the area and likely future trends.

The Department of Transport, Planning and Local Infrastructure (DTPLI) provides useful demographic analysis such as 'Regional Victoria – Trends and Prospects', 'Towns in Time' 'Regional Matters – An Atlas of Regional Victoria' and related interim and updated population projections.

Generally, the municipal area will form the best and simplest area on which to base the analysis of local housing need. However if there are several service catchments in one municipality, smaller strategy areas might be appropriate.

A local housing analysis should:

- identify demographic trends, including changes in household structure and composition
- identify housing market trends, including dwelling type
- identify projected population and household increases and housing needs over a 10 year period for the area
- identify the number and types of additional houses required including the proportion of new housing that would be in the form of rural residential development

- What is council's projected population for the next 10 years?
- How many new households will be required?
- Given the existing number of dwellings, how many additional dwellings will be required to meet population and household projections?
- How many of these additional dwellings will be in the form of rural residential?

It is important to demonstrate that the proposed rural residential development meets the housing needs of the municipality and takes into account the need to maintain housing choice and diversity including a realistic mix of lot sizes.

Location

Having established that there is a basic need for additional rural residential development to serve strategic objectives, an appropriate site or sites must be identified. Alternatively, it must be determined whether specific sites brought forward by private proponents are appropriate. A broad range of location-specific criteria provides a framework for identifying land suitable for rural residential development and eliminating unsuitable land from further consideration.

Integration with existing urban areas

Rural residential development must be planned to show how it relates to, or is supported by, existing urban development.

It must not impede the proper long-term growth of an urban area based on fully serviced residential development at normal urban densities. Where there is an adopted settlement strategy (such as a local structure plan), it is clearly preferable that rural residential development should not compromise its implementation.

Where there is no adopted settlement strategy, or it is proposed that an existing strategy be changed, the likely future growth and structure of the urban area, based on analysis of physical and social infrastructure and service provision must be considered.

Rural residential development is inappropriate on land that is suitable and required for present or future residential use at usual urban densities. For example, if a town has limited supplies of development land at urban densities, but has unused town water and waste water treatment capacity, land that can easily be served by this infrastructure should normally be considered first as a candidate for development at urban densities.

Protection of natural resources

The protection of natural resources is a State Planning Policy and is of fundamental importance to local and state economies. It is important to ensure that the location of rural residential use and development does not prejudice the long-term availability and management of Victoria's natural resources, of land, water, energy, wind, stone and minerals.

Rural residential development is not appropriate on land that:

- is productive agricultural land
- is in a special water supply catchment area under the *Catchment and Land Protection Act 1994*
- has identified potential to be used for commercial forestry
- has identified potential for mineral and stone production
- is close to a major industrial facility such as a gas plant or wind energy facility.

Productive agricultural land generally has one or more of the following characteristics:

- a present pattern of subdivision favourable for sustainable agricultural production
- can be used for a variety of agricultural pursuits
- suitable soil type
- suitable climatic conditions
- suitable water supply
- suitable agricultural infrastructure, in particular irrigation and drainage systems.

Issues such as tenure and infrastructure may change to support agricultural use in the future.

The proposal must include an assessment of the locality's natural resources, the impact of the proposal on these resources and the measures to be taken to protect the resources, including a description of:

- agricultural quality
- geology
- earth and energy resources (as governed by the *Mineral Resources (Sustainable Development) Act 1990*)
- soil types
- water resources (including groundwater).

Land resource information and various land capability studies are available for parts of Victoria.

Check with State government departments such as DTPLI, the Department of Environment and Primary Industries, the Department of State Development, Business and Innovation (Energy & Earth Resources Division) and with Catchment Management Authorities and councils about what information is available.

If the proposal is to use agricultural land, the SPPF requires consideration of the following issues:

- the desirability and impacts of removing the land from primary production, given its agricultural quality and productivity
- the impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production
- the compatibility between the proposed or likely development and the existing uses of the surrounding land
- assessment of the land capability.

Protection of environmental areas and biodiversity

Rural residential development should be located in areas to avoid or minimise any adverse impact on the environment, native vegetation and biodiversity.

Where a proposal affects native vegetation, consideration must be given to *Permitted clearing of native vegetation – Biodiversity assessment guidelines, September 2013*. The document sets out how impacts on Victoria's biodiversity are assessed when a planning permit application is made to remove native vegetation.

Consideration should also be given to the likelihood of whether a planning permit would be granted under Clause 52.17 of the planning scheme for the removal of native vegetation.

The proposal must include an assessment of the locality's environmental features and how these features could affect, or be affected by, rural residential development. The assessment of the environmental features must include native vegetation, significant wildlife and associated habitat or corridors, and any other biodiversity assets. Natural physical features including topography, slope, waterways, drainage lines and wetlands must also be identified.

Relevant public authorities may have mapping of natural hazards such as fire and flooding, and biodiversity values (see the Native Vegetation Information management System (NVIM), Department of Environment and Primary Industries).

Planning schemes may indicate areas of environmental significance such as salinity, wetlands, or areas of conservation significance.

In some cases, the preparation of a land management plan may be appropriate to show how the impact can be remediated or minimised and protected.

A land management plan should address the environmental and natural resource issues relevant to the site and may include:

- fire protection measures
- responses to flood hazards
- protection and enhancement of native vegetation
- protection and enhancement of waterways
- protection and stabilisation of soil
- pest plants and domestic feral animal control
- protection of areas of environmental significance.

A land management plan can be implemented through the use of a section 173 agreement, a requirement on an appropriate overlay or through a combined amendment-permit process.

Landscape and heritage values

The proposal must include an adequate assessment of the locality's landscape and heritage values and the potential impacts of rural residential development on those values including:

- areas or features of aesthetic, archaeological, architectural, historical, scientific, social or other special cultural value
- areas of natural scenic beauty or importance, areas of valued landscape character and any significant views.

Areas and places of cultural and landscape significance are identified in planning schemes.

A proposal must demonstrate that it will not impact on the cultural or natural heritage values of the land. Landscapes or places classified by the National Trust of Australia or included in the Victorian Heritage Register, or registers maintained by the Office of Aboriginal Affairs Victoria or the Australian

Heritage Council must not be proposed for rural residential use or development without consultation with those organisations.

Provision of social and physical infrastructure

As rural residential development is a type of residential land use, it must be provided with certain community infrastructure and services normally expected for residential areas. If those services are not provided by the developer from the outset, the expectations and future requirements of residents can lead to cost and disruption for communities as services are provided at a later time.

A proposal for rural residential development must be efficiently serviced by social and physical infrastructure at an acceptable and sustainable community cost.

The proposal must include an assessment of the public costs of providing social services, community facilities and physical infrastructure for the proposed rural residential development.

The assessment must adequately describe and discuss:

- the availability of existing infrastructure (that is, social facilities and services, schools, public transport, roads and waste disposal)
- the level and range of services which will need to be supplied or upgraded to meet the needs of the proposed population
- the costs of additional services and infrastructure and the options for meeting those costs, services or infrastructure.

Land use compatibility

The proposed rural residential land use and development must be compatible with the existing and likely land uses of the locality.

Consideration should be given to the availability of alternative sites that could meet the same housing demand. Consideration of suitable alternative sites should also include those in the neighbouring local municipalities.

The nature of existing and possible uses of land adjacent to the land proposed to be rezoned must be documented in an assessment accompanying the proposal report. A map showing site context must be provided.

The assessment must also include consideration of the potential impacts of the proposal on adjoining and nearby land.

Rural residential development should not be provided on land that is:

- within the separation requirements of an amenity reducing land use as described in the Environment Protection Authority's *Recommended Separation Distances for Industrial Residual Air Emissions*, and is a 'sensitive' land use in applying the EPA guidelines
- within the separation requirements of other offensive uses such as intensive animal husbandry and sewage treatment plants and certain agricultural activities, such as poultry farming, piggeries and feedlots. Codes of practice for certain activities have separation distances from sensitive land uses that must be complied with.
- adversely affected by noise levels generated by adjoining land uses including wind energy facilities
- within the 25 Australian Noise Exposure Forecast (ANEF) contour of an airport and careful consideration given to building requirements within the 20-25 ANEF affected by agricultural spraying and aerial spraying of neighbouring agricultural land
- adversely affected by land or groundwater contamination

- within 500 metres of a national park, reference area, wilderness, marine park or state park unless the Department of Environment and Primary Industries agrees to a lesser distance
- located in close proximity to public land that is of environmental significance, including land that is fire prone, unless a suitable buffer zone and/or a land management plan are provided in consultation with the public land manager. The width and nature of the buffer zone will vary depending on local circumstances. The buffer zone and/or land management plan should address issues such as fire, amenity, pest plants and animals, drainage and access
- located in close proximity to land that uses treated wastewater from sewerage for agricultural and horticultural irrigation
- within the separation distance prescribed in the Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone between industrial activity and a sensitive use.

Land servicing capability

The proposal must include an assessment of the land's physical capability to sustain rural residential development, and where appropriate a land capability assessment, addressing:

- whether the land has been found to have satisfactory physical characteristics for sustainable on-site wastewater management and can meet the *Guidelines for Environmental Management – Code of Practice Onsite Wastewater Management* or can be connected to a reticulated sewerage system
- whether the land can be provided with an adequate water supply of an acceptable quality to service the development
- whether the land is accessible by properly formed and constructed roads
- whether the land can be connected to or provided with drainage that effectively removes storm water from each house and lot, prevents inundation of effluent disposal fields, and is designed to handle the one in 100 year storm event where required
- the availability and provision of other normal residential services (electricity, telephone).

Where the land can easily be connected to existing infrastructure and services, it may be suitable for development at standard urban densities.

The cost of providing the services to the land must be at the developer's cost.

Subdivision and lot design

How can new rural residential development be subdivided and designed in an attractive setting to offer high amenity and efficient infrastructure?

Subdivision layouts should respond to the physical features of the land and the environmental, landscape, infrastructure and servicing features and constraints of the land.

In designing subdivisions and the location of buildings and works, consideration should include:

- identifying remnant native vegetation and any fauna habitat for protection
- retaining and providing riparian corridors along waterways and providing riparian corridor links to other areas of local and regional significance
- identifying and controlling existing and potential erosion prone areas
- identifying land liable to inundation by floodwaters
- identifying fire protection measures
- locating buildings off ridgelines to protect sensitive landscapes and preserve views from roads and other land
- including building and effluent disposal envelopes or building exclusion zones to guide the location of buildings and works within subdivisions

- avoiding buildings and works on slopes greater than 15 per cent or when buildings and works would protrude above significant ridgelines
- establishing landscaping with subdivision, buildings and works to protect and restore rural landscapes and significant ridgelines
- using building materials that do not visually impact on the rural landscape
- providing public road access in preference to the creation of carriageway easements or common property
- providing adequate supply of domestic and stock water to individual properties and ensuring that existing water entitlements are not impacted upon by dams
- implementing policies of the relevant water or drainage authority
- any other matter relevant to the site and its environment.

The proposal must:

- show the layout of the proposed subdivision, how the subdivision relates to the landform and vegetation and how it responds to the site analysis
- show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land
- demonstrate that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*
- show for each lot:
  - a building envelope and driveway to the envelope
  - existing vegetation
  - areas of active vegetation management or re-vegetation or other environmental improvement works such as soil stabilisation and erosion management
  - an area suitable for the location of any future dam
  - an effluent disposal area.

Who should be consulted?

Consultation should occur with relevant agencies, including the following where appropriate:

Agency	Issue
Road Corporation (VicRoads)	Where the site gains access from a Road Zone or a declared road under the *Road Management Act 2004*
Relevant Catchment Management Authority or water authority	Where the land is in a special water supply catchment area. Where land is liable to inundation or flooding.
Department of Environment Primary Industries	Where the land is currently used for agriculture.
Department of State Development, Business and Innovation	Where the land is: • within 500m of an existing extractive industry work authority • within an Extractive Industry Interest Area • within an area that has been identified with potential for mineral production.
Department of Environment and Primary Industries	Where the removal of native vegetation may be required, where there may be an impact on fauna habitat, where the land is prone to erosion or the land adjoins Crown land.
Servicing agencies (for example, water authorities)	Servicing of land for water supply, sewerage, drainage, electricity and telephone.
Water authorities	Where the use can impact on ground or surface water resources and infrastructure (including irrigation channels or drains, waterways or storages). Where the land is located within an irrigation district.
Environment Protection Authority	Where the land is within the recommended buffer distance for an industrial residual air emission.
Country Fire Authority	Where the land is fire prone.
Airport operator	Where the land is affected by an Airport Environs Overlay.
Adjoining municipal councils	Where land is close to an adjoining municipality.

Consultation with peak interest groups, for example key farming groups, should also be considered as well as neighbouring property owners and occupiers.

Documenting a proposal

An amendment proposal for a rural residential development must be supported by the following information:

1. A site and context description.
2. A report explaining:
   - the proposal
   - how the proposal supports the strategic framework
   - how the proposal meets housing needs and the housing objectives of the area
   - why the proposed location is suitable for rural residential development. This should include an assessment, where appropriate, of:
   - how the proposal is supported by existing urban development
   - the land's capability for agricultural use and how the proposal will impact the long term continuation of agriculture in the area
   - the locality's natural resources and the measures that may be taken to protect those resources
   - the locality's environmental features and biodiversity and how these could be protected and enhanced
   - the locality's landscape and heritage values and how these could be protected
   - the proposal's social and physical infrastructure requirements and the community cost of providing these services
   - the proposal's compatibility or impact on the surrounding land uses
   - the land's servicing capability.
3. A summary of relevant agency comments and any other comments from peak groups or known affected persons.

A planning application for subdivision for rural residential development must be supported by:

1. A site and context description.
2. A development plan responding to the site and context description and showing details of the proposal. This should show and provide a description of how the proposal has been designed to avoid or minimise any adverse impacts on the environment (including native vegetation, natural physical features, fire or flood hazards and landscape character, where appropriate).

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Attachment - Item 6.1(e)

Planning Scheme Amendment C58 – Camerons Road

File No.: 13/06/054
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Introduction

This Amendment applies to approximately 500 ha of land held in multiple ownerships west of Gisborne Road and north of Darley, generally bounded by Goodmans Creek to the east, the Lerderderg River to the south and west, and the Lerderderg State Park to the north (otherwise known as Camerons Road).

Changes to the planning scheme sought by Amendment C58 are as follows:

- Rezone the land from the Farming Zone to the Rural Living Zone, with a 6 hectare minimum lot size for subdivision.
- Amend Clause 21.07 (Municipal Strategic Statement) by modifying the Bacchus Marsh Framework Plansôreference to the potential of Cameronôs Road as a rural living area to ñCameronôs Road rural living area.ò
- Apply the Design and Development Overlay - Schedule 6 (DDO6) to the rezoned area to guide the future development of the land.
- Amend the schedule to Clause 66 06 to identify notice requirements to the Department of Environment and Primary Industries, for proposed dwellings within 500 metres of the Lerderderg State Park

Background

<u>Duties and Responsibilities</u>
When considering planning scheme amendments Council acts as a Planning Authority with specific duties and responsibilities. In 2008 the Victorian Auditor General reviewed the consistency of the planning system with legislative requirements. In relation to Planning scheme amendments the Auditor General found:

- *Councils should make certain that they perform a comprehensive initial assessment of the amendment against all the requirements of Section12 of the Act, and that this is clearly documented in reports to council.*
- *Planning schemes are the major legislative mechanisms within the state's planning framework for controlling land use and development. When amending a planning scheme, a council as planning authority must consider and ensure compliance with a number of relevant matters set out in the Act, Regulations and planning scheme.*

  The context and history of the amendment has been raised in many submissions to the Amendment. This history of this amendment predates the Moorabool Planning Scheme. Landowners have sought to rezone land in the Camerons Road area to Rural Living since the 1990s. The most recent specific planning scheme amendment to rezone land within the subject area to the Rural Living Zone considered by a Planning Panel was Amendment L60 to the Bacchus Marsh Planning Scheme. That Panel, in its March 2000 report, recommended

abandonment of the rezoning and made the following comments in regard to its consistency with State planning policy:

"The Panel concludes that the proposed Amendment is consistent with the SPPF with respect to flora and fauna but is not entirely consistent with respect to the strategies relating to wildfire and rural residential development. If the rezoning and subdivision as proposed was to proceed, and houses were constructed, there is the potential to impede the development of the extractive resources in the vicinity of the subject land.

- *The subject land, with an area of 32.37 ha, is the largest of the lots in the Camerons Road area. With good management, there is no reason why it cannot be used for productive agriculture. Subdivision into four lots, as is proposed in conjunction with the rezoning, would reduce the opportunity for this use.*
- *The subject land and the surrounding land has been identified as an area where the intensity of wildfire is significant. The risk has not been reduced significantly by recent works. High fire risk has been one reason why previous applications for rezoning/subdivision have been refused. However, the Panel believes that high fire risk, on its own, is not sufficient reason, to preclude development in the area.*
- *The increase in housing density that would follow rezoning and subdivision of the subject land would impact on the rural landscape and amenity of the area. Subsequent rezoning and further development in the Camerons Road area would have considerable impact.*
- *The subject land has been extensively modified from its native state. No specific flora or fauna values have been identified. However, no specific flora/fauna investigative work has been undertaken. The subject land is suffering from a level of environmental deterioration which could be halted, and perhaps ameliorated, with good management. The impact of subdivision and residential development would depend on the standard of management by the land owners. The Panel recognises that it is difficult to impose a satisfactory standard of environmental management through the statutory provisions of the planning process.*
- *The Amendment is not consistent with the State Planning Policy Framework particularly in relation to wildfire, and the protection of mineral resources.*

Prior to this, submissions to rezone the land to Rural Living were made in response to the exhibition of the New Format Moorabool Planning Scheme in 1999. The Advisory Committee which heard submissions to the New Format Planning Scheme specifically discussed the Camerons Road proposal:

'4.4 CAMERONS ROAD
4.4.2 Panel Comment

- *…For many years there has been pressure to rezone land in this area for rural residential purposes. The range of lot sizes (all of which are less than the 80 hectare minimum subdivision size of the existing Rural A Zone) and the existing hobby farm type of use have been used as arguments in support of a change in zoning.*

- *The Council has opposed any rezoning because there are a number of larger lots which could be further subdivided.*
- *The Panel does not consider that there should be any change in zone in this area. There is no need for a Rural Living Zone simply to recognise existing smaller lot sizes. Rather, the rezoning is sought to facilitate further subdivision. This is not supported on the basis of the current over-supply of rural residential land in the Shire. Nor have the requirements of Ministerial Direction No. 6 being complied with. There is no strategic support for the rezoning in the MSS — rather the contrary.*
- *The Camerons Road area provides an attractive rural landscape in close proximity to Bacchus Marsh. The scattered residential development does not dominate the landscape. It provides a rural living environment in close proximity to Bacchus Marsh but at a lesser density than other areas within a Rural Living Zone. In this sense, it provides an attractive alternative to other rural residential areas. The Panel believes that the attractive qualities of the area would be compromised by further subdivision should a Rural Living Zone be applied. For this, and her reasons set out above, the Panel does not support any rezoning for this area.*

The Advisory Committee made the following response in regards to the submissions from G. Anderson, P. Bosca, B. Green, K & M Iredell, P Eudey, G. Georgeallis, J & H McNamee, R & H Mundy, R & M Smith, L & W Lyle, R & J Taylor, P. Boyd, E & I Black, P Robson, W Blight, R & J Marshall and W Logan:

At the Panel hearing, a submission was presented on behalf of K. and M. Iredell to rezone their land to facilitate a four lot plan of subdivision. The issues raised have been generally addressed in Section 4.4.2. In the course of their submission, reference was made to a report from Tract Consultants on a Rural Residential Strategy commissioned by the former Shire of Bacchus Marsh in 1990. This Strategy assessed the suitability for rural residential development of a number of areas around the former Shire and identified three areas as being 'Preferred Development Areas'. Camerons Road was one of these areas, along with Bences Road and an area along the Diggers Rest-Coimadai Road. However, the Panel notes that in the Bacchus Marsh Strategy Plan prepared for the Shire of Bacchus Marsh in 1993 by Wilson Sayer Core, the Camerons Road area was not identified as one of the three areas for investigation as a suitable location for rural residential subdivision. (The three areas were Diggers Rest-Coimadai Road (east side), Bences Road and Exford Plateau (now Hopetoun Park Estate).) Therefore no weight can be placed on this report by Tract Consultants. In any event, the preparation of the Moorabool Planning Scheme has led the Council to a strategic re-evaluation of the entire municipality, which supersedes previous reports and strategies unless explicitly incorporated into the latest strategy and then translated into the MSS.

The Panel notes that this area is also included in a Special Building Overlay (now Wildfire Management Overlay). This indicates a high fire hazard in this area which suggests that further residential development should not be encouraged. The Panel does not consider that the recent improvement in access along Seereys Road overcomes the fundamental characteristics of

the land in this respect. The fire risk is simply one further reason why the land should not be rezoned.'

The most recent consideration of the potential for rezoning at Camerons Road was via the MSS review and Amendment C34. This Panel (June 2008) stated:

> *"The Panel also accepts that the Cameron's Road area presents an opportunity for rural lifestyle housing but considers a specific area should not be designated on the framework plan as further work is required to establish the implications of constraints and the extent of the area that may be suitable for this form of development."*

Planning Panels and Advisory Committee Reports and VCAT determinations often discuss how best to give effect to local and state policy. Various Planning Panels have considered the desirability of rezoning the land for Rural Living purposes Panel reports relating to this land as well as panel and VCAT determinations relating to key issues help provide guidance to Council regarding the context for Council's consideration of policy matters and the strategic considerations which the proponent must demonstrate to the planning authority, panel and Minister have been addressed for the land to be rezoned.

Bacchus Marsh L60.	*The Amendment is not consistent with the State Planning Policy Framework particularly in relation to wildfire, and the protection of mineral resources.*
NPS1 Moorabool PS Advisory Committee	*The Camerons Road area provides an attractive rural landscape in close proximity to Bacchus Marsh. The scattered residential development does not dominate the landscape. It provides a rural living environment in close proximity to Bacchus Marsh but at a lesser density than other areas within a Rural Living Zone. In this sense, it provides an attractive alternative to other rural residential areas. The Panel believes that the attractive qualities of the area would be compromised by further subdivision should a Rural Living Zone be applied. For this, and her reasons set out above, the Panel does not support any rezoning for this area.* *The Panel notes that this area is also included in a Special Building Overlay (now Wildfire Management Overlay). This indicates a high fire hazard in this area which suggests that further residential development should not be encouraged. The Panel does not consider that the recent improvement in access along Seereys Road overcomes the fundamental characteristics of the land in this respect. The fire risk is simply one further reason why the land should not be rezoned.*
C34 Panel	*"The Panel also accepts that the Cameron's Road area presents an opportunity for rural lifestyle housing but considers a specific area should not be designated on the framework plan as further work is required to establish the implications of constraints and the extent of the area that may be suitable for this form of development."*
Southern Grampians C29	*It is an appropriate planning response to minimise the number of dwellings within areas that have been identified as being of 'Extreme' fire risk in the northern and western areas of Dunkeld.*
Moorabool SC v Mitrakas [2014]	*129. Decision making in land use planning requires a careful synthesis and integration of sometimes competing outcomes*

VCAT 755	*and objectives. We have sought to balance the benefits of a proposal for re-use of a heritage asset with the consequential amenity, bushfire risk and biodiversity impacts.* *130. In line with a clear policy objective to place the primacy of human life above all else, we have not been persuaded that the proposal before us achieves an acceptable outcome.* *131. We also have concluded that the impact on biodiversity values, while possible to achieve no net loss, is unsatisfactory in terms of impacts to biodiversity values of state-significance that are inherently tied to this site and its immediate surrounds.*
Colac Otway C69 *Colac Otway Rural Living Strategy (2011)* and *Forrest Structure Plan (2011)*	*The Panel considers the proposed Structure Plan identification of the land for potential township expansion is appropriate. Issues such as the intensity of development, vegetation removal and offsets, and subdivision design will need to be addressed during subsequent amendment and permit processes.*

Current Rezoning Request

In May 2010 a request to rezone land in Camerons Road. Coimadai was received by Council. At the 4 August 2010 Ordinary Meeting of Council, in relation to the Moorabool Rural Strategy, Council resolved to õ*provide general support for Planning Scheme Amendment proposals covering the Camerons Road area and Bences Road such that they will be proponent led amendments that will be the object of individual reports back to Council.*ò At the 20 October 2010 Ordinary Meeting of Council, in response to the rezoning request, Council resolved:

1. Given the Bushfire Royal Commission and the announced State Policy directions on the Bushfire Royal Commission recommendations, seeks from the CFA further clarification of its position on the Camerons Road amendment;
2. Subject to the CFA giving general support to the proposed amendment, resolves to request the Minister for Planning to authorise Moorabool Shire Council to prepare Amendment C58 pursuant to Sect 19 of the Planning and Environment Act (1987);
3. Following receipt of authorisation, exhibit the amendment in accordance with the Planning and Environment Act (1987); and
4. Should this amendment proceed to a panel hearing, Council will pay for officer time and the administrative costs including panel sitting fees and advertising, whilst the proponent will be expected to pay all other costs associated with this amendment, including any required further expert witness statements including those required by the panel, preparation of evidence for the panel hearing, including responses to submitters if required, and the presentation of that evidence.

Council submitted the Amendment for authorisation on 16 November 2010. On 4 August 2011, Council received authorisation from the Minister for Planning to the prepare of the Amendment subject to the following conditions.

- *The amendment documents must include detail on how the proposed rezoning will balance the existing wildfire management overlay requirements and bushfire characteristics of the land and the native vegetation qualities of the land and surrounding land.*
- *Ministerial Direction 6 must be fully addressed including demonstration of how the proposal responds to the housing needs of the municipality and the strategic directions outlined in the local planning policy framework.*
- *The amendment documents must include a strategic assessment of how the proposal may impact on the objectives contained in the Department of Primary Industry's extractive industry document, Melbourne Supply Area; consideration of state policy to identify and protect stone resources accessible to major markets and consideration of planning provisions and local planning policy that recognise the significance of the nearby extractive industry and continued mineral extraction.*
- *The Department of Primary Industry, the Country Fire Authority and the Department of Sustainability and Environment must be consulted in the preparation of the amendment documents and provided with notice of the amendment during exhibition.*

<u>CFA Assessment of the proposed Amendment (June 2013)</u>
Prior to the preparation of the supplementary report by Terramatrix the CFA had provided the following advice.

The bushfire risk to the subject site is significant. The wider landscape has the potential for severe bushfire almost every summer, as realised in the 1983 Ash Wednesday fires. A major bushfire in this landscape is likely to result in the following:

- *Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack across the whole subject site.*
- *Significant radiant heat impacts at the edge of the subject site.*
- *Winds, poor visibility, flames and radiant heat from localised burning fuels, including vegetation and structures.*

This risk arising from this bushfire behaviour is compounded by the generally poor strategic access to and from the site as identified in the supporting information.

Given the above factors, the Council will need to carefully consider how the proposal prioritises human life over all other planning considerations as required by Clause 13.05 of the Moorabool Planning Scheme.

In making a decision to proceed with the Amendment, we particularly note that the bushfire protection measures currently proposed will not adequately mitigate the likely forms of bushfire attack. In contrast, parts of the proposed Amendment (e.g. objectives of the exhibited DDO) are likely to undermine the effectiveness of bushfire protection measures.

Discussions with the CFA confirmed that many of these concerns remained following the supplementary report. No substantive change from the 2010 documents were proposed to incorporate the recommendations of the reports into the planning scheme controls or to address Clause 13.05.

Planning system changes since initial authorisation in 2011

Significant policy changes have occurred since Amendment C58 was initially authorised with conditions. This includes the introduction of Amendment VC83 made in response to the recommendations of the Victorian Bushfire Royal Commission (VBRC) on Black Saturday. Clause 13.05 responds as follows:

13.05 Bushfire

13.05-1 Bushfire planning strategies and principles

Objective
To assist to strengthen community resilience to bushfire.

Strategies
Overarching strategies

Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

Bushfire hazard identification and risk assessment strategies

Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
Assess the risk to life, property and community infrastructure from bushfire at a regional, municipal and local scale.

Identify in planning schemes areas where the bushfire hazard requires that:

- *Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures.*
- *Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.*

Strategic and settlement planning strategies

Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.

Consult with the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures.
Ensure that planning to create or expand a settlement in an area at risk from bushfire:

- *Addresses the risk at both the local and broader context.*
- *Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.*
- *Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.*
- *Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.*
- *Ensures future residents can readily implement and manage bushfire protection measures within their own properties.*

Planning scheme implementation strategies

Specify in planning schemes the requirements and standards for assessing whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted.

Ensure that planning schemes, in particular the Municipal Strategic Statement, Local Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.

Ensure that planning schemes support bushfire management and prevention and emergency services actions and activities.

Ensure that planning schemes do not prevent the creation of required defendable space around existing development through the removal and management of vegetation.

Development control strategies

In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

Only permit new development where:

- *The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.*
- *The risk to existing residents, property and community infrastructure from bushfire is not increased.*

When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed.

Policy guidelines

Planning must consider as relevant:

- *Any relevant approved State, regional and municipal fire prevention plan.*
- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*
- *Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).*

Additional work was undertaken by the proponents and meetings with relevant authorities facilitated as part of the response to the authorisation conditions. As a result, the CFA gave the following advice which lead to the preparation of a supplementary fire report on landscape risk. In response to the supplementary fire report on landscape risk, the CFA commented that there was still a significant bushfire risk and that the mitigation measures proposed did not adequately mitigate all forms of bushfire attack.

In June 2013 Council Officer concerns regarding the amendment were given to the applicant for response. Full documents were sought in relation to *whether a "balance" between the bushfire management overlay requirements and bushfire characteristics of the land and the native vegetation qualities of the land and surrounding land has been achieved to allow exhibition.* Concerns were raised *as 'whether a balance can be achieved by the proposal in it's current form (RLZ, DDO)".* As the Terramatrix report identified that *"access and egress is generally poor from a bushfire safety perspective, with limited options to exit the area"* and as the CFA had expressed concerns regarding landscape risk the proponents were informed that ñ*Council must consider the matters as they are integral to the determination of 'balance' and the consideration of whether human life has been prioritised*ò and the proponent given the opportunity to ñ*consider the contents of the CFA correspondence and to provide a response to Council as to how the final amendment and supporting documentation will address the matters raised. Particular emphasis should be provided to how the protection of human life is being prioritised over other policy considerations in planning and decision-making in areas at risk from bushfire, as required by the State Planning Policy Framework."*

Final amendment documents addressing some of the issues raised by Council were were submitted by the proponent on 18 September 2013 in the form of a supplementary report on Landscape Fire Risk by Terramatrix and a Flora and Fauna report to respond to both CFAôs concerns and authorisation requirements. A report was prepared for the November 2013 Ordinary Meeting of Council but was withdrawn at the request of the proponents to allow a briefing of Council by the proponents.

The approach to consideration of supply of Rural Residential Land changed since the initial authorisation. Ministerial Direction No 6 was revoked and replaced by Planning Practice Note 37 Rural Residential Development. Practice Note 37 contains a similar set of considerations for rural residential development based on:

- Strategy: does rural residential development align with the overall strategic planning of the municipality;
- Housing need: How much rural residential development is require to provide appropriate housing diversity and choice to meet housing needs;

- Location: Where should rural residential development take place; and
- Subdivision and design: is the new rural residential development subdivided and designed in an attractive setting offering high amenity and efficient infrastructure.

The Practice Note also requires a site analysis which documents the opportunities and constraints of the site in terms of landform, vegetation coverage and surrounding lands uses and an explanation of how the proposal responds to the site analysis. Road access; fire hazard; significant environmental features; vegetation category; soil capability; available infrastructure and adjoining land uses are some of the relevant site and context considerations under the practice note.

Planning Authority Considerations

The April 2014 report reconsidered the strategic merits of the proposal, based on the 2013 documents. The Auditor General has specified that ñ*Prior to seeking authorisation, a council should perform a preliminary investigation to establish that the amendment is necessary and complies with the requirements of the Act.*

When considering or preparing an amendment, a council must prepare an explanatory report and consider a number of matters listed under Section 12 of the Act. These include:

- *the minister's directions*
- *the VPP*
- *any Municipal Strategic Statement, strategic plan, policy statement, code or guideline which forms part of the scheme*
- *any significant effects which the amendment might have on the environment, or the environment may have on any use or development proposed by the amendment*
- *any social and economic effects associated with the proposed amendment.*

As state policy includes primacy of human life and protection of industry from encroachment of sensitive uses it was the officers position that the proposed controls did not effectively resolve these policy issues. Council officers did not make substantive changes to the proponents amendment documents to ensure compliance with Section 8A(4) of the Act as the recommendation was not to proceed with the amendment in the form submitted by the proponents.

Council at its April 2014 ordinary meeting of Council resolved to seek authorisation to prepare and exhibit the amendment. The resolution did not outline any changes from the 2013 amendment documents to resolve any discrepancies between the policy considerations and the form and content of the amendment. After the finalisation of the report but prior to the Council meeting the proponent had sought minor changes to the Design and Development Overlay to reference a distance of 500m not 300m to quarry land, but not to the tools utilised.

Reauthorisation of the amendment was sought on The Amendment was reauthorised in 2014 with the following conditions which were addressed prior to exhibition.

Provide a complete package of amendment details prior to exhibition, including:

- *A reworked Clause 21.07 Bacchus Marsh Framework Plan to properly identify and describe the area subject to the amendment, and substituting a more appropriate reference to the subject land; and*
- *Detail of the proposed DDO schedule and the extent of the area that the schedule will apply to;*

Provide supporting documents as a part of the exhibition package, including the Terramatrix reports.

As the proposed Amendment affects Crown land, Native Title Services Victoria must be given notice of the Amendment.

Planning system changes since exhibition

Since exhibition of Amendment C58, a state wide Amendment (VC109) has been approved by the Minister for Planning and gazetted. Under this regime, once land is zoned for residential or rural living purposes exemptions from other Victorian planning controls relating to the removal of native vegetation are in place. Therefore, the ability of the Amendment, in its exhibited form, to address the following has changed:

- *how it implements the objectives of planning in Victoria*
- *how it addresses any environmental, social and economic effects*
- *how it supports or implements the State Planning Policy Framework, Local Planning Policy Framework and Municipal Strategic Statement*
- *how it makes proper use of the VPP.*

Moorabool SC v Mitrakas [2014] VCAT 755 considered native vegetation impact and fire risk in a recent decision. This determination is of relevance as it considered the same EVC in relation to an application for intensification of use:

> *70. The subject land represents a private landholding within the greater setting of the Long Forest Conservation Reserve. In ecological terms, the land forms part of the only patch of Mallee forest south of the Dividing Range and comprises Rocky Chenopod Woodland[18]. It has been identified as an ecosystem of national significance[19] and it is accepted that it has significant habitat values for flora and fauna (including that which are protected under the Flora and Fauna Guarantee Act 1998 and Environment Protection and Biodiversity Conservation Act (Cth) 1999[20]). The EVC has a "Vulnerable" bioregional conservation status.*
>
> *…*
>
> *129. Decision making in land use planning requires a careful synthesis and integration of sometimes competing outcomes and objectives. We have sought to balance the benefits of a proposal for re-use of a heritage asset with the consequential amenity, bushfire risk and biodiversity impacts.*
>
> *130. In line with a clear policy objective to place the primacy of human life above all else, we have not been persuaded that the proposal before us achieves an acceptable outcome.*
>
> *131. We also have concluded that the impact on biodiversity values, while possible to achieve no net loss, is unsatisfactory in terms of impacts to biodiversity values of state-significance that are inherently tied to this site and its immediate surrounds.*

Exhibition

Amendment C58 was on exhibition from 31 July 2014 to 1 September 2014. At the time of writing sixty one (62) submissions to the Amendment had been received by Council, with over three quarters (47) within the statutory time.

Eight (8) submissions are opposed to the rezoning / requesting change; two (3) submissions from agencies make no objection and fifty (51) submissions are in support of the proposal.

Issues raised in submissions

The key issues in relation to the Amendment include:

- Strategic support for the amendment;
- Concern regarding time taken to rezone the land.
- Fire risk;
- Native vegetation;
- Protection of Industry;
- Suitability of the land for agriculture / environmental management
- Amenity;
- Errors / omissions

Several submissions from landholders raise issues regarding the timespan over which rezoning of the land has been sought, while some agencies have raised issues regarding the strategic justification for the Amendment. As discussed in the background to these reports, the potential rezoning of land in Camerons Road has been considered by Planning Panels since the 1990s.

The length of time taken is in direct response to the need to provide strategic justification for the Amendment ï whether the proposal meets the objectives of planning in Victoria and effectively responds to policy and guidelines (first principles). There has been little change to the objectives of Planning in Victoria [s4(1)] since Bacchus Marsh Amendment L60. the key considerations have related to the objectives of Planning in Victoria [s4(1)] to:

> *(a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
>
> *(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
>
> *(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
>
> *…*
>
> *(g) to balance the present and future interests of all Victorians.*

Section 4(1)(a) relates to whether the proposed use / development is appropriate for the site and its context including any impact on the wider economy or impact on the environment. The planning context is viewed as ócommunityô impact not individual gain or loss. Section 4(1)(b) relates to the conservation of significant natural values of the site, Section 4(1)(c) relates to the issue of fire risk and Section 4(1)(g) allows for intergenerational equity considerations.

The key considerations in relation to the objectives are embodied in the Victoria Planning Provision and guidelines, practice notes and directions relating to the operation of the system. In this instance the key issues of strategic justification relate to state and local policy in regard to protection of environmental values, management of the fire risk / prioritisation of human life as well as the protection of extractive industry from encroachment. These issues are discussed separately in Attachment 5 (full officers report).

Fire Risk;

There are several submissions in support of the Amendment which query the level of bushfire risk in the area; express confidence that the fire issue has been resolved in expert reports; stating minimal additional risk (20 additional dwellings); question the response of the CFA; and question what Council will do to address fire risk.

Others have objected to the amendment due to: poor access; landscape level risk and findings of previous Panels.

The CFA, as a relevant authority, has made a submission to the Amendment (Attachment 6). Some of the key issues raised by the CFA relate to Councilôs responsibilities as a planning authority, including:

- *The bushfire risk to the subject land is significant.*
- *The wider landscape risk has the potential for severe bushfire behaviour almost every summer, as realised in the 1983 Ash Wednesday fires.*
- *A major bushfire in this landscape is likely to result in the following:*
    - *Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack across the area.*
    - *Significant radiant heat impacts at the edges of the study area particularly the west and north-western areas adjoining the Lerderderg State Park*
    - *Winds, poor visibility, flames and radiant hear from localised burning fuels, including vegetation and structures.*
- *Clause 13.05-1 seeks to prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire. Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.*
- *The reports do not appear to have considered the potential for more than one additional dwelling on each lot.*

Council is required to acknowledge that one of the key considerations in relation to this Amendment is fire risk and the prioritisation of the protection of human life. Council accepts the role of the CFA as an expert in this field. In addition, Council acknowledges the considerable work that the proponents have undertaken to balance a range of strategic issues in a policy landscape that has evolved throughout the process.

Council must address the existing policy framework in regards to fire risk and provide the proponent the opportunity to review the Amendment documents in response to submissions and systemic changes. These changes would need to be provided to all parties prior to consideration by the Planning Panel.

Native Vegetation;

Many submissions have stated that native vegetation is not an issue and can be managed via the Design and Development Overlay. Inherent in the CFA response to risk mitigation is vegetation modification / defendable space. Whilst the Bacchus Marsh L60 Panel report did not raise native vegetation concerns, it noted that this issue and had not been assessed in the proposal. The documentation prepared to support this Amendment includes a preliminary flora and fauna study prepared by Oekologie. This Study identifies the site as containing habitat, which may contain Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) listed flora and fauna, and Rocky Chenopod Woodland. Removal of isolated patches of this woodland may require consideration under the Flora and Fauna Guarantee Act.

The Amendment proposes to address the protection of native vegetation through a Design and Development Overlay Schedule, however this is no longer applicable since gazettal of VC109 as it gives wider powers to remove vegetation for fire hazard mitigation. The flora and fauna and bushfire reports include indicative building envelopes, which provided defendable space in areas of lower native vegetation values. Development is not restricted to these locations.

The submission of the CFA identifies ñ*The suite of controls do not adequately resolve potential planning conflicts which should be addressed at the strategic planning stage and not deferred to the planning permit stage"* and makes reference to Clause 13.05-1 ñ*to ensure planning schemes provide for use and development of land in a manner compatible with the risk from bushfire and do not prevent the creation of required defendable space around existing development through the removal and management of vegetation*ò. These are relevant considerations for the proponent to address for consideration by the Planning Panel and the Planning Authority.

Council acknowledges that native vegetation is a key consideration in relation to the amendment. The proponent has undertaken work to assess the flora and fauna issues and to develop tools to allow for the consideration of these issues. Given that Amendment VC109 impacts on the ability of those tools to be effectively utilised in the Rural Living Zone, the proponents should be given the opportunity to review the form of the Amendment in response to submissions and planning system changes.

Protection of Industry;

Many submissions of support have referred to the buffer distance to the quarries and that this should not be a major issue of concern. The Department of State Development Business & Innovation, the Environment Protection Authority, Hanson and Tract Consultants, on behalf of Boral Industries, have submitted regarding the need to protect extractive industry, which is a relevant policy consideration within the State Planning Policy Framework. These submissions form Attachment 7.

The Hanson Heidelberg Cement Group and Department of State Development Business & Innovation submitted requesting the proponents replacement of 300 metres with 500 metres within the DDO Schedule in relation to the buffer to the SUZ2. DSDBI noted the following:

- The proposed rezoning has the potential to cause conflicts with the continued full term extraction of the sand and stone reserves.
- The elevated location of Camerons Road increases the likelihood of impacts on any proposed development through loss of visual amenity

The EPA noted that the SUZ2 provides for the use and development of the adjoining land for earth and energy resources, which utilise blasting as part of quarrying activities. Given that these types of quarrying activities have a recommended separation distance of 500 metres from sensitive uses, the EPA stated that the DDO should be amended to state ñall new dwellings **must** be sitedò outside this buffer. Therefore, it is considered that this aspect of the submission can be resolved by the proponent.

In addition, the EPA identified that ñ*Council should consider whether the Rural Living Zone is an appropriate interface to the Special Use Zone 2*ò, ñ*the type of activities undertaken by residents within a RLZ are inherently different to that of the Farming Zone and a differing expectation of amenity is likely*ò and ñ*encouraged land uses within the separation distance to industry include agriculture which is the established use of the subject land*.ò

Tract Consultants on behalf of Boral Industries have provided a detailed policy assessment in relation to the Amendment and its potential impact on a state significant extractive resource. This submission raises many issues which cannot be fully resolved via the proposed alteration to the separation distance specified in the Schedule to the DDO. In addition, it raises issues in regard to whether the exhibited Amendment makes appropriate use of the VPPs.

Council acknowledges that extractive industry is a key employer and generator of economic activity in Moorabool which needs to be protected from encroachment of sensitive uses. Council is supportive of the proponents request immediately prior to exhibition to include 500 metres in the DDO schedule. Concerned parties were made aware of this proposed change during the exhibition process.

A majority of submissions may be deemed resolved by this change (including a change from óshallô to ómustô). However, all submissions in relation to this issue cannot be resolved without change to the amendment, including of the appropriate interface zone to industry . The proponent should be given the opportunity to address the policy concerns raised within the EPA and Tract submissions, for consideration by all parties at Panel.

<u>Suitability of the land for agriculture / environmental management;</u>

Several submissions support the application of the Rural Living Zone due to fragmentation of the land, poor soils, low rainfall and inability to productively farm. These issues have been previously considered by the NPS1 Moorabool Planning Scheme Panel as not being a strategic justification to support the rezoning. Council acknowledges that the existing zone is compliant with the EPA Guidelines for land adjoining extractive industry. No evidence has been provided that the change in designation of land will improve management of pest plants and animals.

Council acknowledges the findings of previous Panelôs and that the proponent has undertaken analysis to provide strategic support for the zone change in relation to addressing policy in relation to protecting productive agricultural land.

<u>Amenity;</u>

Many submissions identify the lifestyle and amenity of the area and that rezoning would allow more parties to enjoy this lifestyle. Other submitters were concerned about the impact of development on their amenity and safety. Council acknowledges

that the area has locational attributes, which make it desirable for rural living development. Council acknowledges that the site is only suited for rural living development if key policy matters can be resolved.

Errors / Omissions;

The proponent has raised concerns that changes to documents submitted immediately prior to Council consideration were not included in the exhibited Amendment. The report presented to the April 2014 Ordinary Meeting of Council was based on the previous documents and did not recommend that authorisation be sought given officers consideration of issues listed under Section 12 of the Act. (Attachment 8).

As authorisation was not recommended, the officers report did not address the following issues and the Amendment documents, in the form on which the officers report were based, were forwarded for authorisation. The nature of the changes was not considered to be transformational to the Amendment and could be addressed during the consideration of submissions / Panel processes.

Is a Panel required?

Where submissions are received which cannot be resolved Council has two options ï abandonment of the amendment or requesting that the Minister for Planning appoint a planning panel to consider submissions to the amendment.

Some of the submissions to the amendment (such as CFA, EPA, Tract (Boral), Saksida, Ron Guy) cannot be resolved without the abandonment of Amendment C58. If Council wishes to proceed with the Amendment it will need to request that the Minister for Planning appoint a Panel to hear submissions to the Amendment to address the issues raised. This course of action would allow the proponent an opportunity to review the nature of the Amendment in response to submissions and allow Council as planning authority the benefit of the view of an independent body as to whether any proposed changes successfully balance divergent policy considerations and enable the Amendment to proceed.

Policy Implications

The 2013 - 2017 Council Plan provides as follows:

Key Result Area Enhanced Infrastructure and Natural and Built Environment

Objective *Promote, and enhance places of heritage, landscape and environmental significance.*

Strategy *Develop future planning policy to ensure it :*

- Å *Preserves the unique character and sense of place*
- Å *Maintains the rural setting of the Shire.*
- Å *Provides a sense of connection with the town's origins and familiarity with the country town feel.*
- Å *Ensures environmentally sensitive areas such as Lerderderg State Park and remnant vegetation are protected and enhanced.*

Amendment C58 is not considered to be wholly consistent with the 2013-2017 Council Plan.

Financial Implications

There is potential reputational risk relating to this Amendment, which has financial implications.

Proceeding with the Amendment has directly associated costs generated by the appointment of a legal representative or alternatively an independent planning consultant to present Council's submission at the Panel Hearing. It is estimated this is likely to cost in the range of $20,000 - $50,000 for a three to four (3-4) day hearing (including preparation time). This is a cost over and above the preparation time and documentation being prepared by consultants appointed via the Flying Squad (DTPLI).

The Amendment to date has had significant financial implications with respect to staff time (estimated at over $60,000 across many years). Council staff attendance at the Panel as well as further reports post the Panel hearing will involve additional commitment of staff resources on what is a proponent driven amendment.

Risk & Occupational Health & Safety Issues - Possible legal issues

The Cameron's Road area represents a high fire risk area with an extreme fire risk. The reports do not conclude that additional dwellings or life could be protected in a large fire event.

If Council decides to approve an amendment to facilitate further development in the subject area and this area is impacted by fire, there may be legal issues in the future for Council and other authorities.

The planning scheme provisions proposed in the exhibited Amendment do not restrict development to an additional 20 dwellings or to the identified building envelopes, as contended by the proponents.

The Amendment, in applying the Rural Living Zone to land within 500 metres of the Boral quarry poses a risk for Council. As previously indicated, this risk can be limited if the higher standard is applied and the DDO is varied accordingly. Within the Rural Living Zone a dwelling is a section 1 use.

Communications and Consultation Strategy

Consultation has occurred with the formal exhibition process including with relevant parties and authorities. If Council proceeds with the amendment a Planning Panel will be appointed to hear submissions to the amendment.

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.

Conclusion

There are fundamental policy obstacles to this Amendment proceeding in the form exhibited. If Council resolves to proceed with the amendment it will require the proponent to respond to the three key policy issues:

1. fire risk;
2. potential loss of native vegetation; and
3. impact on industry.

This may require consideration of whether a change in zone and overlay is required in addition to other tools to restrict new dwellings to the building envelopes outside the buffers to both the Lerderderg State Park and the Special Use Zone.

Although Council understands the seriousness of these policy issues, it sought authorisation of the Amendment as it believed that the proponents could resolve these issues. Proceeding to Panel will allow the proponents to consider what changes to the exhibited Amendment may mitigate any policy or implementation concern of submitters for discussion by all parties at Panel.

State policy in relation to bushfire management and protection of industry have proven an insurmountable obstacle to this amendment in the past. Given the evolution of State policy following the recommendations of the Bushfires Royal Commission it will be critical for the proponents to address how the amendment as a whole meets the tests within Clause 13.05-1 to: -

- *Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.*
- *Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.*

If the amendment is to proceed revision by the proponent will be required to ensure that the amendment documents prioritise human life, will not impact on areas of high environmental value and do not impact on significant mining and extractive industries.

That Council, having considered all submissions to Amendment C58, resolves to:

1) **Request the Minister for Planning to appoint a Planning Panel under Part 8 of the Planning and Environment Act 1987 for Amendment C58.**
2) **Refer Amendment C58 (including submissions) to the Planning Panel for consideration.**
3) **Accept the late submissions and refer them to the Planning Panel for consideration, without Council position.**
4) **Accept the policy issues outlined in submissions by the Country Fire Authority; the Environment Protection Authority and Tract consultants as valid issues for response and rectification by the proponent.**
5) **Adopt a position on submissions to Panel are outlined in the Table to Attachment 9.**
6) **Request the proponents to review the suitability of the exhibited documents in response to the submissions made and system changes (strategic assessment guidelines check).**
7) **Request the proponent to circulate any changes to the amendment to resolve submissions to all parties prior to the Panel Hearing.**
8) **Authorise unbudgeted expenditure of approximately $50,000 to hire Counsel to present Council's case to Panel.**

Attachment - Item 6.1(f)

Our Ref: 69009-686921-692442
Telephone: 5329 5511
Council Ref: Amendment C58

2 September 2014

Lisa Gervasoni
Moorabool Shire Council
PO Box 18
BALLAN VIC 3342

Dear Lisa,

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: **Amendment C58**
Council: **Moorabool Planning Scheme**
Location: **Cameron's Road, Bacchus Marsh**

Thank you for providing CFA notice of Amendment C58 to the Moorabool Planning Scheme, in accordance with section 19 of the *Planning and Environment Act 1987.*

CFA has reviewed the proposed planning scheme amendment and makes the following submission.

Bushfire Hazard

As identified previously in CFA correspondence to Council (dated 6 June 2013), the bushfire risk to the land subject to the amendment (the study area) is significant. The wider landscape has the potential for severe bushfire behaviour almost every summer, as realised in the 1983 Ash Wednesday fires. A major bushfire in this landscape is likely to result in the following:

- Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack across the study area;
- Significant radiant heat impacts at the edges of the study area particularly the west and northwestern areas adjoining the Lerderderg State Park;
- Winds, poor visibility, flames and radiant heat from localised burning fuels, including vegetation and structures.

CFA notes the potential for extreme bushfire risk to the site is also acknowledged in the Terramatrix *Supplementary Report on Landscape Risk for the proposed rezoning of properties in Camerons Road, Bacchus Marsh* (September 2013). Further comment on this report is provided on page 4.

The risk arising from this bushfire behaviour is compounded by the generally poor strategic access to and from the study area as identified in the supporting information.

The proposed amendment has the potential to increase the existing bushfire hazard through the retention and protection of vegetation within the study area as identified in the schedule to the Design and Development Overlay (DDO 13).

It is also noted that the Bushfire Management Overlay (BMO) control has recently been changed via amendment VC109. This is of some relevance, however many of CFA's comments on the form of the amendment relate more to the structure of the planning controls rather than the detailed mitigation measures that need to be resolved at the planning permit stage.

Relevant planning policy context

Ministerial Direction 11 requires a planning authority to evaluate how the amendment addresses any relevant bushfire risk.

The land affected by the amendment is within a Bushfire Prone Area. The BMO also applies to some of the study area. However in January 2013 the Minister for Planning published Advisory Note 46 which sets out the BMO mapping methodology and criteria. Based on this Advisory Note, more of the land affected by the amendment meets the criteria for inclusion in the BMO.

Whilst the statutory controls applying to the site have recently changed, for strategic planning purposes the objectives at Clause 13.05 of the State Planning Policy Framework remain relevant.

Clause 13.05-1 sets out planning strategies and principles for bushfire as follows (emphasis added):

> '*Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.*
>
> *Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.'*

Clause 13.05-1 also includes planning scheme implementation strategies as follows (emphasis added):

> '*...Ensure that planning schemes, in particular the Municipal Strategic Statement, Local*
> *Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.*
>
> *Ensure that planning schemes support bushfire management and prevention and emergency services actions and activities.*
>
> *Ensure that planning schemes do not prevent the creation of required defendable space around existing development through the removal and management of vegetation.'*

Bushfire Mitigation Measures

The forms of bushfire attack that need to be mitigated against include radiant heat, ember attack, direct flame contact and potential convective winds in a more extreme landscape fire.

There is limited explanation of the proposed bushfire mitigation measures in the material

accompanying the amendment, and only brief analysis of potential broader bushfire protection measures outside a constructed response.

There are a number of ways that the bushfire risk could be addressed including: the layout and design of the development, overarching plan for vegetation management and the more detailed mitigation measures associated with each of the future lots.

The explanatory report accompanying the amendment makes some comment about bushfire risk considerations. The report states that the amendment is required in part, to facilitate the protection of remnant vegetation and ensure that dwellings are not located in areas where vegetation removal is required. The report also states that the DDO and BMO will balance bushfire risk, environmental sensitivity and proximity to stone extraction.

It is difficult to reconcile in practice how the amendment will actually do these two things. Firstly, unless all lots are created on land that is already cleared, some degree of vegetation removal will be required for the purposes of defendable space. Secondly, it is not clear how the BMO and DDO would be used to 'balance' bushfire risk and policy objectives; schedule 13 to DDO deals with environmental considerations and a buffer to the quarry but does not refer to bushfire risk.

There is no schedule proposed to the BMO, or alignment between the need to show vegetation that needs to be protected for conservation purposes and that which can be removed to provide buffers/defendable space. Finally, the report does not explain how the higher level parts of the planning scheme (e.g. MSS) will address the acknowledged landscape bushfire risk.

The suite of controls proposed do not seem to adequately resolve the potential policy conflicts. Consistent with the objectives at Clause 13.05-1 of the Moorabool Planning Scheme, these matters should be addressed at the strategic planning stage and not deferred to the planning permit stage.

Suggested modifications to form of the amendment

CFA suggests that the structure of the proposed controls be modified to acknowledge the need to consider bushfire risk. Specifically, CFA makes the following suggestions:

MSS

An addition to Clause 21.07 is proposed as part of the amendment, it is recommended that the MSS also recognise the prevailing bushfire risk in the locality. This would align with the risk that is identified in the Regional Bushfire Planning Assessment: Grampians (2012) which identified that larger rural–residential lots are located within an area of bushfire hazard.

DDO-13

The DDO as drafted does not explain how bushfire mitigation measures will be incorporated into the design and layout of any new development. It is recommended that:

- A design objective which acknowledges the need to resolve bushfire mitigation and environmental values be included;
- Application requirements should include the need to identify overarching vegetation management for the study area (what must be retained, offset, used as an asset protection zone buffer and how will building envelopes/lots be situated so that

dwellings are not located in areas where vegetation removal is required);
- The intent of the decision guideline relating to fire risk is clarified; and
- A minimum separation distance from Lerderderg State Park for new dwellings that can be incorporated into any outline subdivision plan be confirmed.
- Consideration should be given to the use of Development Plan Overlay which would allow more detailed structure planning to resolve some of the identified issues including the multiple ownership of properties and the ability to appropriately mitigate the bushfire risk.

Schedule to the BMO

The DDO controls, or at least the overarching vegetation management plan, should be drafted in concert with the development of a schedule to the BMO. This will enable the consideration of the ultimate vegetation structure/management regime to inform the more detailed mitigation measures for each of the lots. It will also provide landowners with greater certainty about site based bushfire mitigation measures.

The schedule would also allow for the consideration of the new objectives contained in the BMO.

Terramatrix bushfire development and supplementary landscape risk reports

The reports (2012) and (2013) provide some analysis on the bushfire behavior and risk to the study area. How the application of this analysis will resolve the issues as identified above is unclear. The following comments are provided in relation to bushfire assessment reports:

- There is a discrepancy between lots included in the amendment and those assessed in the Terramatrix bushfire reports. Three of these lots are greater than 12 hectares, adjoin the Lerderderg State Park and are proposed to be rezoned, however they have not been assessed in either report;
- The reports do not appear to have considered the potential for more than one additional dwelling on each lot. Given the minimum 6 hectare subdivision lot size as identified in schedule 1 to the Rural Living Zone, this is a possibility for several of the existing lots;
- There are some 'indicative envelope locations' within the 500 metre buffer, which appear to contradict use of the buffer as a 'substantial additional safety measure' (page 19 - 2013 report).

Conclusion

In conclusion CFA **does not support the amendment and requests a change to the form of the proposed amendment.** If a panel hearing is conducted in respect to this amendment, CFA requests that it be given the opportunity to be heard.

If you wish to discuss this matter in more detail, please do not hesitate to contact Michael Boatman, Manager Community Safety on (03) 5329 5511.

Yours sincerely

Philip Beasley
Regional Director
Country Fire Authority

Attachment - Item 6.1(g)

Department of State Development, Business and Innovation

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26 August 2014

MOORABOOL SHIRE COUNCIL
CENTRAL RECORDS
29 AUG 2014
File No. 13.06.054

Ms Lisa Gervasoni
Strategic Planning
Moorabool Shire Council
PO Box 18
Ballan VIC 3342

Dear Ms Gervasoni

PLANNING SCHEME AMENDMENT C58

I refer to the above amendment which has recently been placed on exhibition by Moorabool Shire Council.

Earth Resources Regulation of the Department of State Development, Business and Innovation (DSDBI) has reviewed the planning scheme amendment and provides the following advice with respect to the proposed changes.

Amendment C58 proposes to rezone land, referred to as 'Cameron's Road' from the Farming Zone to the Rural Living Zone. The proposed rezoning has the potential to cause conflicts with the continued full term extraction of the sand and stone reserves and the proposed new residential zoning. Work Authority 92 (Boral) and others are located next to the subject land of C58 and DSDBI wishes to draw Council's attention to amenity issues which may arise due to the land rezoning. In particular, the elevated location of the Cameron's Road land increases the likelihood of impacts on any proposed development through loss of visual amenity.

The EPA Publication Recommended Separation Distances for Industrial Residual Air Emissions recommends a buffer distance of 500 metres, for an extractive industry operation such as WA92, which involves blasting. It is recommended that the proposed Design and Development Overlay for the subject land be amended from 300m to a 500 metre buffer between future dwellings (including principle private open space) and the approved limit of extraction for WA92 and the other existing Work Authority's.

Should you require any further information on the above matter please contact DSDBI on (03) 9092 1977.

Yours sincerely

Andrew Scott
Program Manager Planning
Earth Resources Regulation

EPA VICTORIA

12 September 2014

Lisa Gervasoni
Strategic Planner
Moorabool Shire Council
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Our Ref: 5004863

Dear Ms. Gervasoni,

AMENDMENT C58 – REZONING OF LAND AT CAMERONS RD FOR RURAL LIVING PURPOSES

Thank you for your letter dated 28 July 2014 regarding the above Planning Scheme Amendment. EPA offers the following comments for Councils consideration:

From the information provided and subsequent discussion with Council, EPA understands that the amendment proposes to rezone approximately 500 hectares of land from Farming Zone to Rural Living Zone. This land is situated to the north of Bacchus Marsh and is bounded by Lerderderg Road to the west and south, Hornell Lane, Cameron's Road and Seereys Road to the north, and land zoned Special Use – Schedule 2 to the east. Schedule 2 to the Special Use Zone provides for the use and development of the land for earth and energy resources. In this instance the industry the land supports are multiple quarries for sand and gravel extraction, which involves blasting to access the soil.

Residential encroachment on industry is one of EPA's top 6 key focus areas. Increasing population in Victoria is leading to residential developments being built closer to existing industry. This can cause health and amenity impacts on the community and can affect industry viability.

EPA notes that the amendment proposes to apply a Design and Development Overlay to the land to be rezoned (DDO13). The overlay objectives include "to ensure development respects the buffer requirements of the adjacent extractive industries". It contains a permit requirement for the construction of a new dwelling and sets out that (amongst other things) "all new dwellings should be sited, as appropriate: at least 300m from the extractive industries to the east as defined by the Special Use Zone Schedule 2".

EPA publication 1518 Recommended separation distances for industrial residual air emissions (March 2013) includes a separation distance of 250m for a quarry without blasting and a separation distance of 500m for a quarry with blasting. EPA recommends Council seek advice from the Department of State Development, Business and Innovation in order to determine the extent of blasting on land within the Special Use Zone – Schedule 2 in order to establish how to apply the applicable separation distances, and therefore the controls necessary to limit development within the separation distance to

State Government Victoria

the extractive industries. It may also be appropriate to amend the wording within the DDO13 from "all new dwellings should be sited" to "all new dwellings must be sited", given that the proposed control is within an Overlay and not part of a discretionary local policy.

Council should also consider whether the Rural Living zone is an appropriate interface to the Special Use Zone – Schedule 2 in this instance. Interface land uses neither generate significant industrial residual air emissions, nor warrant protection from them. Sensitive land uses that require a separation distance are discouraged by EPA's separation distance guidelines.

Although the proposed controls will have the effect of limiting the development of dwellings within an appropriate separation distance, the type of activities conducted by residents within a Rural Living Zone are inherently different to that of the Farming Zone, and a differing expectation of amenity is likely. Of relevance to this amendment, encouraged interface land uses within the separation distance to industry include Agriculture, which is the already established use of the land the subject of this amendment.

If you have any queries regarding this matter please contact our Assessing Officer, Joanne Coupar on 1300 EPA VIC (1300 372 842)

Yours sincerely,

Carolyn Francis
Acting Unit Manger
EPA South West
EPA Victoria

Hanson
HEIDELBERGCEMENT Group

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28th August 2014

MOORABOOL SHIRE COUNCIL
CENTRAL RECORDS
- 1 SEP 2014
File No. 13/06/054

Moorabool Shire Council
Attention SSD
PO Box 18
Ballan VIC 3342

Amendment C58 to the Moorabool Planning Scheme

We hereby submit comment on the C58 Amendment to the Moorabool Planning Scheme which proposes to rezone 500Ha of land north of Bacchus Marsh around the Camerons Road area from Farming to Rural Living.

Hanson previously provided comment in 2009 on the proposal when it was being first investigated. We indicated that allowing the subdivision of land to a rural residential lifestyle was inappropriate with the adjacent extractive industry land use. However, we note the Amendment as now proposed includes a Design Overlay requiring any new dwelling to be sited 300 metres from extractive industry which is based on EPA guidelines for recommended buffer distances.

The studies supporting the Amendment acknowledge the adjacent quarries and of blasting techniques that are required to remove surface materials to extract the underlying sand and gravel reserve. The studies refer to the EPA guideline *"Recommended Buffer Distances for Industrial Residual Air Emissions July 1990"* which recommends the 300m distance for the quarrying of material other than hard rock with blasting. However, these guidelines have been superseded by a new EPA publication dated March 2013. The new publication recommends a separation distance of 500 metres to quarries with blasting.

Therefore Hanson believes the Design Overlay associated with Amendment C58 should require that any new dwelling be sited at least 500 metres from extractive industry rather than 300 metres.

We are grateful for the opportunity to comment on the Amendment and look forward to further notification on the final outcome.

Regards

Colin Hines

Colin Hines
Project Development Manager

Tract

2 September 2014

Andrew Goodsell
Acting Manager Planning and Development
Moorabool Shire Council

By email: info@moorabool.vic.gov.au
Attention SSD

Dear Andrew

Submission regarding proposed Amendment C58 – Rezoning of land at Camerons Road for Rural Living Purposes

Tract Consultants Pty Ltd acts on behalf of Boral Resources (Victoria) Pty Ltd in this matter.

As outlined in this submission, we strongly object to the proposed rezoning of the subject land at Camerons Road from the Farming Zone to the Rural Living Zone through proposed Amendment C58 to the Moorabool Planning Scheme.

The subject land is located in close proximity to Boral's existing quarry and natural resource assets identified by the Special Use Zone – Schedule 2 (SUZ2).

We submit that it is not appropriate to rezone the Camerons Road land to the Rural Living Zone, as the further subdivision and increase in dwellings that this would facilitate is inconsistent with the strategic direction of the area and incompatible with need to protect the state significant quarry operations within the SUZ2.

In particular, we submit that the proposed amendment

- Is inconsistent with state and local planning policy for the protection of extractive industry from inappropriate development.
- Does not adequately assess and maintain an adequate separation distance from the extractive industry land as defined by the Special Use Zone Schedule 2.
- Will create potential conflicts as a result of an increased number of sensitive uses (dwellings) within close proximity to a state significant extractive industry precinct.
- Does not provide sufficient certainty that adequate buffers to the SUZ2 will be implemented and that additional dwellings will not compromise long-term quarrying operations.

Background

As outlined in the amendment documentation, there have been a number of attempts to rezone the subject land to the Rural Living Zone which have been unsuccessful.

In both 2000 and 2009, the Planning Panel did not support the rezoning of the land to the Rural Living Zone and the proposal was abandoned. Both Panels found that the rezoning of the land to the RLZ was inconsistent with Council's Municipal Strategic Statement and was not strategically justifiable to increase the supply of rural living land. They also found that it would compromise the attractive qualities of the rural landscape through further subdivision, and did not comply with the requirements of Ministerial Direction No 6 with regard to constraints and considerations including the proximity to extractive industry.

We acknowledge that the most recent Panel in 2009 indicated that the area could have the potential for rural living development subject to further strategic investigation. While the report by ISIS Planning in support of the amendment provides a basic analysis of the existing

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supply of rural living land and the demand for rural living, it does not provide a detailed rural living supply and demand analysis. As stated in the previous Panel report, this land has a high value in providing a lower density housing option and the Isis report does not provide sufficient justification for the loss of this land use option in favour of further subdivision under the RLZ.

Furthermore, while the Isis report gives some consideration to the constraints on the land due to its location in close proximity to the quarrying land, it fails to adequately assess the necessary separation distance with regard to noise and vibration, particularly for the land east of Camerons Road. Assessments of Flora and Fauna, Landscape Risk, and Bushfire Risk have been undertaken to support the Amendment, however there has been no assessment of potential impacts from the quarrying operations.

Boral Quarry

The Boral Quarry is located approximately 6km north of the Bacchus Marsh township, generally between Bacchus Marsh-Gisborne Road and Bonnie Value Road. The quarry is approximately 50km north-west of Melbourne (30km north-west of the edge of the existing urban area) and 10km north-west of the Melton township.

The quarry has operated since the 1970s and is a significant source of sand production for Melbourne. As the only sand resource owned by Boral supplying the Melbourne area, it is the primary source of fine aggregates for concrete, masonry and packing sand requirements for Boral's businesses. In turn, Boral's businesses have significant economic importance in supplying the construction industry, including major infrastructure projects for the Victorian Government. The quarry also supplies washed stone to various markets. The quarry supplies approximately 1,000,000 tonnes per year of total product to Boral as well as external businesses.

The majority of the sand resource is overlayed with basalt rock. The quarry activities therefore involve blasting to remove the basalt rock to access and extract the sand underneath.

The quarry is a long term use that is strategically important to Melbourne and Victoria, containing sand and stone resources with a capacity for the next 20+ years.

Other major sand extraction quarries operated by Hanson and Mountain View are located to the south of the Boral quarry. Together, the quarries form a large, state significant extractive industry precinct to the north of the Bacchus Marsh township between Gisborne Road and Goodmans Creek. This precinct is identified and recognised through the Special Use Zone – Schedule 2 (SUZ2).

The SUZ2 precinct is located to the east of the Camerons Road land. The ISIS report states that a buffer is provided between the proposed RLZ area and the SUZ2 by private land in the Farming Zone. This is not true for land to the south of Bonnie Vale Road where the proposed RLZ is separated from the SUZ2 only by Camerons Creek.

It is noted that the Camerons Road land is elevated and has direct views over the quarry precinct.

Planning Policy

Opportunities for locating quarries are limited to where there are suitable resources available and the landscape context is suitable, including distance from sensitive uses. It is therefore essential that existing quarries with identified long term resources are protected from incompatible development so that they can continue to operate effectively.

This is supported by state planning policy for the use and development of rural land surrounding extractive industry. The following clauses of the Moorabool Planning Scheme are of particular relevance:

Clause 11.06 – Central Highlands regional growth

- *Provide and protect buffer areas for industry from the encroachment of sensitive uses.*
- *Support the productive use of energy, water, waste materials, agricultural and natural resource assets.*

The Central Highlands Regional Growth Plan (2014) is a reference document to Clause 11.06 and further recognises the importance of the Bacchus Marsh sand quarries and the need to protect their ongoing operation. The Plan states:

> *The region is also home to important sand and stone resources, which need to be protected from incompatible development to ensure that they remain accessible for future generations and can be extracted and utilised affordably. (p. 27)*

Clause 14.03 – Resource exploration and extraction

- *Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and application of acceptable environmental practice.*
- *Provide for the long term protection of natural resources in Victoria.*

Clause 16.02.1 – Rural residential development

- *Ensure land is not zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.*

Discussion

The proposed rezoning of the Camerons Road land to the Rural Living Zone has the potential to cause significant conflicts with the ongoing operations of the quarry.

While Boral complies with all statutory and environmental regulations of environmental performance, the nature of quarrying means that sensitive uses, including residential, are not compatible in close proximity to extractive industry. Dwellings within close proximity to the quarry have the potential to be impacted, or perceive to be impacted, by the quarries activities. This includes noise, dust and visual impacts.

Boral is particularly concerned that the high level of visibility of the quarry from the Camerons Road land will increase perceived impacts and result in complaints and objections from new residents. This is an issue that Boral has experienced on other sites with regard to the encroachment of sensitive uses.

In order to protect the ongoing quarrying operations it is essential that adequate separation distances, also referred to as buffers, are maintained between the SUZ2 and sensitive uses.

The EPA guideline *Recommended separation distances for industrial residential air emissions* (2013) provides recommended separation distances and guidelines to avoid land use conflicts. This includes protecting existing industry from inappropriate development. Importantly, it is the obligation of the new use and development, as the agent of change, to ensure that it is not adversely affected by the existing use and that an adequate buffer area is maintained.

The 2013 guideline replaces publication AQ 2/86, *Recommended Buffer Distances for Industrial Residential Air Emissions 1990*.

The proposed rezoning of the Camerons Road land to the Rural Living Zone will allow the further subdivision to create lots of 6ha, which would allow the development of new dwellings. We note that the use of land for a dwelling on a lot of 6ha or more is as of right under the RLZ, meaning that once the land is rezoned (in the absence of the DDO trigger), Council has no further planning process to consider amenity impacts.

This compares to the current provisions of the Farming Zone which has a minimum subdivision area of 100ha and as of right use of land for a dwelling on lots of 40ha or more.

The amendment also proposes to apply Design and Development Overlay – Schedule 13 (DDO13). The proposed DDO13 includes a provision that all new dwellings should be sited, as appropriate, at least 300m from the extractive industries to the east as defined by the Special Use Zone Schedule 2 (emphasis added).

This is an unacceptable position as it doesn't provide sufficient certainty that an adequate buffer between new dwellings and the SUZ2 will be implemented.

As outlined in the Isis report, the 300m buffer distance is based on the 1990 version of the EPA guidelines. The current 2013 version of the guidelines does not provide a clear separation distance for non-hard rock quarrying with blasting. More analysis is needed through a detailed buffer study to determine appropriate distance for new dwellings from the SUZ2. It is not adequate to rely on a standard in an outdated guideline document. This does not provide the level of certainty needed to ensure that new dwellings are protected from potential impacts and thereby protecting the quarry for incompatible development.

Without further analysis, the recommended separation distance of 500m for quarrying that involves blasting should be applied. As shown in the attached Buffer Plan, this makes a large area of the proposed RLZ east of Camerons Road inappropriate for new dwellings.

Because of the extent of the land within the 500m buffer, Camerons Road should form the natural eastern boundary for any application of the Rural Living Zone. Land to the east of Camerons Road should not be rezoned to the RLZ.

If a detailed buffer analysis demonstrates that a buffer of less than 500m is acceptable, we request the opportunity for further comment to ensure that this is implemented through appropriate planning scheme controls.

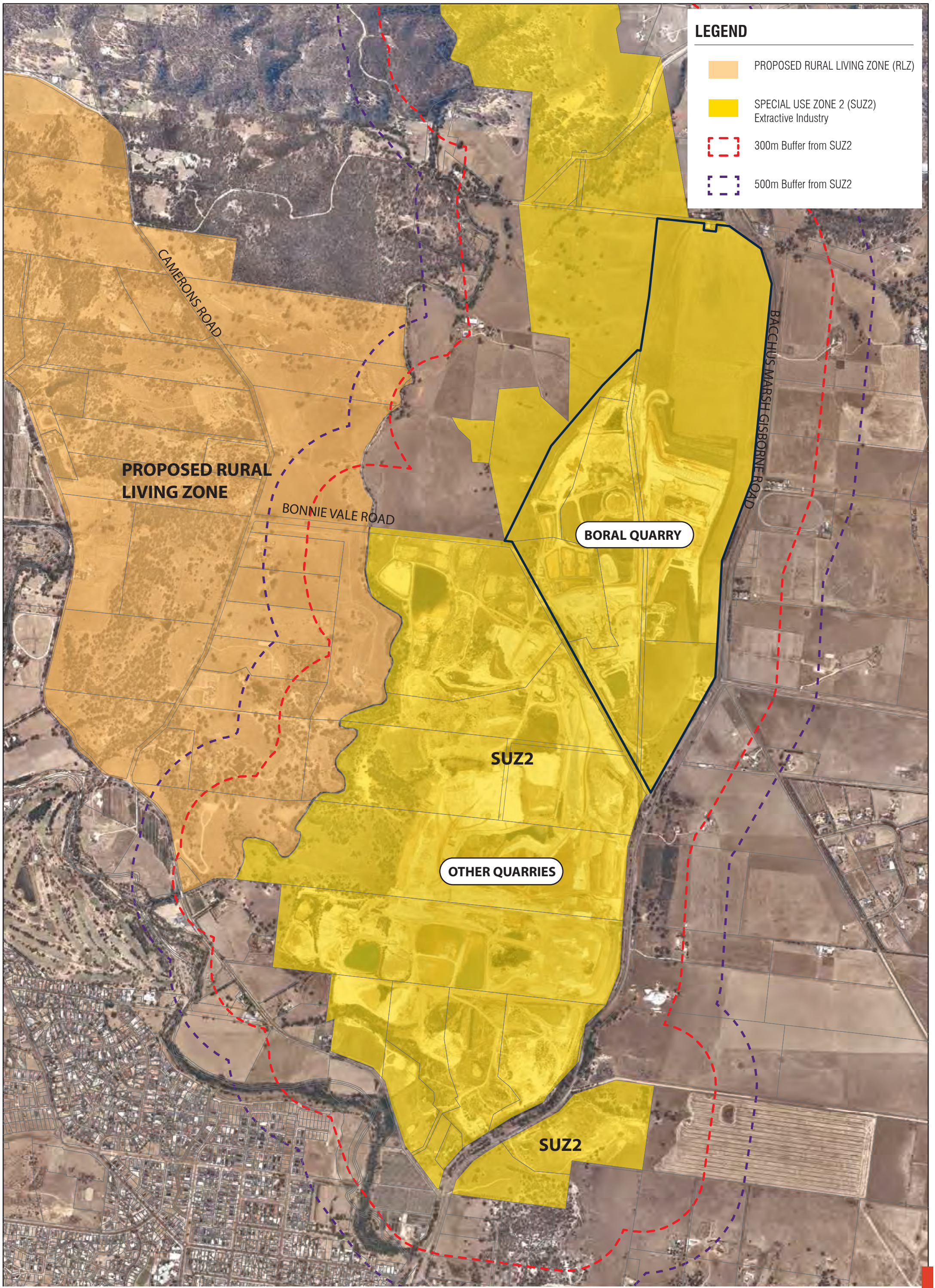
Conclusion

The area of the proposed Rural Living Zone east of Camerons Road is unacceptable as it does not provide an appropriate buffer between the quarries in the Special Use Zone Schedule 2 and new dwellings will be provided. A detailed buffer analysis is required to determine the appropriate distance before any rezoning of this land should be considered for the purpose of facilitating further subdivision and new dwellings.

We would be pleased to meet with you to discuss our concerns in more detail. Should you have any queries regarding this submission please don't hesitate to contact me or Adam Terrill on 9429 6133.

Yours sincerely

Lucy Lane
Town Planner
Tract Consultants Pty Ltd



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EXTRACTIVE INDUSTRY BUFFER PLAN

Boral Bacchus Marsh

PROJ/DRG NO 0314-0553 D001 REV 01 DRWN RB CHKD LL DATE 29.08.2014

Tract

Attachment - Item 6.1(h)

The Auditor General has specified that "*Prior to seeking authorisation, a council should perform a preliminary investigation to establish that the amendment is necessary and complies with the requirements of the Act.*

When considering or preparing an amendment, a council must prepare an explanatory report and consider a number of matters listed under Section 12 of the Act. These include:

- *the minister's directions*
- *the VPP*
- *any Municipal Strategic Statement, strategic plan, policy statement, code or guideline which forms part of the scheme*
- *any significant effects which the amendment might have on the environment, or the environment may have on any use or development proposed by the amendment*
- *any social and economic effects associated with the proposed amendment.*

Attachment - Item 6.1(i)

It is important for Council in accordance with the recommendations of the Auditor General, "*Planning schemes are the major legislative mechanisms within the state's planning framework for controlling land use and development. When amending a planning scheme, a council as planning authority must consider and ensure compliance with a number of relevant matters set out in the Act, Regulations and planning scheme.*"

Where relevant to the submissions the views of previous Planning Panels that have considered rezoning requests at Camerons Road have been referenced as part of the response to the submissions. It is important to understand previous Panel reports and review body interpretation of statutes and policies in able to respond to the planning matters raised in submissions and consider whether modifications to the amendment can be made to respond to policy issues. The table of submissions will refer to findings of previous bodies where they relate to an issue raised by a submitter. The following code is applied to these responses.

BML60 The Amendment is not consistent with the State Planning Policy Framework particularly in relation to wildfire, and the protection of mineral resources.

MNPS1-1 There is no need for a Rural Living Zone simply to recognise existing smaller lot sizes. Rather, the rezoning is sought to facilitate further subdivision.

MNPS1-2 reference was made to a report from Tract Consultants on a Rural Residential Strategy commissioned by the former Shire of Bacchus Marsh in 1990. This Strategy assessed the suitability for rural residential development of a number of areas around the former Shire and identified three areas as being 'Preferred Development Areas'. Camerons Road was one of these areas, along with Bences Road and an area along the Diggers Rest-Coimadai Road. However, the Panel notes that in the Bacchus Marsh Strategy Plan prepared for the Shire of Bacchus Marsh in 1993 by Wilson Sayer Core, the Camerons Road area was not identified as one of the three areas for investigation as a suitable location for rural residential subdivision. (The three areas were Diggers Rest-Coimadai Road (east side), Bences Road and Exford Plateau (now Hopetoun Park Estate).) Therefore no weight can be placed on this report by Tract Consultants. In any event, the preparation of the Moorabool Planning Scheme has led the Council to a strategic re-evaluation of the entire municipality, which supersedes previous reports and strategies unless explicitly incorporated into the latest strategy and then translated into the MSS.

MNPS1-3 The Panel notes that this area is also included in a Special Building Overlay (now Wildfire Management Overlay). This indicates a high fire hazard in this area which suggests that further residential development should not be encouraged. The Panel does not consider that the recent improvement in access along Seereys Road overcomes the fundamental characteristics of the land in this respect. The fire risk is simply one further reason why the land should not be rezoned.

Moorabool SC v Mitrakas

70. The subject land represents a private landholding within the greater setting of the Long Forest Conservation Reserve. In ecological terms, the land forms part of the only patch of Mallee forest south of the Dividing Range and comprises Rocky Chenopod Woodland[18]. It has been identified as an ecosystem of

national significance[19] and it is accepted that it has significant habitat values for flora and fauna (including that which are protected under the Flora and Fauna Guarantee Act 1998 and Environment Protection and Biodiversity Conservation Act (Cth) 1999[20]). The EVC has a "Vulnerable" bioregional conservation status.

129. Decision making in land use planning requires a careful synthesis and integration of sometimes competing outcomes and objectives. We have sought to balance the benefits of a proposal for re-use of a heritage asset with the consequential amenity, bushfire risk and biodiversity impacts.

130. In line with a clear policy objective to place the primacy of human life above all else, we have not been persuaded that the proposal before us achieves an acceptable outcome.

131. We also have concluded that the impact on biodiversity values, while possible to achieve no net loss, is unsatisfactory in terms of impacts to biodiversity values of state-significance that are inherently tied to this site and its immediate surrounds.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
1	Heather Mundy	Yes			• Actions of council are morally wrong. • Alternative living environment needed close to Bacchus Marsh • Owners have spent 18 years seeking rezoning • Doing more studies cause stress • Area not suited for farming – poor soil and low rainfall • More houses and people would increase the sense of community • Would the area have been a WW2 camp if it was good quality farm land or in a fire danger area? • Planning & CFA have been inconsistent in their decisions • It is impossible to protect everyone from everything • Many areas more fire prone than Camerons Road • Challenge the Moorabool Planning Department to suggest some more practical alternative ideas for the use of	• Planning Scheme Amendments need to respond to policy and legislative frameworks in place at the time of consideration. These change, including a major change to the bushfire considerations that was gazetted on the first day of exhibition. • Over the past 18 years rezoning proposals have been exhibited. The most recent – L60 was considered by a planning panel who recommended that the amendment be abandoned due to fire issues. • Background reports have confirmed the fire risk as well as identifying significant native vegetation. The tool to 'balance' these impacts may no longer achieve this balance if the land was zoned Rural Living. • Council officers have previously discussed the Rural Conservation Zone as a possible alternative. • The submission does not make technical submission to the amendment nor does it

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					the area.	request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
2	Robyn Dodd	Yes			• Area has not been farmed since WWII • Off farm income is required • Low quality soils, very sparse grass and unreliable water supply • Holding size smaller than the minimum subdivision area • Trying to control noxious weeds is time consuming.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-3
3	Rebecca Miles	Yes			• History would prove this area is not farming • Site would not support rural residential but is perfect for rural living • Area is ideal for small blocks for horse owners or other lifestyle uses.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-3
4	Doug Grieve	Yes			• Supports the amendment • CFA response is extreme. The paddocks are so bare a fire would have trouble finding anything to burn • History would show this area does not have a history of severe fires • Houses were not affected by the 1983 fires • Fire risk is minimal in the lower end of Camerons Road • CFA is inconsistent – issued a permit in Seereys Road in 2012.	• The areas is within the BMO and fire risk has been established. • CFA view applications in accordance with the existing planning scheme differently from proposals which seek to intensify development in an area. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
						• BML60 • MNPS1-3 • Moorabool SC v Mitrakis
5	Max Grieve	Yes			• Supports the amendment • Economic benefits for Bacchus Marsh • Bring people to the area and support local business • Developers of big estates bring their own contractors • Larger blocks allow designers to extend themselves and their talents.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
6	Brett Williams	Yes			• Supports the amendment • No dust, noise or traffic from quarry • Consultants have observed all the rules and regulations re the buffer zones • As the land is not productive what is to become of the land?	• Agencies have requested the use of "must" in regard to buffer separations. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60
7	Moira Smith	Yes			• Supports the amendment • Do not want to see the land carved up into small parcels but the land is not suited for farming • Subdivision of larger lots would help. • Minimum subdivision size allows protection of the environment.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
8	Catherine & Stephen Pope	Yes			• Supports the amendment • Will not allow subdivision of our land but hopeful for others to allow more families to live in the area	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
9	Janet Taylor	Yes			• Supports the amendment • Already consider the land as 'rural living' • Only an extra 20 houses could be built • Past CFA inspections have said low risk • Quarry only has another 10-15 years • Do not see quarry from the house • Not affected by buffer zones • Land not suited for commercial farming • Will add to the diversity of living styles.	• Council notes that the quarry is an approved landuse that must be protected from encroachment. • The amendment documents do not restrict the number of lots or dwellings to 20. Potential building envelopes are shown for houses sites where native vegetation loss is minimised and defendable space provided. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1
10	Roy Taylor	Yes			• Supports the amendment • Already consider the land as 'rural living' • Only an extra 20 houses could be built • Past CFA inspections have said low risk • Quarry only has another 10-15 years • Do not see quarry from the house • Not affected by buffer zones • Land not suited for commercial farming • Will add to the diversity of living styles.	• The amendment documents do not restrict the number of lots or dwellings to 20. Potential building envelopes are shown for houses sites where native vegetation loss is minimised and defendable space provided. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1
11	Scott & Sharron Keating	Yes			• Supports the amendment • Bacchus Marsh was once renowned for its rural life style but now its hard to distinguish it from any other town • Moorabool Planning Scheme supports rural living – lots available are not near Bacchus Marsh.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• The rezoning does not impact on extractive industries, the State Forest or productive agricultural areas and is outside a water catchment. • Why are there objections to using unproductive land for rural living?	
12	Tony Dix	Yes			• Supports the amendment • An objective of the Moorabool Planning Scheme is to provide high amenity rural lifestyle opportunities while protecting irrigated horticultural land. • Camerons Road is the opportunity to provide rural lifestyle • Too late to protected irrigated horticultural land • Land not suited for faming – what else is it good for?	• The planning scheme includes many policies. These must be weighed to determine the best use of the land considering net community benefit and the objectives of planning in Victoria. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1
13	Joanne and Peter Coulton	Yes			• Supports the amendment • Should be extended to include land south of Seereys Road • Reflects the nature of the area – living not farming	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1
14	Bob Mundy	Yes			• Amendment should be adopted • Group has spent $100,000 in studies to support it • Errors in the amendment • Delays by Council • Lists the conditions of authorisation • Quarries will eventually exhaust their operations • The rezoning and probable increase in	• Council cannot adopt the amendment as there are submissions which cannot be resolved • Council report prepared for November 13 Council (under previous authorisation) was withdrawn at request of proponents. • Officers report to Council (April 2014) did not recommend authorisation, therefore full amendment documents were not

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					residency in the area requires no financial input from the Shire. • Dearth of vacant rural living lots in east Moorabool • People need to choice to raise their children in a healthy environment • Camerons Road area provides a sanctuary from fire. • Prevention measures are possible (and many in place) • Area is rural living in nature already • What is to become of unproductive farming land if not used for rural living	provided. The amendment report was prepared on the full set of November 2013 documents. Minor corrections to documents were received via email post the report being finalised. These do not invalidate the amendment. • Council officers are aware of state policy and of previous panel reports applying to the subject land. These are issues which must be considered during the process in order to ensure a robust outcome which may be implemented. • The amendment was reauthorised without these conditions. • Officers agree that every effort has been made to address the issues. Advice has been provided on zoning and control outcomes which may provide greater surety in outcome which have not been incorporated within the proposal. • Council officers have been involved in this project for many years. Expenditure on staff over this period is significant. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
15	Maree Dix	Yes			• Supports the amendment • Theory and practice are different – farming	• The envelopes are indicative. The amendment does not require siting at this

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					is not profitable and takes time and expense to maintain the land • Opportunity to release an area suitable only for rural living • Already rural living by nature • Consultants have marked envelopes so no need for removal of vegetation • Services are available • Access is suitable and low maintenance • No history of severe fire events in the area • Rezoning provides security for residents and helps develop a sense of community.	location. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
16	Scott Lyle	Yes			• Supports the amendment • Wishes to live next to mother and step father in Camerons Road • Want to live in the area grew up in • Quarry is not an obstacle to the rezoning • Want a rural lot near Bacchus Marsh • People have been asking for this change for a long time.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
17	G&S Georgeallis	Yes			• Support the amendment • Purchased land 20 years ago hoping to have a hobby farm • Struggle to maintain horses on the land • Soil is not capable of growing anything except weeds and erosion • Haven't been many fires • Camerons Rd has a wide seal and is very safe. • There are other options for exit available • Quarries will not be an issue forever • Other attempts for rezoning have been stopped	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• About time some attractive rural land is opened up • High quality land has been subdivided for housing blocks	
18	Phillip & Emma Winter	Yes			• Mundy's have been unable to farm the land due to lack of pasture, water and low grade spoil • Have to pay rates and control weeds but without a financial return. • Land should be rezoned to ease the burden imposed on them by council.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
19	Greg Popple	Yes			• Worked at 2 quarries – there is no impact on residents. • People are aware that the sand from the quarries is needed for the construction of their homes and that the area will be reclaimed and beautified when quarrying is finished.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60
20	Karen Popple	Yes			• Rezoning reflects use of the area since WWII • Expensive and time consuming to manage noxious weeds – problem is increasing • Smaller areas would make weed management easier • No return from farming.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
21	Dr LW & WJ Lyle	Yes			• Support the amendment • Since 1990 the land has been designated as an ideal location for rural living along with Bences Road and Longforest Road. The 1990 Rural Residential Strategy identified a need for 60 lots in the first year and 20 lots per annum • Development can occur outside the 500m buffer from the quarry.	• Bences Road is zoned rural conservation zone and may, theoretically, be subdivided to 1 hectare lots. Long Forest is zoned Rural Living and Farming. Previous rezoning proposals for Camerons Road have not been recommended for approval by Planning Panels. • The Bacchus Marsh Framework Plan protects the Bacchus Marsh Irrigation Area

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Cannot see or hear the quarry. • Instead of developing Camerons Road the planning department have allowed good and marginal farming land to be developed for high density housing out of character with the country town nature of the town. • Rezoning is needed to support maintenance; provide the correct classification of land; introduce more rural living lifestyle into Bacchus Marsh; supply rural living land (pent up demand due to limited supply) • 1990 report identified it as an ideal location for rural living as it is not in a water catchment; has no serious fire hazards; close to services; can't be used for anything other than rural living; new houses would not need to clear land. • The only fire risk is embers and there are evacuation options • Proponents support restriction within 500m of the quarries • C34 panel found "the Panel is conscious that both the exhibited and revised MSS indicate that the land in the Camerons Road area <u>will</u> be zoned for rural living. Such a clear statement requires strategic justification. The Panel has not been presented with the systematic analysis required my Ministerial Direction No 6 to justify the rezoning of the Camerons Road area. Such analysis would address matters such as slope, wildfire risk, protection of native vegetation and proximity to the	and identifies land suited for residential development to allow an urban population of 30,000 (CHRGP)within the existing boundary of Bacchus Marsh, close to transport and services. • The rezoning has been supported by the range of information identified by the C34 Panel. An assessment needs to be made as to whether the controls proposed do or can effectively address these issues. • The planning scheme includes many policies. These must be weighed to determine the best use of the land considering net community benefit and the objectives of planning in Victoria. • The submission does not suggest any changes to the documents to resolve any outstanding issues raised in submissions. • Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					state park and quarry … the landowners could have advanced their cause by investing in the necessary work. –This investment has now been made.	
22	D. Ian McNamee	Yes			• Supports the amendment • Keen to see rural living as land not suited to farming.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
23	Joseph Spiteri	Yes			• Supports the amendment • It is time the area is opened up for more liberal subdivision. • Relatives and friends are interested in building in this area.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
24	Charlie Saliba	Yes			• Puzzled as to why the planning department appears to oppose the proposal and are uncooperative. • Smaller lots will assist in the control of weeds. • Does the planning department have any ideas for this area or is it in the too hard basket. • Will the decision be left for the next employee to deal with? • Council is supposed to provide a variety of living options not just high density housing.	• Council planning officers have a duty under the Planning & Environment Act to provide professional advice in relation rezoning proposals. This includes assessment of policy, directions, guidelines and practice notes as well as previous decisions by expert panels. • The planning scheme provides for a range of uses across the Shire. There are existing low density residential areas in Hopetoun Park and Bacchus Marsh and Rural Living areas in Yendon, Lal Lal, Gordon, Mount Egerton, Ballan, Greendale, Myrniong, Coimadai and Long Forest. • As the last planning scheme amendment which proposed to rezone this land to Rural Living was rejected by a Planning Panel discussions were held with the proponents in regard to options which may

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
						assist in the desired outcome including the Rural Conservation Zone (given the significant native vegetation values); a development plan overlay to identify access improvements; and defined building envelopes. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas
25	Stephen & Kaye Biram	Yes			• Supports the amendment • The land is not suited for farming or rural residential but is perfect for rural living. • Consultants reports have been provided but nowhere has 100% protection from fire or any other disaster. • People take responsibility for their own decisions and lifestyles. It must be their choice to decide where to live. • Preventative measures and a considered fire safety plan would make residences in Camerons Road as safe as anywhere else in the municipality.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • The planning system has altered since the Victorian Bushfires Royal Commission. Planning Authority's must prioritise the protection of human life. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
26	Patrick W Green	Yes			• Supports the amendment • Not used for faming • Has many small hectare blocks used for lifestyle living	• The amendment documentation does not require development only in the envelopes shown. The theoretical development potential is greater than 20.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Large blocks are too expensive to maintain • Camerons Road is maintained and sealed • Four minutes drive from Darley shops • Shortage of 6 hectare rural living zone land (letters from agents included) • All proposed envelopes are outside the buffers • Plenty of space on all lots to develop without cutting down trees • There would be a possibility of twenty extra houses. • Congratulations to Council on its decision to rezone the land.	• The most significant EVC is a ground cover. • the submission does not outline how the amendment may be modified to ensure a maximum of 20 additional lots or a response to the impact of recent BMO changes on the ability to protect significant groundcover species if the rezoning occurs. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
27	Barbara Green	Yes			• planning scheme has the objective to provide high amenity rural lifestyle opportunities while protecting horticultural land. • Area has not been farmed since WWII as the soils are not good enough • Cutting the blocks in half would supply current and future demand for rural living lots. • Other rural living areas are distant from Bacchus Marsh and in water catchments. • Camerons Road is close to shops and services and has good access to Melbourne and Ballarat • Camerons Road is sealed and is a safe exit in case of a fire. • We all have the fire ready app on our computer . phone • Setbacks from Lerderderg State Park will increase safety	• The planning scheme includes many policies. These must be weighed to determine the best use of the land considering net community benefit and the objectives of planning in Victoria. • There are multiple holdings that are over 18ha in area. The largest 5 lots with a majority of area outside the buffers have a development potential of and additional 21 lots and 16 on the remaining lots without amendment to the exhibited controls. • the submission does not outline how the amendment may be modified to ensure a maximum of 20 additional lots or a response to the impact of recent BMO changes on the ability to protect significant groundcover species if the rezoning occurs. Council notes the position of support to the amendment. • BML60

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Permit issued in Seereys Road • Sheds can be used as a noise barrier to the quarry • Residents don't give the quarries a second thought • Smaller lots will allow better management of pest plants and animals • Land not large enough to justify machinery.	• MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
28	Darren & Kerry Lyle	Yes			• grew up in Camerons road and am keen to live in the same area • the amendment will open up new lots • house on the edge of the quarry is a small lot and cost is very high • want to build a house for my family to live in for rest of our lives • low turn over rate. • Want to stay in Bacchus Marsh near family	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
29	Mr Gabriel Dellios	Yes			• Supports the rezoning • Lives outside the area for rezoning • Allowing an emergency fire exit onto and through the land next to be house from 183 Camerons Road. There is a second exit through my daughters land providing two exits to Lerderderg Gorge Road • There has never been a fire there and it seems unlikely.	• Are the exits to be public roads and maintained as such? Council officers suggested formalising options to provide additional public access as part of the amendment proposal to demonstrate a community benefit from intensifying development in the area. • The fire risk in the area has been established. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • Moorabool SC v Mitrakas

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
30	Mr A Scott		Noting issues		• The proposed rezoning has the potential to cause conflicts with the continued full term extraction of the sand and stone reserves. • The elevated location of Cameron's Road increases the likelihood of impacts on any proposed development through loss of visual amenity • Recommends the use of 500m buffer in the DDO schedule.	• Council notes the potential land use conflict between land uses. • Council and the proponent supports the use of 500m in the schedule.
31	Adrian Della Bosca	Yes			• Lives in Camerons Road • Wish to build next to parents • Quarry is not an obstacle to the development • Residents have done everything they can to make it happen. They are not commercial developers.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60
32	Shirley V Stone	Yes			• Support the amendment • Lived in Bacchus Marsh all my life and Camerons Road area is close to town and cannot be farmed • Residents have been trying to have the land rezoned for over 20 years • The quarries will not be affected • Only two houses will be able to be developed on that side of Camerons Road. • Small fire risk as most of the land is cleared	• There is development potential on the east side of Camerons Road. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas
33	Matthew Della Bosca	Yes			• Grew up in the area • Wish to live in the area near parents • Looking for a medium sized rural allotment for landscaping business • Number of lots created will be small	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
34	Dannielle McGrath	Yes			• Grew up in the area and wish to buy a lot in the area • No rural living lots in the Bacchus Marsh area • Work in Bacchus Marsh and moving further away is not an option.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
35	Janelle Meddick	Yes			• Cannot see how this can have a negative impact on the community • Rezoning only has positive impacts • The Mundy's have no financial return from farming to offset their expenses. • Residential growth rate of 3.3% shows the rezoning will assist those who wish to relate to the town. • 20 new dwellings will bring money into the community • No new roads are required • There is no effect from the quarries • Workers in the quarry have indicated that they would be aware of houses or people in Camerons road. • Land is not ideal for farming.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60
36	Kathy and Taki Arzanov	Yes			• Spent most of life in Lerderderg Gorge and looking to return to Bacchus Marsh. No much land is available. • Hopefully the rezoning will open up some new lots • Location near to Bacchus Marsh makes it a desirable location.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
37	G&K Saksida		Yes		• Objection to the amendment • Objected to L60 in 2000. • Were told during the L60 process this issue would never be raised again.	• Council officers considered the recommendation of the L60 Panel (rezoning of land in Camerons Road to Rural Living Zone) in providing advice to

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Increase in roadside rubbish • Increased traffic flow on inadequate infrastructure. • Creating another Black Saturday disaster which you may become accountable for • The southern end of the Lerderderg State Park has not burned in over 50 years and its about to explode.	Council. The Panel/Advisory Committee recommends that Amendment L60 to the Bacchus Marsh Planning Scheme be abandoned. Council wished to proceed with the amendment and test the issues given the passage of time. • Council is aware that fire will continue to be a main issue for consideration and notes that the proponent has undertaken more in depth studies in regards to this matter. • The basis on which fire risk and vegetation protection is managed has changed recently and the DDO tool can no longer be utilised to protect habitat surrounding dwellings in the rural living zone. Council seeks the view of the Panel as to the impact of this in considering environment elements of the SPPF. • BML60 • MNPS1-1 • MNPS1-3 • Moorabool SC v Mitrakas
38	Peter & Teresa Signorello	Yes			• Live in Melton and want to buy another small rural lot but land is not readily available. • Excited by Camerons Road proposal and its proximity to town services. • Land has not been farmed for some time and lends itself to hobby farming.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
39	Mr & Mrs P Della Bosca	Yes			• Supports the rezoning • No farming since moved to area in 1980 • Land cannot support grazing	• Fire risk is established. • The submission does not make technical submission to the amendment nor does it request changes to the documents.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Was used as a US army base • Rural living environment created but some blocks are too large to manage as rural living • Number of lots that would be created is small and would not impact on traffic • Rezoning would make for better land management • Not enough rural residential land • 1990 plan states it is an ideal location • Quarries have no argument and 500m buffer will be provided • Landowners on smaller blocks will object • Risk of fire is minimal. Some properties would have risk of ember attack only but most have no fire risk at all. • Any serious fire mist come from the north west prevailing wind and there are no proposed areas possible for subdivision exposed to this risk.	Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas
40	Colin Hines		Yes		• Requests DDO reference 500m not 300m.	• This submission can be resolved by the change to the DDO which is supported by the proponent.
41	Ms L Fang	Yes			• Supports rezoning as property is not being used for agriculture • Maintenance of a large lot is difficult • No protected species on the lot	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
42	Russell Dickson	yes			• Land would never be farmed. Could be used for subdivision into more manageable lots in terms of weeds and land erosion. • The rezoning idea has been around for many years but is rejected by the planning	• Planning Scheme Amendments need to respond to policy and legislative frameworks in place at the time of consideration. This includes the need to protect industry from encroachment.

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					department because of the quarries. • The quarries are an ugly blot • The amendment is an excellent initiative allowing more living options in the town • Effective alternative to urban sprawl • Town is losing its "country" identity • Rezoning would allow the area to be a real show piece for rural living in our beautiful country town	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas
43	Warren & Deborah Blight	yes			• Supports rezoning • Can't farm due to poor soil and low rain fall • 3 horses on land need feed • People want to buy land from us. • Excellent views • Small fire risk • Access to camerons Road and Lerderderg Gorge Road • No rural living land for sale in Bacchus Marh • People like to live near nature • Land is used for rural living • Rural living zone would allow for better weed management • Rezoning attempts over 20 years stopped by the quarries and the planning department.	• Council planning officers have a duty under the Planning & Environment Act to provide professional advice in relation rezoning proposals. This includes assessment of policy, directions, guidelines and practice notes as well as previous decisions by expert panels. • Previous amendments have not been supported by Planning Panels. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-2 • MNPS1-3 • Moorabool SC v Mitrakas
44	Sonja Bartels	yes			• Supports rezoning • Land not suited for farming • Rural living creates manageable allotments	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
						the amendment.
45	Tracy Dickson	yes			• Lot sizes are too big for owners to manage the pest plants and animals • Council has not provided assistance to manage erosion and vermin • Smaller lots of land would make these environmental issues manageable. • The land is not rural it is already rural living in nature and should be rezoned for correct useage • There should be more options than housing estates • The council could promote rural living as an alternative lifestyle and make Camerons Road a prime example	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-1
46	Mrs Carla Gatti				• Supports the amendment but will not directly benefit • Council decision not to pay for Panel is morally wrong • Council has spent thousands of dollars fighting dog bites but won't support ratepayers where the council will gain revenue and improve the amenity of Camerons Road • What has council done to protect current residents in Camerons Road with regard to fire safety? • Increasing ratepayers would make Council more responsible for the fire safety of all those currently living in the area. • No suitable lots for farming • Already used for rural living. Common sense should prevail.	• Council is not responsible for making areas safe from fire. • The planning system does require Council to prioritise human life when considering proposals to intensify development in areas of identified risk. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1 • MNPS1-3 Moorabool SC v Mitrakas
47	R Guy & G		Yes		• Increase in more residences will increase	• This submission raises issues which cannot

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
	Vlassopoulos				the bush fire risk • Increased traffic will mean fire evacuation along Camerons Road will be congested and more dangerous • Increase in cats and dogs will impact on native fauna. Farming provides a buffer to the Lederderg State Park • Camerons Road is not line marked • The intersection of Seerey and Camerons Roads is hazardous. A roundabout should be considered to slow traffic and possibly introducing a speed limit • Potential removal of grey box trees and other flora along Camerons road and within subdivided properties.	be resolved within the existing amendment. • One of the key considerations for a Panel will be whether native vegetation can be protected if the land is zoned Rural Living and does the intensification of development potential in the area, given the current controls, ensure the primacy of life and address the issues raised within the VBRC. • BML60 • MNPS1-3
48	Tract / Boral		Yes		• Strongly object to the proposed rezoning as it is in close proximity to Boral's existing quarry and natural resource assets identified by the SUZ2. • Not appropriate to rezone the land as the further subdivision and increase in dwellings is inconsistent with the strategic direction of the area and incompatible with the need to protect state significant quarry operations within the SUZ2. • The proposed amendment is inconsistent with state and local planning policy for the protection of extractive industry from inappropriate development. • Does not adequately assess and maintain an adequate separation distance from extractive industry land. • Will create potential conflicts as a result of an increased number of sensitive uses	• This submission correctly identifies state planning policy in relation to protection of extractive industry. • The utilisation of a 500m figure in the DDO schedule does not fully resolve this submission. • Concerns are raised in regards to the suitability of a development control to negate potential impact from as of right uses. • BML60 Panel found that: The Amendment is not consistent with the State Planning Policy Framework particularly in relation to wildfire, and the protection of mineral resources and the Amendment is not consistent with the Local Planning Policy Framework in relation to rural landscape, mineral resources, fire

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					within close proximity to state significant extractive industry precinct • Does not provide sufficient certainty that adequate buffers to the SUZ2 will be implemented and additional dwellings will not compromise the long-term quarrying operations. • In both 2000 and 2009 planning panels did not support the rezoning of the land to rural living • 2009 panel did indicate the area could have potential however the report does not provide a detailed rural living land supply and demand analysis. • Quarry activities involve blasting to remove basalt rock. • The quarry is a long term use that is strategically important to Melbourne and Victoria containing sand and stone resources with a capacity for the next 30+ years • The quarries in the area form a large, state significant extractive industry precinct. • Camerons Road land is elevated and has direct views over the quarry precinct. • It is essential that existing quarries with identified long term resources are protected from incompatible development so that they can operate effectively. • state planning policy supports rural land use around extractive industry • Clause 11.06 seeks to provide and protect buffer areas for industry from the encroachment of sensitive uses and is	risk and provision for rural living. These issues are still relevant planning considerations. • The issues raised in relation to the compliance with state policy need to be addressed by the proponent.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					supported by the Central Highlands Regional Growth Plan which identified stone resources which need to be protected from incompatible development to ensure they remain accessible for future generations and can be extracted and utilised affordably, • Clause 14.03 seeks to protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and application of acceptable environmental practice and to provide for long term protection of natural resources in Victoria. • Clause 16.02-1 aims to ensure land is not zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources. • Boral complies with all statutory and environmental regulations. • Dwellings within close proximity to the quarry have the potential to be impacted, or perceive to be impacted by the quarries activities. • Boral is concerned that the high level of visibility of the quarry from Camerons Road will increase perceived impacts • The proposed rezoning of Camerons Road to RLZ will allow the further subdivision to create lots of 6ha which would allow the development of new dwellings. We note	

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					that the use of land for a dwelling on a lot of 6ha or more is as of right under the RLZ. • Once the land is rezoned (in the absence of the DDO trigger for development) Council has no further planning processes to consider amenity impacts • The existing zone has a minimum subdivision area of 100ha and as of right use of land for a dwelling on lots of40ha or more • The recommended separation distance of 500m for quarrying that involves blasting should be applied. • Because of the extent of land within the 500m buffer Camerons Road should form the natural eastern boundary for any application of the RLZ. • If a detailed buffer analysis demonstrates that a buffer of less than 500m is acceptable we request the opportunity for further comment to ensure that this is implemented through appropriate planning scheme controls.	
49	CFA		Yes		• The bushfire risk to the subject land is significant. • The wider landscape risk has the potential for sever bushfire behaviour almost every summer, as realised in the 1983 Ash Wednesday fires • A major bushfire in this landscape is likely to result in the following: o Crown fires, powerful convection columns and fire induced winds leading to extreme ember attack	The changes required by the CFA may be transformational to the amendment. The proponent will be required to identify changes to the amendment to address the issues raised by the CFA.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					across the area o Significant radiant heat impacts at the edges of the study area particularly the west and northwestern areas adjoining the Lerderderg State Park o Winds, poor visibility, flames and radiant hear from localised burning fuels, including vegetation and structures. • CFA notes the potential for extreme bushfire risk to the site is also acknowledged in the Terramtarix Supplementary Report on Landscape Risk. • The risk arising from this bushfire behaviour is compounded by the generally poor strategic access to and from the study area as identified in supporting information. • The proposed amendment has the potential to increase existing bushfire hazard through the retention and protection of vegetation within the DDO13. • The BMO has changed via VC109 however many of CFA's comments on the form of the amendment relate more to the structure of the planning controls rather than the detailed mitigation measures that need to be resolved at the planning permit stage. • Ministerial Direction 11 requires a planning authority to evaluate how the amendment addresses any relevant bushfire risk. The area is within a BPA and the BMO applies to some of the study area.	

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Based on Advisory Note 46 more of the land affected meets the critera for inclusion in the BMO. • Clause 13.05-1 seeks to prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire. Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire. • Clause 13.05-1 also seeks to ensure planning schemes provide for use and development of land in a manner compatible with the risk from bushfire and do not prevent the creation of required defendable space around existing development through the removal and management of vegetation. • There is limited explanation of proposed bushfire mitigation measures in the material accompanying the amendment • It is difficult to reconcile how the DDO will balance bushfire risk, environmental sensitivity and proximity to stone extraction. The DDO does not refer to bushfire risk. • There is not proposed schedule to the BMO or alignment between the need to show vegetation that needs to be protected for conservation purposes and that which can be removed to provide buffers / defendable space.	

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• The report does not explain how the high level parts of the planning scheme will address the acknowledged landscape bushfire risk. • The suite of controls do not adequately resolve potential planning conflicts which should be addressed at the strategic planning stage and not deferred to the planning permit stage. • Amendment Clause 21.01 to recognise prevailing bushfire risk • Amend the DDO to acknowledge the need to resolve bushfire mitigation and environmental values; application requirement for overarching vegetation management for the study area; clarification of the decision guideline relating to fire risk; a minimum separation distance from Lerderderg State Park for new dwellings and consideration to the use of a Development Plan Overlay which would allow more detailed structure planning and resolve some of the identified issues including multiple ownership of properties and the ability to appropriately mitigate bushfire risk. • The DDO controls / overarching vegetation management plan should be drafted in concert with the development of a schedule to the BMO • There is a discrepancy between lots included in the amendment and those assessed in the Terramatrix Report • The reports do not appear to have	

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					considered the potential for more than one additional dwelling on each lots. • There are some 'indicative' locations within the 500m buffer which appear to contradict the buffer as a substantial additional safety measure.	
50	Ron Guy		Yes		• Increase in more residences will increase the bush fire risk • Increased traffic will mean fire evacuation along Camerons Road will be congested and more dangerous • Increase in cats and dogs will impact on native fauna. Farming provides a buffer to the Lederderg State Park • Camerons Road is not line marked • The intersection of Seerey and Camerons Roads is hazardous. A roundabout should be considered to slow traffic and possibly introducing a speed limit • Potential removal of grey box trees and other flora along Camerons road and within subdivided properties.	• This submission raises issues which cannot be resolved within the existing amendment. • One of the key considerations for a Panel will be whether native vegetation can be protected if the land is zoned Rural Living and does the intensification of development potential in the area, given the current controls, ensure the primacy of life and address the issues raised within the VBRC. • BML60 • MPSN1-3 • Moorabool v Mitrakis
51	John Dean Bielecki				• Interested in purchasing land in Camerons Road • Supports land being subdivided for smaller blocks for residential purposes	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
52	Ben and Carmel Ognjanov				• Moved to Melton in 1984 to enjoy rural environment. • Seeking to buy small rural lot which is not available. • Excited by the proposal for rezoning at Camerons Road. • Proximity to Bacchus Marsh makes it a	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					desirable location.	
53	Janelle Meddick				Duplicate of 35.	
54	CRG / Isis	Yes			• Submits documents to correct errors in explanatory report and DDO5, and provides copies of Terramatrix Reports provided to Council on 31 March and 1 April of 2014. • Seeks to amend DDO5 to indicate dwelling envelope plans to provide greater transparency on the location (and number) of potential new dwellings to minimise environmental impacts and comply with buffers and associated commentary.	• Council considered whether to seek authorisation at its meeting was at 2 April 2014. The report on whether to seek authorisation was presented to the 2 April 2014 meeting and published on 28 March 2014. This report was prepared on the November 2013 documents as unfortunately the other documents were received after the finalisation and publication of the report. • Changes requested are not transformation and can be considered by all parties during Panel process / hearing. • Council should support changes to reference building envelope plans and will seek proponent and panel assessment as to whether the DDO is the appropriate tool to achieve this outcome.
55	Stewart Dekker			Yes	• No objection to the amendment	Noted.
56	Arthur Gatti	Yes		•	• Property is outside the area proposed for rezoning. • Supports rezoning to RLZ as more appropriately represents current land use in the area.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment.
57	Vince Lopardi			Yes	No objection to the amendment	Noted.
58	Michelle Lang	Yes			• Concerned that there is an obstacle to the rezoning of the area. • Land is in effect rural living in nature.	• The expert fire reports prepared on behalf of the proponents acknowledge that there is an acknowledged fire risk on the land.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					• Proposal would allow more manageable lots. • Large lots are unnecessary. • There is high demand in the area for new residences. • I have been expecting this change to occur for over 10 years. • CFA should not be concerned as land is mostly cleared and only a few isolated locations have significant box tree clusters. • I have no protected species on my land. • The quarry concern is out of proportion. I cannot see or hear the quarry. It has no impact on my property.	• Access to the site was not given to the flora and fauna consultants however the determined that it is "very likely that additional dwellings could be supported on this property with little – or no- native vegetation removal impacts. • The site is distant from the existing quarry. The SUZ2 area extends north of Russells Road however this is greater than 500m from the property. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-1
59	EPA		Yes	•	• SUZ2 provides for the use and development of the adjoining land for earth and energy resources which use blasting. • Recommend 500m separation distance for quarry with blasting. • Request wording change to "all new dwellings **must** be sited". • Residential encroachment on industry is one of EPA's 6 key focus areas. • Council should consider whether the Rural Living Zone is an appropriate interface to the Special Use Zone 2. • Sensitive land uses that require a separation distance are discouraged by EPA's separation distance guidelines. • The type of activities undertaken by	It is recommended that the DDO be amended to refer to both a 500m separation distance and to specify that "all new dwellings **must** be sited". Council notes the concerns of the EPA in regard to the potential for land use conflict. This submission cannot be resolved without abandonment of the amendment or re-exhibition of a revised proposal which addresses concerns regarding the proposed zone. As the submission cannot be resolved, if Council chooses to proceed with the amendment, appointment of a Planning Panel must be requested.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
					residents within a RLZ are inherently different to that of the Farming Zone and a differing expectation of amenity is likely. • Encouraged land uses within the separation distance to industry include agriculture which is the established use of the subject land.	The quarry uses are intended to be protected from encroachment by state policy. It is appropriate for a Planning Panel to consider whether the proposed controls effectively manage the potential impact on approved uses within the SUZ.
60	Lynn Edwards	Yes			• Rural living reflects use of the area since WWII • Family has not been able to make a living off the land. Poor pasture due to poor soils and lack of water • Weed management is expensive and time consuming with no financial return to offset the expense • Neighbours do not control weeds. • This generation wants the lifestyle but not the work involved with large unproductive farms.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-3
61	Ken & Kelly Taylor	Yes			• Support the amendment • Chances of a serious fire is negligible • Have the CFA examined other areas with one road for evacuation? • Access through dry bed of Goodmans Creek is available. • Council has done nothing over years for the ratepayers in regards safety in the event of a fire. • Perfect area for Rural Living. Not suited for farming.	• The areas is within the BMO and fire risk has been established. • CFA view applications in accordance with the existing planning scheme differently from proposals which seek to intensify development in an area. • The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • BML60 • MNPS1-3 • Moorabool SC v Mitrakis
62	Western			Yes	• Provides information on ability to provide	• Noted.

Submission #	Name	Support	Against/ change	No position	Submission Summary	Council Officer Response
	Water				water and sewer to the site. • Further work is required to determine if existing sewerage infrastructure has capacity or if upgrades will be required to cater for additional lots in this area. • Careful consideration needs to be given to minimum lot sizes and the amount of on site effluent treatment and disposal systems and what if any cumulative effects on surface and ground water • Development above RL 200 will not be able to be serviced (water) without further augmentation of the network. • Further work is required to determine the nature of any augmentation works.	• Western Water's requirements will need to be incorporated as part of the future development if the rezoning is approved.
63	Carmel Shea	Yes			• Fully supportive of the rezoning proposal • Resident for 40 years –more people enhance the area • Land has no real agricultural value • Suitable for a rural lifestyle development.	• The submission does not make technical submission to the amendment nor does it request changes to the documents. Council notes the position of support to the amendment. • MNPS1-3 •

6.2 2013/14 Moorabool Shire Council Annual Report

Introduction

File No.: 02/02/002
Author: Peter Forbes
Manager: Satwinder Sandhu

Background

Under Section 131 of the *Local Government Act* 1989, Council is required to prepare an Annual Report and submit it to the Minister for Local Government by Tuesday, 30 September 2014.

The Moorabool Shire Council Annual Report 2013/14 was submitted to the Minister for Local Government on Monday, 29 September 2014.

Under Division 4, Section 22(1) of the Local Government (Planning and Reporting) Regulations 2014 (17), Council must hold a meeting to consider the Annual Report within one month of providing the Annual Report to the Minister pursuant to section 133(1) of the Act.

Council is required to advertise that the Annual Report will be presented to Council for consideration. Public notice has been given in the Moorabool News on 30 September, and 7 October 2014 and in the Ballarat Courier on 27 September and 4 October, that the 2013/14 Annual Report is being presented to the Special Meeting of Council on Wednesday, 15 October 2014.

Proposal

In accordance with requirements of the *Local Government Act* 1989, the 2013/14 Annual Report has been available for public viewing for at least the mandatory 14 day period and is presented to Council to consider and receive the report.

Once considered, hard copies of the Annual Report will be available at Council offices for inspection and will be supplied to customers upon request. Customers will be able to download a copy of the Annual Report from the Council website.

Policy Implications

The 2013 - 2017 Council Plan provides as follows:

Key Result Area	Representation and Leadership of our Community
Objective	Good governance through open and transparent processes and strong accountability to the community.
Strategy	Ensure policies and good governance are in accordance with legislative requirements and best practice.

The proposal to consider the 2013/14 Annual Report is consistent with the 2013-2017 Council Plan.

Financial Implications

There are no financial implications as a result of this report.

Risk & Occupational Health & Safety Issues

There are no risk implications in relation to this report

Communications Strategy

Advertisements have been placed in the Moorabool News advising that the Annual Report is being presented to Council for consideration and that the report will be available for inspection at Council offices. An electronic copy and a hard copy of the 2013/14 Annual Report were lodged to the office of the State Governmentôs Minister for Local Government.

The Annual Report will be available for inspection at all Council Service Centres and hard copies of the report will be distributed to stakeholders and customers who have requested a copy of the report. The report is also on the Councilôs 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 Growth and Development – Satwinder Sandhu
In providing this advice to Council as the General Manager, Growth and Development, I have no interests to disclose in this report.

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

Conclusion

Having complied with the requirements of the Local Government Act (1989), the 2013/14 Annual Report can now be made a public document and either distributed to stakeholders or made available for inspection on request.

Recommendation:

That Council, in accordance with section 131 of the Local Government Act 1989;

1) Considers the 2013/14 Annual Report.

2) Gives public notice in the local newspaper that the 2013/14 Annual Report is available for public inspection at Council offices.

Report Authorisation

Authorised by:
Name: Satwinder Sandhu
Title: General Manager Growth & Development
Date: Thursday, 9 October 2014

Attachment - Item 6.2

MOORABOOL SHIRE COUNCIL

ANNUAL REPORT 2013/2014

BALLAN

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HOW TO CONTACT MOORABOOL SHIRE COUNCIL

PRINCIPAL OFFICE:
15 Stead Street, Ballan Victoria 3342

POSTAL ADDRESS:
PO Box 18, Ballan Victoria 3342

BACCHUS MARSH SERVICE CENTRES:
182 Halletts Way, Darley.
Lerderderg Library; 215 Main Street, Bacchus Marsh.

TELEPHONE: 03 5366 7100
FACSIMILE: 03 5368 1757
WEBSITE: moorabool.vic.gov.au
EMAIL: info@moorabool.vic.gov.au

BLACKWOOD

INTRODUCTION

Moorabool Shire Council's 2013-14 Annual Report reflects Council's performance during the year against the goals set in the Council Plan 2013-17.

This report is intended as a point of reference for Council, staff, residents and businesses of the Shire, community organisations and government departments.

A Council Plan is developed at the beginning of every Council term and it is updated annually to ensure it is current and relevant.

The Council Plan 2013-14 is structured under three Key Result Areas (KRAs):

- Representation and leadership in our community
- Community wellbeing
- Enhanced infrastructure and natural and built environment

Detailed explanations of the KRAs and Council's achievements can be found in section 2 of this report, starting on page 21.

There are four major sections to this annual report.

SECTION ONE
Summary of the year's achievements, financial position and plans for the future.

SECTION TWO
Council's performance throughout the 2013-14 fiscal year.

SECTION THREE
Governance, accountability, your councillors and council officers.

SECTION FOUR
Finances and overall fiscal position of the Council.

This annual report can be viewed online at *www.moorabool.vic.gov.au* or may be obtained from all council offices.

OUR VISION

Vibrant and resilient communities with unique identities.

OUR MISSION

Working with our people to deliver valued outcomes that improve community wellbeing and are economically responsible

BEHAVIOURS WE VALUE

RESPECT
Treat others the way you want to be treated

INTEGRITY
Do what is right

PRACTICALITY
Always be part of the solution

EXCELLENCE
Continually improve the way we do business

EQUITY
Fair distribution of resources

OUR SHIRE

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

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

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

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

The district was settled by Europeans between 1830 and 1850 and the character of our towns and surrounding areas reflect this era.

Gold was discovered in the region and a timber industry quickly developed. The availability of water attracted many people and resulted in pastoral and agricultural development led by pioneers such as Sir William Henry Bacchus, who in 1834 settled on the fertile soil of what is now the township of Bacchus Marsh.

Moorabool Shire is positioned along the major road and rail transport corridors between Melbourne and Adelaide.

Moorabool's eastern boundary is located just 40km west of Melbourne's CBD and extends westwards to the City of Ballarat municipal boundary. The Shire straddles Victoria's Western Highway and has excellent transport access to Melbourne, Ballarat and Geelong.

Bacchus Marsh is equi-distant to Melbourne and Avalon airports and close to the sea ports of Geelong and Melbourne.

TRADITIONAL OWNERS

We acknowledge the Indigenous history of Moorabool Shire. The land was traditionally occupied by and connected to a number of Aboriginal communities, most notably the Wathaurung Tribe in the south and west, the Djadja Wurrung Tribe in the northern ranges and the Wurundjeri Tribe in the east.

OUR POPULATION

Moorabool Shire is a popular tree change destination, growing as fast as any other local government area in inland regional Victoria.

The official population of Moorabool Shire in 2014 is 31,000. This is estimated to grow to 32,700 by the end of 2016.

More than half the population lives in Bacchus Marsh and surrounds (approximately 19,032). The Shire's second largest population can be found in and around Ballan (6534).

The remaining population is distributed throughout the large number of small towns, hamlets and farming areas within the Shire. The majority of people who relocate to Moorabool Shire are young families seeking a semi-rural lifestyle. Moorabool's demographic reflects this trend.

POPULATION GROWTH

By 2016, Moorabool's population was projected to increase to 32,700 at an average annual growth rate of 2.1%. However the latest Shire population figures from the ABS indicate that Moorabool's population grew by 3.3% last financial year.

Based on this trend, Moorabool's population may reach 32,700 much sooner. By 2041 the population is forecast at 52,500.

LIVEABILITY

Moorabool offers diverse rural and urban living options and maintaining liveability for residents is important to Council.

Bacchus Marsh was the first area in regional Victoria to receive the National Broadband Network's super highspeed Fibre to the Premises (FTTP) service, with further FTTP rollouts planned.

Fixed wireless and satellite NBN services are already available in parts of Western Moorabool.

OUR REGIONAL CONNECTIONS

OUR TRANSPORT CONNECTIONS

Moorabool Shire is well connected to Melbourne, Geelong and Ballarat, with easy access to major highways. Improvements to the Western Highway, the main arterial road between Melbourne and Adelaide, including the Deer Park Bypass and realignment of Anthony's Cutting, makes Moorabool increasingly accessible to Melbourne by road.

The establishment of a heavy vehicle bypass for Bacchus Marsh, in particular an alternative heavy vehicle north-south route, would dramatically increase the amenity of the town.

The regular train link between Ballarat and Melbourne services Moorabool residents with scheduled stops at Ballan and Bacchus Marsh.

Furthermore, both stations are included as part of the metropolitan public transport ticketing system, providing public transport access to metropolitan Melbourne.

Access to public transport still proves quite difficult for many of Moorabool's smaller communities, isolating them from major services.

Council has implemented Transport Connections projects to provide practical solutions that relieve transport issues in many of Moorabool's smaller communities.

MOORABOOL IN A REGIONAL CONTEXT

Moorabool Shire Council is situated within a wider regional area, including local government areas of Hepburn Shire, Melton City Council, Macedon Ranges Shire, Golden Plains Shire, City of Wyndham, City of Greater Geelong and City of Ballarat. Council recognises its regional interdependency and works strategically with local, state and federal governments in regional planning processes and projects through membership of bodies like the Central Highlands Mayors and CEOs Forum and the Peri-Urban Group of Councils.

The Peri-Urban Group of Councils was formed in response to concerns over a lack of a comprehensive vision for the Peri-Urban region. The group focuses on responding to the pressures of growth faced by Councils on the Melbourne metropolitan fringe.

MAYOR'S REPORT

Welcome to the 2013/14 Annual Report which is the second since the adoption of the 2013-2017 Council Plan.

This report sets out what we have achieved and how we have performed.

I was elected as Mayor in November 2013 and have had the privilege and honour to lead the council team over the past 8 months. I thank Cr Pat Toohey for his term as mayor in the first term of this new councillor group.

Bacchus Marsh and Ballan are listed as towns that will experience significant growth in Plan Melbourne. Further, the Central Highlands Regional Growth plan also portrays a future of growth and high activity for our Shire.

Moorabool is the second fastest growing shire council in the state and as such we continue to advocate to government at federal and state level to help us shoulder the responsibility of providing infrastructure and services for our communities.

The top seven projects we are working hard to deliver for our communities are (in no particular order):

- Western Bypass of Bacchus Marsh – Halletts Way
- Eastern Transport and Freight Bypass of Bacchus Marsh
- Darley Early Years Hub
- Parwan Employment Zone
- Sewerage for Small Towns
- Moorabool Indoor Aquatic Centre
- Recreation Reserves for our Growing Communities

The above projects are in addition to our $10 million capital program and $45 million operational budget and we call on both levels of government to provide a funding stream that is not reliant on the vagaries of grants so that these important infrastructure projects and services can be delivered.

I look forward to a future that ensures we have vibrant and resilient communities with unique identities that makes Moorabool a great place to live and visit.

CR PAUL TATCHELL
Mayor

CEO'S REPORT

This annual report sets out the challenges and our performance as we continue on our Moorabool 2041 Journey.

As the Mayor has stated our rapid population growth requires us to be strategic and to plan in an integrated way to maximise the resource we have and gain maximum traction in working with our people to deliver valued outcomes that improve community well being that are economically responsible.

Some of the strategic work we advanced this year was: urban and rural growth strategies, Social Infrastructure Plan, heritage studies, rezoning of land applications and a traffic study for Bacchus Marsh.

I am particularly proud of our achievements in the delivery of our capital program. We have achieved greater that 90% in the past three years and achieved savings that were reinvested back into projects. This was also achieved whilst completing nearly $22 million of flood recovery works following the 2010 and 2011 flood events.

Our performance in relation to targets set in the council plan and our community satisfaction scores are not as good as we planned for. The results do however provide a clearer focus on areas for improvement to ensure our service delivery and perception in the community continues to improve.

From a financial perspective, the 2013/14 budget was hit hard by the Federal Budget decision to cancel the early payment of the Federal Assistance grants (FAG). As a result, the budget was impacted negatively by $2.759 million as a result of this event alone. The FAG will be a key influence on the financial health of council in the years ahead if offsetting savings or changes to service provision are not made.

Revenue growth in 2013/14 was generally flat with user fees, statutory fees and income from developers lower than budget expectations. In terms of expenditures, council has been successful in controlling the growth in operating expenditures. In comparison to prior years, expenditure on materials and consumables is trending downwards. Depreciation is also trending downwards. This reflects a significant body of work that has been undertaken to better understand our infrastructure assets.

At June 2014, Council's cash and current assets were lower than prior years mainly due to the reduction in FAG and the completion of flood recovery projects (for which council received large grants in prior years). Current liabilities were higher due in large part to timing issues related to loan borrowings. On a more positive note, Council maintained a strong commitment to capital works with total expenditure in excess of $10.9 million.

The ability of this council and many in the state to fund the infrastructure gap and deliver new projects for growing communities continues to be a real challenge. As the mayor has stated, investment from Government is required to maintain community satisfaction.

It has been a privilege to work with the councillor group and I am supported by a highly skilled and committed staff of some 280 people. Each of these staff come to work every day to deliver excellent services to you.

I hope you enjoy our 2013/14 annual report.

ROB CROXFORD
Chief Executive Officer

BUSINESS PROFILE

Traditional economic drivers such as agriculture, timber, wool and beef production and mineral, stone and water extraction remain extremely important to Moorabool's economy.

Residential growth, construction, retail and service industries, light manufacturing and tourism are emerging factors of growth.

The Shire's growing population provides tremendous opportunities for business growth and investment. The key drivers of Moorabool's regional economy are:

An analysis of the jobs held by the resident population in Moorabool Shire in 2011 shows the three most popular industry sectors were:

- Construction (Output $196.656m);
- Agriculture,Forestry and Fishing (Output $131.541m);
- Health Care and Social Assistance ($78.179m);
- Education and Training ($67.714m).

The total output generated by businesses and organisations within Moorabool, is estimated at $1,442.412 million (REMPLAN 2014).

Between the last two Census periods the employment base of Moorabool Shire changed substantially. The most significant shifts in employment by industry sector included a lower share of employment in agriculture, forestry and fishing (-84persons) manufacturing (-142persons); and a higher proportion of jobs in construction (+396persons), health care and social assistance (+251 persons), public administration and safety (+177 persons) and accommodation and food services (+166 persons).

An analysis of the jobs held by the resident population in Moorabool Shire in 2011 showed the top ranking industry sectors were:

- Construction (1,639 people or 12.3%)
- Health care and social assistance (1,397 people or 10.5%)
- Retail (1,307 people or 9.8%)
- Manufacturing (1,248 people or 9.4%)
- Education and training (1,115 people or 8.4%)
- Transport, postal and warehousing (1,018 people or 7.6%)
- Public administration and safety (935 people or 7.0%)
- Accommodation and food services (682 people or 5.1%)
- Professional, scientific and technical services (674 people or 5.1%)
- Agriculture, forestry and fishing (580 people or 4.4%)

More industry and commercial development is required to meet the rising populations' employment needs. The existing industrial estates, such as Ballan Industrial Estate and the Kennedy Place Industrial Estate in Bacchus Marsh are near capacity.

To meet this need, Council is developing a plan for economic development over the next 10 years and investigating the future demand and supply for industrial land.

Moorabool Shire is well positioned to capture new business opportunities from the digital economy with the early rollout of the National Broadband Network which delivers faster, more reliable broadband speeds than that available in metropolitan areas.

2013 - 2014 PERFORMANCE STATEMENT

KRA 1 – Representation and Leadership of our Community			
Measure	**2013/2014 Target**	**2013/2014 Actual**	**Acheived**
A positive trend in the overall performance as measured by the DPCD Annual Community Satisfaction Survey.	58	56	NO
A positive trend in community consultation (community consultation and engagement) as measured by the DPCD Annual Community Satisfaction Survey.	51	48	NO
A positive trend in advocacy (lobbying on behalf of the community) as measured by the DPCD Annual Community Satisfaction Survey.	52	51	NO
A positive trend in the results of Council's Staff Culture Survey.	Positive Trend	Positive Trend	YES
90% of customer requests closed within timeframes of Moorabool Customer Service Charter.	90%	86%	NO
Underlying result % – A positive result indicates a surplus. The larger the percentage, the stronger the result. A negative result indicates a deficit (Indicator: > 0.00).	>0.00%	-6.46%	NO
Liquidity – Measures the ability to replace assets using cash generated by the entity's operations (Indicator: >100%).	100%	92.84%	NO
Self-financing – Measures the ability to replace assets using cash generated by the entity's operations (Indicator: 37%).	37%	20.52%	NO
Indebtedness – Comparison of non-current liabilities (mainly comprised of borrowings) to own-sourced revenue. The higher the percentage, the less able to cover non-current liabilities from the revenues the entity generates itself (Indicator: 29%).	29%	30.40%	NO
Capital replacement – Comparison of the rate of spending on infrastructure with its depreciation (Indicator: 113%).	113%	149.79%	YES
Renewal gap – Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation (Indicator: 58%)	58%	142.52%	YES

KRA 2 – Community Wellbeing

Measure	2013/2014 Target	2013/2014 Actual	Acheived
Recreation & Youth Services – Number of attendances by young people in programs or services provided by Youth Services (Indicator: >860).	>860	1,742	YES
Recreation & Youth Services – Attendances at Bacchus Marsh Leisure Centre (Indicator: >105,000).	>105,000	118,254	YES
Community Development – Number of groups assisted by community grants (Indicator: more than 45 groups).	>45	42	NO
Community Development – Number of library items borrowed (Indicator: more than 115,000).	>115,000	126,855	YES
Early Years – Participation rate at Maternal and Child Health Services (Indicator: > 85%).	85%	88%	YES
Aged & Disability Services – Hours of living at home assessments undertaken each month (Indicator: > 635 hours).	>635	690.75	YES
Aged & Disability Services – Hours of personal care delivered each month (Indicator: > 1,181 hours).	>1,181	1,645	YES
Aged & Disability Services – Number of people from diverse backgrounds using the Aged Care Service (Indicator: >200).	>200	144	NO

KRA 3 – Enhanced Infrastructure and Natural and Built Environment

Measure	2013/2014 Target	2013/2014 Actual	Acheived
Adoption of initial version of asset management plans for roads, drainage, open space and buildings.	100%	75%	NO
Adoption of revised waste management policy and strategy.	100%	90%	NO
70% of planning permits to be determined within the legislative time frames.	70%	60%	NO
Urban Growth Strategy: - Completion of the Bacchus Marsh Precinct Study - Implementation of new residential zones (Ministerial Zones Review) - Completion of the vision paper in reference to the Urban Settlement Strategy.	100%	100%	YES
Rural Growth Strategy: - Completion of the agricultural enterprise investment needs on smaller lots study. - Development of the Small Towns and Settlement Clusters Strategy.	100%	100%	YES

GORDON

YEAR IN REVIEW 2013-14

JULY

ROAD MANAGEMENT PLAN

Council adopted a Road Management Plan (RMP) in July.

The RMP provides road users with an overview of council's road management policy and maintenance procedures.

Specifically, the plan defines:

- the road assets which Council maintains on behalf of the community
- the responsibilities of Council in relation to management of road assets
- standards of performance in relation to the condition of road assets which Council can afford
- policies and procedures in relation to the ongoing risk inspection of road assets
- intervention levels and associated response times for Council to address road asset defects identified in its risk inspections.

Moorabool Shire Council provides a road network covering more than 1,440km. Council's assets include roads, bridges and culverts, paths, roadside drainage and traffic control equipment, which collectively have a current replacement value of $270 million.

MEN'S SHED FUNDING

Council secured $25,000 funding through Regional Development Victoria's "Putting Locals First Program" for the Ballan Community House Multipurpose Shed Project.

With a total project cost of $98,840, funding for the new shed included $64,000 from Moorabool Shire Council and a $9,840 in-kind contribution from the community.

The project resulted in the construction of a new multipurpose shed in Steiglitz Street behind the Senior Citizens Centre in Ballan.

Works will include:

- Site preparation
- Construction of a colour bond shed
- Internal fit out including lining, partitions, kitchenette, toilet
- BBQ, associated area and minor landscaping

AUGUST

CONSTRUCTION STARTED ON BLACKWOOD FIRE REFUGE

The township of Blackwood claimed an Australian first in 2013 – a fire resistant co-located CFA Fire Station and Community Fire Refuge. Work began on the project in August 2013.

The former gold rush town and now tourist destination is located approximately an hour's drive and 88km north-west of Melbourne. Blackwood is surrounded by native bush and mountain ranges - surroundings which also put Blackwood high on the CFA's list of 52 high bushfire risk locations. The State government was unable to find a location for a Neighbourhood safer place in Blackwood and will few access points for emergency services to get in and for its residents to get out of in a hurry; the new facility is much needed.

The $1.5 million CFA Fire Station upgrade was funded via the Victorian State Government's Community Fire Refuge Pilot Program. The program incorporates new policy, building standards and design, operational procedures and vegetation management. The upgrades are designed to provide an emergency option for the community and visitors to the area to shelter in as a last-resort in an emergency situation.

The refuge was completed in record time and officially opened in January 2014.

HERITAGE FUNDING

Council successfully won two State government grants with a combined value of $119,000 to undertake further strategic heritage studies and provide heritage advice.

The majority of the funding ($100,000) progressed the current heritage study of West Moorabool to a second stage. The remaining funds ($19,000) assisted the shire to provide its residents and landowners with heritage advice through to 2014.

Stage one of the West Moorabool Heritage Study identified a thematic history of the key influences that shaped its settlement. These findings formed the basis of an initial survey of potential heritage places. The new stage two funding enabled council to continue its investigation and assessment of potential heritage places and themes.

BUNGAREE OFFICIAL OPENING

BUNGAREE'S NEW STATE-OF-THE-ART SPORTING PRECINCT

Bungaree's new state-of-the-art sporting precinct was officially opened for play and use in August 2013, kicked off with an official opening by State Sports Minister Hugh Delahunty.

The new structure includes:

- Community facility consisting of community multi purpose function room, community meeting space, commercial kitchen to support large community space, amenities and storage space.
- Sports pavilion providing full female / male change amenity including home and visitor rooms, sporting referee change space as required by affiliate sporting associations, community health club space and a first aid training / medical room.

The facility is an accessible all abilities facility that will provide opportunities for large community gatherings and local and regional events.

Other associated works within this project include construction of a carpark and access road into the reserve and new joint-use tennis and netball courts.

SEPTEMBER

MOORABOOL HOT INVESTMENT SPOT

MARG THOMAS AND MAYOR CR PAT TOOHEY

Moorabool Shire featured on SkyNews Business Channel's Property Show in September, as it was identified as a hotspot for property investment.

Margaret Lomas, property investment guru and host of the show, interviewed then Mayor Cr Pat Toohey at Ballan's Council offices.

The two spoke about why Moorabool is a great place to live, expected growth and opportunities in the area and why investors would choose Moorabool to invest in residential or commercial real estate.

Cr Toohey welcomed the opportunity to promote Moorabool as a great place to live and invest, as a Shire so ideally situated amongst rolling hills with small country communities, yet an easy commute to Melbourne, Ballarat and Geelong.

AMAZING RACE MOORABOOL STYLE

AMAZING RACE

An Inclusive Awareness Training session, run by Council's Aged and Disability Services in September, had staff and councillors participating in a Realistic Race.

Based on the Amazing Race concept, participants "adopted" a disability and competed in the Realistic Race, where they undertook challenges in order to gain their next clue.

The concept allowed participants to experience for a few hours, the reality of living with a disability. The training included a short presentation by one of ASN's professional presenters, the Realistic Race itself, and a debrief and group experience sharing time.

The ultimate aim of the Race, which is run as inclusive awareness training across many government and private sector organisations, is to affect a culture change, where people understand disability and will then do something about making their organisation discrimination free, accessible, and welcoming.

OCTOBER

MOOR-ART AT LERDERDERG

Lerderderg Library in Bacchus Marsh held an expansive exhibition throughout October and November, featuring work by 18 local artists.

The exhibition was on display in the library's MoorArt Space and featured a variety of art including acrylics, water colour, pencil, pastel, charcoal, digital montage, photography, clay sculpture and stoneware pottery.

PERI-URBAN CONFERENCE

Victoria's Peri Urban Group of Rural Councils (PUG), has taken part in the first national peri urban conference.

Moorabool Councillor and chair of PUG, Cr David Edwards, presented at the Beyond the Edge: Australia's' First National Peri-Urban Conference, hosted by La Trobe University, in October. The conference brought together Australian and international academics, state government, local councils and other statutory authorities that share an interest in the peri-urban areas.

Moorabool has been a driving force behind the development of the PUG. The PUG represents the seven shire councils that border metropolitan Melbourne and Geelong: Moorabool, Bass Coast, Baw Baw, Golden Plains, Macedon Ranges, Murrindindi and Surf Coast.

The group, consisting of mayors, councillors, CEOs and planning directors, was established in 2007 in response to concerns about the lack of a comprehensive vision for the peri urban region.

NEW MAYOR APPOINTED

PAUL TATCHELL

Central ward councillor Paul Tatchell was announced as Moorabool's new Mayor, appointed to the position at a special meeting of council in Ballan on 30 October.

Cr John Spain was appointed Deputy Mayor.

Cr Tatchell took over from outgoing Mayor Cr Pat Toohey.

At the same meeting, councillors voted to trial running council meetings once a month instead of fortnightly, with a 5pm start. A schedule was put together that included four meetings in Ballan, four in Bacchus Marsh, and one each in Elaine, Bungaree, Dunnstown and Blackwood.

NOVEMBER

BREASTFEEDING GRANT SUCCESS

The Council's Maternal and Child Health Unit received a $20,000 Federal Government grant to help fund a project to improve breastfeeding rates throughout the Shire.

Council applied for and was successful in receiving the grant from Medicare Local - Macedon Ranges and North Western Melbourne. Medicare Locals are networks of independent organisations set up by the Australian Government to coordinate and improve primary health care services in their local areas.

The grant provided $20,000 towards a project to improve breastfeeding rates. In Moorabool Shire, rates for breastfeeding fall significantly in the first two weeks post discharge from hospital. The project was designed to assist mothers in this critical period to address any breastfeeding concerns.

COMMENDATION FOR BLACKWOOD EVACUATION EXERCISE

BLACKWOOD AWARD

Moorabool Shire Council and partners were awarded a Judges Commendation in the Local Government sector at the Resilient Australia Awards 2013, for conducting the Blackwood Evacuation Exercise.

The award was presented to representatives from Council and the CFA at a ceremony in Melbourne on 18 November. It was presented by the Hon. Kim Wells MP, Minister for Police and Emergency Services, Minister for Bushfire Response.

Moorabool Shire Council with partners Victoria Police and Country Fire Authority, supported by Ambulance Victoria, Australian Red Cross, DEPI, DHS, IFMP, VicSES and VicRoads organised and conducted the Blackwood Evacuation Exercise on 9 December last year.

A physical evacuation of the township of Blackwood and surrounds was undertaken using warning systems such as Community Alert Sirens and the Emergency Alert telephone warning system to prompt community members to voluntarily enact their bushfire survival plans to evacuate.

The evacuation exercise enabled approximately 80 emergency service personnel drawn from CFA, VicSES, Victoria Police, Ambulance Victoria, and local government to undertake training in the use of various aspects of evacuation warning methods such as door knocking and service vehicle sirens to alert community members of a threat and to take action.

Extensive community consultation to support the exercise was undertaken and an emergency services expo was held in conjunction with the exercise.

DECEMBER

A SECOND AWARD FOR BLACKWOOD EXERCISE

Moorabool Shire Council, together with Victoria Police, the Country Fire Authority and other emergency service agencies, took out top honours at the 2013 Fire Awareness Awards in the Community Preparedness Section for its Blackwood community evacuation exercise.

The group were joint winners of the award, sharing the honours with a project run by the Warrandyte Community Association - 'Be Ready Warrandyte' – Living with Bushfire Risk. The award was presented by State Minister for Police and Emergency Services The Hon Kim Wells in Melbourne last week.

The Blackwood evacuation exercise also received a Judges Commendation in the Local Government sector at the Victorian Ceremony of the Resilient Australia Awards 2013.

VIDEO CALLING AT MOORABOOL

CUSTOMER SERVICE

A Federal Government grant of $375,000 set the ball rolling for video calling and a GIS mapping service to be installed at council.

The funding was made available under the Federal Government's Digital Local Government Program, which provided funding to eligible local councils to develop methods of using the high-speed broadband connectivity of the NBN to improve the quality, availability and timeliness of local government services.

Video calling units were set up at council offices in Ballan, Darley and Lerderderg Library to enable users to interact online with council officers to discuss and resolve their enquiries from their homes and businesses.

JANUARY

FINALISTS IN LGPRO AWARDS

A Moorabool Shire Council early intervention program that supports and connects mothers who are experiencing post-natal depression or anxiety, was named a finalist in the 2014 LGPro Awards for Excellence in the Service Delivery category.

The LGPro Awards for Excellence promote and celebrate the outstanding work being undertaken and delivered by individuals and teams working in Local Government in Victoria.

Named the Emotional Wellbeing Group, the program provides opportunities for women to share experiences about the impact of mental illness in their lives, gain greater insight into and understanding of their difficulties and issues, and explore alternative and constructive approaches to emotional health and wellbeing.

The program is facilitated by a Maternal and Child Health Nurse and a Family Support Officer. The group uses art therapy as a tool to engage women in self exploration and group discussion. The activities selected are chosen to elicit a range of ideas or to express emotions through art. The program aims to de-stigmatise the issue of Postnatal Depression, and can aid women to become more empowered to talk more openly with friends and family, to increase the levels of social and family supports.

MOBILE BLACKSPOT FUNDING CALL

Moorabool Shire Council stepped up its lobbying to the Federal Government and mobile telecommunication providers to get a better deal for local residents living in mobile "blackspots".

Moorabool Mayor Cr Paul Tatchell toured Blackwood, Dale's Creek, Greendale, Darley, Morrisons and Ballan experiencing first-hand what local residents contend with every day with very patchy coverage.

Council used this information to negotiate with the telecommunications providers and make a submission to the Federal Government's $100 million mobile coverage program for more telecommunications infrastructure. The Federal Government's decision on blackspot funding is due later in 2014.

MARCH

CHAF TOUR

On March 11, Moorabool Shire Council supported regional agribusiness by co-sponsoring a business networking lunch as part of an international tour of Central Highlands by Malaysian chefs seeking potential suppliers for their restaurants, reception centres and catering operations.

Council, in partnership with The Central Highlands Agribusiness Forum (CHAF) hosted seven of Malaysia's top executive chefs to introduce them to the region's best produce with a view to establishing export relations.

The chefs tour comprised of visits to Tripod farmers in Bacchus Marsh, Sher Wagyu in Ballan, the Plough Myrniong and Inglenook dairy in Dunnstown.

BACCHUS MARSH IN NATION'S TOP 3 PLACES TO LIVE

Bacchus Marsh secured a podium finish in a national research survey which ranked the best locations in Regional Australia for families to live.

Bacchus Marsh ranked third in Regional Australia, just behind Orange in NSW (1) and Wallan in Victoria (2) in the new national survey. Other Victorian Central Highlands localities to make the top 100 rankings were Ballarat (47) and one of its suburbs – Alfredton (71).

The national survey conducted by market research company RP Data for Aussie home Loans ranked destinations based on a range of factors including including house prices, typical block size, average number of bedrooms, historical capital gains and proximity to amenities like schools, health and child care and retail.

The high national ranking comes after a period where Moorabool Shire's population has grown at a rate of over 2%pa, which is faster than the State and National averages.

APRIL

MOORABOOL SHIRE IS BOOMING

Moorabool Shire is one of Victoria's most popular tree change destinations, according to the latest ABS statistics released in April.

BACCHUS MARSH

Moorabool's total population grew by an extra 973 people for the twelve months to June 30 2013, which equates to 18.7 extra people living in the shire each week. Moorabool's total population rose to 30320 meaning it broke through the 30,000 milestone a year earlier than forecast.

Moorabool Shire's population growth rate of 3.3% pa was the second highest for a Regional Victorian Municipality, just behind its neighbour Golden Plains which grew at 3.5%, but added 292 fewer people over the period.

AVENUES OF HONOUR DISPLAY

Avenues of Honour – a photographic exhibition of avenues of honours throughout the state by horticulturalist and photographer Sarah Wood, was the lead exhibition at Lerderderg Library prior to ANZAC Day.

The exhibition ran until 30 May in the Moor Art Space at the library.

It featured heritage listed avenues of honour including Bacchus Marsh, Ballarat and Woodend, and the first ever planting by the community of Eurack in 1916.

MAY

NEW CITIZENS WELCOMED

Ten Moorabool residents became Australian citizens at a ceremony in Ballan, in May.

The residents, originally from countries including the United Kingdom, India, Philippines, Malta and Poland, were presented with a native tree as a welcome gift, from Moorabool Mayor Cr Paul Tatchell.

BUNGAREE CHOSEN TO HOST

Bungaree Recreation Reserve was chosen among many sporting grounds to host the WorkSafe Country Championships, between the Central Highlands Football Netball League and the Loddon Valley Football Netball League.

The venue was chosen by the CHFL Board members, over dozens of other venues, which was a compliment to everyone who had put in money and labour to making the venue into a state of the art complex.

JUNE

TRANSPORT STUDY FOR BACCHUS MARSH

Moorabool Shire and VicRoad committed funds in June to undertake a transport study for the township of Bacchus Marsh to plan for expected growth and associated transport and traffic pressures. The study was done to identify the road network needs for Bacchus Marsh now and at various intervals into the future to 2041.

The community was asked for its input and several information sessions were well-attended. Council is collating that data and will use it for future transport planning.

ADVOCATING FOR MOORABOOL'S NEEDS

Moorabool Shire Council fine-tuned its advocacy in the lead up to the state election by formalising key priority projects and compiling them in a comprehensive document.

The publication titled Moorabool Shire Council Key Priority Projects lists the Shire's top seven priorities as well as other vital infrastructure projects requiring additional funding or policy support.

The Top Seven Priorities identified (in no particular order) were:

- Western Bypass of Bacchus Marsh – Halletts Way
- Eastern Transport and Freight Bypass of Bacchus Marsh
- Darley Early Years Hub
- Parwan Employment Zone
- Sewerage for Small Towns
- Moorabool Indoor Aquatic Centre
- Recreation Reserves for our Growing Communities

BALLAN RECREATION RESERVE

KEY ACHIEVEMENTS: COMMUNITY SERVICES 2013/2014

CITING OF THE DARLEY EARLY YEARS HUB

At the meeting of the Council held on the 5 February 2014, the Council resolved to endorse the former Science Wing at the Darley Civic & Community Hub as the site for the proposed Darley Early Years Hub.

The development of the Darley Early Years Hub will provide integrated, inclusive and collaborative early years services that offer access to high quality, health, education, care and other children and family services in Moorabool. It is anticipated that the facility will provide three and four year old Kindergarten Programs, Playgroups, Maternal and Child Health Services, Toy Library, Family Services, Occasional Care, office accommodation for coordination and community spaces.

The facility will involve the relocation of existing services/groups (Darley Kindergarten, Maternal and Child Health, Playgroups and Occasional Care) from the Lerderderg Children's Centre, a facility which does not lend itself to modern requirements for best-practice service delivery. All services located in the Lerderderg Children's Centre are at capacity, some with waiting lists.

ADOPTION OF THE HEALTH AND WELLBEING PLAN

At the meeting of the Council held on the 4 December 2014, the Council resolved to adopt the Moorabool Health and Wellbeing Plan. The adoption of the plan concluded an eight year period since the last Health and Wellbeing Plan was adopted by Moorabool Shire Council.

The Moorabool Health and Wellbeing Plan 2013-2017 ("plan") is a four year plan for enhancing the health and wellbeing of residents in the Shire. The Plan provides a snapshot of the health and wellbeing status of the community and an action plan in partnership with local health providers and community organisations to improve the health and wellbeing of the Moorabool community.

Local agencies, health services and organisations demonstrated a strong commitment to the development and implementation of the Plan and are continuing to work with Council on the implementation of the plan and enhancing the health and wellbeing of the communities of Moorabool.

ADOPTION OF THE YOUTH STRATEGY

At the meeting of the Council held on the 4 December 2014, the Council resolved to adopt the Moorabool Youth Strategy.

The Moorabool Youth Strategy 2013-2016 ("Strategy") provides the framework for the future provision of Youth Services in the Shire and encourages a greater focus on engagement and connectedness in partnership with a range of other external service providers.

The Strategy acknowledges that the focus for future development is not only on addressing the immediate needs of young people; but also to provide opportunities for Council and the community to enhance connections with young people; recognise outstanding achievements by young people; and promote community understanding and appreciation of young people and their contributions to the community. Local agencies, health services and organisations demonstrated a strong commitment to the development and implementation of the youth strategy and continue to be involved in the implementation of the plan and enhancing the health and wellbeing of the young people of Moorabool.

KEY ACHIEVEMENTS: GROWTH & DEVELOPMENT 2013/14

STRATEGIC AND SUSTAINABLE DEVELOPMENT

M2041 Framework

To plan for the long term direction of its communities, Council commenced the Moorabool 2041 project. It is a process that captures Moorabool's current and future opportunities, pressures and challenges in order to develop the future via building on the past.

In the financial year 2013/14 considerable work has been undertaken on the M2041 Framework. Work progressed includes:

Urban Growth Component (Bacchus Marsh):

- Completion of draft Urban Growth Strategy Context Report.
- Completion of background research and analysis to support Amendment C72 (residential zones project).
- Updated demographic analysis to 2036 by ID Consulting to identify population growth and changes in community profile (ageing, household structure etc).
- Audit of land supply and feedback into the DTPLI Urban Development Programme.
- Background analysis on neighbourhood character for community consultation and engagement.
- Commencement of Moorabool Industrial and Agribusiness Areas Strategy (both urban and rural growth strategy focused).

Rural Growth Component – Small Town and Settlement Clusters Strategy:

- Substantial completion of draft Small Town and Settlement Clusters Strategy Context Report.
- Environmental Constraints Mapping Project. This will provide GIS mapping of environmental constraints for all small towns across the Shire.
- Small Town Sewer Project for Bungaree and Wallace (water reticulated design for Dunnstown). Now substantially complete. Allows further consideration of scope for growth in these key towns along the Western Freeway.

A Social Infrastructure Plan has also been substantially developed. It audits all existing social infrastructure in all settlements across the Shire. Completion of this work, scheduled to occur in the next 6-12 months will provide scope to examine the facilities on a case by case basis.

ECONOMIC DEVELOPMENT & MARKETING

Event Process

A comprehensive review of how Council receives and processes events in the Shire was commenced. An internal whole-of-council Event Reference Group was established to review applications. The committee comprises of the five departments regularly involved in regulation and facilitation of events within the shire.

Over thirty incident - free events have been processed via this initiative, resulting in a significant improvement in coordination, servicing and communication between council and local event operators.

EMERGENCY MANAGEMENT

Municipal Emergency Management Plan

The Municipal Emergency Management Plan completed it's three year review cycle in May 2014 and was updated, consultation occurred with the community and the Plan adopted by Council for the Audit which occurred on 9 May 2014. Extensive evidence gathering and sub plans have been developed and endorsed by the Moorabool Emergency Management Planning Committee over the last three years. Sub Plans include, Flood Emergency Plan, Animal Welfare Emergency Management Plan, Moorabool Influenza Pandemic Plan, Heatwave Plan, Blackwood Evacuation Plan and Community Fire Refuge Operations Plan. The Audit was undertaken by Regional Representatives of VicSES, VicPol and DHS.

Community Fire Refuge Pilot Project Blackwood

During the 2013/14 year the Council contributed to the development and official opening of the first purpose built Community Fire Refuge as a Shelter Option for the residents of Blackwood. The Council contributed by providing guidance in planning permit conditions, parking, vegetation removal, community engagement and consultation and contributed to the signage guidelines, operational procedures manual and testing and exercising that occurred prior to the official opening in January 2014.

KEY ACHIEVEMENTS: INFRASTRUCTURE 2013/14

COMPLETION OF THE FLOOD RECOVERY PROGRAM

2013/14 saw the completion of Council's Flood Recovery Program, consisting of a total of $21.7M of restoration works throughout the Shire following a number of severe weather events in 2010/11 and 2011/12.

The program included $2.4M of works on the Shire's bridges and major culverts, $1.8M on drainage restoration, $6M to the sealed road network and $7.7M to the unsealed network. Works included a total of 38km of shoulder and 107km unsealed road restoration, $3.8M of rehabilitation works were completed to parks, reserves, and tracks and trails including minor drainage and path restoration.

The successful delivery of a number of river walking trails in 2014 marked the completion of the $21.7M program.

COMPLETION OF THE 2013/14 CAPITAL IMPROVEMENT PROGRAM

This year's Capital Improvement Program included $7.9M of works to Council's infrastructure throughout the municipality, including the following:

Roads

Council's Sealed Roads Program included the rehabilitation of road pavements and seals to maintain the condition of the overall network. Improvements included rehabilitation of existing pavement, drainage upgrades, safety improvements and resurfacing. The budget of $2.9M provided for 3.6km of road reconstruction and 46.3km of resurfacing, translating to some form of treatment to a total of 49.9km, or 5.7% of Moorabool Shire Council's sealed road network (860km) this financial year.

Council's Unsealed Roads Program included the rehabilitation of gravel roads and shoulders, the placement of gravel, improvements to drainage, installation of culverts and tree trimming. Of Moorabool's total unsealed road network of 560km, the program delivered 4.3km of resheets on 10 roads (or 2.5%) of the Shire's unsealed roads, and 16.9km on 10 roads (or 3%) of unsealed shoulders.

Drainage

This year's funding enabled a number of stormwater projects to be delivered across the Shire, in addition to the replacement of 660m of kerb and channel.

Community Land & Buildings

The program includes a range of significant improvements and upgrades to community land and buildings throughout the Shire. The completion of these projects has provided many benefits to the community including better functionality, improvements to health and safety and providing greater opportunity to use recreational facilities.

ADOPTION OF THE CAPITAL WORKS EVALUATION GUIDELINES

On Wednesday 4 December 2013, Council adopted its Capital Works Evaluation Guideline.

The guideline was developed with reference to the Moorabool Shire Council Major Projects Framework & Principles (2011), and aims to support Council in the evaluation and prioritisation of its capital investment decisions.

Specifically the Capital Works Evaluation Guidelines define:

- the process in relation to 'New and Upgrade' and 'Renewal' annual program development, including a Capital Works development flowchart
- the assessment criteria and assessment model applied to 'New and Upgrade' projects to determine project priority
- the assessment criteria and assessment models applied to each specific 'Renewal' asset category to determine project priority
- the format in which the annual Capital Improvement Program will be presented to Council.

RESOLUTION ON THE BACCHUS MARSH PACKAGE OF WORKS (HALLETTS WAY RAMPS)

On Wednesday 2 April 2014, Council considered a report outlining a revised package of works proposed by the State Government as part of the Western Freeway realignment project, resolving to support the package including the following works:

- Construction of east facing ramps and a dedicated pedestrian bridge at Halletts Way
- Upgrade of Woolpack Road and declaration as a C Class Arterial, including the upgrade of structures and intersections, and road safety improvements (via an Intelligent Transport System) at the Woolpack Road/Bacchus Marsh Road intersection
- Upgrade of Hopetoun Park Road to support its further use to provide freeway access to and from Melbourne
- Upgrade of the temporary on/off ramp at the Western Freeway (east of Bacchus Marsh) for further use including resurfacing line marking and signage.

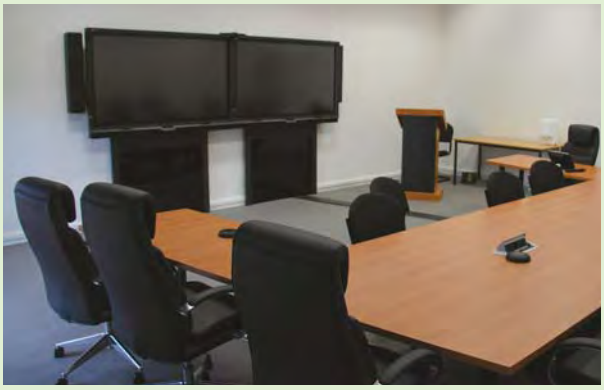
This commitment was reinforced by Member for Western Victoria Simon Ramsay in August 2014.

BACCHUS MARSH

KEY ACHIEVEMENTS: CORPORATE SERVICES 2013/14

COMPLETION OF DIGITAL LOCAL GOVERNMENT PROGRAM INCLUDING ENABLING OF VIDEO CONFERENCING FACILITIES FOR COUNCIL AND THE COMMUNITY.

The Department of Communications funded a project to connect Council and the community via video conferencing using the National Broadband Network (NBN). The project enables the community to meet with Council Offices via video conferencing rather than having to travel to a Council Office to answer a query. The facilities are also available for hire by the community.



COUNCIL RATING STRATEGY REVIEW

Council adopted the Rating Strategy on the 21 May 2014, from five different options

THE PROPOSALS

As part of the Rating Strategy review, Council discussed the option of implementing a Municipal Charge. A benchmarking exercise was conducted to support the Rating Strategy, which identified that most benchmarked councils (11 out of 15 or 73%) had a municipal charge in place. (In Victoria, 45 out of 79 councils i.e. 57% of councils have a municipal charge). The average municipal charge for the benchmarked councils was $204.

Council considered the various rating categories and rating differentials as they were applied and considered whether the imposition of the current rating differentials were equitable and justified in current circumstances. In determining this year's rates, Council embarked on a review.

As part of the endorsement of the draft rating strategy, Council implemented a consultation strategy. In addition to a direct mail out to all residents, print media advertising and an online survey on 'Have your say moorabool' portal, Council also sought feedback from the community at the Bacchus Marsh Harvest Festival, Myrniong Music in the Park and Ballan Autumn Festival.

Significantly higher levels of engagement with the community was achieved in comparison to the Rating Strategy review conducted in 2011. As part of the 2014 rating strategy consultation the following responses were received:

- 293 Site Visits to 'Have Your Say'
- 180 people downloaded the survey information documents
- 57 people downloaded the Draft Rate Strategy Document
- 71 surveys were completed (43 online and 28 at community events)

The following conclusions were received from respondents:

- 78.3% of respondents felt that the current rate categories resulted in an appropriate apportioning of rates across the municipality
- 79.7% of respondents felt that there were an appropriate number of categories
- 72.3% of respondents felt that the level of each category was appropriate
- 81.6% of respondents supported the current rating strategy as their first preference
- 66.6% of respondents supported rate proposal 2 as their second preference

In summary, the results of the community consultation demonstrated community support for the current rating structure in comparison the alternative proposals put forward as part of the rating strategy review.

ADOPTED RATING STRATEGY

At a special meeting of Council on 21 May 2014, Council adopted the Rating Strategy. As a result, the following rate structure and associated levels were adopted for a period of two financial years;

Rate Category	Level of Rate
General	1.00
Residential Retirement	0.90
Commercial/Industrial	1.60
Commercial/Industrial Vacant Land	2.60
Extractive Industry	3.12
Farm	0.78
Vacant Land General	2.10
Vacant Land FZ or RCZ	1.00
Vacant Land R1Z & R2Z	2.50

In adopting the Rating Strategy, Council considered a variety of factors and influences and decided to vary slightly the 2013/14 Rating Strategy by reducing the rating differential for Farm properties from 0.8 times the general rate to 0.78 times the general rate. In adjusting the rating differential for farm properties from 0.80 to 0.78, Council considered the importance of the farming sector to the future prosperity of the Shire whilst being mindful of the impact on general ratepayers.

GRANTS SUMMARY 2013 – 2014

GRANT APPLICATION SUMMARY FOR 2013/14 (INCLUDES 13 GRANTS CARRIED FORWARD FROM 2012/13

Month	New	Successful	Unsuccessful	Continuing
July	6	0	1	19
Aug	3	11	0	10
Sep	3	2	1	10
Oct	3	0	2	11
Nov	2	7	0	7
Dec	0	1	1	7
Jan	2	1	0	4
Feb	1	1	1	3
March	0	1	0	3
April	0	1	0	3
May	1	0	1	3
June	0	2	0	1
Total	**21**	**27**	**7**	**-**

VicRoads - National Building Black Spot Program - AusLink Black Length Submission for 2012/13

Yendon-Egerton Road

Council applied for $336,000 in funding towards improvements to Yendo-Egerton Road, including sealing of shoulders, reconstruction and widening of road near bridges with improved drainage system, edge lining, centreline marking and installation of guardrails. These improvements would significantly reduce the risk of accidents to road users.

UNSUCCESSFUL

VicRoads - National Building Black Spot Program - AusLink Black Length Submission for 2012/13

Navigators Road

Council applied for $46,700 towards safety improvements on Navigators Road between Butlers Road and Mullanes Road. Proposed works include installation of reflective solar RRPM's along the entire length of the road project, edgeline and centreline marking, and double hazard board and transverse linemarking near the Lyons Road intersection.

SUCCESSFUL

VicRoads - National Building Black Spot Program Intersection Improvement Program Submission for 2012/13

Yankee Flat Road Intersection at Navigators Road

Council applied for $49,000 towards safety improvements to the above section of road, including:

- the installation of transverse line marking and thermoplastic centrelines.
- road shoulder widening
- splitter island
- other line marking and signage improvements.

SUCCESSFUL

Public Awareness Program - Department of Families, Housing, Community Services and Indigenous Affairs NAIDOC Week Grant

Moorabool NAIDOC Week Activities

The application for $5,000 was to fund a celebration day at Bacchus Marsh on 13 July 2013. The Celebration Day was to form part of the ceremony at the Darley Civic and Community Hub providing cultural activities and entertainment. The funding would be used to prepare promotional material for the event and to cover costs associated with providing cultural activities, dancers, art demonstrations and entertainment. The day will be a celebration of culture inclusive of the Indigenous and non-Indigenous Community.
Council was unsuccessful in obtaining funding for this project.

UNSUCCESSFUL

Department of Justice - Natural Disaster Resilience Grants Scheme 2013/14

Moorabool Shire Flood Modelling

Council was seeking $100,000 towards project costs to:

- Accurately survey and verify existing drainage floodway and flood retention infrastructure and associated hydrologic data and update the GIS and Asset Register.
- Undertake flood modelling and mapping for flood engineering and emergency planning.

UNSUCCESSFUL

Department of Justice - Natural Disaster Resilience Grants Scheme 2013/14

Central MEMEG Regional Relief Centre Model

$100K grant for a 5 Council partnership of the Macedon Ranges, Mitchell, Hepburn, Mt Alexander and Moorabool shires to develop a regional approach to managing Relief and Recovery Centres ($50k from the DoJ and $50K In-Kind from the Council partnership). Note: grant application previously on hold due to the 2013 Federal election.

UNSUCCESSFUL

Regional Development Victoria - Putting Locals First Program - Local Community Initiatives 2011-15.

Ballan and District Community House Multipurpose Space Project

Council secured $25,000 toward a total project cost of $98,840 to build a new multipurpose shed behind the Senior Citizens Centre in Ballan. Council contribution is $64,000. Community contribution is: $9,840 in kind.

SUCCESSFUL

Regional Development Victoria - Putting Locals First Program - Local Community Initiatives 2011-15.

Darley Community Garden

Council secured $15,000 toward a total project cost of $45,000. Joint application with Bacchus Marsh Community Unlimited and the Baptist Church. Council Contribution $25,000. Community contribution $2,000 cash and $3,000 in kind.

SUCCESSFUL

Regional Development Victoria - Putting Locals First Program - Local Community Initiatives 2011-15 - Expression of Interest

Strengthening community participation at the Yendon Recreation Reserve

$31,300 towards a total project cost of $64,350 for the completion of playground: swing and cover; kitchenette, BBQ shelter and installation of BBQ.

Council contribution $25,000. $1,350 cash and $500 in kind. Donations from community service organisations - $1,200. Other State Government Disability Services funding $5,000.

SUCCESSFUL

Sport and Recreation Victoria - Community Facility Funding Program - Better Pools. Expression of Interest

Bacchus Marsh Indoor Aquatic Centre

Council was seeking $3 million towards a $19.8m construction of Stage 1 and 2 of the Bacchus Marsh Indoor Aquatic Facility.

UNSUCCESSFUL

Sport and Recreation Victoria - Community Facility Funding Program - Minors. Expression of Interest.

West Moorabool Sustainable Sportsground Project

Council was seeking $60,000 toward a $90,000 project to install an automated irrigation system at the Bungaree Recreation Reserve sportsground. Council contribution of $20,000 and Community Contribution of $10,000.

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Wallace Pavilion Extension (Stage 2)

The project involves an extension of the covered area of the existing pavilion. This project is stage 2 of the initial upgrades completed at the reserve in 2011. Council has secured $20,000 towards total project costs of $70,000.

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Bungaree Oval Irrigation

The project involves the installation of an automated irrigation system connecting to the existing bore and pump system. Council has secured $26,500 towards total project costs of $80,000.

SUCCESSFUL

Department of Transport, Planning and Local Infrastructure

Heritage Advisory Service Program 2013-14

Council secured $9,000 in funding to support Moorabool's Heritage Advisory Services in 2013-14.

SUCCESSFUL

Department of Transport, Planning and Local Infrastructure

Moorabool Shire Western Area Heritage Study - Stage 2

Council was successful in obtaining $100,000 to enable Moorabol to progress the work done on Stage 1 of the Heritage Study of the areas outside of Bacchus Marsh.

SUCCESSFUL

Sport and Recreation Victoria - Community Facility Funding program - Minors. Expression of Interest

Maddingley Park Lifestyle Fitness Circuit

$20,000 toward a total project cost of $50,000 for the installation of a fitness circuit winding throughout Maddingley Park. Council contribution $25,000. Community contribution: $5,000 in kind.

SUCCESSFUL

Sport and Recreation Victoria - Community Facility Funding Program - Soccer Facilities. Expression of Interest

Masons Lane Reserve Redevelopment Project

$100,000 toward a $277,500 project to undertake Stage 2 construction of the Eastern Pavilion, installation of irrigation system and additional storage tank and formalisation of car park facilities. Council contribution of $177,500.

SUCCESSFUL

Country Fire Authority - Fire Access Road Subsidy Scheme

Seereys Track - Coimadai-

Swans Road - Darley

An application was made for $5,000 towards total project costs of $10,000 to add to Council's maintenance budget for fire access tracks throughout

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Maddingley Park Improvements

The project includes upgrades to Maddingley Park Recreation Reserve including the construction of a new multipurpose community building, power supply upgrades, installation of lighting to active oval space and lighting to existing pathways at the reserve.

Council is seeking $236,814 towards total project cost of $1,024,600.

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Masons Lane Redevelopment (Stage 2)

The project involves an extension of the existing soccer pavilion, formalisation and construction of a car park, and installation of an irrigation system at the reserve. This project is stage 2 of the initial upgrades completed at the reserve in 2012.

Council is seeking $35,000 towards total project costs of $140,000.

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Ballan Recreation Reserve Improvements

The project involves the upgrade and sealing of the entrance to the reserve, formalisation of car parking and drainage improvements at the grounds. Council is seeking $35,000 towards total project costs of $140,000.

SUCCESSFUL

Regional Development Australia Fund (RDAF) - Round 5

Gordon Tennis Court Update

The project involves the reconstruction of two tennis courts with additional line marking and rings to incorporate basketball as a multipurpose facility. Council is seeking $41,750 towards total project costs of $140,000.

SUCCESSFUL

Department of Transport, Planning and Local Infrastructure - Transport Solutions Program

Spargo Creek Widening

Council was successful in obtaining funding for road widening on Spargo Creek Road between Bolwarrah and Barkstead. Funding of $36,924 has been approved for the 2013/14 year; and funding of $488,308 has been approved for the 2014/15 year.

SUCCESSFUL

Department of Justice - Graffiti Prevention and Removal Grants

Graffiti Removal kits and paint vouchers

Council was unsuccessful in its bid for $10,000 for this project.

SUCCESSFUL

Macedon Ranges and North Western Melbourne Medicare Local Small Grants Program

Moorabool Breastfeeding Support Project

Council was seeking $24,000 in funding to pilot additional Maternal and Child Health services so that first time mothers will have the opportunity to access a lactation consultant as a home visit antenatally or within the first week of discharge from hospital, and to improve referral pathways through key health services for early identification of mothers requiring the service.

SUCCESSFUL

Department of State Development, Business and Innovation Streetlife Program - Round 2

Ballan Market Week

Auspiced by Moorabool Shire Council - Facilitated by the Ballan & District Chamber of Commerce (BDCC).

$23,000 to develop Ballan's Local Shopping Precinct business activity and its two established Markets as part of Ballan Market Week.

UNSUCCESSFUL

Department of State Development, Business and Innovation - Streetlife Program - Round 2

Digital business readiness in Moorabool: Business Audit and IT Engagement Project

Project Objective: To increase productivity through better use of technology and innovative business practices; and assist businesses to adjust to structural changes in the retail sector.

Council was unsuccessful in its application for $25,000 for this project.

UNSUCCESSFUL

Regional Development Victoria - Putting Locals First Program, Local Strategic and Project Planning 2011-2015

Economic Development Strategy and Action Plan for Moorabool Shire (EOI)

Council applied for funding of $57,000.

The Economic Development Strategy and Action Plan will enable Moorabool to build a strong foundation for economic growth in a planned and strategic manner. It will:

- Identify investment attraction opportunities and workforce planning priorities aligned with the changing skill set of population.
- Identify strategies for the creation of more local employment opportunities.
- Quantify escape expenditure and identify strategies for minimisation.

SUCCESSFUL

Department of Transport, Planning and Local Infrastructure - Premiers' Reading Challenge Book Fund 2013-14

Council was allocated $8,564 in funding to encourage young people to read, read more and read more widely as part of the Premiers' Reading Challenge. This fund is a four year program that provides funding to public libraries to purchase books and associated materials that support the Challenge.

SUCCESSFUL

Solar Hot Water for Darley Club Rooms

Council was successful in securing $13,817.60 (plus GST) to supply and install a solar hot water service for Darley Park Clubrooms.

SUCCESSFUL

RDV - Regional Development Victoria

Moorabool Economic Development Strategy & Action Plan

Council was successful in securing $57,000 towards the Economic Development Strategy and Action Plan

SUCCESSFUL

Regional Development Victoria

Yendon Community Space Project

Council was successful in securing $31,300 towards this project which will create a well-equipped, functional and inviting community space at the Yendon Recreation Reserve, including a barbecue shelter, and electric barbecue, table and seating, construction of an awning to link the new building with the old, an upgraded kitchenette, and a basket swing for use by disabled children.

SUCCESSFUL

RDV - Regional Development Victoria

2014 Regional Victoria Living Expo

Council was successful in securing $10,000 (does not include GST) to go towards the 2014 Regional Victoria Living Expo

SUCCESSFUL

Central Highlands Primary Care Partnership and Bendigo Bank

Leadership Program Council sought $11,000 towards project costs for:

The development and delivery of a community leadership program in Moorabool. The program will focus on developing leadership skills as well as promoting community connectedness, inclusion and well-being. Program participants will also develop and implement small community initiatives aimed at enhancing inclusion and connectedness.

Note. This grant was originally requested from the "Regional Development Victoria - Putting Locals First Program", but funding was actually gained from another program, as shown above. Original grant summary is shown below:

Regional Development Victoria - Putting Locals First Program

Moorabool Community Leadership Program, Council is currently seeking $60,000 towards project costs for:

The development and delivery of a community leadership program in Moorabool. The program will focus on developing leadership skills as well as promoting community connectedness, inclusion and well-being. Program participants will also develop and implement small community initiatives aimed at enhancing inclusion and connectedness.

SUCCESSFUL

Regional Development Victoria - Tourism & Events Strategy Improving Economic Outcomes

Supporting local businesses for growth and development through targeted projects that respond to local priorities and generate job opportunities. $45,000.00 (ex GST)

SUCCESSFUL

BACCHUS MARSH

GORDON

BUSINESS EXCELLENCE

Moorabool Shire Council is committed to delivering the best service possible to its community.

Council is into its third year of its Business Excellence Program and is at a stage now where Business Excellence and its software program ProMapp are used in every day work.

Business Excellence is the use of quality management principles and tools in business management, with the goal of improving performance based on customer focus, stakeholder value and process management.

This is achieved by continually improving processes (recorded in ProMapp), and using the nine Business Excellence principles: clear direction and mutually agreed plans; understanding what customers value; working on the system as well as in the system; engaging people's enthusiasm and resourcefulness; innovation and learning to influence the agility and responsiveness of the organisation; effective use of facts, data and knowledge; variation impacts predictability, profitability and performance; sustainable performance is determined by an organisation's ability to deliver value for all stakeholders in an ethically, socially and environmentally responsible manner; and leaders determine the culture and value system of the organisation through their decisions and behaviour.

In addition to the Business Excellence principles, Council's staff members use the FISH principles every day at work: Choose Your Attitude, Be Present, Make Their Day and Have Fun. The principles are exhibited in every day dealings internally and with the community. The FISH principles are also reinforced through special staff morning and afternoon teas, and other activities and though regular staff newsletters.

A team of Business Excellence champions have continued to take a leading role in ensuring all staff are exhibiting the Business Excellence and FISH principles, mapping out the processes they use at work in the ProMapp software and ensuring customers are treated the best way possible.

PERI URBAN GROUP OF RURAL COUNCILS

During 2013/14 Council participated in the Peri Urban Group of Rural Councils (PUGRC) which comprises the Shires of Moorabool, Bass Coast, Baw Baw, Golden Plains, Macedon Ranges, Murrindindi and Surf Coast. The PUGRC brings the weight of six other Councils to advancing the issues of local communities to Government and stakeholders and forms a key element of councils' advocacy programs.

In 2013/14, Moorabool Shire Council was represented on the PUGRC by Cr David Edwards, Chair of the PUGRC, Cr John Spain, Satwinder Sandhu, General Manager Growth and Development and Gavin Alford, Manager Strategic and Sustainable Development.

Through the work of the PUGRC Executive, concerns regarding successfully managing population growth, sustaining agriculture, funding existing and new infrastructure, bushfire management overlays and maintaining the character of our communities were shared with the Victorian Government and Opposition.

These challenges were recognised by the Government in Plan Melbourne, the revised Bushfire Overlay mapping and the draft Planning Policy Framework for Victoria.

CR EDWARDS AT PERI URBAN CONFERENCE

BALLAN

MAJOR WORKS COMPLETED

Council's 2013/14 Capital Improvement Program included $7.9-million of improvements to council's infrastructure throughout the municipality.

Council's Sealed Roads program included the rehabilitation of road pavements and seals to maintain the condition of the overall network. Improvements included rehabilitation of existing pavement, drainage upgrades, safety improvements and resurfacing.

A budget of $2,902,475 provided for 3.6km of road reconstruction and 46.3km of resurfacing which improved the condition and safety for road users.

The unsealed roads program included rehabilitation of council's gravel roads and shoulders, the placement of gravel, improvements to drainage, installation of culverts and tree trimming.

Of Moorabool Shire Council's total unsealed road network of 560km, the 2013/14 program saw 14.3km on 10 roads (or 2.5%) of the shire's unsealed roads receive an upgrade and 16.9km on 10 roads (or 3.0%) of unsealed shoulders treated.

Council undertook an extensive drainage program, kerb and channel network upgrades and a range of improvements and upgrades to community land and buildings.

The completion of all these projects provided many benefits to the community including better functionality, improvements to health and safety and a greater opportunity to use recreational facilities.

Details of all the Major Works completed can be found in Appendix A at the end of the Financials section of this Annual Report.

YENDON - EGERTON RD

MOORABOOL SHIRE COUNCIL

PERFORMANCE STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

2013/14 PERFORMANCE STATEMENT

MOORABOOL SHIRE COUNCIL

KRA 1 – Representation and Leadership of our Community

Measure	2013/14 Target	2013/14 Actual	Achieved
A positive trend in the overall performance as measured by the DPCD Annual Community Satisfaction Survey.	58	56	No
A positive trend in community consultation (community consultation and engagement) as measured by the DPCD Annual Community Satisfaction Survey.	51	48	No
A positive trend in advocacy (lobbying on behalf of the community) as measured by the DPCD Annual Community Satisfaction Survey.	52	51	No
A positive trend in the results of Council's Staff Culture Survey.	Positive Trend	Positive Trend	Yes
90% of customer requests closed within timeframes of Moorabool Customer Service Charter.	90%	89%	No
Underlying result % – A positive result indicates a surplus. The larger the percentage, the stronger the result. A negative result indicates a deficit **(Indicator: > 0.00).**	>0.00%	-6.46%	No
Liquidity – Measures the ability to replace assets using cash generated by the entity's operations **(Indicator: >100%).**	100%	92.84%	No
Self-financing – Measures the ability to replace assets using cash generated by the entity's operations **(Indicator: 37%).**	37%	20.52%	No
Indebtedness – Comparison of non-current liabilities (mainly comprised of borrowings) to own-sourced revenue. The higher the percentage, the less able to cover non-current liabilities from the revenues the entity generates itself **(Indicator: 29%).**	29%	30.40%	No
Capital replacement – Comparison of the rate of spending on infrastructure with its depreciation (**Indicator: 113%).**	113%	149.79%	Yes
Renewal gap – Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation **(Indicator: 58%).**	58%	142.52%	Yes

KRA 2 – Community Wellbeing

Measure	2013/14 Target	2013/14 Actual	Achieved
Recreation & Youth Services – Number of attendances by young people in programs or services provided by Youth Services **(Indicator: >860).**	>860	1,742	Yes
Recreation & Youth Services – Attendances at Bacchus Marsh Leisure Centre **(Indicator: >105,000).**	>105,000	118,254	Yes
Community Development – Number of groups assisted by community grants **(Indicator: more than 45 groups).**	>45	42	No
Community Development – Number of library items borrowed **(Indicator: more than 115,000).**	>115,000	126,855	Yes
Early Years – Participation rate at Maternal and Child Health Services **(Indicator: > 85%).**	85%	88%	Yes
Aged & Disability Services – Hours of living at home assessments undertaken each month **(Indicator: > 635 hours).**	>635	690.75	Yes
Aged & Disability Services – Hours of personal care delivered each month **(Indicator: > 1,181 hours).**	>1,181	1,645	Yes
Aged & Disability Services – Number of people from diverse backgrounds using the Aged Care Service **(Indicator: >200).**	>200	144	No

KRA 3 – Enhanced Infrastructure and Natural and Built Environment

Measure	2013/14 Target	2013/14 Actual	Achieved
Adoption of initial version of asset management plans for roads, drainage, open space and buildings.	100%	75%	No
Adoption of revised waste management policy and strategy.	100%	90%	No
70% of planning permits to be determined within the legislative time frames.	70%	60%	No
Urban Growth Strategy: - Completion of the Bacchus Marsh Precinct Study - Implementation of new residential zones (Ministerial Zones Review) - Completion of the vision paper in reference to the Urban Settlement Strategy.	100%	100%	Yes
Rural Growth Strategy: - Completion of the agricultural enterprise investment needs on smaller lots study. - Development of the Small Towns and Settlement Clusters Strategy.	100%	100%	Yes

COUNCIL APPROVAL OF PERFORMANCE STATEMENT 2013/2014

In my opinion the accompanying performance statement of the Moorabool Shire Council in respect of the 2013/2014 financial year is presented fairly in accordance with the Local Government Act 1989.

The statement outlines the performance targets and measures set out in relation to the achievement of the Business Plan in respect to that year as described in the 2013/2014 Annual Budget and describes the extent to which the Business Plan was met in that year having regard to those targets and measures.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council on 4 September 2014 to certify the performance statement in its final form.

Tonia Dudzik
Councillor

Dated: 4 September 2014
Darley

John Spain
Councillor

Dated: 4 September 2014
Darley

Rob Croxford
Chief Executive Officer

Dated: 4 September 2014
Darley

VAGO
Victorian Auditor-General's Office

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INDEPENDENT AUDITOR'S REPORT

To the Councillors, Moorabool Shire Council

The Performance Statement

The accompanying performance statement for the year ended 30 June 2014 of the Moorabool Shire Council which comprises the statement, the related notes and the Council approval of the performance statement has been audited.

The Councillors' Responsibility for the Performance Statement

The Councillors of the Moorabool Shire Council are responsible for the preparation and fair presentation of the performance statement in accordance with the *Local Government Act 1989* and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the performance statement that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

As required by the *Local Government Act 1989*, my responsibility is to express an opinion on the performance statement based on the audit, which has been conducted in accordance with Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit be planned and performed to obtain reasonable assurance about whether the performance statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the performance statement. The audit procedures selected depend on judgement, including the assessment of the risks of material misstatement of the performance statement, whether due to fraud or error. In making those risk assessments, consideration is given to the internal control relevant to the entity's preparation and fair presentation of the performance statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the overall presentation of the performance statement.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Auditing in the Public Interest

Independent Auditor's Report (continued)

Independence

The Auditor-General's independence is established by the *Constitution Act 1975*. The Auditor-General is not subject to direction by any person about the way in which his powers and responsibilities are to be exercised. In conducting the audit, the Auditor-General, his staff and delegates complied with all applicable independence requirements of the Australian accounting profession.

Auditor's Opinion

In my opinion, the performance statement of the Moorabool Shire Council in respect of the 30 June 2014 financial year presents fairly, in all material respects, in accordance with the *Local Government Act 1989*.

Matters Relating to the Electronic Publication of the Audited Performance Statement

This auditor's report relates to the performance statement of the Moorabool Shire Council for the year ended 30 June 2014 included both in the Moorabool Shire Council's annual report and on the website. The Councillors of the Moorabool Shire Council are responsible for the integrity of the Moorabool Shire Council's website. I have not been engaged to report on the integrity of the Moorabool Shire Council's website. The auditor's report refers only to the subject matter described above. It does not provide an opinion on any other information which may have been hyperlinked to/from this statement. If users of the performance statement are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited performance statement to confirm the information contained in the website version of the performance statement.

MELBOURNE
8 September 2014

John Doyle
Auditor-General

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Auditing in the Public Interest

VAGO

Victorian Auditor-General's Office

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INDEPENDENT AUDITOR'S REPORT

To the Councillors, Moorabool Shire Council

The Financial Report and Standard Statements

The accompanying financial report for the year ended 30 June 2014 of the Moorabool Shire Council which comprises statement of comprehensive income, balance sheet, statement of changes in equity, statement of cash flows, notes comprising a summary of the significant accounting policies and other explanatory information, and the certification of the financial statements has been audited.

The accompanying standard statements for the year ended 30 June 2014 of Moorabool Shire Council which comprises standard income statement, standard balance sheet, standard cash flow statement, standard statement of capital works, the related notes and the certification of standard statements have been audited.

The Councillors' Responsibility for the Financial Report and Standard Statements

The Councillors of the Moorabool Shire Council are responsible for the preparation and the fair presentation of:

- the financial report in accordance with Australian Accounting Standards, and the financial reporting requirements of the *Local Government Act 1989*
- the standard statements in accordance with the basis of preparation as described in note 1 to the statements and the requirements of the *Local Government Act 1989*.

The Councillors are responsible for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial report and standard statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

As required by the *Audit Act 1994* and the *Local Government Act 1989*, my responsibility is to express an opinion on the financial report and standard statements based on the audit, which has been conducted in accordance with Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit be planned and performed to obtain reasonable assurance about whether the financial report and standard statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report and standard statements. The audit procedures selected depend on judgement, including the assessment of the risks of material misstatement of the financial report and standard statements, whether due to fraud or error. In making those risk assessments, consideration is given to the internal control relevant to the entity's preparation and fair presentation of the financial report and standard statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the Councillors, as well as evaluating the overall presentation of the financial report and standard statements.

Independent Auditor's Report (continued)

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independence

The Auditor-General's independence is established by the *Constitution Act 1975*. The Auditor-General is not subject to direction by any person about the way in which his powers and responsibilities are to be exercised. In conducting the audit, the Auditor-General, his staff and delegates complied with all applicable independence requirements of the Australian accounting profession.

Opinion

In my opinion:

(a) the financial report presents fairly, in all material respects, the financial position of the Moorabool Shire Council as at 30 June 2014 and of its financial performance and its cash flows for the year then ended in accordance with applicable Australian Accounting Standards, and the financial reporting requirements of the *Local Government Act 1989*

(b) the standard statements present fairly, in all material respects, in accordance with the basis of preparation as described in note 1 to the statements and the requirements of the *Local Government Act 1989*.

Basis of Accounting for Standard Statements

Without modifying my opinion, I draw attention to Note 1 to the standard statements, which describes the basis of accounting. The standard statements are prepared to meet the requirements of the *Local Government Act 1989*. As a result, the standard statements may not be suitable for another purpose.

Matters Relating to the Electronic Publication of the Audited Financial Report and Standard Statements

This auditor's report relates to the financial report and standard statements of the Moorabool Shire Council for the year ended 30 June 2014 included both in the Moorabool Shire Council's annual report and on the website. The Councillors of the Moorabool Shire Council are responsible for the integrity of the Moorabool Shire Council's website. I have not been engaged to report on the integrity of the Moorabool Shire Council's website. The auditor's report refers only to the subject matter described above. It does not provide an opinion on any other information which may have been hyperlinked to/from these statements. If users of the financial report and standard statements are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited financial report and standard statements to confirm the information contained in the website version of the financial report and standard statements.

MELBOURNE
8 September 2014

for John Doyle
Auditor-General

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Auditing in the Public Interest

ACTION AND TASK PROGRESS REPORT JULY 2013 - JUNE 2014 2013 - 14 COUNCIL PLAN PROGRESS REPORT JUNE 2014

KEY RESULT AREA:

1 REPRESENTATION AND LEADERSHIP OF OUR COMMUNITY

Objective: 1.1 Good governance through open and transparent processes and strong accountability to the community.

STRATEGY: 1.1.1 Ensure policies and good governance are in accordance with legislative requirements and best practice.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.1.1.32 Review of Governance Framework.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Governance & Corporate Reporting

ACTION PROGRESS COMMENTS

Council is required to meet legislative requirements for a specified period after a general election and within each financial year. In doing so, officers have prepared and Council has adopted the following in complying with these requirements:

- Instrument of Delegations from Council to Staff and to the Chief Executive Officer September 2013
- Councillor Code of Conduct October 2013
- Revised Council Meeting Framework October 2013
- Mayoral and Councillor Allowances October 2013
- Instruments of Appointment and Authorisation under Planning and Environment Act 1987 for staff – September and November 2013 and June 2014

Over this financial year Council has also:

- provided a submission to the Electoral Boundaries proposal July 2013
- established a Section 86 Rural Advisory Committee September 2013
- undertaken Council Meeting Framework training February 2014

A revised Instrument of Delegation from Council to the Chief Executive Officer was adopted at the Ordinary Meeting of Council 2 July 2014.

Task	Task Status	Start Date	End Date	% Comp	Target
Meeting Procedure Local Law **Task Comments:** It is proposed that the Meeting Procedure Local Law will be finalised in the 2014/15 period.	IN PROGRESS	1/07/2013	31/12/2013	60%	30/06/2014
Councillor Code of Conduct. **Task Comments:** The Code of Conduct was adopted by Council at an OMC on 16 October.	TASK COMPLETE ✔	1/07/2013	31/12/2013	100%	14/11/2013
Delegations. **Task Comments:** The following Instrument of Delegations have been signed by Council and the CEO: • Council to CEO • Council to other members of Staff • CEO to members of staff	TASK COMPLETE ✔	1/07/2013	31/12/2013	100%	18/10/2013

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.1.1.33 Review of Council's Policy Framework and associated policies.	IN PROGRESS	1/07/2013	30/06/2014	75%	100%	YELLOW

Corporate Services Governance

ACTION PROGRESS COMMENTS

The 2013/17 Council Plan highlighted a range of policies to be actioned within the 2013/14 term in line with Council's Policy Framework. The following provides an update of each of the policies under review.

Councillors and Members of Council Committees Expenses Entitlements and Resource Policy - adopted October 2013.

Special Charge Scheme Policy adopted February 2014.

Council's Waste Management Policy and Waste Management and Resource Recovery Strategy documents were considered at the Ordinary Meeting of Council on Wednesday 4 June 2014. Council resolved to place the Waste Management Policy and Waste Management and Resource Recovery Strategy documents on public exhibition for a six (6) week period and to receive a report to consider public submissions at an Ordinary Meeting at the conclusion of the exhibition period.

The MSC Investment Attraction Policy is currently on hold pending the recommendations following the finalisation of the Economic Development Strategy.

The Wind Farm Policy has been deferred pending the finalisation and outcomes of the Renewable Energy Targets Review.

Task	Task Status	Start Date	End Date	% Comp	Target
Councillors and Members of Council Committees Expenses Entitlement Policy. **Task Comments:** The Councillors and Members of Council Committees Expense Entitlement Policy was adopted by Council on 16 October 2013.	TASK COMPLETE	1/07/2013	31/12/2013	100%	13/11/2013
Special Charge Scheme Policy Infrastructure Services **Task Comments:** The Special Rates & Charges Policy adopted at the Ordinary Meeting of Council on Wednesday 5 February 2014.	TASK COMPLETE	1/07/2013	31/05/2014	100%	25/02/2014
Waste Management and Waste Recovery Policy **Task Comments:** The Waste Management and Waste Recovery Policy, has been developed.	IN PROGRESS	1/07/2013	31/03/2014	70%	15/05/2014
Risk Management Policy **Task Comments:** The Internal Risk Management Policy has been approved by CEO	TASK COMPLETE	1/07/2013	30/09/2013	100%	5/02/2014
Wind Farm Policy	Not Started	1/07/2013	31/12/2013	0%	23/07/2013
Investment Attraction Policy	IN PROGRESS	1/07/2013	31/12/2013	5%	23/07/2013

Objective: 1.2 Leadership through best practice community engagement.

STRATEGY: 1.2.1 To make well informed decisions based on input from the community and other key stakeholders through effective community engagement.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.2.1.39 Undertake staff training in the use of Council's Community Engagement Policy and Framework.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Community Engagement

ACTION PROGRESS COMMENTS

Techniques and Community Engagement Plan training completed in February 2014. 25 internal staff attended.

Last Updated 25/02/2014

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.2.1.40 Implement the findings of Council's Customer Service Strategy 2013.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Customer Service

ACTION PROGRESS COMMENTS

Actions from the Customer Service Strategy 2013 16 were implemented for the 2013/14 period.

Community Engagement training sessions to assist staff were undertaken over the December March 2014 period. Our Community Services Guide was released to the community in March 2014 and officers continue to review Council processes via our Business Excellence program.

Funding received under the Digital Local Government Program has allowed Council to complete the ugrade of its telephone system to allow staff to communicate more productively between all Council offices. The introduction of the new video calling facility through this program greatly benefits both Customers and staff to communicate on line if unable to visit an office in person.

Objective: 1.4 Provide quality customer services that respond to the needs of our whole community.

STRATEGY: 1.4.2 Explore option for on line service delivery, particularly using the National Broadband Network (NBN).

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.4.2.27 Implement the findings of Council's Information Systems Strategy 2012.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Information Communication & Technology

ACTION PROGRESS COMMENTS

The following actions from the IT Strategy have been completed for 2013 14 : Network asset replacement, Geographic Information Services (GIS), Digital & Online Services Strategy and Internet services provision. Additional projects delivered outside of the strategy were the Digital Local Government Program (DGLP) Video Conferencing project and Statutory Planning ITsystems review.

Last Updated 17/07/2014

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.4.2.39 Maximise the benefits of the National Broadband Network on Council operations.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Corporate Services Governance

ACTION PROGRESS COMMENTS

Implementation of the project is completed. The video conferencing solution is available for community and staff to use. The final report has been approved by Department of Communications.

Objective: 1.5 Sound long term financial management.

STRATEGY: 1.5.1 Develop and maintain a long term financial planning, management and reporting system, which ensures resources to deliver services and manage Council's assets.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.5.1.88 Review of Council's Strategic Financial Plan.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Corporate Services Governance

ACTION PROGRESS COMMENTS

An Assembly of Council to consider the Strategic Financial Plan was held in February 2014. Continued updates on the Strategic Financial Plan will be part of the budget process.

Last Updated 12/05/2014.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
1.5.1.89 Review of Council's Rate Strategy.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Revenue Services

ACTION PROGRESS COMMENTS

First workshop with Councillors occurred on 4 December 2013 with the Municipal Valuers making a presentation to Council. A follow up workshop on 11 December 2013 was undertaken with the Manager Finance presenting high level rating models for Council discussion and review.

Second workshop completed on 12 February 2014 where Council reviewed the benchmarking analysis and 5 rating models. Council also reviewed the draft community consultation plan at the February workshop.

At Special Meeting of Council on the 19th February 2014, Council endorsed the draft rating strategy and the community consultation plan. The community consultation process finished on 25th March 2014. The results of the community consultation were reviewed by Council at an Assembly of Councillors on 9th April 2014.

Council adopted the Rating Strategy at a Special Meeting of Council on the 21st May 2014. The Rating Strategy was adopted for a period of 2 years.

Last Updated 16/07/2014

KEY RESULT AREA:
2 COMMUNITY WELLBEING

Objective: 2.1 Community self reliance

STRATEGY: 2.1.4 Actively support Committees of Management in the management of community assets.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
2.1.4.24 Review the Community Halls Policy.	DEFERRED	1/07/2013	30/06/2014	70%	100%	YELLOW

Community Development

ACTION PROGRESS COMMENTS

An Assembly of Councillors was held on 9th April 2014. Development of the Policy has been deferred until the completion of the Recreation and Leisure Strategy in October 2014. The Community Halls Policy will be redeveloped and re presented to Council in December 2014.

Objective: 2.2 Inclusive, responsive and accessible community services

STRATEGY: 2.2.1 Work in partnership with government and non government service providers to deliver early years facilities and services.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
2.2.1.63 Finalisation and implementation of a Municipal Early Years Plan	IN PROGRESS	1/07/2013	30/06/2014	50%	100%	RED

Child & Family Advocacy and Planning

ACTION PROGRESS COMMENTS

Consultation with the Community has been completed.

An action has been included for 2014/15 to complete the preparation of the Municipal Early Years Plan.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
2.2.1.64 Determine the future role of Council in the provision of Family Day Care services.	ACTION COMPLETE	1/07/2013	30/06/2014	100%	100%	GREEN

Childcare Services

ACTION PROGRESS COMMENTS

On 5 February 2014 Council resolved to no longer be a service provider of Family Day Care. Council authorised the CEO to implement a communication plan and for Council officers to work with current contracted Educators to join a new service. Of the 11 Educators, 9 successfully found re-employment with new providers, with 2 taking retirement. Former clients of the Council Family Day Care service haave moved into new care arrangements.

Objective: 2.3 Participation in diverse sport, recreation and leisure activities

STRATEGY: 2.3.3 Pursue efficiencies in managing sporting and recreation facilities in partnership with Section 86 committees of management and sporting groups.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
2.3.3.9 Undertake a review of the master plan for the Bacchus Marsh Racecourse Reserve.	IN PROGRESS	1/07/2013	30/06/2014	40%	100%	RED

Strategic Land Use Planning

ACTION PROGRESS COMMENTS

Following the presentation of draft Preliminary Master Plan options at an Assembly of Councillors on 12 March 2014, Council officers met with key user groups to discuss potential oval citing options. Feedback was received and officers updated the options to enable more detailed investigations to be undertaken including costings.

It is anticipated that further consultation will take place prior to revised options being presented to Council in 2014/15.

Objective: 2.4 A safe community

STRATEGY: 2.4.3 Deliver public and environmental health programs in accordance with relevant legislation.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
2.4.3.1 Preparation of a Domestic Wastewater Management Plan in accordance with ministerial guideline.	IN PROGRESS	1/07/2013	30/06/2014	85%	100%	YELLOW

Septic Tank Assessment & Management

ACTION PROGRESS COMMENTS

The Domestic Wastewater Management Plan was endorsed by Council on 2 July 2014 to go out for public consultation. Consultation closes on 2 August 2014. The completion and implementation of the Domestic Wastewater Management Plan will be included in Council Plan actions for 2014/15.

KEY RESULT AREA:
3 ENHANCED INFRASTRUCTURE AND NATURAL BUILT ENVIRONMENT

Objective: : 3.3 Ensure current and future infrastructure meets the needs of the community.

STRATEGY: 3.3.3 Construct physical infrastructure to appropriate standards.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.3.3.6 Detailed design of Darley Early Years Hub.	DEFERRED	1/10/2013	30/06/2014	60%	100%	YELLOW

Project Management

ACTION PROGRESS COMMENTS

An initial report was presented to Council in February 2014 outlining site options for the project, with the resolution confirming that Council endorse the Darley Civic & Community Hub (Science Wing) as the site for the proposed Darley Early Years Hub.

Further conceptual work is being undertaken in preparation for a further report to be submitted to Council in August 2014. Following adoption of the conceptual plans by Council, the detailed design can then be procured and commenced. Detailed design is proposed to be completed by June 2015.

Objective: 3.3 Ensure current and future infrastructure meets the needs of the community.

STRATEGY: 3.3.3 Contruct physical infrastructure to appropriate standards.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.3.3.7 Completion of asset restoration works as part of the flood.	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Flood Recovery

ACTION PROGRESS COMMENTS

$22M of rectification works as a result of flood damage has now been completed. Final documentation for the acquittal process is being prepared for submission to the Department of Treasury and Finance by the end of July.

STRATEGY: 3.3.4 Provision of effective and safe transport networks.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.3.4.12 Undertake a traffic and transport study for Bacchus Marsh	IN PROGRESS	1/10/2013	30/06/2014	65%	100%	YELLOW

ACTION PROGRESS COMMENTS

A consultant was engaged in March 2014 to undertake the study and is currently building traffic models for Bacchus Marsh in preparation for community consultation sessions which will inform the overall project. The outcome of the project will produce a traffic model for Bacchus Marsh, including various scenarios for 2014, 2021, 2031 and 2041, and recommend potential projects to manage traffic issues into the future.

Proposed key dates and milestones are summarised below;

April June 2014 Stages 1 & 2 (Transport Model Development and Network Review).

Monday 23 June & Wednesday 25 June 2014 Community consultation sessions. Input from the community is an important component of the study and these workshops provided an opportunity for the community to feed in local knowledge, help set the levels of service and future directions to be outlined in the plan.

July August 2014 Stages 3 & 4 (Scenario Modelling and Network Options, Key Intersection Analysis and Design Options)

September October 2014 Stage 5 (Draft Bacchus Marsh Transport Plan)
Produce a draft plan and place on exhibition for viewing on Council's website and Have Your Say Moorabool for community members to provide further comments.

October November 2014 Stage 6 (Final Bacchus Marsh Transport Plan)
Produce final plan taking into account feedback from the exhibition period.

Objective: 3.4 Effective management of municipal waste and recycling

STRATEGY: 3.4.1 Implement the waste management policy and strategy.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.4.1.14 Complete a review of the Waste Management Policy and Strategy.	IN PROGRESS	1/07/2013	30/06/2014	95%	100%	GREEN

Tips & Transfer Stations

ACTION PROGRESS COMMENTS

A review of the existing policy and strategy has been completed and a new document produced following an intial Assembly of Council on Wednesday 6 November 2013 to facilitate discussion in relation to the future direction of the document. A consultant was subsequently engaged to assist with the development of the policy draft document presented to an Assembly of Councillors on Wednesday 7 May 2014 and considered at the Ordinary Meeting of Council on Wednesday 4 June 2014. The document will remain on public exhibition for comment until 21 July 2014. Following the exhibition period, a further report will be presented to Council for consideration, outlining submissions received.

Objective: 3.5 Promote and enhance places of heritage, landscape and environmental significance.

STRATEGY: 3.5.1 Future planning policy required to ensure it:

- Preserves the unique character and sense of place
- Maintains the rural setting of the Shire.
- Provides a sense of connection with the towns origins and familiarity with the country town feel.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.5.1.4 Commence Moorabool 2041 Phase 2 Rural Growth Study	ACTION COMPLETE	1/07/2013	30/06/2014	100%	100%	GREEN

Strategic Land Use Planning

ACTION PROGRESS COMMENTS

New governance model based on a whole of Council approach was introduced by Council to assist with delivering the Moorabool 2041 outcomes and integrating these outcomes into broader Council operatives.

The two Council Committees Rural Growth Strategy Committee and Urban Growth Strategy Committee are both seen to function successfully and have been used as a model for the new Council Committee Structure that replaces Assemblies of Council.

R1 Rural Housing Policy and Guidelines. Adopted by Council 7 May 2014.
R2 Agriculture Enterprise Investment Needs on Smaller Lots Study. Final draft and draft policy presented to the Committee.
R3 Small Towns Settlement Strategy
Revised context paper being finalised for issue in August 2014.
Environmental Assessment project analysis of key towns has commenced expect to complete by end of July.

Sewer Study Bungaree/Wallace draft options developed.

The Rural Growth Study will continue to be actioned under the 2014/15 Revised Council Plan.

GORDON

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.5.1.5 Commence Moorabool 2041 Phase 2 Urban Growth Study	ACTION COMPLETE ✔	1/07/2013	30/06/2014	100%	100%	GREEN

Strategic Land Use Planning

ACTION PROGRESS COMMENTS

New governance model based on a whole of Council approach was introduced by Council to assist with delivering the Moorabool 2041 outcomes and integrating these outcomes into broader Council operatives.

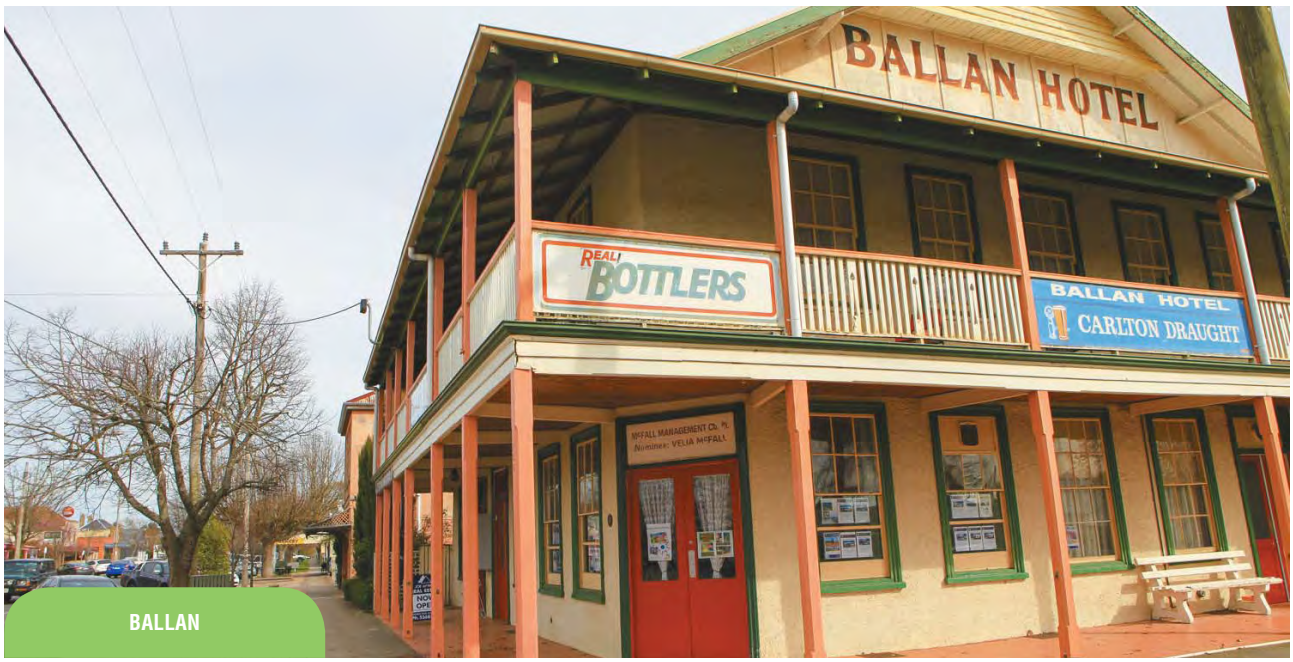
The two Council Committees Rural Growth Strategy Committee and Urban Growth Strategy Committee are both seen to function successfully and have been used as a model for the new Council Committee Structure that replaces Assemblies of Council.

U1 Implementation of New Residential Zones Project. Ministerial Advisory Committee reviewing Amendment C72 New Residential Zones, met in Bacchus Marsh on 6 & 7 May 2014. Advisory Committee report to Minister, awaiting imminent decision on New Zones.

U2 Housing Strategy. Finalising engagement strategy expecting to conduct consultations in August 2014 onwards. Subsequently Draft Housing Strategy prepared for adoption and various scheme amendments be considered as appropriate.

U3 Urban Growth Strategy comprises of a number of separate elements, namely:

- Bacchus Marsh Transport Strategy. Issues paper prepared. Public consultation in 'world cafe' undertaken on 23 and 25 June 2014.
- Industrial and Agribusiness Areas Study. RDV Funding received. Consultants appointed and inception meeting held. Mail out and survey to relevant landowners currently being undertaken.
- Economic Development Strategy. RDV funding received. Consultants appointed and inception meeting held. Meeting with Steering Committee held and various workshops conducted with specialist interest groups.
- Retail Strategy. Finalising inclusion of key elements of Retail Strategy Brief as component of Economic Development Strategy.
- The Urban Growth Study will continue to be actioned under the 2014/15 Revised Council Plan.



BALLAN

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.5.1.8 Finalisation of Structure Plans.	IN PROGRESS	1/07/2013	30/06/2014	85%	100%	YELLOW

Strategic Land Use Planning

ACTION PROGRESS COMMENTS

Gordon Structure Plan Amendment was submitted for Ministerial approval on 13 March 2014.

Bacchus Marsh Activity Centre Structure Plan Amendment Panel Hearing was held on 29, 30, 31 January 2014. Report from Panel received on 25 March 2014. OMC will consider the Panel Recommendations, New Residential Zone outcomes and whether to adopt the amendment.

Draft Ballan Structure Plan exhibited. Assembly of Councillors held 5 February 2014. Currently awaiting New Residential Zone outcomes to determine whether those outcomes are required to be addressed in the Final Structure Plan. Ordinary Meeting of Council report anticipated in the first quarter 2014/15, which will consider the adoption of the Final Structure Plan.

Last Updated 25/07/2014

Task	Task Status	Start Date	End Date	% Comp	Target
Ballan Structure Plan. **Task Comments:** Draft Ballan Structure Plan exhibited. AOC held 5 February 2014. OMC Report September 2014.	IN PROGRESS	1/07/2013	30/06/2014	92%	10/06/2014
C51 Bacchus Marsh Activity Centre Structure Plan **Task Comments:** Bacchus Marsh Activity Centre Structure Plan Exhibition completed. Panel appointed. Submissions hearing scheduled for 29. 30, 31 January 2014. Panel hearing held. Report from Panel received.	IN PROGRESS	1/07/2013	30/06/2014	92%	10/06/2014
C53 Gordon Structure Plan **Task Comments:** Gordon Structure Plan with the Minister for approval.	IN PROGRESS	1/07/2013	30/06/2014	92%	10/06/2014

LERDERDERG

Objective: 3.6 Management of assets and infrastructure.

STRATEGY: 3.6.1 Develop Asset Management Plans for all assets classes.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.6.1.9 Complete asset management plans for all asset classes.	IN PROGRESS	1/07/2013	30/06/2014	85%	100%	YELLOW

Asset Management

ACTION PROGRESS COMMENTS

Asset Management Plans. Part A (General Information) and Part B (Roads and Bridges) were adopted by Council in June 2013. Asset Management Plans Part C (Buildings), D (Water & Drainage), and Part E (Recreation and Open Space) are currently in draft format and are scheduled to be presented to the S86 Committee in September and then the Ordinary Meeting of Council in November 2014.

Objective: 3.7 Effective and efficient land use planning and building controls.

STRATEGY: 3.7.2 Ensure the Planning Scheme is reviewed and updated in order to facilitate land use and development to support the social, economic, environment and wellbeing of the Shire.

Action	Action Status	Start Date	End Date	% Comp	Target	% On Target
3.7.2.12 Implementation of Milner's Review in reference to the statutory planning area.	IN PROGRESS	1/07/2013	30/06/2014	85%	100%	YELLOW

Growth & Development Governance

ACTION PROGRESS COMMENTS

As per the initial program, the work on the 3 key priorities is very close to completion. i e. Department structure and roles of each staff member, review of the IT system and process mapping.

Currently working on the recommendations of the IT system review and implementing changes as suggested. Furthermore a report has been prepared in reference to dealing with remaining recommendations of the Milner review and is currently being reviewed.

BALLAN

CORPORATE GOVERNANCE FRAMEWORK

Moorabool Shire Council is committed to delivering the most efficient and effective service to its community. Residents and ratepayers elect councillors to advocate for the community's needs and aspirations. Council's authority is exercised as a whole rather than through individual councillors.

The Moorabool Shire Council consists of seven councillors who are democratically elected by the constituents of Moorabool Shire in accordance with the Local Government Act 1989 (the Act).

The role of Council is to provide leadership for the good governance of the Moorabool Shire. It includes:

- Acting as a representative government by taking into account the diverse needs of the local community in decision making
- Providing leadership by establishing strategic objectives and monitoring their achievement
- Maintaining the viability of Council by ensuring that resources are managed in a responsible and accountable manner
- Advocating the interests of the local community to other communities and governments;
- Acting as a responsible partner in government by taking into account the needs of other communities
- Fostering community cohesion and encouraging active participation in civic life.

The Chief Executive Officer is responsible for:

- Establishing and maintaining an appropriate organisational structure for Council
- Ensuring that the decisions of Council are implemented without undue delay
- The day to day management of Council's operations inaccordance with the Council Plan
- Providing timely advice to Council.

FREEDOM OF INFORMATION

Moorabool Shire Council has in place procedures that comply with the requirements of the Freedom of Information Act 1982.

In 2013/2014, Council administered the following Freedom of Information requests:

Freedom of Information Requests	2012/2013	2011/2012
Decisions made:		
• Requests granted in full.	2	0
• Requests granted in part, subject to specific exemptions.	3	5
• Requests denied in full, subject to specific exemptions.	1	1
• Requests still being processed as of 30 June 2011.	5	3
• Other (where requests were withdrawn, or not proceeded with, or where the decision was that no documents existed).	5	2
Total	**16**	**11**
Reviews by FOI Commissioner		
Decisions made:		
• Review upheld decision	0	1
• Review altered decision	2	0
• Review withdrawn by applicant	1	0
Total	**3**	**1**

Moorabool Shire residents can forward Freedom of Information requests to Council and, in accordance with the Freedom of Information Act, it is the Council's duty to respond to a request within 45 days.

LOCAL GOVERNMENT ACT 1989

Council is responsible to its constituents for the peace, order and good government of Moorabool Shire within the provisions of the Local Government Act 1989. The Local Government Act outlines a range of objectives of a Council including providing good government, facilitating development, providing equitable and appropriate services and managing resources.

Council carries out its responsibilities in the best interests of the community to promote the social, economic and environmental viability and sustainability of the Moorabool Shire.

COUNCIL ELECTORAL REPRESENTATION REVIEW

Under section 219C(1)(b) of the Local Government Act 1989, the VEC must conduct an electoral representation review of the municipality.

The Act states "a review must be conducted before every third general election so as not to commence until 2 years before that general election;."

The last electoral representation review of the municipality review was conducted in 2011.

The next review will be conducted prior to the general election in 2020.

RACIAL DISCRIMINATION ACT 2001

The Racial and Religious Tolerance Act 2001 promotes racial and religious tolerance by prohibiting certain conduct involving the vilification of persons on the ground of race or religious belief or activity and provides redress for the victims. Council supports the principles of the Act which are:

- to promote the full and equal participation of every person in a society that values freedom of expression and is an open and multicultural democracy
- to maintain the right of staff to engage in robust discussion of any matter of public interest or to engage in, or comment on, any form of artistic expression, discussion of religious issues or academic debate where such discussion, expression, debate or comment does not vilify or marginalise any person or class of persons
- to promote conciliation and resolve tensions between persons who (as a result of their ignorance of the attributes of others and the effect that their conduct may have on others) vilify others on the ground of race or religious belief or activity and those who are vilified.

Accordingly, Council has adopted a Equal Opportunity Framework Policy. During 2012/2013 no complaints were made to Council's Equal Opportunity Officer.

DOCUMENTS TO BE MADE AVAILABLE FOR PUBLIC INSPECTION

A Council must make available for public inspection documents containing the following prescribed matters —

(a) details of current allowances fixed for the Mayor, Lord Mayor (if any) and councillors under section 74 or 74A of the Act;

(b) the total annual remuneration for all senior officers in respect of the current financial year and the previous financial year, set out in a list that states;

(i) ranges of remuneration of senior officers, where the difference between the lower amount and the higher amount in each range must not exceed $10,000; and

(ii) the number of senior officers whose total annual remuneration falls within the ranges referred to in sub-paragraph (i);

(c) details of overseas or interstate travel (with the exception of interstate travel by land for less than 3 days) undertaken in an official capacity by Councillors or any member of Council staff in the previous 12 months, including the names of the councillors or members of Council staff and the date, destination, purpose and total cost to the Council of the overseas or interstate travel including accommodation costs;

(d) names of Council officers who were required to submit a return of interest during the financial year and the dates the returns were submitted;

(e) names of Councillors who submitted returns of interest during the financial year and the dates the returns were submitted;

(f) agendas for and minutes of ordinary and special meetings held in the previous 12 months kept under section 93 of the Act except if the minutes relate to parts of meetings which have been closed to members of the public under section 89 of the Act;

(g) a list of all special committees established by Council and the purpose for which each committee was established;

(h) a list of all special committees established by the Council which were abolished or ceased to function during the financial year;

(i) minutes of meetings of special committees established under section 86 of the Act and held in the previous 12 months except if the minutes relate to parts of meetings which have been closed to members of the public under section 89 of the Act;

(j) a register of delegations kept under sections 87 and 98 of the Act, including the date on which the last reviews under section 86(6) and 98(6) of the Act took place;

(k) submissions received in accordance with section 223 of the Act during the previous 12 months;

(l) agreements to establish regional libraries under section 196 of the Act;

(m) details of all property, finance and operating leases involving land, buildings, plant, computer equipment or vehicles entered into by the Council as lessor or lessee, including the name of the other party to the lease and the terms and the value of the lease;

(n) a register of authorised officers appointed under section 224 of the Act;

(o) a list of donations and grants made by the Council during the financial year, including the names of persons or bodies which have received a donation or grant and the amount of each donation or grant;

(p) a list of the names of the organisations of which the Council was a member during the financial year and details of all membership fees and other amounts and services provided during that year to each organisation by the Council;

(q) a list of contracts valued at $100 000 (or such higher amount as is fixed from time to time under section 186(1) of the Act or more –

(i) which the Council entered into during the financial year without first engaging in a competitive process; and

(ii) which are not contracts referred to in section 185(5) or (5A) of the Act.

Note: the Act provides that an amount higher than $100,000 may be fixed by Order in Council made under section 186(1) of the Act.

LITERACY TRAIL

AUDIT COMMITTEE

Section 139 of the Local Government Act 1989 requires Council to establish an Audit Committee

Council's internal auditors are Deloitte Touche Tohmatsu, appointed by tender commencing July 1, 2010. The internal audit function is established to:

(i) independently appraise all Council activities and processes

(ii) to review operations

(iii) to act in an advisory role in the development and implementation of new systems and procedures

(iv) to assist council and management in the effective discharge of their responsibility

(v) to measure and evaluate the effectiveness of other controls

(vi) to review key risk areas and issues of efficiency, economy and effectiveness.

Members:

Mr. Mike Said - Chairperson (External Representative)
Cr. John Spain - East Moorabool Ward Councillor
Cr. Tonia Dudzik - East Moorabool Ward Councillor
Mr. Nick Myrianthis - External Representative

Internal Auditor:

Mr. David Boyd – Partner, Deloitte Touche Tohmatsu, Risk Services

Officers:

Mr. Rob Croxford – Chief Executive Officer
Mr. Shane Marr – General Manager Corporate Services

External Council auditors, Crowe Horwath Melbourne, are appointed by the Auditor General Victoria to audit the financial and performance reports for the 2013/2014 financial year.

AUDIT & RISK COMMITTEE MEETING DATES FOR 2013/14

AUDIT COMMITTEE 2013/14 CALENDAR OF MEETINGS, 9.30am-12.00PM

Date	Venue	
Tuesday, 3 December 2013 9.30am – 12.00pm	Council Chambers, Ballan	1st Quarterly Meeting 2013-14
Wednesday 26 February 2014 9.30am – 12.00pm	Council Chambers, Ballan	2nd Quarterly Meeting 2013-14
Wednesday 28 May 2014 9.30 – 12.00pm	James Young Rooms, Lerderderg Library, Bacchus Marsh	3rd Quarterly Meeting 2013-14
Tuesday 26 August 2014 9.30 – 12.00pm	James Young Room, Lerderderg Library, Bacchus Marsh	4th Quarterly Meeting 2013-14
Wednesday 3 September 2014 12.45pm – 2.15pm	Council Chambers, Ballan	Review 2013-14 Financial Statements / Performance Report and Audit Report

WHISTLEBLOWERS PROTECTION ACT 2001/ PROTECTED DISCLOSURE ACT 2012

The Whistleblowers Protection Act 2001 was replaced with the Protected Disclosure Act 2012 effective 10 February 2013.

The purpose of the Protected Disclosure Act is to encourage and facilitate the making of disclosures of improper conduct by public officers and public bodies. The Act provides protection to whistleblowers who make disclosures in accordance with the Act, and establishes a system for the matters disclosed to be investigated and action to be taken.

WHISTLEBLOWERS PROTECTION ACT 2001

In accordance with the Whistleblowers Protection Act 2001, the following specific reporting requirements have been included in Moorabool Shire Council's Annual Report.

Disclosures made to the Council	0
Disclosures referred to Ombudsman for determination as to whether they are public interest disclosures	0
Disclosed matters referred to the Council by the Ombudsman	0
Disclosed matters referred by the Council to the Ombudsman for investigation	0
Investigations of disclosed matters taken over by Ombudsman from Council	0
Requests made under S74* to Ombudsman to investigate disclosed matters	0
Disclosed matters that the Council has declined to investigate	0
Disclosed matters that were substantiated on investigation and the action taken on completion of the investigation	0
Recommendations of the Ombudsman under the Act that relate to the Council	0

PROTECTED DISCLOSURE ACT 2012

In accordance with the Protected Disclosure Act 2012, the following specific reporting requirements have been included in Moorabool Shire Council's Annual Report.

Disclosures made to the Council	0
Disclosures referred to Independent Broad-based Anti-corruption Commission (IBAC) for determination as to whether they are public interest disclosures	0
Disclosed matters referred to the Council by IBAC	0
Disclosed matters referred by Council to IBAC or the Ombudsman for investigation	0
Investigations of disclosed matters taken over by IBAC or the Ombudsman from Council	0
Disclosed matters that the Council has declined to investigate	0
Disclosed matters that were substantiated on investigation and the action taken on completion of the investigation	0
Recommendations of IBAC or the Ombudsman under the Act that relate to the Council	0

RISK MANAGEMENT AND HEALTH AND SAFETY

Risk management has received special attention in the year 2013/2014 with a major focus being on the development of a new Risk Management Strategy which is in the final stages of development and a renewed commitment to Business Continuity Management. Councils OHS Management System has also benefited with a strong push to improving current processes with the aim of achieving best practice.

Several other risk and OHS projects were focused on, these included;

- The commencement of a project relating to good traffic management when minor works are being undertaken on or near roads,
- OHS procedures being updated based on risk level and organisational need,
- A refreshed approach to managing Councils Risk Register and
- Aged and Community Cares move to a Hacpac mobile phone which includes a duress system.

INCIDENT AND INJURY MANAGEMENT

Both total reported Injuries and Work Cover Claims were down from the 2012/2013 year. At the end of the financial year there were no employees off work due to a workplace injury and total days lost were less than recent years.

The evidence shows there are both physical and emotional benefits for injured employees who return to work as soon as they are able and for this reason this has been a key focus in Council's injury management approach in the past year. This will continue in the 2014/2015 period with attention given to assisting employees to return to their pre injury roles.

As a result of manual handling continuing to be the main cause of work place injury a renewed focus manual handling risk assessments and OHS manual handling training is planned.

INSURANCE

Council's insurance management has been refreshed with the aim of lessening the impact of high insurance premiums. Although this approach had only a small impact on Council's 2014/2015 insurance premiums in general the cost of premiums is less than the 2013/2014 financial year.

Council's insurance portfolio is maintained to ensure that corporate risk exposure is sufficiently covered with polices for the following areas:

- Public and Products Liability
- Professional Indemnity
- Motor Vehicle
- Commercial Crime
- General and Products Liability (Community Pack)
- Councillor and Officer Liability
- Personal Accident (Travel).

CARERS RECOGNITION ACT 2012

The Carers Recognition Act 2012 sets out principles that recognise and support people in care relationships and includes obligations for State government, councils, and organisations that support people in care relationships.

Moorabool Shire Council meets its obligations by ensuring:

- Carers and Families are treated with respect and dignity.
- Carers and families receive a timely response
- Carers and families feel empowered and we strengthen our relationships with carers over time.
- Approach is individualised, flexible and culturally sensitive.
- Carers and families are well informed of their role and rights
- Most important is their right to be involved

Moorabool Shire Council adheres to these policies by:

- distributing information about the Act and the charter to carers, and making copies of the charter available to people
- including information about the Act and charter in existing information kits
- putting the Act and charter poster on notice boards and information in reception areas
- using networks such as organisational or carer support groups and programs, to promote the Act and charter
- including the Act and charter, or making presentations on them, at forums and other events such as local community events
- putting information about the Act and charter in media promotions or community awareness strategies such as:

  Carers Week, National Child Protection Week, International Day of People with Disability, Mental Health Week, World Alzheimer's Day, Dementia Awareness Week, and Seniors Week.
- reviewing principles, values, ethics, and policies, and consider how they can be aligned with the Act and charter, for example check that our human resource policies support carers to balance work and their role of carer, by including carers leave and flexible working conditions, and scheduling regular meetings at a time a carer can attend.

SENIOR MANAGEMENT

ROB CROXFORD
B.Bus (LG), Grad Cert Marketing, Fellow LGPRO
Chief Executive Officer

Rob has more than 30 years of experience in local government and has a strong background in financial management, community engagement, government advocacy, staff development and continuous improvement in service delivery.

DANNY COLGAN
M. Soc Sci (Social Policy), BA Social Science
General Manager, Community Services

Danny commenced May 2012 and has 23 years of experience in local government and the community sector, including senior management positions with Stonnington, Hobsons Bay, Boroondara, Moreland and Wyndham city councils. During this time he has worked in diverse roles from community development, early childhood development, community planning and youth and recreation Prior to working in local government, Danny worked in the community sector in the youth housing and adult education fields in a regional setting.

PHIL JEFFREY
Ass. Dip Eng, B Eng
General Manager Infrastructure

Phil's civil engineering qualifications have taken him to Bungaree, Pyrenees and Melton shires. He joined Moorabool Shire Council as a technical officer in 1994 and as Executive Manager of Assets and Projects in 2010.

Phil has extensive exprience in engineering design, traffic management, asset management and civil construction.

He was promoted to the role of General Manager Infrastructure in 2011, overseeing the operations, engineering services and assets for the Shire.

SHANE MARR
B.Bus, Grad Dip (Accounting), CPA
General Manager, Corporate Services

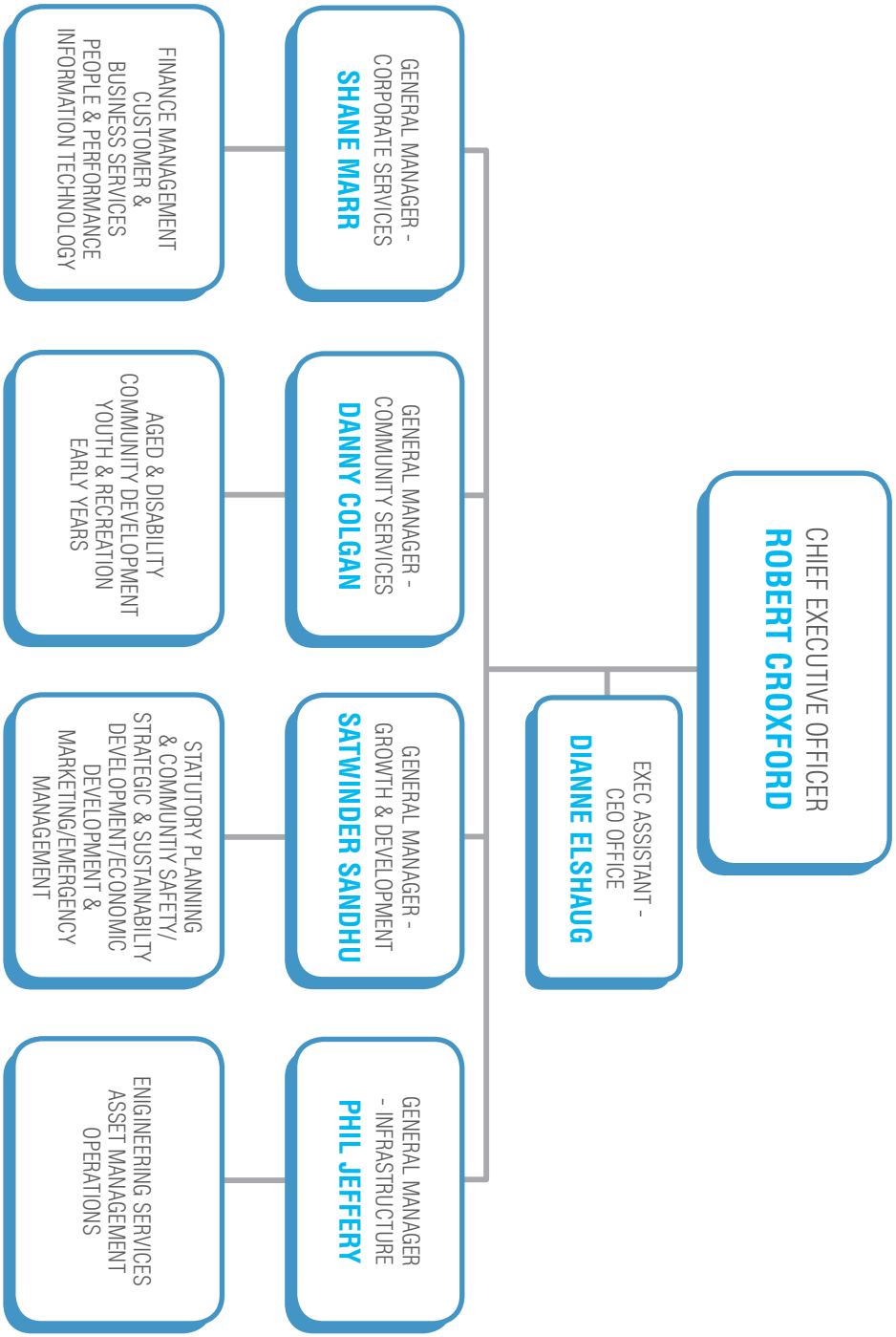
Shane has been with Moorabool Shire since late 2007, commencing in the role of Executive Manager Financial Services and became Acting General Manager Corporate Services in September 2008. This role covers the responsibilities of Finance, Information Systems, Customer Services and Governance.

Shane has more than 20 years of experience in governance and finance roles in both local government and the private sector, including roles at the City of Yarra and the Shire of Nillumbik.

SATWINDER SANDHU
B Urban and Regional Planning.
General Manager Growth & Development

Satwinder commenced February 2012 and comes with 18 years of experience in local government with an in-depth understanding this sector including the social, political and legislative frameworks in which it operates. He has successfully led teams in the areas of Economic Development, Land Use Planning, Development Assessment, Building Certification, Property Development & Management, Urban Design & Place Making, Corporate Strategic Planning, Community Development, Environment & Health, Customer Services, and Tourism & Marketing.

MOORABOOL SHIRE COUNCIL - ORGANISATIONAL CHART



BLACKWOOD

EMPLOYEE NUMBERS

Status	Male	Female	Totals
Full-Time	86	51	137
Part-Time and Casual	20	134	154
Total Staff	**106**	**185**	**291**

ORDINARY MEETING OF COUNCIL - COUNCILLOR ATTENDANCE 2012-13

	Cr. Allan Comrie	Cr. David Edwards	Cr. John Spain	Cr. Tonia Dudzik	Cr. Tom Sullivan	Cr. Pat Toohey	Cr. Paul Tatchell
3-Jul-13	x	x	x	x	x	x	x
17-Jul-13	x	x	x	x	x	x	x
7-Aug-13	x	x	x	x	Apology	x	x
21-Aug-13	x	x	x	x	x	x	x
4-Sep-13	x	x	x	x	x	x	x
18-Sep-13	x	x	x	x	x	x	x
2-Oct-13	x	x	x	x	x	x	x
16-Oct-13	x	x	x	x	x	x	x
6-Nov-13	x	x	x	x	x	x	x
4-Dec-13	x	x	x	x	x	x	x
5-Feb-14	x	x	x	x	x	x	x
5-Mar-14	x	x	x	x	x	x	x
2-Apr-14	x	x	x	x	x	x	x
7-May-14	x	x	x	x	x	x	x
4-Jun-14	x	x	x	x	x	x	x
Number of Meetings	**15/15**	**15/15**	**15/15**	**15/15**	**14/15**	**15/15**	**15/15**

SPECIAL MEETINGS OF COUNCIL - COUNCILLOR ATTENDANCE 2013-14

	Cr. Allan Comrie	Cr. David Edwards	Cr. John Spain	Cr. Tonia Dudzik	Cr. Tom Sullivan	Cr. Pat Toohey	Cr. Paul Tatchell
30-Oct-13	x	x	x	x	x	x	x
18-Dec-13	Apology	Apology	x	x	x	Apology	x
19-Feb-14	Apology	x	x	x	Apology	x	x
11-Mar-14	x	x	x	x	x	Apology	x
21-May-14	x	x	x	x	x	x	x
18-Jun-14	x	x	x	x	x	Apology	x
Number of Meetings	**4/6**	**5/6**	**6/6**	**6/6**	**5/6**	**3/6**	**6/6**

18 Jun 14 - Consideration of Public Submissions for the Proposed 2013-2017 Council Plan (2014 revision)

21 May 14 - Consideration of the Proposed 2014/15 Annual Budget

26 June 2013 - Considerations of Submissions to the Proposed 2013/14 Proposed Annual Budget

'11 Mar 14 - Amendment C62 – Underbank Rezoning Proposal – Consideration of Submisisons

19 Feb 14 - Draft Rate Strategy and Proposed Consultation Plan

18 Dec 13 - Proposed Purchase of Portion of Land Adjoining Crown Allotment 4, Section 10 on TP531701 & Blackwood Community Fire Refuge Pilot Project

30 Oct 13 - Moorabool Shire Council Statutory and Annual Appointments

BACCHUS MARSH

COUNCILLORS

The current Moorabool Shire was established in 1994 following an Order of Parliament under the Victorian Local Government Act to amalgamate the shires of Bachcus Marsh, Ballan, and parts of Buninyong, Bungaree and Werribee.

Moorabool Shire divided into four council wards. East Moorabool is represented by four councillors; Central, Woodlands and West Moorabool are each represented by one councillor.

They are elected by the community for a four-year term and are responsible for setting the overall strategic direction of Council and overseeing the performance of the organisation on behalf of the community.

Councillors attend Ordinary Meetings of Council on the first Wednesday of every month and make decisions on the items listed in the Council Meeting Agenda. Where required, they also attend Special Meetings of Council to make decisions on important issues in-between times.

CENTRAL MOORABOOL WARD
Cr Paul Tatchell
MAYOR

Phone: 0407 108 025
Email: ptatchell@moorabool.vic.gov.au

Elected in October 2012.

EAST MOORABOOL WARD
Cr Tonia Dudzik

Phone 0407 014 489
Email: tdudzik@moorabool.vic.gov.au

Elected in October 2012.

EAST MOORABOOL WARD
Cr John Spain
DEPUTY MAYOR

Phone: 0408 434 792
Email: jspain@moorabool.vic.gov.au

Elected in October 2012.

EAST MOORABOOL WARD
Cr David Edwards

Phone: 0435 326 370
Email: dedwards@moorabool.vic.gov.au

Elected in October 2012.

WOODLANDS WARD
Cr Pat Toohey

Phone: 0439 009 677 or 5334 0648
Email: ptoohey@moorabool.vic.gov.au

Elected in November 2004, re-elected in November 2008 and October 2012, elected Mayor in December 2009 and in November 2012.

WEST MOORABOOL WARD
Cr Tom Sullivan

Phone: 0418 323 221
Email: tsullivan@moorabool.vic.gov.au

Elected in November 1996, re-elected from March 1999 to 2012. Served as Mayor in 1998 and 1999.

EAST MOORABOOL WARD
Cr Allan Comrie

Phone: 0408 022 233 or 5367 6134

Email: acomrie@moorabool.vic.gov.au

Elected from 2002-2004. Re-elected in November 2008 and re-elected October 2012.

UNDERSTANDING THESE ACCOUNTS

INTRODUCTION

From a financial perspective, 2013/14 has been a challenging financial year. The 2013/14 budget was hit hard by the Federal Budget decision to cancel the early payment of the Federal Assistance grants. As a result, the budget was impacted negatively by $2.759M as a result of this event alone. Revenue growth in 2013/14 was generally flat with user fees, statutory fees and income from developers lower than budget expectations. Whilst the municipality is growing at a steady rate, revenue growth from supplementary rates and subdivisional activity was lower than anticipated. In comparison to prior years, capital grants were significantly lower reflecting the finalisation the flood recovery program.

In terms of expenditures, Council has been successful in controlling the growth in operating expenditures. In comparison to prior years, expenditure on materials and consumables is trending downwards. Whilst this in part reflects the slowdown in flood recovery expenditure (which was significantly higher in prior years), the council continues to maintain a strong focus on containing discretionary cost growth. Of additional note, depreciation is also trending downwards. This reflects a significant body of work that has been undertaken to better understand the pattern of consumption of council infrastructure assets. This will result in flow on benefits for the council in future years.

At June 2014, Councils cash and current assets were lower than prior years mainly due to the reduction in Financial Assistance Grants and the completion of flood recovery projects (for which council received large grants in prior years). Council current liabilities were higher due in large part to timing issues related to loan borrowings for which council was required to classify in excess of $3.0M in long term loan borrowings as a current liability. On a more positive note, Council maintained a strong commitment to capital works with total expenditure in excess of $10.9M.

The impact of the some of the above mentioned issues has meant that in terms of the overall financial position at 30 June 2014, Council has not been able to maintain the same strength in some of its underlying sustainability from that of recent years.

As part of the 2014 Federal budget, Council will be adversely impacted by the Federal Government's intention to "pause" the indexation of Federal Assistance Grants to local government. Cost shifting from state and federal government is still and issue and Council continues to advocate to other tiers of government on the delivery of major infrastructure to our developing shire.

CONTAINED IN THE FINANCIAL REPORT

The Financial Report contains two sets of statements: Financial Statements and Standard Statements.

The Financial Statements also include a section in the financial report for Notes to the Accounts. The statements are audited by the Victorian Auditor-General's agent before being approved 'in principle' by Council's Audit Committee and Council itself. The Financial Statements are then forwarded to the Auditor-General for final approval. Once approval has been received, the Statements are made available for public inspection.

In addition to the two sets of statements and notes to the accounts are Certification pages by the Principal Accounting Officer, Councillors and Chief Executive Officer, and the Report from the Victorian Auditor-General.

FINANCIAL STATEMENTS

The Financial Statements are made up of four key financial reports and explanatory notes supporting the reports.

The four reports are as follows:

1. Statement of Comprehensive Income
2. Balance Sheet
3. Statement of Changes in Equity; and
4. Statement of Cash Flows

Each report has a purpose and provides the reader with information in relation to an aspect of Council's financial operation. When the Statements are read in conjunction with each other, it assists in the overall understanding of Council's financial performance and position.

1. STATEMENT OF COMPREHENSIVE INCOME

The Statement of Comprehensive Income measures Council's performance over the year and shows if a surplus or deficit has been made in delivering services.

The Statement includes all sources of Council's Revenue under various income headings. Expenses relate to operating expenses or costs incurred in delivering Council services. These expenses relate only to the 'Operations' and do not include the cost associated with the purchase or the building of assets. While asset purchases are not included in the Expenses, there is an item for Depreciation.

Depreciation relates to Council's buildings, roads, footpaths, drains and all other assets which are used to deliver Council services. These assets are depreciated over the life of the asset as it is used. Capital costs or new assets purchased or created during the year are excluded from the Comprehensive Income Statement but, as indicated above, are depreciated as they are used.

The Statement is prepared on an 'accrual' basis, meaning all income and costs for the year are recognised even though the income may not yet be received (such as interest on investments) or expenses not yet paid (invoices not yet received for goods and services already used).

Moorabool Shire Council measures its underlying operational result (shown as "Result before capital income and asset items" in the Statement of Comprehensive Income) to assist in the determination of whether it is operating in a sustainable fashion or not. The underlying result is an important indicator of Council's long term financial sustainability. Whilst an underlying deficit in one financial year is not significant, the continued recording of deficits over a sustained period from Council's operations gradually erodes the net assets of Council.

The underlying result from operations excludes a number of transactions which are either 'non-recurring' or not operational in nature. These items are frequently unpredictable and typically can change from one year to the next. The best examples of these items are assets (roads, footpaths, drains, land reserves etc.) that are given to Council by developers once a new subdivision is completed. There are also other accounting adjustments for 'found assets' (when assets have not been previously recognised by Council are identified), 'lost assets' (when existing assets are written off) or when existing assets are revalued.

The aim of an underlying result is to determine whether Council's operational costs/income result is in a surplus or deficit outcome. In this way, Council can, in long-term financial planning, aim for an outcome where pure operational outcomes assist Council in achieving a sustainable organisation.

The concept and measurement methodology of an underlying operational result is not defined by Australian Accounting Standards.

2. BALANCE SHEET

The Balance Sheet sets out Council's net accumulated financial worth as at 30 June 2013. It shows what Council owns as Assets and what it owes as Liabilities. The bottom line of the Balance Sheet is Net Assets. This is the net worth of Council which has been built up over many years.

Both Assets and Liabilities are expressed as current or non-current. Current means that these are Assets or Liabilities that are expected to be paid or could be converted into cash within the next 12 months.

Although the Net Assets or Equity represent Council's accumulated net worth, it must be remembered that many of the Infrastructure Assets are included in order to enable better management of community assets and, in all probability, will never be able to be sold or turned into cash.

3. STATEMENT OF CHANGES IN EQUITY

During the course of the year the value of Total Equity as disclosed in the Balance Sheet changes. This Statement shows the values of such changes and how these changes arose. The Statement of Changes in Equity summarises the change in Council's net worth.

The main reasons for a change in equity stem from:

- a 'Surplus' or 'Deficit' from operations as recorded in the Income Statement;
- the use of monies from Council's reserves;
- an increase in the value of non-current assets resulting from a revaluation of those assets. This amount is transferred to an Asset Revaluation Reserve. Revaluation of Council's assets takes place on a regular basis to ensure the most up-to-date value is included in Council's accounts. It also occurs when existing assets are taken up for the first time.

4. STATEMENT OF CASH FLOWS

The Statement of Cash Flows summarises Council's cash receipts and payments for the financial year and the net 'cash in hand' position. The values may differ from those shown in the Statement of Comprehensive Income because the Statement of Comprehensive Income is prepared on an accrual accounting basis.

Cash in this Statement is represented by Bank deposits and other forms of highly liquid investments that can be readily converted to cash.

Council's cash arises from, and is used in, three main areas:

- Cash Flows from Operating Activities reflects all cash received into Council's bank account from ratepayers and others who owe money to Council. Receipts also include the interest earnings from Council's cash investments. It does not include the costs associated with the sale of assets.
- Payments reflect all cash paid by Council from its bank account to staff, creditors and other persons. It does not include the costs associated with the creation of assets.
- Cash Flows from Investing Activities refers to cash invested in the creation or purchase of property, infrastructure, plant and equipment assets and the cash received from the sale of these assets.
- Cash Flows from Financing Activities reflects the receipt and repayment of borrowed funds.

The bottom line of the Statement of Cash Flows is the cash at the end of the financial year. This shows the capacity of Council to meet its debts and other liabilities.

NOTES TO THE FINANCIAL REPORT

The Notes are a very important and informative section of the report. To enable the reader to understand the basis on which the values shown in the Statements are established, it is necessary to provide details of Council's accounting polices. These are described in Note 1.

Apart from accounting policies, the Notes also give details behind many of the summary figures contained in the Statements. Within the four Financial Statements, there is a 'Note' column to indicate to which Note the reader can refer to for additional information.

The Notes also advise the reader if there have been any changes to Accounting Standards, Policy or Legislation which may change the way the Statements are prepared. Information in the Notes is particularly useful where there has been a significant change from the previous year's comparative figure.

The Notes also include information that Council wishes to disclose but which cannot be incorporated into the Statements. The Notes should be read at the same time as, and together with, the other parts of the Financial Statements to get a clear picture of the accounts.

STANDARD STATEMENTS

One of the major differences between the Financial Statements and the Standards Statements relates to the presentation of comparative information. Whilst the Financial Statements compares current year actuals to prior year actuals, the Standards Statements compare current year actuals to Budget to assist the reader in comparing financial performance and outcomes by reference to agreed budget targets.

The Standard Statements section provides three of the four statements mentioned above (Standard Income Statement, Standard Balance Sheet and Standard Cash Flow Statement), together with a further statement entitled Standard Statement of Capital Works.

The Statement of Capital Works sets out the expenditure on creating or buying property, infrastructure, plant and equipment assets by asset grouping. It also discloses how much has been spent on renewing or creating new assets.

These four Standard Statements provide comparison between the actual result for the year and the budget that was set by Council. All major differences or variances are explained in the accompanying 'variance explanation report' for each of the standard statements.

STATEMENTS BY PRINCIPAL ACCOUNTING OFFICER, COUNCILLORS AND CHIEF EXECUTIVE OFFICER

The Certification of the Principal Accounting Officer is made by the person responsible for the financial management of Council that, in their opinion, the Financial Statements have met all the statutory and professional reporting requirements.

The Certification of the Councillors and Chief Executive Officer (CEO) is made by two Councillors and the CEO on behalf of Council that, in their opinion, the Financial Statements are fair and not misleading.

AUDITOR-GENERAL'S REPORT

The Independent Audit Report provides the reader with an external and independent opinion on the Financial Report and Standard Statements. It confirms that the Financial Report and Standard Statements have been prepared in accordance with relevant legislation and professional standards and represent a fair picture of the financial affairs of Council.

MOORABOOL SHIRE COUNCIL

ANNUAL FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2014

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STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2014

	Note	2014 $'000	Restated* 2013 $'000
Income			
Rates and charges	2	26,018	24,162
Operating grants	3a	6,644	9,374
User fees and charges	4	1,420	1,572
Statutory fees and charges	5	460	550
Other income	6	1,013	1,167
Interest received		478	755
Total Income		**36,034**	**37,581**
Expenses			
Employee costs	9	(16,712)	(15,685)
Materials and services	10	(16,081)	(18,928)
Depreciation	11	(7,280)	(8,425)
Finance costs	12	(852)	(899)
Other expenses	13	(508)	(584)
Total Expenses		**(41,433)**	**(44,520)**
Result before capital income and asset items		**(5,399)**	**(6,939)**
Capital grants and contributions	3b	4,054	8,773
Capital Contributions - cash (developer contributions)		104	369
Contributions - non-monetary assets	8	4,275	4,891
Net gain (loss) on disposal of property, infrastructure, plant and equipment and investment properties	7	(1,380)	(219)
Net result for the year		**1,654**	**6,876**
Other comprehensive income			
Net asset revaluation increment (decrement)		(35,580)	164,606
Comprehensive Result		**(33,927)**	**171,482**

* For further explanation on restated balances please refer to Note 1 (y)

The above statement should be read in conjunction with the accompanying notes

BALANCE SHEET

AS AT 30 JUNE 2014

	Note	2014 $'000	Restated* 2013 $'000	Restated* 2012 $'000
Assets				
Current assets				
Cash and cash equivalents	14	9,576	11,272	13,840
Trade and other receivables	15	3,926	3,652	4,581
Non-current assets classified as held for sale	16	991	1,053	1,053
Other current assets	17	182	194	262
Total current assets		**14,674**	**16,171**	**19,736**
Non-current assets				
Trade and other receivables	15	127	127	126
Other non-current assets	17	-	42	56
Property, infrastructure, plant and equipment	18	421,522	450,947	277,941
Total non-current assets		**421,649**	**451,116**	**278,123**
Total Assets		**436,323**	**467,287**	**297,858**
Liabilities				
Current liabilities				
Trade and other payables	19	6,418	5,183	2,982
Trust funds and deposits	20	760	797	1,434
Provisions	21	3,520	3,486	3,244
Interest-bearing loans and borrowings	22	5,107	2,384	2,340
Total current liabilities		**15,805**	**11,850**	**10,001**
Non-current liabilities				
Provisions	21	923	503	477
Interest-bearing loans and borrowings	22	7,592	9,004	10,538
Other non-current liabilities		-	-	2,395
Total non-current liabilities		**8,514**	**9,508**	**13,410**
Total Liabilities		**24,319**	**21,358**	**23,411**
Net Assets		**412,003**	**445,930**	**274,447**
Equity				
Accumulated surplus		124,397	123,197	116,549
Asset revaluation reserve	23a	284,358	319,938	155,331
Statutory and other reserves	23b	3,249	2,795	2,567
Total Equity		**412,003**	**445,930**	**274,447**

* For further explanation on restated balances please refer to Note 1 (y)

The above balance sheet should be read in conjunction with the accompanying notes

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2014

2014	Note	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Statutory & Other Reserves $'000
Balance at beginning of the financial year		445,930	123,197	319,938	2,795
Comprehensive result	23a	(33,927)	1,654	(35,580)	-
Transfers to other reserves	23b	-	(543)	-	543
Transfers from other reserves	23b	-	90	-	(90)
Balance at end of the financial year		**412,003**	**124,397**	**284,358**	**3,249**

Restated* 2013	Note	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Statutory & Other Reserves $'000
Balance at beginning of the financial year		274,447	116,549	155,331	2,567
Comprehensive result	23a	171,482	6,876	164,606	-
Transfers to other reserves	23b	-	(388)	-	388
Transfers from other reserves	23b	-	160	-	(160)
Balance at end of the financial year		**445,930**	**123,197**	**319,938**	**2,795**

Restated* 2012	Note	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Statutory & Other Reserves $'000
Balance as at 1 July 2011 as previously reported		318,527	151,916	165,254	1,357
Effect of restatement (see note 1(y))		(37,230)	(37,230)	-	-
Balance at beginning of the financial year as restated		281,297	114,686	165,254	1,357
Comprehensive result		(7,048)	2,875	(9,923)	-
Write off adjustments		198	198	-	-
Transfers to other reserves		-	(1,248)	-	1,248
Transfers from other reserves		-	37	-	(37)
Balance at end of the financial year		**274,447**	**116,549**	**155,331**	**2,567**

* For further explanation on restated balances please refer to Note 1 (y)

The above statement should be read in conjunction with the accompanying notes

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2014

	Note	2014 Inflows/ (Outflows) $'000	2013 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		26,100	23,844
Grants (inclusive of GST)		10,657	19,004
User fees and charges (inclusive of GST)		1,523	1,672
Statutory fees and charges		460	550
Other receipts (inclusive of GST)		1,146	1,563
Interest		478	755
Net GST refund/payment		1,938	2,446
Payments to employees (including redundancies)		(16,259)	(17,811)
Payments to suppliers (inclusive of GST)		(17,200)	(20,139)
Other payments		(508)	(584)
Net cash provided by (used in) operating activities	24	**8,334**	**11,301**
Cash flows from investing activities			
Proceeds from sale of property, infrastructure, plant and equipment		415	1,196
Payments for property, infrastructure, plant and equipment		(10,922)	(12,676)
Net cash provided by (used in) investing activities		**(10,507)**	**(11,480)**
Cash flows from financing activities			
Finance costs		(852)	(899)
Proceeds from interest-bearing loans and borrowings		2,845	-
Repayment of interest-bearing loans and borrowings		(1,517)	(1,490)
Net cash provided by (used in) financing activities		**477**	**(2,389)**
Net increase (decrease) in cash and cash equivalents		(1,696)	(2,568)
Cash and cash equivalents at the beginning of the financial year		11,272	13,840
Cash and cash equivalents at the end of the financial year	14	**9,576**	**11,272**
Financing arrangements	25		
Restrictions on cash assets	26		

The above statement should be read in conjunction with the accompanying notes

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Introduction

Moorabool Shire Council was established by an Order of the Governor in Council on Friday, 6 May 1994 and is a body corporate. The Council's main office is located at 15 Stead Street, Ballan.

The purpose of the Council is to:

- provide for the peace, order and good government of its municipal district;
- to promote the social, economic and environmental viability and sustainability of the municipal district;
- to ensure that resources are used efficiently and effectively and services are provided in accordance with the Best Value Principles to best meet the needs of the local community;
- to improve the overall quality of life of people in the local community;
- to promote appropriate business and employment opportunities;
- to ensure that services and facilities provided by the Council are accessible and equitable;
- to ensure the equitable imposition of rates and charges; and
- to ensure transparency and accountability in Council decision making.

This financial report is a general purpose financial report that consists of a Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act* 1989 and the Local Government (Finance and Reporting) Regulations 2004.

Note 1 Significant accounting policies

(a) Basis of accounting

This financial report has been prepared on the accrual and going concern bases. This financial report has been prepared under the historical cost convention, except where specifically stated in notes 1(g), 1(j), 1(s) and 1(t).

Moorabool Shire Council measures its underlying operational result to assist in the determination of whether it is operating in a sustainable fashion or not. A reconciliation of the Comprehensive Result from the Comprehensive Income Statement to an underlying operational result is shown in Note 1(x).

Assets and liabilities of Special Committees of Management have been included in this financial report. All transactions between the two entities have been eliminated in full.

(b) Change in accounting policies

AASB 13 Fair Value Measurement

Council has applied AASB 13 for the first time in the current year. AASB 13 establishes a single source of guidance for fair value measurements. The fair value measurement requirements of AASB 13 apply to both financial instrument items and non-financial instrument items for which other A-IFRS require or permit fair value measurements and disclosures about fair value measurements, except for share-based payment transactions that are within the scope of AASB 2 Share-based Payment, leasing transactions that are within the scope of AASB 17 Leases, and measurements that have some similarities to fair value but not fair value (e.g. net realisable value for the purposes of measuring inventories or value in use for impairment assessment purposes).

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, AASB 13 includes extensive disclosure requirements.

AASB 13 requires prospective application from 1 January 2013. In addition, specific transitional provisions were given to entities such that they need not apply the disclosure requirements set out in the Standard in comparative information provided for periods before the initial application of the Standard. In accordance with these transitional provisions, Council has not made any new disclosures required by AASB 13 for the 2013 comparative period (please see notes 16, 18 and 32(g) disclosures).

Other than the additional disclosures, the application of AASB 13 has not had any material impact on the amounts recognised in the financial statements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(b) Change in accounting policies (cont.)

AASB 119 Employee benefits

In the current year, Council has applied AASB 119 Employee Benefits (as revised in 2011) and the related consequential amendments for the first time. AASB 119 changes the definition of short-term employee benefits. These were previously benefits that were due to be settled within twelve months after the end of the reporting period in which the employees render the related service, however, short-term employee benefits are now defined as benefits expected to be settled wholly before twelve months after the end of the reporting period in which the employees render the related service. As a result, accrued annual leave balances which were previously classified by Council as short-term benefits no longer meet this definition and are now classified as long-term benefits. This has resulted in a change of measurement for that portion of annual leave provision from an undiscounted to discounted basis.

This change in classification has not materially altered Councils measurement of the annual leave provision.

(c) Revenue recognition

Rates, grants and contributions

Rates, grants and contributions (including developer contributions) are recognised as revenues when the Council obtains control over the assets comprising these receipts.

Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

A provision for doubtful debts on rates has not been established as unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Income is recognised when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council and the amount of the contribution can be measured reliably.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in note 3. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date.

User fees and fines

User fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

A provision for doubtful debts is recognised when collection in full is no longer probable.

Sale of property, plant and equipment, infrastructure

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Rental

Rents are recognised as revenue when a payment is due or received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

Interest

Interest is recognised as it is earned.

Dividends

Dividend revenue is recognised when the Council's right to receive payment is established.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(d) Trade and other receivables and inventories

Trade and other receivables

Receivables are carried at cost. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred.

Inventories

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. Other inventories are measured at the lower of cost and net realisable value.

(e) Depreciation and amortisation of property, plant and equipment, infrastructure

Buildings, land improvements, plant and equipment, infrastructure, heritage assets, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

	2013/14 Period	2012/13 Period
Buildings		
Buildings	50-80 years	50-80 years
Plant and Equipment		
Plant, machinery and equipment	5-10 years	5-10 years
Furniture, equipment and computers	3-10 years	3-10 years
Library books	10 years	10 years
Infrastructure		
Roads		
- Formation	Infinite	Infinite
- Pavement	20-80 years	20-80 years
- Wearing course	15-30 years	15-30 years
Footpaths	10-50 years	10-50 years
Drainage	25-100 years	25-100 years
Kerb and channel	40-70 years	40-70 years
Bridges and culverts		
- Bridges	80 years	80 years
- Major culverts	80 years	80 years
Recreation assets	15-40 years	15-40 years

(f) Repairs and maintenance

Routine maintenance, repair costs and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(g) Recognition and measurement of assets

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the amount for which the asset could be exchanged between knowledgeable willing parties in an arm's length transaction.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised in note 18. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Class of asset	Threshold Limit $'000	Revaluation period years
Land and Buildings		
Land	5	2
Land under roads	5	2
Buildings	5	2
Plant and equipment		
Plant and machinery	5	n/a
Furniture, equipment and computers	5	n/a
Library books	n/a	n/a
Infrastructure		
Roads		
- Formation	5	3-5
- Pavement	5	3-5
- Wearing course	5	3-5
Footpaths	5	3-5
Drainage	5	3-5
Kerb and channel	5	3-5
Bridges and culverts		
- Bridges	5	3-5
- Major culverts	5	3-5
Recreation assets	5	3-5

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an assset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. More details about the valuation techniques and inputs used in determining the fair value of non-financial physical assets are discussed in Note 18 Property, infrastructure, plant and equipment.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 2 to 5 years. The valuation is performed either by experienced council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Land under roads

Land under roads acquired after 30 June 2008 is brought to account using the cost basis. Council does not recognise land under roads that it controlled prior to that period in its financial report.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(h) Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

Borrowing costs include interest on bank overdrafts, interest on borrowings and finance lease charges.

(i) Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

(j) Accounting for investments in associates

Council's investment in associates is accounted for by the equity method as the Council has the ability to influence rather than control the operations of the entities. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in the Council's share of the net assets of the entities. Council's share of the financial result of the entities is recognised in the Statement of Comprehensive Income.

(k) Trust funds

Amounts received as tender deposits and retention amounts controlled by Council are recognised as Trust funds until they are returned or forfeited (refer to note 20).

(l) Employee costs

Wages and salaries

Liabilities for wages and salaries and rostered days off are recognised and measured as the amount unpaid at balance date and include appropriate oncosts such as workers compensation and payroll costs.

Annual leave

Annual leave entitlements are accrued on a pro rata basis in respect of services provided by employees up to balance date. Annual leave is measured at nominal value based on the amount, including appropriate oncosts, expected to be paid when settled.

Annual leave expected to be paid later than one year has been measured at the present value of the estimated future cash outflows to be made for these accrued entitlements. Commonwealth bond rates are used for discounting future cash flows.

Long service leave

Long service leave entitlements payable are assessed at balance date having regard to expected employee remuneration rates on settlement, employment related oncosts and other factors including accumulated years of employment, on settlement, and experience of employee departure per year of service. Long service leave expected to be paid within 12 months is measured at nominal value based on the amount expected to be paid when settled. Long service leave expected to be paid later than one year has been measured at the present value of the estimated future cash outflows to be made for these accrued entitlements. Commonwealth bond rates are used for discounting future cash flows.

Classification of employee costs

An employee benefit liability is classified as a current liability if the Council does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the period. This would include all annual leave and unconditional long service leave entitlements.

Superannuation

The amount charged to the Comprehensive Operating Statement in respect of superannuation represents contributions made or due by Moorabool Shire Council to the relevant superannuation plans in respect to the services of Moorabool Shire Council's staff (both past and present). Superannuation contributions are made to the plans based on the relevant rules of each plan and any relevant compulsory superannuation requirements that Moorabool Shire Council is required to comply with.

Retirement Gratuity

Retirement gratuities were provided to certain employees who were employed by the former Shire of Bacchus Marsh. The liability represents a set proportion of accumulated sick leave that is payable on retirement. At balance date, the liability is measured at the nominal value of 14 March 1996.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(m) Leases

Operating leases

Lease payments for operating leases are required by the accounting standards to be recognised on a straight line basis, rather than expenses in the years in which they are incurred.

Finance leases

Leases of assets where substantially all the risks and rewards incidental to ownership of the asset, are transferred to the Council are classified as finance leases. Finance leases are capitalised, recording an asset and a liability at the lower of the fair value of the asset and the present value of the minimum lease payments, including any guaranteed residual value. Lease payments are allocated between the reduction of the lease liability and the interest expense. Leased assets are depreciated on a straight line basis over their estimated useful lives to the Council where it is likely that the Council will obtain ownership of the asset or over the term of the lease, whichever is the shorter. Leased assets are currently being amortised over a 10 year period.

(n) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being the Council's operational cycle, or if the Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(o) Agreements equally proportionately unperformed

The Council does not recognise assets and liabilities arising from agreements that are equally proportionately unperformed in the balance sheet. Such agreements are recognised on an 'as incurred' basis.

(p) Web site costs

Costs in relation to websites are charged as expenses in the period in which they are incurred.

(q) Rounding

Unless otherwise stated, amounts in the financial report have been rounded to the nearest thousand dollars. Figures in the financial statements may not equate due to rounding.

(r) Goods & services tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(s) Non-current assets classified as held for sale

A non-current asset held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and are not subject to depreciation. Non current assets, disposal groups and related liabilities assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

(t) Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the Statement of Comprehensive Income, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(u) Financial guarantees

Financial guarantee contracts are recognised as a liability at the time the guarantee is issued. The liability is initially measured at fair value, and if there is material increase in the likelihood that the guarantee may have to be exercised, at the higher of the amount determined in accordance with AASB 137 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate. In the determination of fair value, consideration is given to factors including the probability of default by the guaranteed party and the likely loss to Council in the event of default.

(v) Contingent assets and contingent liabilities and commitments

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value by way of note and presented inclusive of the GST payable.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

(w) Pending accounting standards

The following Australian Accounting Standards have been issued or amended and are applicable to the Council but are not yet effective.
They have not been adopted in preparation of the financial statements at reporting date.

Pronouncement	*Summary*	*Impact On Council*	*Application Date*
AASB 9 Financial Instruments	AASB 9 standard is one of a series of amendments that are expected to eventually completely replace AASB 139. During 2010-11, the standard will be expanded to include new rules on measurement of financial liabilities and hedge accounting. Currently the existing provisions of AASB 139 will continue to apply in these areas. AASB 9 simplifies the classifications of financial assets into those to be carried at amortised cost and those to be carried at fair value – the 'available for sale' and 'held-to-maturity' categories no longer exists. AASB 9 also simplifies requirements for embedded derivatives and removes the tainting rules associated with held-to-maturity assets. The new categories of financial assets are: ● Amortised cost - those assets with 'basic' loan features'. ● Fair value through other comprehensive income - this treatment is optional for equity instruments not held for trading (this choice is made at initial recognition and is irrevocable). ● Fair Value through profit and Loss - everything that does not fall into the above two categories. The following changes also apply: ● Investments in unquoted equity instruments must be measured at fair value. However, cost may be the appropriate measure of fair value where there is insufficient more recent information available to determine a fair value. ● There is no longer any requirement to consider whether 'significant or prolonged' decline in the value of financial assets has occurred. The only impairment testing will be on those assets held at amortised cost, and all impairments will be eligible for reversal. ● Similarly, all movements in the fair value of a financial asset now go to the income statement, or, for equity instruments not held for trading, other comprehensive income. There is no longer any requirement to book decrements through the income statement, and increments through equity.	The impact is not likely to be extensive in the local government sector. Although it will vary considerably between entities. While the rules are less complex than those of AASB 139, the option to show equity instruments at cost has been largely removed, which is likely to lead to greater volatility within the income statement. However it may also lead to an improved financial position for some entities. This will also create a requirement to measure some instruments annually that has not previously existed.	1-Jul-15

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

(w) Pending accounting standards (cont.)

Pronouncement	*Summary*	*Impact On Council*	*Application Date*
AASB 10 Consolidated Financial Statements	This Standard forms the basis for determining which entities should be consolidated into an entity's financial statements. AASB 10 defines 'control' as requiring exposure or rights to variable returns and the ability to affect those returns through power over an investee, which may broaden the concept of control for public sector entities. The AASB has issued an exposure draft ED 238 Consolidated Financial Statements – Australian Implementation Guidance for Not-for-Profit Entities that explains and illustrates how the principles in the Standard apply from the perspective of not-for-profit entities in the private and public sectors. This Standard forms the basis for determining which entities should be consolidated into an entity's financial statements. AASB 10 defines 'control' as requiring exposure or rights to variable returns and the ability to affect those returns through power over an investee, which may broaden the concept of control for public sector entities. The AASB has issued an exposure draft ED 238 Consolidated Financial Statements – Australian Implementation Guidance for Not-for-Profit Entities that explains and illustrates how the principles in the Standard apply from the perspective of not-for-profit entities in the private and public sectors.	The AASB have finalised deliberations on ED 238 and any modifications made to AASB 10 for not-for-profit entities, Council will need to re-assess the nature of its relationships with other entities, including those that are currently not consolidated.	1-Jul-14
AASB 12 Disclosure of Interests in Other Entities	This Standard requires disclosure of information that enables users of financial statements to evaluate the nature of, and risks associated with, interests in other entities and the effects of those interests on the financial statements. This Standard replaces the disclosure requirements in AASB 127 Separate Financial Statements and AASB 131 Interests in Joint Ventures. The exposure draft ED 238 proposes to add some implementation guidance to AASB 12, explaining and illustrating the definition of a 'structured entity' from a not-for-profit perspective.	Impacts on the level and nature of the disclosures will be assessed based on the eventual implications arising from AASB 10, AASB 11 and AASB 128 Investments in Associates and Joint Ventures.	1-Jul-14

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

(w) Pending accounting standards (cont.)

Pronouncement	*Summary*	*Impact On Council*	*Application Date*
AASB 1053 Application of Tiers of Australian Accounting Standards and AASB 2010-2 Amendments to Australian Accounts Standard arising from Reduced Disclosure Requirements	These standards set out the tiers of financial reporting and the reduced disclosure framework.	Council has yet to determine the impact of this standard.	1-Jul-14

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(x) Reconciliation of comprehensive result to operational surplus/(deficit)

	2014 $'000	2013 $'000
Comprehensive Result from Comprehensive Income Statement	**(33,927)**	**171,482**
Less Other Comprehensive Income:		
Asset revaluation increment (decrement)	(35,580)	164,606
Net result for the year from Comprehensive Income Statement	**1,654**	**6,876**
Less Non-operating Income and Expenditure		
Capital grants and contributions	4,054	8,773
Net gain (loss) on disposal of property, infrastructure, plant and equipment and investment properties	(1,380)	(219)
Capital Contributions - cash (developer contributions)	104	369
Contributions - non-monetary assets	4,275	4,891
Underlying Operational Surplus/(deficit)	**(5,399)**	**(6,939)**

Moorabool Shire Council measures its underlying operational result* to assist in the determination of whether it is operating in a sustainable fashion or not. The underlying result is an important indicator of Council's long term financial sustainability, together with other indicators as shown in Note 36 Financial ratios. Whilst an underlying deficit in one financial year is not significant, the continued recording of deficits over a sustained period from Council's operations gradually erodes the net assets of Council.

The underlying result from operations excludes a number of transactions which are either 'non-recurring' or not operational in nature. These items are frequently unpredictable and typically can change from one year to the next. The best examples of these items are assets (roads, footpaths, drains, land reserves etc.) that are given to Council by developers once a new subdivision is completed. There are also other accounting adjustments for 'found assets' (when assets have not been previously recognised by Council are identified), 'lost assets' (when existing assets are written off) or when existing assets are revalued.

The aim of an underlying result is to determine whether Council's operational costs/income result is in a surplus or deficit outcome. In this way, Council can, in long-term financial planning, aim for an outcome where pure operational outcomes assist Council in achieving a sustainable organisation.

** The concept and measurement methodology of an underlying operational result is not defined by Australian Accounting Standards.*

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 1 Significant accounting policies (cont.)

(y) Correction of prior period errors

In undertaking a review of the infrastructure asset class in the 2013/14 financial year, Council identified that the width of the road formation areas has been previously overestimated. As a result, Council has identified road infrastructure assets that should not have been recognised in prior years. In addition to this, in 2012/13, depreciation was understated by $0.870m due to system error. The net effect of these errors has resulted in the following adjustments to the financial statements:

- Depreciation expense increased by $0.870m
- Property, infrastructure, plant and equipment decreased by $37.230m

As these errors were made in comparative financial years, amendments have been made to the 2013/2014 figures and resulted in the restatement of some line items for the year ending June 2013 including an additional comparative year (2011/2012) in the Balance Sheet in accordance with AASB 101.39. The effect of retrospective restatement on the financial statements is shown below:

- Depreciation expense increased by $0.870m
- Result before capital income and asset items decreased by $0.870m
- Net result for the year decreased by $0.870m
- Comprehensive result decreased by $0.870m
- Property, infrastructure, plant and equipment decreased by $37.230m
- Accumulated surplus decreased by $37.230m

Financial report line item / Balance affected	Note	Actual 2013 $'000	Correction $'000	Corrected Actual 2013 $'000
Statement of Comprehensive Income Extract				
Expenses				
Depreciation	11	(7,555)	(870)	(8,425)
Total Expenses		**(43,650)**	**(870)**	**(44,520)**
Result before capital income and asset items		**(6,070)**	**(870)**	**(6,939)**
Net result for the year		**7,746**	**(870)**	**6,876**
Comprehensive Result		**172,352**	**(870)**	**171,482**

	Note	Actual 2012 $'000	Correction $'000	Corrected Actual 2012 $'000
Balance Sheet Extract				
Non-current assets				
Property, infrastructure, plant and equipment	18	315,171	(37,230)	277,941
Total non-current assets		**315,352**	**(37,230)**	**278,123**
Total Assets		**335,088**	**(37,230)**	**297,858**
Net Assets		**311,677**	**(37,230)**	**274,447**
Equity				
Accumulated surplus		153,779	(37,230)	116,549
Total Equity		**311,677**	**(37,230)**	**274,447**

	Note	Actual 2012 $'000	Correction $'000	Corrected Actual 2012 $'000
Statement of Changes in Equity Extract				
Balance at end of the financial year		**311,677**	**(37,230)**	**274,447**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

	2014 $'000	2013 $'000

Note 2 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district.
The CIV of a property is the market value of the land and all improvements to that land as assessed by a Council appointed valuer.

The valuation base used to calculate general rates for 2013/2014 was $5,254 million (2012/2013 $5,195 million).

Residential	14,977	13,765
Vacant Land	2,721	2,672
Farm / Rural	3,019	2,845
Commercial / Industrial	1,782	1,717
Waste / Garbage Charges	3,519	3,163
	26,018	**24,162**

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2012 and the valuation will be first applied in the rating year commencing 1 July 2012.

The date of the previous general revaluation of land for rating purposes within the municipal district was 1 January 2010 and the valuation first applied to the rating period commencing 1 July 2010.

Note 3 Grants

Grants were received in respect of the following :

Summary of grants		
Federally funded grants	2,962	6,240
State funded grants	6,093	10,116
Others	1,643	1,791
Total	**10,698**	**18,147**
(a) Operating		
Victorian Grants Commission - general purpose	1,897	3,661
Victorian Grants Commission - local roads	864	1,764
Aged and disability	1,775	1,683
Family and children (inc Maternal and child health)	695	673
Strategic planning and tourism	233	67
Environment	208	166
Youth services	63	93
Septic tanks	15	80
School crossings	49	48
Valuation contract	-	87
Community development	160	364
Libraries	225	221
Natural disaster relief - Reimbursement for emergency protection works	120	155
National broadband network	131	244
Other	210	69
Total Operating Grants	**6,644**	**9,374**
(b) Capital		
Roads to recovery	910	906
Community facilities	396	1,726
Local roads	1,148	1,441
Natural disaster relief - Asset restoration works	1,550	4,650
Other	49	50
Total Capital Grants	**4,054**	**8,773**
Total Grants	**10,698**	**18,147**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

	2014 $'000	2013 $'000
Note 3 Grants (cont.)		
Conditions on Grants		
Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:		
Aged and disability	88	76
Community projects and events	262	416
Corporate projects	63	240
Emergency management	4	-
Engineering	23	-
Environment	27	6
Family and children's services	52	69
Natural disaster relief	-	1,415
Recreational, leisure and community facilities	212	-
Roads	206	107
Strategic planning and tourism	184	-
	1,119	2,329
Grants which were recognised as revenue in prior years and were expended during the current year in the manner specified by the grantor were:		
Aged and disability	76	65
Community projects and services	235	520
Corporate projects	240	-
Emergency management	-	12
Environment	-	90
Family and children's services	69	58
Natural disaster relief	6	3,917
Planning	-	15
Roads	107	-
	733	4,677
Net increase (decrease) in restricted assets resulting from grant revenues for the year:	**387**	**(2,348)**
Note 4 User fees and charges		
Administration	79	87
Subdivisions	83	220
Community services	624	636
Building control	93	93
Transfer stations	279	280
Animal registrations	215	216
Other	47	41
	1,420	**1,572**
Note 5 Statutory fees and charges		
Town planning	246	235
Animal control	29	71
Environmental health	98	94
Parking and local law infringements	38	73
Fire prevention	32	42
Other	17	35
	460	**550**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 6	**Other income**		
	Royalties	77	56
	Lease Income	61	89
	Employee vehicle contributions	253	238
	Fuel Rebates	36	41
	Sale of bins	40	44
	Training incentives	7	19
	Debt collection costs recoverable	124	240
	Workcover costs recoverable	57	123
	Other revenue	358	317
		1,013	**1,167**
Note 7	**Net gain (loss) on disposal of property, infrastructure, plant and equipment, and investment properties**		
	Land and buildings		
	Proceeds from sale of assets	238	84
	Written down value of assets sold	(85)	(45)
	Profit (loss) on sale of land and buildings	153	40
	Plant and equipment		
	Proceeds from sale of assets	177	341
	Written down value of assets sold	(298)	(349)
	Profit (loss) on sale of plant and equipment	(120)	(8)
	Infrastructure		
	Written down value of assets disposed	(1,413)	(115)
	Profit (loss) on disposal of infrastructure	(1,413)	(115)
	Recreation Assets		
	Written down value of assets disposed	-	(135)
	Profit (loss) on disposal of infrastructure	-	(135)
	Summary		
	Proceeds from sale of assets	415	425
	Written down value of assets sold/transferred and disposed	(1,796)	(644)
	Profit (loss) on disposal of assets	**(1,380)**	**(219)**
Note 8	**Contributions - non-monetary assets**		
	Subdivision Assets Acquired		
	Drainage	435	606
	Kerb and channel	285	119
	Roads	2,396	877
	Footpaths	724	-
	Land	224	-
	Land under roads	212	168
		4,275	1,770
	Gifted Assets		
	Buildings *	-	3,121
		-	3,121
		4,275	**4,891**

* Gifted assets relate to buildings transferred to Council for the Bacchus Marsh Racecourse Reserve. Moorabool Shire Council became Committee of Management for this reserve in 2012/13.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 9	**Employee costs**		
	Salaries and wages	14,813	13,911
	Superannuation	1,256	1,176
	Workcover	422	423
	Fringe Benefits Tax	221	175
		16,712	**15,685**
Note 10	**Materials and services**		
	Contract payments	8,005	9,447
	Materials & services	3,591	5,361
	Insurance	530	503
	Utilities	757	712
	Consultants	1,508	1,236
	Advertising & publications	259	296
	Agency staff	420	389
	Community grants & allowances	719	743
	Training	293	240
		16,081	**18,928**
Note 11	**Depreciation**		
	Buildings	709	750
	Plant and machinery	612	579
	Furniture, equipment, and computers	56	48
	Library stock	37	47
	Roads	3,880	5,041
	Footpaths	466	468
	Bridges	459	455
	Drainage	552	540
	Kerb and channel	172	161
	Recreational assets	338	336
		7,280	**8,425**
Note 12	**Finance costs**		
	Interest - Borrowings	852	895
	Interest - Finance leases	-	4
		852	**899**
Note 13	**Other expenses**		
	Bank fees	66	62
	Auditors' remuneration - VAGO (note 32)	35	34
	Auditors' remuneration - Internal (note 32)	75	75
	Councillor allowances	226	227
	Other	106	186
		508	**584**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 14 Cash and cash equivalents

	2014 $'000	2013 $'000
Cash on hand	2	3
Cash at bank	228	202
Money market call account	5,345	4,068
Term deposits	4,000	7,000
	9,576	**11,272**

Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit the amounts available for discretionary or future use. Refer to Note 26 for details of restrictions on cash assets.

Note 15 Trade and other receivables

Current		
Rates debtors	2,539	2,620
Other debtors	861	635
Provision for doubtful debts - other debtors and infringements	(150)	(176)
Net GST receivable	652	549
Other	24	24
	3,926	**3,652**
Non-current		
Private streets (Special rate assessment)	127	127
	127	**127**
Total	**4,053**	**3,779**

Note 16 Non-current assets classified as held for sale

Balance at beginning of financial year	1,053	1,053
Disposals	(63)	-
Balance at end of financial year	**991**	**1,053**

Assets held for sale are valued using the market based direct comparison method less cost of disposal. The following table provides Councils fair value measurement hierarchy for assets held for sale:

	Level 1	Level 2	Level 3
Land	-	991	-
Total	**-**	**991**	**-**

Classified in accordance with fair value hierarchy – see note 18

Note 17 Other assets

Current		
Accrued income	27	46
Prepayments	96	86
Inventories	17	20
Library book stock receivable	42	42
	182	**194**
Non-current		
Library book stock receivable	-	42
	-	**42**
Total	**182**	**236**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment	2014 $'000	2013 $'000
Summary		
at cost	33,244	30,873
less accumulated depreciation	(3,822)	(3,554)
	29,422	27,319
at fair value as at 30 June 2010	45,563	52,363
less accumulated depreciation	(16,661)	(19,560)
	28,902	32,803
at fair value as at 30 June 2011	-	945
less accumulated depreciation	-	-
	-	945
at fair value as at 01 Jan 2012	-	75,397
less accumulated depreciation	-	(15,559)
	-	59,838
at fair value as at 01 Jul 2012	62,148	411,349
less accumulated depreciation	(21,803)	(81,307)
	40,345	330,042
at fair value as at 01 Jul 2013	289,359	-
less accumulated depreciation	(38,649)	-
	250,710	-
at fair value as at 30 June 2014	90,138	-
less accumulated depreciation	(17,995)	-
	72,143	-
	421,522	**450,947**
Property		
Land		
at cost	30	-
at fair value as at 01 Jan 2012	-	37,713
at fair value as at 30 June 2014	41,050	-
	41,080	37,713
Land under roads		
at cost	-	168
at Council valuation at 30 June 2011	-	945
at fair value as at 30 June 2014	1,433	-
	1,433	1,113
Total Land	**42,513**	**38,826**
Buildings		
at cost	421	3,197
Less accumulated depreciation	-	(46)
	421	3,151
at fair value as at 01 Jan 2012	-	37,685
Less accumulated depreciation	-	(15,559)
	-	22,126
at fair value as at 30 June 2014	38,746	-
Less accumulated depreciation	(13,822)	-
	24,924	-
Total Buildings	**25,345**	**25,277**
Total Property	**67,858**	**64,102**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

	2014 $'000	2013 $'000

Note 18 Property, infrastructure, plant and equipment (cont.)

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2014 are as follows:

	Level 1	Level 2	Level 3
Land - Non Specialised	-	41,050	-
Land under roads	-	-	1,433
Buildings - Specialised	-	-	14,120
Buildings - Non Specialised	-	10,805	-
	-	**51,855**	**15,553**

Land under roads is valued at deemed cost. Deemed cost is based on Council valuations at 30 June 2008 for Land under Roads in existence at that date, and the date acquired for subsequent acquisitions, using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlement of infrastructure assets and services.

Plant and Equipment	2014 $'000	2013 $'000
Plant and Machinery		
at cost	6,718	6,740
Less accumulated depreciation	(2,840)	(2,635)
	3,878	4,105
Furniture, Equipment, and Computers		
at cost	363	419
Less accumulated depreciation	(138)	(260)
	225	158
Library Books		
at cost	552	469
Less accumulated depreciation	(301)	(287)
	250	182
Total Plant and Equipment	**4,353**	**4,445**
Infrastructure		
Roads		
at cost	9,585	9,217
Less accumulated depreciation	(77)	(11)
	9,508	9,206
at fair value as at 01 July 2012	-	348,589
Less accumulated depreciation	-	(59,912)
	-	288,677
at fair value as at 01 July 2013	289,359	-
Less accumulated depreciation	(38,649)	-
	250,710	-
Total Roads	**260,218**	**297,883**
Footpaths		
at cost	2,752	390
Less accumulated depreciation	(210)	-
	2,542	390
at fair value as at 01 July 2012	12,356	12,917
Less accumulated depreciation	(6,401)	(6,450)
	5,955	6,467
Total Footpaths	**8,497**	**6,857**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment (cont.)	2014 $'000	2013 $'000
Bridges		
at cost	3,535	1,307
Less accumulated depreciation	(32)	-
	3,503	1,307
at fair value as at 01 July 2012	38,886	38,879
Less accumulated depreciation	(12,865)	(12,528)
	26,021	26,351
Total Bridges	**29,524**	**27,658**
Drainage		
at cost	6,867	5,524
Less accumulated depreciation	(201)	(230)
	6,665	5,295
at fair value as at 30 June 2010	45,563	45,496
Less accumulated depreciation	(16,661)	(16,109)
	28,902	29,386
Total Drainage	**35,568**	**34,681**
Kerb and Channel		
at cost	1,178	584
Less accumulated depreciation	(22)	-
	1,156	584
at fair value as at 01 July 2012	10,906	10,963
Less accumulated depreciation	(2,537)	(2,417)
	8,369	8,547
Kerb and Channel	**9,525**	**9,131**
Recreation Assets		
at cost	221	1,403
Less accumulated depreciation	-	(85)
	221	1,318
at fair value as at 30 June 2010	-	6,867
Less accumulated depreciation	-	(3,451)
	-	3,416
at fair value as at 30 June 2010	8,909	-
Less accumulated depreciation	(4,173)	-
	4,736	-
Total Recreation Assets	**4,956**	**4,734**
Total Infrastructure	**348,288**	**380,945**

	Level 1	Level 2	Level 3
Roads	-	-	250,710
Footpaths	-	-	5,955
Bridges	-	-	26,021
Drainage	-	-	28,902
Kerb and channel	-	-	8,369
Recreation	-	-	4,736
	-	**-**	**324,693**

Works in progress	2014 $'000	2013 $'000
Land at cost	43	117
Buildings at cost	392	177
Roads at cost	364	510
Other at cost	224	650
	1,023	**1,454**
Total property, infrastructure, plant and equipment	**421,522**	**450,947**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 18	**Property, infrastructure, plant and equipment (cont.)**		

Valuation basis

Non-specialised land and non-specialised buildings

Non-specialised land and non-specialised buildings are valued using the market based direct comparison method. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

For non-specialised land and non-specialised buildings, an independent valuation was performed by Opteon (Victoria) Pty Limited to determine the fair value using the market based direct comparison method. Valuation of the assets was determined by analysing comparable sales and allowing for share, size, topography, location and other relevant factors specific to the asset being valued. From the sales analysed, an appropriate rate per square metre has been applied to the subject asset. The effective date of the valuation is 30 June 2014.

To the extent that non-specialised land and non-specialised buildings do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market based direct comparison approach.

Specialised buildings

For Council specialised buildings, the depreciated replacement cost method is used, adjusting for the associated depreciations. Specialised assets contain significant, unobservable adjustments, therefore these assets are classified as Level 3 fair value measurements.

An adjustment is made to reflect a restriction on the sale or use of an asset by Council. The adjustment is an allowance made to reflect the difference in value between unrestricted assets and those held by the Council which are impacted by external restraints on their use.

An independent valuation of Council's specialised buildings was performed by Opteon (Victoria) Pty Limited. The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2014.

Land Under Roads

Land under roads is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Infrastructure

Infrastructure is valued using the depreciated replacement cost method. This cost represents the replacement cost of the building/component after applying depreciation rates on a useful life basis. Replacement costs relate to costs to replace the property to an "as new" standard. Economic obsolescence has also been factored into the depreciated replacement cost calculation.

Where it has not been possible to examine hidden works such as structural frames and floors, the use of reasonable materials and methods of construction have been assumed bearing in mind the age and nature of the building. The estimated cost of reconstruction including structure services and finishes, also factors in any heritage classifications as applicable.

Infrastructure assets contain significant unobservable adjustments, therefore these assets are classified as Level 3.

Valuation of Council's Recreation assets was performed by independent valuers M/s Ankie System Dynamics and valuation of other infrastructure assets was performed internally by Council engineers. The valuation was performed based on the depreciated replacement cost of the assets.

There were no changes in valuation techniques throughout the period to 30 June 2014 except for Non Specialized buildings included in level 2 of the fair value hierarchy. The valuation technique of these buildings has been changed from Depreciated Replacement Cost to Market Value as suggested by the independent valuers M/S Opteon Victoria (Private) Limited.

For all assets measured at fair value, the current use is considered the highest and best use except for Darley Civic Hub Corporate Buildings A, B and C located at 182 Halletts Way, Darley. These buildings are currently vacant but valued on the basis of commercial office use. Council plans to use these buildings for municipal purposes in future. Fair value of these buildings is $4,803,750 as on 30th June 2014.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment (cont.)

Unobservable and observable inputs used in determination of fair value

Description	Fair Value as at 30/06/2014	Fair Value Hierarchy	Valuation Technique / Assumptions	Significant Unobservable Input(s)	Sensitivity
Assets					
	N/A	Level 1	N/A	N/A	N/A
Land - Non Specialised	41,050	Level 2	Market Comparison allowing for share, size, topography, location and other relevant factors specific to the asset.	NA	NA
Buildings - Non Specialised	10,805	Level 2	Market Comparison allowing for share, size, topography, location and other relevant factors specific to the asset.	NA	NA
Buildings - Specialised	14,120	Level 3	Depreciated Replacement Cost	i -Building rate per square meter	Increase or decrease in building rate per square meter would result in a significantly higher or lower value
				ii - Useful life of the specialised building	Increase or decrease in the estimated useful life of the asset would result in a significantly lower or higher fair value
Land Under Roads	1,433		Market based direct comparison approach	Extent and impact of restriction of use	Changes in the extent of restrictions would result in a significantly lower or higher fair value
Infrastructure (includes Roads, Footpaths, Bridges, Drainage, Kerb and Channel, and Recreation)	324,693		Depreciated Replacement Cost	i -Cost per unit	Increase or decrease in cost per square meter would result in a significantly higher or lower value
				ii - Useful life of infrastructure	Increase or decrease in the estimated useful life of the asset would result in a significantly lower or higher fair value

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment (cont.)

Description of significant inputs into level 3 valuations

Asset Class	Level	Valuation Technique	Input	Range
Buildings - Specialised				
Toilet / Amenity Facilities	3	Cost Approach	Price per square meter	$2,200 - $3,000
Halls / Clubrooms	3	Cost Approach	Price per square meter	$1,700 - $2,500
Community Centres / Pre Schools	3	Cost Approach	Price per square meter	$1,500 - $2,200

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment (cont.)

2014	Balance at beginning of financial year $'000	Acquisition of assets $'000	Contributions (note 8) $'000	Revaluation increments (decrements) (note 23) $'000	Depreciation and amortisation (note 11) $'000	Written down value of disposals (note 7) $'000	Works in progress expensed $'000	Transfers $'000	Balance at end of financial year $'000
Property									
Land - Non Specialised	37,713	30	224	3,114	-	-	-	-	41,080
Land Under Roads	1,113	-	212	130	-	(22)	-	-	1,433
Buildings - Non Specialised	9,525	56	-	1,505	(227)	-	-	-	10,861
Buildings - Specialised	15,751	256	-	(1,149)	(483)	-	-	109	14,485
Total Property	**64,102**	**342**	**436**	**3,600**	**(709)**	**(22)**	**-**	**109**	**67,858**
Plant and Equipment									
Plant and Machinery	4,105	675	-	-	(612)	(291)	-	-	3,878
Furniture and Equipment	158	123	-	-	(56)	(1)	-	-	225
Library Books	182	111	-	-	(37)	(6)	-	-	250
Total Plant and Equipment	**4,445**	**909**	**-**	**-**	**(704)**	**(298)**	**-**	**-**	**4,353**
Infrastructure									
Roads	297,883	4,189	2,396	(39,521)	(3,880)	(1,315)	-	465	260,218
Footpaths	6,857	1,343	724	-	(466)	(20)	-	59	8,497
Bridges	27,658	1,950	-	-	(459)	(43)	-	417	29,524
Drainage	34,681	1,033	435	-	(552)	(34)	-	4	35,568
Kerb and Channel	9,131	266	285	-	(172)	-	-	15	9,525
Recreation Assets	4,734	218	-	340	(338)	-	-	3	4,956
Total Infrastructure	**380,945**	**9,000**	**3,840**	**(39,180)**	**(5,867)**	**(1,413)**	**-**	**964**	**348,288**
Works in Progress									
Land	117	19	-	-	-	-	-	(93)	43
Buildings	177	215	-	-	-	-	-	-	392
Roads	510	248	-	-	-	-	-	(394)	364
Other	650	172	-	-	-	-	(12)	(586)	224
Total Works in Progress	**1,454**	**654**	**-**	**-**	**-**	**-**	**(12)**	**(1,073)**	**1,023**
Total Property, Plant and Equipment, Infrastructure	**450,947**	**10,905**	**4,275**	**(35,580)**	**(7,280)**	**(1,733)**	**(12)**	**-**	**421,522**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 18 Property, infrastructure, plant and equipment (cont.)

2013	Balance at beginning of financial year $'000	Acquisition of assets $'000	Contributions (note 8) $'000	Revaluation increments (decrements) (note 23) $'000	Depreciation and amortisation (note 11) $'000	Written down value of disposals (note 7) $'000	Works in progress expensed $'000	Transfers $'000	Balance at end of financial year $'000
Property									
Land	37,757	-	-	-	-	(45)	-	-	37,713
Land Under Roads	945	-	168	-	-	-	-	-	1,113
Buildings	22,875	30	3,121	-	(750)	-	-	-	25,277
Total Property	**61,577**	**30**	**3,289**	**-**	**(750)**	**(45)**	**-**	**-**	**64,102**
Plant and Equipment									
Plant and Machinery	4,026	1,007	-	-	(579)	(349)	-	-	4,105
Furniture and Equipment	178	29	-	-	(48)	(1)	-	-	158
Library Books	229	-	-	-	(47)	-	-	-	182
Total Plant and Equipment	**4,433**	**1,036**	**-**	**-**	**(674)**	**(349)**	**-**	**-**	**4,445**
Infrastructure									
Roads	140,430	7,492	877	153,277	(5,041)	-	-	849	297,883
Footpaths	8,466	298	-	(1,531)	(468)	-	-	93	6,857
Bridges	10,667	517	-	16,139	(455)	-	-	790	27,658
Drainage	33,745	915	606	-	(540)	(115)	-	70	34,681
Kerb and Channel	11,986	431	119	(3,279)	(161)	-		34	9,131
Recreation Assets	4,569	625	-	-	(336)	(135)	-	10	4,734
Total Infrastructure	**209,864**	**10,278**	**1,602**	**164,606**	**(7,001)**	**(250)**	**-**	**1,845**	**380,945**
Works in Progress									
Land	92	108	-	-	-	-	(19)	(63)	117
Buildings	69	119	-	-	-	-	(11)	-	177
Roads	867	474	-	-	-	-	(12)	(818)	510
Other	1,040	631	-	-	-	-	(57)	(964)	650
Total Works in Progress	**2,067**	**1,332**	**-**	**-**	**-**	**-**	**(99)**	**(1,845)**	**1,454**
Total Property, Plant and Equipment, Infrastructure	**277,941**	**12,676**	**4,891**	**164,606**	**(8,425)**	**(644)**	**(99)**	**-**	**450,947**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 19	**Trade and other payables**		
	Trade creditors	6,086	4,962
	Net GST payable	27	13
	Fire services levy	54	-
	Other payables	252	208
		6,418	**5,183**

Note 20	**Trust funds and deposits**		
	Refundable building deposits	611	552
	Refundable contract deposits	12	22
	Refundable civic facilities deposits	11	10
	Retention amounts	109	191
	Other refundable deposits	15	23
		760	**797**

Note 21 Provisions

	Annual leave $ '000	Long service leave $ '000	Other leave $ '000	Quarry restoration $ '000	Total $ '000
2014					
Balance at beginning of the financial year	1,135	2,512	132	211	3,990
Additional provisions	1,108	583	371	17	2,078
Amounts used	(1,006)	(270)	(349)	-	(1,625)
Balance at the end of the financial year	1,236	2,824	154	228	4,443
2013					
Balance at beginning of the financial year	1,052	2,325	133	211	3,721
Additional provisions	967	359	336	-	1,662
Amounts used	(885)	(172)	(337)	-	(1,394)
Balance at the end of the financial year	1,135	2,512	132	211	3,990

	2014 $'000	2013 $'000
(a) Employee provisions		
(i) Current		
Annual leave	1,236	1,135
Long service leave	1,902	2,008
Other	154	132
	3,292	3,275
(ii) Non-current		
Long service leave	923	503
	923	503
Aggregate carrying amount of employee provisions:		
Current	3,292	3,275
Non-current	923	503
	4,215	**3,779**

The following assumptions were adopted in measuring the present value of long service leave:

Weighted average increase in employee costs	4.44%	4.50%
Weighted average discount rates	3.13%	3.27%

(i) Current

All annual leave and the long service leave entitlements representing 7 or more years of continuous service

- Short-term employee provisions, that fall due within 12 months after the end of the period measured at nominal	1,390	1,267
- Other long-term employee provisions that do not fall due within 12 months after the end of the period measured at present value	1,902	2,008
	3,292	3,275

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 21	**Provisions (cont.)**		
	(ii) Non-current		
	Long service leave representing less than 7 years of continuous service measured at present value.	923	503
		923	503
	(b) Other provisions		
	(i) Current		
	Quarry restoration	228	211
		228	211
	Aggregate carrying amount of other provisions:		
	Current	228	211
	Non-current	-	-
		228	**211**
	Total provisions		
	Current	3,520	3,486
	Non-current	923	503
		4,443	**3,990**
Note 22	**Interest-bearing loans and borrowings**		
	Current		
	Borrowings - Secured	5,107	2,366
	Non-current		
	Borrowings - Secured	7,592	9,004
	Total	**12,699**	**11,371**
	The maturity profile for Council's borrowings is:		
	Not later than one year	5,107	2,366
	Later than one year and not later than five years	5,635	5,858
	Later than five years	1,956	3,146
		12,699	**11,371**

Loans are secured by a charge over the rates income of Council.

Finance leases

Council had the following obligations under finance leases for the lease of equipment (the sum of which is recognised as a liability after deduction of future lease finance charges included in the obligation):

Not later than one year	-	17
Later than one year and not later than five years	-	-
Later than five years	-	-
Minimum lease payments	-	17
Less: Future finance charges	-	-
Recognised in the balance sheet as:	**-**	**17**
Current		
Leases	-	17
Non-current		
Leases	-	-
Total	**-**	**17**
Aggregate carrying amount of interest-bearing loans and borrowings:		
Current	5,107	2,384
Non-current	7,592	9,004
Total interest-bearing loans and borrowings	**12,699**	**11,388**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 23 Reserves

(a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Revaluation Increments (decrements) $'000	Impairment gains (losses) $'000	Prior Period Error Corrections $'000	Balance at end of reporting period $'000
2014					
Property					
Land	21,067	3,114	-	-	24,180
Land under roads	40	130	-	-	170
Buildings	1,922	357	-	-	2,279
	23,029	3,600	-	-	26,629
Infrastructure					
Roads	260,128	(78,501)	-	38,981	220,608
Footpaths	767	-	-	-	767
Bridges	22,261	-	-	-	22,261
Recreation assets	3,049	340	-	-	3,390
Drainage	10,286	-	-	-	10,286
Kerb & channel	418	-	-	-	418
	296,909	(78,161)	-	38,981	257,729
Total Asset Revaluation Reserves	**319,938**	**(74,561)**	**-**	**38,981**	**284,358**
2013					
Property					
Land	21,067	-	-	-	21,067
Land under roads	40	-	-	-	40
Buildings	1,922	-	-	-	1,922
	23,029	-	-	-	23,029
Infrastructure					
Roads	106,851	192,258	-	(38,981)	260,128
Footpaths	2,298	(1,531)	-	-	767
Bridges	6,122	16,139	-	-	22,261
Recreation assets	3,049	-	-	-	3,049
Drainage	10,286	-	-	-	10,286
Kerb & channel	3,696	(3,279)	-	-	418
	132,303	203,587	-	(38,981)	296,909
Total Asset Revaluation Reserves	**155,331**	**203,587**	**-**	**(38,981)**	**319,938**

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 23 Reserves (cont.)

(b) Statutory and other reserves	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Write Off Adjustments $'000	Balance at end of reporting period $'000
2014					
Car park reserve	43	-	-	-	43
Recreation facilities	863	80	(30)	-	914
Development works	1,713	254	(60)	-	1,907
Social infrastructure reserve	104	24	-	-	127
Storm water management	73	-	-	-	73
Closed landfill	-	72	-	-	72
Defined benefits	-	56	-	-	56
Capital works seed funding	-	56	-	-	56
Total statutory and other reserves	**2,795**	**543**	**(90)**	**-**	**3,249**
2013					
Car park reserve	43	-	-	-	43
Recreation facilities	752	211	(100)	-	863
Development works	1,754	19	(60)	-	1,713
Social infrastructure reserve	18	86	-	-	104
Storm water management	-	73	-	-	73
Total statutory and other reserves	**2,567**	**388**	**(160)**	**-**	**2,795**

Car park reserve

The purpose of this reserve is to provide improved parking facilities in urban areas.

Recreation facilities reserve

The purpose of this reserve is to provide funding for recreational facilities. Funded from developer contributions this reserve requires that recreation facilities be established within the proximity of the relevant new subdivision.

Development works reserve

The purpose of this reserve is to provide improved facilities within the municipality, funded through funds allocated to the reserves by Council.

Social Infrastructure reserve

The purpose of this reserve is to provide funding for increased social infrastructure requirements arising out of new subdivisions and developments and is funded by a levy on developers.

Storm water management reserve

The purpose of this reserve is to provide funding for future storm water management works which will be required for future subdivisions at the western end of Holts Lane in Darley.

Closed landfill reserve

The purpose of this reserve is to provide funding for future site remediation works related to closed landfills within Moorabool Shire.

Defined benefits reserve

The purpose of this reserve is to provide funding for future liability calls related to the Defined Benefits Superannuation scheme.

Capital works seed funding reserve

The purpose of this reserve is to provide a funding platform for the planning and advancement of future Capital Works projects.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 24	**Reconciliation of cash flows from operating activities to net result**		
	Net result for the year	1,654	6,876
	Depreciation	7,280	8,425
	Net (Gain) / Loss on disposal of property, plant and equipment, infrastructure	1,380	219
	Interest expense	852	899
	Contributions - non-monetary assets	(4,275)	(4,891)
	Movement in receivables relating to asset sales	-	(771)
	Work in progress from previous year expensed	12	99
	Change in assets and liabilities:		
	(Increase)/decrease in receivables	(232)	927
	(Increase)/decrease in accrued income	18	50
	(Increase)/decrease in prepayments	(10)	35
	(Increase)/decrease in inventories	3	(3)
	Increase/(decrease) in payables	1,198	1,563
	Increase/(decrease) in other liabilities	-	(2,395)
	Increase in provisions	453	268
	Net cash provided by operating activities	**8,334**	**11,301**

Note 25	**Financing arrangements**		
	Bank overdraft facility	750	750
	Used facilities	-	-
	Unused facilities	**750**	**750**

Note 26 Restricted assets

Council has cash and cash equivalents (note 14) that are subject to restrictions. As at the reporting date, Council had legislative restrictions in relation to Reserve funds (Recreational Lands Reserves) and Trust Funds.

Recreation facilities reserve (note 23b)	914	863
Trust funds (note 20)	760	797
Halletts Way road works*	500	500
	2,173	**2,161**

* In 2008/09 Council borrowed funds to complete road works at Halletts Way, Bacchus Marsh. After the borrowings were taken up Council decided to defer the project to a later date. These funds have been set aside for the project or another project as determined by Council.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 27 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (Vision Super). This fund has two categories of membership, accumulation (or defined contribution) and defined benefit, each of which is funded differently. The defined benefit section provides lump sum benefits based on years of service and final average salary. The accumulation section receives fixed contributions from Council and Council's legal or constructive obligation is limited to these contributions.

All contributions to other Superannuation funds are made to an accumulation fund only.

The accumulation fund receives fixed contributions from Council and Council's legal or constructive obligation is limited to these contributions.

Obligations for contributions to all funds are recognised as an expense in the Statement of Comprehensive Income when they are due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2014, this was 9.25% required under Superannuation Guarantee legislation). Our commitment to defined contribution plans is limited to making contributions in accordance with our minimum statutory requirements. No further liability accrues to the employer as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

Effective from 1 July 2014, the Superannuation Guarantee contribution rate is legislated to increase to 9.5%, and will progressively increase to 12% by 2019. Based on announcements included in the May 2014 Federal Budget, this progressive increase to 12% will be delayed until 2022.

Defined Benefit

As provided under Paragraph 34 of AASB 119, Moorabool Shire Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a multi-employer sponsored plan.

As a multi-employer sponsored plan, the Fund was established as a mutual scheme to allow for the mobility of the workforce between the participating employers without attaching a specific liability to particular employees and their current employer. Therefore, there is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Moorabool Shire Council in the Fund cannot be measured as a percentage compared with other participating employer. While there is an agreed methodology to allocate any shortfalls identified by the Fund Actuary for funding purposes, there is no agreed methodology to allocate benefit liabilities, assets and costs between the participating employers for accounting purposes. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements

Moorabool Shire Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary. The Fund's employer funding arrangements comprise of three components (which are detailed below) are:

1. Regular contributions - which are ongoing contributions needed to fund the balance of benefits for current members and pensioners;
2. Funding calls – which are contributions in respect of each participating employer's share of any funding shortfalls that arise; and
3. Retrenchment increments – which are additional contributions to cover the increase in liability arising from retrenchments.

Moorabool Shire Council is also required to make additional contributions to cover the contribution tax payable on the contributions referred to above.

Employees are also required to makes member contributions to the Fund. As such, assets accumulate in the Fund to meet member benefits, as defined in the Trust Deed, as they accrue.

Employer contributions

Regular contributions

On the basis of the results of the most recent full actuarial investigation conducted by the Fund's Actuary as at 31 December 2011, Moorabool Shire Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2014, this rate was 9.25% of members' salaries. This rate increased to 9.5% on 1 July 2014 and is expected to increase in line with the required Superannuation Guarantee contribution rate.

In addition, Moorabool Shire Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit (the funded resignation or retirement benefit is calculated as the VBI multiplied by the benefit).

Funding calls

The Fund is required to comply with the superannuation prudential standards. Under the superannuation prudential standard SPS 160, the Fund is required to target full funding of its vested benefits. There may be circumstances where:

• a fund is in an unsatisfactory financial position at an actuarial investigation (i.e. its vested benefit index (VBI) is less than 100% at the date of the actuarial investigation); or

• a fund's VBI is below its shortfall limit at any time other than at the date of the actuarial investigations.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 27 Superannuation (cont.)

If either of the above occur, the fund has a shortfall for the purposes of SPS 160 and the fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. There may be circumstances where the Australian Prudential Regulation Authority (APRA) may approve a period longer than three years.

The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%. The estimated VBI at 31 March 2014 was 104.6%. As this is greater than 97% there is no action required by employers at this stage.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Moorabool Shire Council) are required to make an employer contribution to cover the shortfall. The methodology used to allocate the shortfall was agreed in 1997 to fairly and reasonably apportion the shortfall between the participating employers.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's defined benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

The pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund are based on:

- The service periods of all active members split between the active members pre-1 July 1993 and post-30 June 1993 service period;
- The service periods of all deferred members split between the deferred members pre-1 July 1993 and post-30 June 1993 service period; and
- The pensioner (including fixed term pension) liabilities which are allocated to the pre-1993 period.

The pre-1 July 1993 component of the shortfall is apportioned between the participating employers based on the employer's share of the total participating employer payroll at 30 June 1993.

The post-30 June 1993 component of the shortfall is apportioned between the participating employers based on the employer's share of the total participating employer payroll at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. In the unlikely event that the Fund is wound up and there is a surplus in the Fund, the surplus cannot be applied for the benefit of the defined benefit employers where there are on-going defined benefit obligations. The surplus would be transferred to the fund accepting those defined benefit obligations (including the lifetime pension obligations) of the Fund.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's

Differences between calculations

The Fund surplus or deficit (i.e. the difference between fund assets and liabilities) is calculated differently for funding purposes (i.e. calculating required contributions), for the calculation of accrued benefits as required in AAS 25 and for the values needed for the AASB 119 disclosure in the Moorabool Shire Council's financial statements. AAS 25 requires that the present value of the defined benefit liability be calculated based on benefits that have accrued in respect of membership of the plan up to the measurement date, with no allowance for future benefits that may accrue.

Retrenchment increments

During 2013-14, Council was not required to make any payments to the fund in respect of retrenchment increments (nil in 2012/13). Council's liability to the Fund as at 30 June 2014, for retrenchment increments, accrued interest and tax is nil (nil in 2012/13).

Shortfall amounts

The Local Authorities Superannuation Fund's latest actuarial investigation as at 31 December 2011 identified an unfunded liability of $406 million (excluding contributions tax) in the defined benefit category of which Moorabool Shire Council is a contributing employer.

Moorabool Shire Council was made aware of the expected shortfall during the 2011/12 year and was informed of its share of the shortfall on 2 August 2012. Moorabool Shire Council has not been advised of any further adjustments.

Moorabool Shire Council's share of the shortfall amounted to $2,395,066.46 (excluding contributions tax) which was accounted for in the 2011/12 Comprehensive Operating Statement within Employee Benefits and in the Balance Sheet in Current Liabilities Provisions. No further amount has been accounted for in the 2013/14 Comprehensive Operating Statement within Employee Benefits (see Note 9) and in the Balance Sheet in Current Liabilities Provisions (see Note 21).

For the 2012/13 year, Moorabool Shire Council received an early payment discount of $5,687.91 which was accounted for in the 2012/13 Comprehensive Operating Statement within Employee Benefits (see Note 9) and in the Balance Sheet in Current Liabilities Provisions (see Note 21).

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 27 Superannuation (cont.)

Accrued benefits

The Fund's liability for accrued benefits was determined in the 31 December 2011 actuarial investigation pursuant to the requirements of Australian Accounting Standard Board AAS25 follows:

	31-Dec-11 $'000
Net Market Value of Assets	4,315,324
Accrued Benefits (per accounting standards)	4,642,133
Difference between Assets and Accrued Benefits	(326,809)
Vested Benefits (Minimum sum which must be paid to members when they leave the fund)	4,838,503

The financial assumptions used to calculate the Accrued Benefits for the defined benefit category of the Fund were:

Net Investment Return	7.50% p.a.
Salary Inflation	4.25% p.a.
Price Inflation	2.75% p.a.

The next full actuarial investigation of the Fund's liability for accrued benefits will be based on the Fund's position as at 30 June 2014. The anticipated completion date of this actuarial investigation is 19 December 2014.

	2014 $'000	2013 $'000
(a) Superannuation Contributions		
Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2014 are detailed below:		
Defined benefits Fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	209	177
Employer contributions payable to Local Authorities Superannuation Fund (Vision Super) at reporting date	-	-
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	811	846
Employer contributions to other funds	365	422
	1,176	1,267
Employer contributions payable to Local Authorities Superannuation Fund (Vision Super) at reporting date	72	68
Employer contributions payable to other funds	35	30
	107	99

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 28 Commitments

The Council has entered into the following commitments

2014	Not later than 1 year $'000	Later than 1 year and not later than 5 years $'000	Later than 5 years $'000	Total $'000
Operating				
Waste management	2,276	7,895	-	10,171
Internal audit	64	-	-	64
Banking and bill payment services	20	-	-	20
Valuation services	15	137	-	152
Leisure centre & pools	462	-	-	462
Local advertising	23	31	-	54
Footpath sweeping services	94	99	-	193
Delivered meals	21	-	-	21
Home maintenance services	23	-	-	23
Office cleaning	105	105	-	209
Tree trimming	55	28		82
	3,157	8,294	-	11,451
Capital				
Plant replacement	168	-	-	168
	168	-	-	168
Total	**3,325**	**8,294**	**-**	**11,619**

2013	Not later than 1 year $'000	Later than 1 year and not later than 5 years $'000	Later than 5 years $'000	Total $'000
Operating				
Waste management	1,433	5,458	1,563	8,454
Internal audit	64	-	-	64
Banking and bill payment services	40	20	-	60
Valuation services	136	-	-	136
Leisure centre & pools	396	-	-	396
Sportsground mowing	48	-	-	48
Local advertising	18	-	-	18
Footpath sweeping services	103	16	-	119
Delivered meals	210	20	-	230
Home maintenance services	102	23	-	125
Roadside grass slashing	64	-	-	64
Office cleaning	95	7	-	102
	2,708	5,544	1,563	9,815
Capital				
Roads - gravel resheet works	807	-	-	807
Drainage works	290	-	-	290
Easement rehabilitation works	479	-	-	479
	1,577	-	-	1,577
Total	**4,285**	**5,544**	**1,563**	**11,392**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

		2014 $'000	2013 $'000
Note 29	**Operating leases**		

Operating lease commitments

At the reporting date, the Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):

Not later than one year	276	460
Later than one year and not later than five years	240	372
Later than five years	-	-
	516	**832**

Note 30 Contingent liabilities and contingent assets

Contingent liabilities

- Council has a bank guarantee to the value of $15,000 in favour of the Department of Environment and Primary Industries. This guarantee is for an extractive mining licence in relation to the Allen's Gravel Pit.
- Council has obligations under a defined benefit superannuation scheme that may result in the need to make further additional contributions to the scheme to ensure that the liabilities of the fund are covered by the assets of the fund.
  At this point in time it is not known if any further additional contributions will be required, their timing or potential amount.

Guarantees for loans to other entities

- Council is listed as Guarantor to a loan to the Bacchus Marsh Montessori Pre School Inc. which was originally drawn down on 29 June 2001 for $170,000. The balance of the loan as at 30 June 2014 was $45,111.02 and there is no redraw facility. This loan has been secured against the assets of the Pre-School.

Contingent assets

- Subdivision developments expected to be accounted for by Council in 2014/2015 total $4.500 million (actual 2013/2014 $4.275 million).

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 31 Financial instruments

(a) Accounting policy, terms and conditions

Recognised Financial Instruments	Note	Accounting Policy	Terms and Conditions
Financial Assets			
Cash and cash equivalents	14	Cash on hand and at bank and money market call account are valued at face value. Interest is recognised as it accrues.	On call deposits returned a floating interest rate of 2.40% (2.65% in 2012/2013). Term Deposits returned fixed interest rates of between 2.95% and 3.70% (2012/13: between 3.69% and 5.10%).
Trade and other receivables	15	Receivables are carried at nominal amounts due less any provision for doubtful debts. A provision for doubtful debts is recognised when there is objective evidence that an impairment loss has occurred. Collectibility of overdue accounts is assessed on an ongoing basis.	General debtors are unsecured and interest free. Credit terms are based on 30 days.
Financial Liabilities			
Trade and other payables	19	Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received.	General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice date.
Interest bearing loans and borrowings	22	Loans are carried at their principal amounts, which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period it becomes due and recognised as part of payables.	Borrowings are secured by way of mortgages over the general rates of the Council. The weighted average interest rate on borrowings is 6.74% during 2013/2014 (6.61% in 2012/2013).

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 31 Financial instruments (cont.)

(b) Interest rate risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

2014	Floating Interest rate $'000	Fixed interest maturing in: 1 year or less $'000	Over 1 to 5 years $'000	More than 5 years $'000	Non-interest bearing $'000	Total $'000
Financial assets						
Cash and cash equivalents	5,573	4,000	-	-	2	9,576
Trade and other receivables	-	-	-	-	4,053	4,053
Accrued income	-	-	-	-	27	27
Total financial assets	**5,573**	**4,000**	**-**	**-**	**4,083**	**13,656**
Weighted average interest rate	2.40%	3.02%	0.00%	0.00%	0.00%	
Financial liabilities						
Payables	-	-	-	-	6,418	6,418
Interest-bearing liabilities	-	5,107	5,635	1,956	-	12,699
Total financial liabilities		**5,107**	**5,635**	**1,956**	**6,418**	**19,117**
Weighted average interest rate	0.00%	6.74%	6.74%	6.74%	0.00%	
Net financial assets (liabilities)	**5,573**	**(1,107)**	**(5,635)**	**(1,956)**	**(2,335)**	**(5,461)**

2013	Floating Interest rate $'000	Fixed interest maturing in: 1 year or less $'000	Over 1 to 5 years $'000	More than 5 years $'000	Non-interest bearing $'000	Total $'000
Financial assets						
Cash and cash equivalents	4,269	7,000	-	-	3	11,272
Trade and other receivables	-	-	-	-	3,779	3,779
Accrued income	-	-	-	-	46	46
Total financial assets	**4,269**	**7,000**	**-**	**-**	**3,828**	**15,097**
Weighted average interest rate	2.65%	3.65%	0.00%	0.00%	0.00%	
Financial liabilities						
Payables	-	-	-	-	5,183	5,183
Interest-bearing liabilities	-	2,384	5,858	3,146	-	11,388
Total financial liabilities	**-**	**2,384**	**5,858**	**3,146**	**5,183**	**16,571**
Weighted average interest rate	0.00%	6.61%	6.61%	6.61%	0.00%	
Net financial assets (liabilities)	**4,269**	**4,616**	**(5,858)**	**(3,146)**	**(1,355)**	**(1,474)**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 31 Financial instruments (cont.)

(c) Net fair values

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial Instruments	Total carrying amount as per Balance Sheet		Aggregate net fair value	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
(1) Financial assets				
Cash and cash equivalents	9,576	11,272	9,576	11,272
Other receivables	4,053	3,779	4,053	3,779
Accrued income	27	46	27	46
Total financial assets	**13,656**	**15,097**	**13,656**	**15,097**
(2) Financial liabilities				
Payables	6,418	5,183	6,418	5,183
Interest bearing liabilities	12,699	11,388	12,699	11,388
Total financial liabilities	**19,117**	**16,571**	**19,117**	**16,571**

(d) Credit risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Balance Sheet.

(e) Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a quoting process. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:
- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our net debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Planning and Community Development each year.

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1989. We manage interest rate risk by adopting an investment policy that ensures:
- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 31 Financial instruments (cont.)

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in our balance sheet. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Trade and other receivables consist of a large number of customers, spread across the consumer, business and government sectors. Credit risk associated with Council's financial assets is minimal because the main debtor is the Victorian Government. Apart from the Victorian Government we do not have any significant credit risk exposure to a single customer or groups of customers. Ongoing credit evaluation is performed on the financial condition of our customers and, where appropriate, an allowance for doubtful debts is raised.

We may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 30.

Movement in Provisions for Doubtful Debts	**2014**	**2013**
	$'000	**$'000**
Balance at the beginning of the year	176	115
New Provisions recognised during the year	1	169
Amounts already provided for and written off as uncollectible	(24)	(93)
Amounts provided for but recovered during the year	(3)	(15)
Balance at end of year	150	176

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade & Other Receivables was:

	2014	**2013**
	$'000	**$'000**
Current	291	103
Past due by up to 30 days	17	26
Past due between 31 and 60 days	12	20
Past due between 61 and 90 days	73	5
Past due by more than 90 days	108	118
Total Trade & Other Receivables	501	272

Ageing of individually impaired Trade and Other Receivables

At balance date, other debtors representing financial assets with a nominal value of $149,928 (2013: $176,163) were impaired. The amount of the provision raised against these debtors was $149,928 (2013: $176,163). The individually impaired debtors relate to sundry debtor and infringements and have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of Trade and Other Receivables that have been individually determined as impaired at reporting date was:

	2014	**2013**
	$'000	**$'000**
Current	-	-
Past due by up to 30 days	-	-
Past due between 31 and 60 days	-	-
Past due between 61 and 90 days	-	-
Past due by more than 90 days	150	176
Total Trade & Other Receivables	150	176

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial asset at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 31 Financial instruments (cont.)

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities

These amounts represent undiscounted gross payments including both principal and interest amounts

2014	6 mths or less $'000	6-12 months $'000	1-2 years $'000	2-5 years $'000	>5 years $'000	Contracted Cash Flow $'000	Carrying Amount $'000
Trade and other payables	6,418	-	-	-	-	6,418	6,418
Trust funds and deposits	760	-	-	-	-	760	760
Interest-bearing loans and borrowings	4,387	720	1,521	4,114	1,956	12,699	12,699
Total financial liabilities	*11,565*	*720*	*1,521*	*4,114*	*1,956*	*19,877*	*19,877*

2013	6 mths or less $'000	6-12 months $'000	1-2 years $'000	2-5 years $'000	>5 years $'000	Contracted Cash Flow $'000	Carrying Amount $'000
Trade and other payables	5,183	-	-	-	-	5,183	5,183
Trust funds and deposits	797	-	-	-	-	797	797
Interest-bearing loans and borrowings	2,006	1,129	2,045	5,671	3,475	14,327	14,327
Total financial liabilities	*7,986*	*1,129*	*2,045*	*5,671*	*3,475*	*20,307*	*20,307*

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months (base rates are sourced from Reserve Bank of Australia):

- A parallel shift of +1% and -2% in market interest rates (AUD) from year-end rates of 4.4%.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by the Council at year end, if the above movements were to occur.

		Interest rate risk			
		-2% -200 basis points		1% 100 basis points	
2014		*Profit*	*Equity*	*Profit*	*Equity*
	$'000	**$'000**	**$'000**	**$'000**	**$'000**
Financial assets:					
Cash and cash equivalents	9,573	(191)	(191)	96	96
Trade and other receivables	-	-	-	-	-
Financial liabilities:					
Interest-bearing loans and borrowings	12,699	(254)	(254)	127	127

		Interest rate risk			
		-2% -200 basis points		1% 100 basis points	
2013		*Profit*	*Equity*	*Profit*	*Equity*
	$'000	**$'000**	**$'000**	**$'000**	**$'000**
Financial assets:					
Cash and cash equivalents	11,269	(225)	(225)	113	113
Trade and other receivables	-	-	-	-	-
Financial liabilities:					
Interest-bearing loans and borrowings	11,388	(228)	(228)	114	114

(g) Fair value hierarchy

All financial assets and liabilites carried at fair value are measured at quoted prices in active markets for identical assets or liabilities. Therefore these assets and liabilites are classified as level 1 in the fair value hierarchy.

Note 32 Auditors' remuneration

	2014 $'000	2013 $'000
Audit fee to conduct external audit - Victorian Auditor General's Office	39	34
Internal audit fees - Deloitte	54	56
Internal audit fees - Other	-	15
Other fees	9	4
	102	**109**

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 33 Events occurring after balance date

There are no events to disclose.

Note 34 Related party transactions

(i) Responsible persons

Names of persons holding the position of a Responsible Person at Moorabool Shire Council at any time during the year are:

Councillors	Councillor Paul Tatchell (Mayor)
	Councillor Allan Comrie
	Councillor Tonia Dudzik
	Councillor David Edwards
	Councillor John Spain
	Councillor Tom Sullivan
	Councillor Patrick Toohey
Chief Executive Officer	Rob Croxford

(ii) Remuneration of Responsible Persons

The numbers of Responsible Officers, whose total remuneration from Council and any related entities fall within the following bands:

	2014 No.	2013 No.
<$20,000	-	8
$20,000 - $29,999	5	2
$40,000 - $49,999	1	-
$50,000 - $59,999	-	1
$70,000 - $79,999	1	-
$200,000 - $209,999	-	1
$210,000 - $219,999	1	-
	8	**12**
	$'000	**$'000**
Total Remuneration for the reporting year for Responsible Persons included above amounted to	437	394

(iii) No retirement benefits have been made by the Council to a Responsible Person.

(iv) No loans have been made, guaranteed or secured by the Council to a Responsible Person during the reporting year.

(v) Other Transactions

No transactions other than remuneration payments or the reimbursement of approved expenses were entered into by Council with responsible persons or related parties of such responsible persons during the reporting year.

(vi) Senior Officers Remuneration

A Senior Officer, other than a Responsible Person, is an officer of Council who:
a) has management responsibilities and reports directly to the Chief Executive; or
b) whose total annual remuneration exceeds $133,000 (2013 - $130,000)

The number of Senior Officers, other than the Responsible Persons, are shown below in their relevant income bands:

Income Range:	2014 No.	2013 No.
< $130,000	-	1
$130,000 - $139,999	-	4
$140,000 - $149,999	3	2
$160,000 - $179,999	1	-
	4	**7**
	$'000	**$'000**
Total Remuneration for the reporting year for Senior Officers included above, amounted to	598	940

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 35 Revenues, expenses and assets by key result area

Rather than provide segment information as required per AASB 114, the Local Government Regulations require the following program based disclosures:

	Representation and Leadership of Our Community		Community Wellbeing		Enhanced Infrastructure and Natural and Built Environment		Total	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Income:								
Operating grants	2,269	4,203	3,034	3,272	1,341	1,898	6,644	9,374
Other	23,341	22,287	1,108	1,240	4,941	4,679	29,390	28,206
Total Income	25,611	26,491	4,142	4,513	6,281	6,577	36,034	37,581
Expenses	9,857	9,385	8,738	8,576	22,838	26,559	41,433	44,520
Result before capital income and asset items	**15,754**	**17,106**	**(4,596)**	**(4,063)**	**(16,557)**	**(19,982)**	**(5,399)**	**(6,939)**
Capital grants and contributions	-	-	27	50	4,026	8,723	4,054	8,773
Capital Contributions - cash (developer contributions)	-	-	-	-	104	369	104	369
Contributions - non-monetary assets	-	-	-	-	4,275	4,891	4,275	4,891
Net gain (loss) on disposal of property, infrastructure, plant and equipment and investment properties	-	-	(6)	-	(1,374)	(219)	(1,380)	(219)
Net result for the year	**15,754**	**17,106**	**(4,575)**	**(4,013)**	**(9,525)**	**(6,217)**	**1,654**	**6,876**
Assets attributed to Key Result Area*	**103,799**	**98,504**	**92,019**	**90,011**	**240,505**	**278,772**	**436,323**	**467,287**

*Assets have been attributed to functions/activities based on the control and/or custodianship of specific assets.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 35 Revenues, expenses and assets by key result area (cont.)

Representation and Leadership of Our Community

In representing and leading our community, Council will continue to improve its understanding of community needs. We will listen and recognise the diversity of expectations and priorities across Moorabool, whether in urban centres, small towns and hamlets, or rural areas. In building these relationships, we will communicate effectively and provide fair representation.

Council will build mutually beneficial partnerships with federal and state governments, municipalities in our region and other key agencies to gain acknowledgement, respect, understanding and support for the needs of its communities.

As a Shire we are well placed geographically being in close proximity to Melbourne's western suburbs, Geelong, Ballarat and, to a lesser degree, Bendigo. Our future planning needs to take account of key transport linkages and our local land use planning in reference to these regional and capital centres.

We will advocate strongly for the resources, infrastructure and strategies required to sustain a quality future for Moorabool. We will identify the key advocacy issues in engagement with the community.

We recognise that there are extraordinary pressures on Moorabool Shire to deliver services and facilities appropriate for our diverse populations. We also recognise that increasing rates and debt is not a sustainable way forward.

We operate in a tight fiscal environment and as such we continually review the "core business" of Council and ways to do more with less in areas that the community expects of us.

Moorabool Shire Council is committed to delivering public value and continuously improving and refining our service delivery. The wellbeing of our community is paramount.

Council has developed a planning framework named Moorabool 2041 which is a long term view of land use planning and associated physical and social infrastructure needed to meet our communities' needs. The building blocks of this strategy include:

- A housing policy to assist in the zoning of our residential areas
- A small towns settlement strategy to plan the future look and feel of our smaller towns
- An agriculture enterprise investment strategy to guide agricultural pursuits on smaller lots, and
- A rural housing policy to guide housing associated with agriculture.

In delivering our services we will provide excellent customer service using our values, principles, policies and 2013 Customer Service Strategy.

We will value our people, providing them with learning opportunities, leadership development, a safe and functional workplace and a sense of wellbeing.

Community Wellbeing

We will support volunteers, recognising and celebrating their vital role in community participation and service delivery.

Council recognises the individuality, diversity and identity of each community. We will work together to strengthen each community's capacity to plan, develop and implement projects that build the community they envisage.

Council will monitor and plan for the needs and aspirations of our changing communities and opportunities to contribute to community life through enhancing our social planning. Through increasing our understanding of the needs of our communities, Council places itself in a better position to improve the quality of life for the people who live, work and play/recreate in the municipality.

Council will plan, lead and facilitate high quality services to families and children, young people, the aged, the people with disabilities and the disadvantaged. We will work with the community to plan and deliver services and facilities that are appropriate and affordable, reflecting the size, location and diversity of our communities.

Council will work with other levels of government and nongovernment organisations to increase their investment in services and facilities across the municipality.

We will protect the peace, wellbeing and safety of our communities by the fair and equitable management of local laws, fire prevention and animal control. Furthermore, Council will work closely with the Municipal Association of Victoria and state government in order to address potential wind farm issues that communities may be affected by during and post construction phase of wind turbine facilities. To build the economic capacity of Moorabool Shire, along with its residential growth, Council will refocus its resources toward:

- Ensuring the local investment climate is functional for local businesses,
- Encouraging the formation of new enterprises and supporting the growth of particular clusters of businesses, and
- Advocating and forming partnerships in delivering key infrastructure.

Enhanced Infrastructure and Natural and Built Environment

Moorabool Shire is a peri urban area between Melbourne and Ballarat and is experiencing significant change in response to the pressures of growth. This provides many challenges for Moorabool given the scale of planning and development issues it faces and the limited rate base of the municipality. In addition, much of the municipality sits within potable water catchments and this presents difficulties associated with development within these areas, thus highlighting the requirement to develop a Domestic Wastewater Management Plan.

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

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 35 Revenues, expenses and assets by key result area (cont.)

Enhanced Infrastructure and Natural and Built Environment (cont.)

Moorabool 2041 will be a key document to:

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

At the same time, the municipality has vast rural expanses and significant existing infrastructure and Council needs to plan, create, renew and maintain its physical assets whilst balancing community expectations and the resource capacity of the growing Shire. As a principle, we will renew existing assets before constructing new assets and balance this with our communities' needs and growth pressures.

We will manage our physical assets such as roads, bridges, drains, footpaths, buildings, structures, community facilities, parks and sports grounds to meet a practical level of service in the most cost effective manner for present and future residents. We will advocate strongly for the resources, infrastructure and strategies required to sustain a quality future for Moorabool.

We will support state and federal environmental programs to continue to raise community awareness regarding waste minimisation, recycling and water management.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 36 Financial ratios

	2014 $'000		2014 %	2013 $'000		2013 %	2012 $'000		2012 %
(a) Debt servicing ratio (to identify the capacity of Council to service its outstanding debt)									
Debt servicing costs / Total revenue	852 / 44,467	=	1.92%	899 / 51,614	=	1.74%	983 / 52,083	=	1.89%

Debt servicing costs refer to the payment of interest on loan borrowings, finance lease, and bank overdraft.
The ratio expresses the amount of interest paid as a percentage of Council's total revenue.

(b) Debt commitment ratio (to identify Council's debt redemption strategy)									
Debt servicing & redemption costs / Rate revenue	2,368 / 26,018	=	9.10%	2,389 / 24,162	=	9.89%	2,432 / 22,643	=	10.74%

The ratio expresses the percentage of rate revenue utilised to pay interest and redeem debt principal.

(c) Revenue ratio (to identify Council's dependence on non-rate income)									
Rate revenue / Total revenue	26,018 / 44,467	=	58.51%	24,162 / 51,614	=	46.81%	22,643 / 52,083	=	43.47%

The level of Council's reliance on rate revenue is determined by assessing rate revenue as a proportion of the total revenue of Council.

(d) Debt Exposure Ratio (to identify Council's exposure to debt)									
Total indebtedness / Total realisable assets	23,560 / 84,839	=	27.77%	20,560 / 82,727	=	24.85%	21,977 / 83,241	=	26.40%

Any liability represented by a restricted asset (Note 26) is excluded from total indebtedness.

The following assets are excluded from total assets when calculating Council's realisable assets:
- land and buildings on Crown land; restricted assets; heritage assets; total infrastructure assets; and Council's investment in associate.

This ratio enables assessment of Council's solvency and exposure to debt. Total indebtedness refers to the total liabilities of Council. Total liabilities are compared to total realisable assets which are all Council assets not subject to any restriction and are able to be realised. The ratio expresses the percentage of total liabilities for each dollar of realisable assets.

(e) Working Capital Ratio (to assess Council's ability to meet current commitments)									
Current assets / Current liabilities	14,674 / 15,805	=	92.84%	16,171 / 11,850	=	136.47%	19,736 / 10,001	=	197.35%

The ratio expresses the level of current assets the Council has available to meet its current liabilities.

(f) Adjusted working capital ratio (to assess Council's ability to meet current commitments)									
Current assets / Current liabilities	14,674 / 13,903	=	105.54%	16,171 / 9,842	=	164.31%	19,736 / 8,153	=	242.08%

The ratio expresses the level of current assets the Council has available to meet its current liabilities.
Current liabilities have been reduced to reflect the long service leave that is shown as a current liability because Council does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date, but is not likely to fall due within 12 months after the end of the period.

(g) Underlying result ratio (to assess Council's financial viability)									
Adjusted net surplus / Underlying revenue	-2,622 / 40,607	=	-6.46%	1,985 / 47,148	=	4.21%	-636 / 50,074	=	-1.27%

For surpluses, the higher the percentage, the stronger the result.
A negative result indicates a deficit. Operating deficits cannot be sustained in the longer-term.
Underlying revenue doesn't take into account non-cash developer contributions and other one-off (non-recurring) adjustments.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 36 Financial ratios (cont.)

	2014 $'000		2014 %	2013 $'000		2013 %	2012 $'000		2012 %
(h) Self-financing ratio (to assess Council's ability to fund replacement of assets from operations)									
Net operating cash flows / Underlying revenue	8,334 / 40,607	=	20.52%	11,301 / 47,148	=	23.97%	16,709 / 50,074	=	33.37%

This ratio is a measure of Council's ability to fund the replacement of assets from cash generated by its operations. The higher the percentage, the greater the ability to do so.

(i) Indebtedness ratio (to assess Council's ability to meet liabilities in the longer term)									
Non-current liabilities / Own-sourced revenue	8,514 / 28,010	=	30.40%	9,508 / 27,988	=	33.97%	13,410 / 21,727	=	61.72%

This ratio is a longer term measure that compares non-current liabilities (which mainly comprises borrowings) to own-sourced revenue. It complements the liquidity ratio which is a short-term measure.

The higher the percentage, the less ability Council has to cover its non-current liabilities from self-generated revenue. Own-sourced revenue is used because it does not include capital grants which are generally tied to specific projects and cannot be used to retire debt.

(j) Investment gap ratio (to asses whether spending on infrastructure is sufficient to cover depreciation)									
Capital spend / Depreciation	10,922 / 7,280	=	150.03%	12,676 / 8,425	=	150.46%	16,056 / 8,706	=	184.42%

This ratio is a measure of whether Council is spending on infrastructure at a rate faster than the infrastructure is depreciating. A ratio of greater than 100% indicates that spending is sufficient. It is a longer term indicator.

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Note 37 Capital expenditure

Capital expenditure areas	2014 $'000	2013 $'000
Sealed Roads	3,519	6,118
Unsealed Roads	426	1,743
Footpaths, Kerb & Channel, and Other	4,074	2,354
Stormwater and Drainage	1,243	479
Community Land and Facilities	696	828
Corporate Land and Facilities	271	146
Plant and Equipment	675	1,007
Total Capital Works	**10,905**	**12,676**
Represented by:		
Renewal of infrastructure	9,962	11,532
Upgrade of infrastructure	414	689
New assets	529	455
Total Capital Works	**10,905**	**12,676**

Property, plant and equipment, infrastructure movement

The movement between the previous year and the current year in property, infrastructure, plant and equipment as shown in the Balance Sheet links to the net of the following items:

Total capital works	10,905	12,676
Depreciation and amortisation	(7,280)	(8,425)
Written down value of assets sold	(1,733)	(644)
Contributions - non-monetary assets	4,275	4,891
Asset revaluation movement	(35,580)	203,587
Work in progress from previous year expensed	(12)	(99)
Net movement in property, infrastructure, plant and equipment	**(29,425)**	**211,987**

CERTIFICATION OF THE FINANCIAL STATEMENTS 2013/2014

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act* 1989, the Local Government (Finance and Reporting) Regulations 2004, Australian Accounting Standards and other mandatory professional reporting requirements.

Shane Marr, CPA
Principal Accounting Officer

Dated: 4 September 2014
Darley

In our opinion the accompanying financial statements present fairly the financial transactions of Moorabool Shire Council for the year ended 30 June 2014 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council on 4 September 2014 to certify the financial statements in their final form.

Tonia Dudzik
Councillor

Dated: 4 September 2014
Darley

John Spain
Councillor

Dated: 4 September 2014
Darley

Rob Croxford
Chief Executive Officer

Dated: 4 September 2014
Darley

MOORABOOL SHIRE COUNCIL

STANDARD STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2014

NOTES TO THE STANDARD STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2014

For the Year Ended 30 June 2014

Note 1: Basis of Preparation of Standard Statements

Council is required to prepare and include audited Standard Statements within its Annual Report.

These statements and supporting notes form a special purpose financial report prepared to meet the requirements of the Local Government Act 1989 and Local Government (Finance and Reporting) Regulations 2004.

The Standard Statements have been prepared on accounting bases consistent with those used for the General Purpose Financial Report and the Budget. The results reported in these statements are consistent with those reported in the General Purpose Financial Report.

The Standard Statements are not a substitute for the General Purpose Financial Statements included in the Annual Report. They have not been prepared in accordance with all Australian Accounting Standards or other authoritative pronouncements.

The Standard Statements compare Council's financial plan, expressed through its budget, with actual performance. The Local Government Act 1989 requires explanation of any material variances.
The Council has adopted a materiality threshold of:

- greater than 10 per cent and $100,000; and/or
- greater than $1,000,000

Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures included in the Standard Statements are those adopted by Council on 03 July 2013 as the 2013/2014 Budget. The budget was based on assumptions that were relevant at the time of adoption of the budget. The Council set guidelines and parameters for revenue and expense targets in this budget in order to meet Council's business plan and financial performance targets for both the short and long term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

Detailed information on the actual financial results are contained in the General Purpose Financial Statements. The detailed budget can be obtained by contacting Council or through Council's website. The Standard Statements must be read with reference to these documents.

STANDARD INCOME STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

	Budget	Actual	Variances		Ref
	$'000	$'000	$'000	%	
Revenue					
Rates and charges	26,146	26,018	(128)	(0.5%)	
Operating grants	8,471	6,644	(1,827)	(21.6%)	1
User fees and charges	1,664	1,420	(244)	(14.7%)	2
Statutory fees and charges	536	460	(76)	(14.2%)	
Other revenue	1,125	1,117	(8)	(0.7%)	
Interest received	427	478	52	12.2%	
Total revenues	**38,369**	**36,138**			
Expenses					
Employee costs	(16,118)	(16,712)	593	3.7%	
Materials and consumables	(14,961)	(16,081)	1,121	7.5%	3
Other expenses	(449)	(508)	59	13.1%	
Depreciation	(9,488)	(7,280)	(2,208)	(23.3%)	4
Borrowing costs	(926)	(852)	(74)	(8.0%)	
Total expenses	**(41,942)**	**(41,433)**			
Underlying Result - Surplus (Deficit)	**(3,573)**	**(5,295)**			
Plus					
Capital grants and contributions	3,383	4,054	671	19.8%	5
Proceeds from sale of assets	1,120	415	(705)	(62.9%)	6
Less					
Written down value of assets sold	1,362	1,796	433	31.8%	7
Share of net profits (losses) of associates and joint ventures accounted for by the equity method	-	-	-	0.0%	
Surplus (Deficit) prior to contributed assets	**(432)**	**(2,622)**			
Contributed assets	4,500	4,275	(225)	(5.0%)	
Surplus (deficit) for the year	**4,068**	**1,654**			

STANDARD INCOME STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
1	Operating Grants	Actual Operating Grants were lower than budget mainly due to the cancellation of the early payment of Financial Assistance grants ($1.896m) and Local Road grants ($863k) as advised post Federal Budget in May 2014. The 2013/14 Council budget assumed that the early payment of FAG's and local road funding would continue in 2013/14. Partially offsetting this decrease, Council received a number of one off operating grants in 2013/14 including NBN Digital Local Government project ($131k), Moorabool Healthy Communities ($120k), West Moorabool Heritage Study ($100K), Employment Scenario Planning ($67.5k), Waterway and Stormwater Management Strategy ($64k), Small Towns and Settlements Strategy ($57k), Economic Development Strategy ($51k), Bacchus Marsh Traffic Study ($50k) and the Werribee Gorge Bio Link Project ($45.5k). In addition to this, Council was successful in procuring a number of additional grants amounting to $303k in total for grants ranging between $10k to $32k. In most instances, Council will be required to fully acquit the grant funds.
2	User Fees & Charges	Actual User Fees and Charges revenue was less than budget due to a slowdown in income from Subdivision Certification fees ($96K). Other areas of decline include brokerage fees for Aged and Disability services ($84k) and Meals on Wheels ($44k). In addition to this, $46K reduction is attributed to the creation of an Asset Protection Officer that was approved in the 2013/14 Budget for which the position was not filled and therefore no income generated in the 2013/14 year.
3	Materials and consumables	Over budget primarily due to works carried out which were funded in previous financial years including Flood recovery technical costs ($87k), Moorabool Healthy Communities ($89k) and the NBN Digital Local Government project ($279k). In addition to this, Council incurred additional costs as a result of animal enforcement legal proceedings ($98k) in addition to $69k in town planning enforcement related legal fees. Also, there were a number of projects that were budgeted as capital items which did do not meet the definition of an asset and were therefore expensed. The total value of this was $515k.

STANDARD INCOME STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
4	Depreciation	In the 2012/13 and 2013/14 year, Moorabool undertook major works in developing a Strategic Asset Management Framework in addition to the ongoing implementation of the Asset Management System. This has in turn informed the 2013/14 infrastructure assets revaluation, resulting in a significant decrease in depreciation expense of $2.208m as compared to the 2013/14 Budget. At the time of preparing the 2013/14 budget, the likely extent of the change in Council's asset base and depreciation profile was not known and was therefore not budgeted.
5	Capital grants and contributions	Variances to budget include a number of grants and receipts that were not included in the 2013/14 budget. These include Flood technical cost recoveries ($1.550M) in addition to a number of unbudgeted capital grants including Bungaree Recreation Reserve ($148k), Links Road / Swans Road rehabilitation works ($71k), Maddingley Park Tennis Courts ($41k), Navigators Road ($40k) and Spargo Creek Road ($37K). Offsetting these increases is a $1.25m reduction in capital grants related to the Halletts Way Southern connection which was budgeted to be received in 2013/14. This is a timing issue only with the funds expected to be received in the 2014/15 financial year.
6	Proceeds from sale of assets	Under budget due to the Graham Street property not selling. The budget assumed that this property would sell for $850k but remains unsold at June 30 2014. Partially offsetting this decrease is $235k in revenue received for the sale of land in the Hillside Industrial Estate. This was not budgeted for in the 2013/14 Council Budget.
7	Written down value of assets sold	In 2013/14 the actual was higher than budget due to the written down value of Council transport infrastructure assets being $1.413m greater than the budget. The 2013/14 budget assumed that all transport infrastructure assets would be fully depreciated at date of replacement. Partially offsetting this impact was the written down value of the proposed Graham Street land sale. The 2013/14 budget assumed this parcel of land would be sold in 2013/14 with a budgeted written down value of $990k. At June 30 2014, the parcel has yet to be sold.

STANDARD BALANCE SHEET

AS AT 30 JUNE 2014

	Budget	Actual	Variances		Ref
	$'000	$'000	$'000	%	
Current assets					
Cash and cash equivalents	3,535	9,576	6,040	170.9%	**8**
Receivables	4,832	3,926	(906)	(18.8%)	**9**
Non-current assets classified as held for sale	1,053	991	(63)	(6.0%)	
Other assets	262	182	(80)	(30.6%)	
Total current assets	**9,682**	**14,674**			
Non-current assets					
Receivables	126	127	2	1.4%	
Other non-current assets	56	-	(56)	(100.0%)	
Property, infrastructure, plant and equipment	291,193	421,522	130,328	44.8%	**10**
Total non-current assets	**291,374**	**421,649**			
Total assets	**301,057**	**436,323**			
Current liabilities					
Payables	2,982	6,418	3,436	115.2%	**11**
Trust funds	1,434	760	(675)	(47.0%)	**12**
Provisions	3,244	3,520	276	8.5%	
Interest-bearing liabilities	1,713	5,107	3,394	198.2%	**13**
Total current liabilities	**9,374**	**15,805**			
Non-current liabilities					
Provisions	477	923	445	93.3%	**14**
Interest-bearing liabilities	10,687	7,592	(3,095)	(29.0%)	**15**
Total non-current liabilities	**11,164**	**8,514**			
Total liabilities	**20,538**	**24,319**			
Net assets	**280,519**	**412,003**			
Equity					
Accumulated surplus	122,621	124,397	1,776	1.4%	
Asset revaluation reserve	155,331	284,358	129,026	83.1%	**16**
Statutory and other reserves	2,567	3,249	681	26.5%	**17**
Total equity	**280,519**	**412,003**			

STANDARD BALANCE SHEET

AS AT 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
8	Cash and cash equivalents	Cash assets at 30 June 2014 were higher than budget due to a number of unfinished capital and non-capital projects being carried forward to 2014/15. These include: - Net Operating Carry Forwards ($0.835 million) - Net Capital Improvement Program Commitments ($2.868 million) The 2013/14 budget assumed all projects would be complete by the 30 June 2014.
9	Receivables - current	The 2013/14 Budget estimate was based on the 2012/13 Forecast Actual which was greater than the 2013/14 Actuals. Prior years balances for Debtors were greater due in large part to a larger number of flood recovery and capital projects invoiced as at 30 June in the prior year. The main reason the 2013/14 actual balance was lower was that there were not as many large capital grants invoiced for in June 2013 as compared to previous financial year.
10	Property, infrastructure, plant and equipment	In the 2013/14 year, Moorabool undertook major works in developing a Strategic Asset Management Framework in addition to the ongoing implementation of the Asset Management System. This has in turn informed the 2013/14 infrastructure assets revaluation, resulting in a significant difference in the value of Moorabool's key infrastructure asset base as compared to the 2013/14 Budget. At the time of preparing the budget, the likely extent of the change in Council's asset base was not known and was therefore not budgeted.
11	Payables	Over budget due to the accrual of costs associated with: - Unbudgeted Flood Restoration Works - Contract payments / progress payments for Capital Works The 2013/14 Budget assumed all Capital Projects would be complete by 30 June 2014.
12	Trust funds	This decrease is due to an unbudgeted decline in deposits held for subdivision work and a decrease in contract retentions held.

STANDARD BALANCE SHEET

AS AT 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
13	Interest-bearing liabilities - current	This variance reflects the timing of the principal repayment in relation to $3.695m in Council loans that were procured in 2013/14 under a short term debt financing facility. The budget assumption was that these loans would be procured as long term principle and interest loans and repaid over a 10 year period. As at June 30 2014, these loans were subject to the MAV collaborative debt procurement contract that was not finalised as at June 30. As a result, the interim debt financing facility at June 30 was still in place and is classified as a current liability. This is a timing issue only. Upon finalisation of the MAV collaborative debt procurement facility and resulting issuance of the bond, these loans will be re-classified as non current liabilities in future years.
14	Provision - non current	The increase as compared to the 2013/14 budget reflects a higher proportion of overall long service leave assessed as being non current in nature as at 30 June 2014. The 2013/14 budgeted amount was based on a high level estimate.
15	Interest-bearing liabilities - non current	This variance reflects the timing of the principal repayment in relation to $3.695m in Council loans that were procured in 2013/14 under a short term debt financing facility. The budget assumption that these loans would be procured as long term principle and interest loans and repaid over a 10 year period. As at June 30 2014, these loans were subject to the MAV collaborative debt procurement contract that was not finalised as at June 30. As a result, the interim debt financing facility at the June 30 was still in place and is classified as a current liability. As a result the non current liability is lower than budget. This is a timing issue only. Upon finalisation of the MAV collaborative debt procurement facility and resulting issuance of the bond, these loans will be re-classified as non current liabilities in future years.
16	Asset revaluation reserve	The balance is higher than budget due to the unbudgeted revaluation of Infrastructure Assets in 2012/13 and 2013/14 respectively. At the time of drafting the 2013/14 Budget, the impact of asset revaluations was not included in the budget.

STANDARD BALANCE SHEET

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
17	Statutory and other reserves	The significant increase over the budget mainly relates to the transfer of land sales in Hillside Industrial Estate to the Development Works Reserve in 2013/14. The amount of the actual transfer was not known at the time of preparing the 2013/14 budget. The increase in budget is also attributed to the creation of 3 additional discretionary reserves which were not budgeted for. The 3 new reserves are Defined Benefits future call reserve ($56K), Capital Seed Funding reserve ($56) and the Closed Landfill contingency reserve ($72K).

STANDARD CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

	Budget $'000	Actual $'000	Variances $'000	Variances %	Ref
Cash flows from operating activities					
Receipts					
Rates and charges	26,015	26,100	84	0.3%	
Operating grants (inc GST)	8,471	6,497	(1,974)	(23.3%)	**18**
Capital grants and contributions (inc GST)	3,383	4,160	777	23.0%	**19**
User fees and charges (inc GST)	1,664	1,523	(142)	(8.5%)	
Statutory fees and charges	536	460	(76)	(14.2%)	
Other revenue	1,125	1,146	22	1.9%	
Interest received	427	478	52	12.2%	
Net GST refund/payment	-	1,938	1,938	100.0%	**20**
	41,621	**42,301**			
Payments					
Employee costs	(18,513)	(16,259)	(2,255)	(12.2%)	**21**
Materials and consumables (inc GST)	(14,961)	(17,200)	2,240	15.0%	**22**
Other expenses	(449)	(508)	59	13.1%	
	(33,923)	**(33,967)**			
Net cash provided by (used in) operating activities	**7,698**	**8,334**			
Cash flows from investing activities					
Proceeds from sale of property, plant and equipment	1,120	415	(705)	(62.9%)	**23**
Payments for property, plant and equipment	(7,938)	(10,922)	2,984	37.6%	**24**
Net cash provided by (used in) investing activities	**(6,818)**	**(10,507)**			
Cash flows from financing activities					
Borrowing costs	(926)	(852)	74	8.0%	
Proceeds from borrowings	2,845	2,845	-	0.0%	
Repayment of borrowings	(2,633)	(1,517)	1,117	42.4%	**25**
Net cash provided by (used in) financing activities	**(714)**	**477**			
Net increase (decrease) in cash and cash equivalents	166	(1,696)	(1,863)	(1119.5%)	
Cash and cash equivalents at the beginning of the year	3,369	11,272	7,903	234.6%	
Cash and cash equivalents at the end of the year	**3,535**	**9,576**			
Reconciliation of Surplus (Deficit) and Net Cash Flows from Operating Activities For the Year Ended 30 June 2014					
Surplus (deficit)	**4,068**	**1,654**			
Depreciation and amortisation	9,488	7,280	(2,208)	(23.3%)	
(Profit) Loss on sale of property, plant and equipment, infrastructure	242	1,380	1,138	(469.7%)	
Net movement in assets and liabilities	(6,100)	(1,980)	(4,120)	(67.5%)	
Net cash inflow (outflow) from operating activities	**7,698**	**8,334**			

STANDARD CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
18	Operating Grants (inc GST)	Actual Operating Grants were lower than budget mainly due to the cancellation of early payment of Financial Assistance grants ($1.896m) and Local Road grants ($863k) as advised post Federal Budget in May 2014. The 2013/14 council budget assumed that the early payment of FAG's and local road funding would continue in 2013/14.
19	Capital Grants and Contributions (inc GST)	Variances to budget include a number of grants and receipts that were not included in the 2013/14 budget. These include Flood technical cost recoveries ($1.550M) in addition to a number of unbudgeted capital grants including Bungaree Recreation reserve ($148k), Link Road / Swan road rehabilitation works ($71k), Maddingley Park tennis Courts ($41k), Navigators Road ($40k) and Spargo Creek Road ($37K). Offsetting these increases is a $1.25m reduction in capital grants related to the Halletts Way Southern connection which was budgeted to be received in 2014/15. This is a timing issue only with the funds expected to be received in the 2014/15 financial year.
20	Net GST Refund	The Net GST refund reflects the net effect of GST payments and receipts. For 2013/14, the net GST refund was $1.938m. This was not budgeted for in the 2013/14 budget. The council budget is derived on a GST exclusive basis.
21	Employee costs	Employee benefits were under budget due the cash payment to Vision Super of the Defined Benefits Unfunded Superannuation Liability ($2.389 million) in June 2013. This was included as a budgeted expense in the 2013/14 adopted budget.
22	Materials and consumables (inc GST)	Over budget primarily due to the actual expenditure on materials and consumables being grossed to include GST which results in an additional $2.37m in expenditure on material and consumables. The 2013/14 budget was derived on a GST exclusive basis.
23	Proceeds from sale of property, plant and equipment	Under budget due to the Graham Street property not selling. The budget assumed that this property would sell for $850k but remains unsold at June 30 2014. Partially offsetting this decrease is $235k in revenue received for the sale of land in the Hillside Industrial Estate. This was not budgeted for in the 2013/14 Council Budget.
24	Payments for property, plant and equipment	Capital spending was more than budget mainly due to the carry forward of incomplete capital projects, including the continued restoration of flood damaged infrastructure assets. Further explanation is provided in the commentary for the Standard Statement of Capital

STANDARD CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report

Ref.	Item	Explanation
25	Repayment of borrowings	The lower than budgeted repayment of borrowings is reflective of the Graham Street loan being extended rather than repaid, as well as not drawing down the budgeted loans for 2012/13. The 2013/14 budget assumed that both of these items would occur.

STANDARD STATEMENT OF CAPITAL WORKS

FOR THE YEAR ENDED 30 JUNE 2014

Capital Works Asset Grouping	Budget $'000	Actual $'000	Variances $'000	Variances %	Ref
Sealed Roads	4,988	3,519	(1,469)	(29.4%)	**26**
Unsealed Roads	516	426	(90)	(17.5%)	
Footpaths, Kerb & Channel, and Other	441	4,074	3,633	823.9%	**27**
Stormwater and Drainage	140	1,243	1,103	787.8%	**28**
Community Land and Facilities	893	696	(197)	(22.0%)	**29**
Corporate Land and Facilities	-	271	271	0.0%	**30**
Plant and Equipment	960	675	(285)	(29.7%)	**31**
Total capital works	**7,938**	**10,905**			
Represented by:					
Renewal of infrastructure	5,505	9,962	4,457	81.0%	
Upgrade of infrastructure	-	414	414	0.0%	
New assets	2,433	529	(1,904)	(78.2%)	
Total capital works	**7,938**	**10,905**			

Property, plant and equipment, infrastructure movement reconciliation worksheet	Budget $'000	Actuals $'000	Variances $'000	Variances %	Ref
The movement between the previous year and the current year in property, plant and equipment, infrastructure as shown in the Balance Sheet links to the net of the following items:					
Budgeted items					
Total capital works	7,938	10,905	2,967	37.4%	
Depreciation and amortisation	(9,488)	(7,280)	(2,208)	(23.3%)	
Written down value of assets sold	(1,707)	(1,733)	26	1.5%	
Contributed assets	4,500	4,275	(225)	(5.0%)	
	1,243	6,167			
Unbudgeted items					
Asset revaluations	-	(35,580)	35,580	100.0%	
Prior year works in progress expensed	-	(12)	12	100.0%	
	-	(35,593)			
Net movement in property, plant and equipment, infrastructure	**1,243**	**(29,425)**			

STANDARD STATEMENT OF CAPITAL WORKS

FOR THE YEAR ENDED 30 JUNE 2014

Variance Explanation Report		
Ref.	**Item**	**Explanation**
26	Sealed Roads	Under budget due the deferral of the Halletts Way Southern Connection project ($1.5m). The project was budgeted for 2013/14 but has been deferred till the 2014/15 year. The project is funded by a $1.25m capital grant from Regional Development Victoria.
27	Footpaths, Kerb & Channel, and Other	Over budget due to flood restoration works on gravel roads. These works were not budgeted for as the funding was carried forward from previous financial years. The major projects affected by the Flood recovery works include Lerderderg River Walking Trail East ($2.284m), Lerderderg River Walking Trail West ($754k), Simmons Reef Road Stage 2 ($100k) and the Werribee River Walking Trail ($92k).
28	Stormwater & Drainage	Over budget mainly due to the completion of carried forward flood restoration works at Leila Court outfall ($532k), Bungaree - Wallace Road ($342k), Barkstead Road ($196k), Moorabool West Road ($105k) and Caledonian Park Culvert replacement ($45k).
29	Community Land and Facilities	In relation to the 2013/14 Budget of $893k, total expenditure against 2013/14 projects amounted to $272k. This amounted to an under expenditure of $621k as compared to the 2013/14 budget. The major under expenditure relates to Mason Land Redevelopment ($269k), Ballan Recreation Reserve - Oval Resurfacing ($85k) and the Darley Children's Hub ($76k). All of these projects have been identified as carry forward into the 2014/15 year. Partially offsetting this is the impact of the 2012/13 carry forward projects which resulted in an additional expenditure of $424k. These projects were budgeted for in 2012/13 and due to these projects not being completed in 2012/13 have resulted in unbudgeted expenditure being incurred in the 2013/14 year. Some of the major projects include Masons Lane Reserve - Formalise ovals and fencing ($136k), Ballan Mens Shed ($87k), Darley Park Recreation Reserve ($87k) and the Myrniong Recreation Reserve Walking and Cycling Trail ($50k). Overall, the net impact of these projects have resulted in a $197k under expenditure as compared to the 2013/14 budget.
30	Corporate Land and Facilities	The over spend relates to the acquisition of library books of $111K which is paid as part of the Regional Library Management Services contract. In addition to this, another $107k relates to the acquisition of capital equipment as funded by the NBN Digital Local Government project.
31	Plant & Equipment	The under spend primarily relates to timing issues pertaining to the delivery of major plant acquisitions. The under expenditure will be carried over to the 2014/15 year.

CERTIFICATION OF STANDARD STATEMENTS 2013/2014

In my opinion, the accompanying standard statements have been prepared on accounting bases consistent with the financial statements and in accordance with the Local Government Act 1989 and the Local Government (Finance and Reporting) Regulations 2004.

Shane Marr CPA
Principal Accounting Officer

Dated: 4 September 2014
Darley

In our opinion, the accompanying standard statements have been prepared on accounting bases consistent with the financial statements and in accordance with the Local Government Act 1989 and the Local Government (Finance and Reporting) Regulations 2004.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the standard statements to be misleading or inaccurate.

We have been authorised by the Council on 4 September 2014, to certify the standard statements in their final form.

Tonia Dudzik
Councillor

Dated: 4 September 2014
Darley

John Spain
Councillor

Dated: 4 September 2014
Darley

Rob Croxford
Chief Executive Officer

Dated: 4 September 2014
Darley

MOORABOOL SHIRE COUNCIL

APPENDIX

FOR THE YEAR ENDED 30 JUNE 2014

MAJOR WORKS COMPLETED

SEALED ROADS PROGRAM

Blakeville Road, Ballan Road Rehabilitation

Ch 2.835-4.965 - North of Stonehut Lane

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation	01/09/2013	28/02/2014	100	$460,000

The project was carried out by the Works Department and was completed in February 2014.

Yendon-Egerton Road, Lal Lal

Ch 5.4 to 6.2 - Over Moorabool River

Task	Start Date	End Date	% Completed	Budget
Road widening and rehabilitation	02/12/2013	30/06/2014	100	$630,000

Project was awarded to Global Contracting Pty Ltd who commenced works in December. Global vacated the site shortly after commencing and have now gone into liquidation. The project was then carried out by the Works Department and completed in June 2014.

Halletts Way, Darley

Wittick St to Ramsay Cres

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation	02/12/2013	28/03/2014	100	$680,000

This project was carried out by the Works Department and was completed in March 2014.

Holts Lane, Bacchus Marsh PP

From Condons Lane to existing sealed surface

Task	Start Date	End Date	% Completed	Budget
Road widening – preplanning allocation	05/08/2013	31/05/14	100	$20,000

Project was awarded to Spiire Pty Ltd and completed in June 2014. The over expenditure is a result of substantial service depthing required on site to inform the design. Over expenditure will be absorbed by overall savings in the Sealed Road Program.

Blakeville Road, Ballan PP

Ch 0.3 to 2.2

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation - preplanning allocation	05/08/2013	31/03/2014	100	$25,000

Project was awarded to Spiire Pty Ltd the design was completed in March 2014. Over expenditure for this project was due to higher than budgeted planning costs. Over expenditure will be absorbed by overall savings in the Sealed Road Program.

Spencer Road, Ballan PP

From Cowie St to west of Spencer Road bridge

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation – preplanning allocation	05/08/13	30/06/2014	100	$30,000

Project was awarded to Spiire Pty Ltd and completed in June 2014. Over expenditure on this project was due to service investigation to inform the design. Over expenditure will be absorbed by overall savings in the Sealed Road Program.

Yankee Flat Road, Navigators PP

Ch 1.0 to 1.55 - South of Foos Rd and Ch 2.1 - 3.2 North of Donnellys Lane

Task	Start Date	End Date	% Completed	Budget
Road reconstruction – preplanning allocation	05/08/13	23/05/14	100	$40,000

Project was awarded to Techrds and completed in May 2014.

Clarinda Street, Bacchus Marsh (Asphalt Overlay)

From Gulline Close to Stamford Hill

Task	Start Date	End Date	% Completed	Budget
Asphalt Overlay	07/04/14	30/05/14	100	$68,000

Project was awarded to Fulton Hogan Pty Ltd and completed in May 2014. This project is 20% over the original budget due to the need for additional asphalt regulation.

Lerderderg Street, Bacchus Marsh

From Gisborne Road to Young Street

Task	Start Date	End Date	% Completed	Budget
Asphalt Overlay	07/04/14	30/05/14	100	$72,000

Project was awarded to Fulton Hogan Pty Ltd and completed in May 2014.

Lerderderg Street, Bacchus Marsh — From Gisborne Road to Young Street

Task	Start Date	End Date	% Completed	Budget
Asphalt Overlay	07/04/14	30/05/14	100	$72,000

Project was awarded to Fulton Hogan Pty Ltd and completed in May 2014.

Barkstead Road, Barkstead — Seal 170m of existing unsealed length of Barkstead Road

Task	Start Date	End Date	% Completed	Budget
GATT Seal	03/02/14	30/05/14	100	$45,000

This project was included in the Reseal Contract that was awarded to Boral Resources. Works were completed in February 2014.

Spargo Creek Road, Bolwarrah PP — Ch 7500m to Ch 9300m

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation – Preplanning allocation	01/07/13	20/06/14	100	$36,924

Project was awarded to Spiire and completed in June 2014. A planning permit for the removal of native vegetation was submitted and approved in June 2014. This project was successful for Vicroads Timber Roads funding and will be constructed next financial year.

Navigators Road, Navigators

Task	Start Date	End Date	% Completed	Budget
Safety improvements	01/10/13	30/04/14	100	$40,000

Project funded through Vicroads Black Lengths program. The project included pavement widening, resealing works, linemarking and delineation works. The project was completed in April 2014.

Links Road / Swans Road Rehabilitation Works — Intersection rectification works

Task	Start Date	End Date	% Completed	Budget
Road rehabilitation works	01/09/13	30/09/13	100	$70,950

This project was delivered by Council on behalf of Western Water due to damage by a burst water main. The project was awarded to Corrib Drainage Pty Ltd and was completed in September 2013.

Halletts Way Extension PP — New bridge over Werribee River (Western Route)

Task	Start Date	End Date	% Completed	Budget
Preplanning	01/03/13	30/09/14	80	$75,000

Preliminary design is currently being undertaken to be signed off by stakeholders. Following completion of the preliminary design in September, the project will proceed to detailed design.

RESEAL PROGRAM

Annual Sealing Contract — Shire wide

Task	Start Date	End Date	% Completed	Budget
Reseal works on various roads	15/01/14	30/06/14	100	$598,575

This year's Reseal Program saw 46.3km of sealing works on 50 roads within the Shire. The contract was awarded to Boral Resources Pty Ltd and completed in June 2014.

Final Seals — Shire wide

Task	Start Date	End Date	% Completed	Budget
Final Seal works on various roads	15/01/14	30/04/14	100	$208,900

This year's Reseal Program includes all final seals. Contract has been awarded to Boral Resources Pty Ltd. Works were completed in April 2014.

SHOULDER RESHEET PROGRAM

Shoulder Resheeting Program — Shire wide

Task	Start Date	End Date	% Completed	Budget
Shoulder resheeting works	15/08/13	30/06/14	100	$375,650

This year's Shoulder Resheeting Program included 16.9km of unsealed shoulders treated on 10 roads within the Shire. This project was carried out by our Works Department and completed in June 2014. This program is 9% over budget and will be absorbed by cost savings in the Unsealed Roads Program.

UNSEALED ROADS PROGRAM

Gravel Road Resheeting Program — Shire wide

Task	Start Date	End Date	% Completed	Budget
Gravel road resheeting works	01/09/13	20/06/14	100	$516,475

This year's Gravel Road Resheeting Program consists of 10 projects that saw 14.3km of the unsealed road network receive an upgrade. Project was carried out by our Works Department and completed in June 2014.

BRIDGES AND CULVERTS

Preplanning allocation for treatment/replacement of Bridges identified in current condition audits

Task	Start Date	End Date	% Completed	Budget
Preplanning	15/08/13	30/06/14	100	$60,000

Bridge inspections were awarded to Vic Roads and completed in June 2014. Bridges inspected included

- Spargo Creek Road (over the Moorabool River- west branch)
- Butter Factory Road (over the Moorabool River – east branch)
- Glenmore Road (over the Spring Creek)

BR091 – Elaine-Mt Mercer Road, Elaine — Shire wide

Task	Start Date	End Date	% Completed	Budget
Installation of guardrail, painting of deck rails and sealing of shoulders	01/09/13	28/02/14	100	$28,000

This project is now complete, with the installation of guardrail completed in September and painting of deck rails and shoulder sealing works completed in February 2014.

BR092 – Elaine-Mt Mercer Road, Elaine — Shire wide

Task	Start Date	End Date	% Completed	Budget
Installation of guardrail	05/08/13	30/09/13	100	$14,000

This project was awarded to Premier Fencing and completed in September 2013.

PATHWAYS PROGRAM

Main Street, Bacchus Marsh

Task	Start Date	End Date	% Completed	Budget
Footpath Replacement works (asphalt)	01/04/14	30/06/14	100	$70,000

Project was awarded to Rustel Pty Ltd and was completed in June 2014. The over expenditure for this project was due to additional works to provide complete connections between Madden Drive and Ascot Avenue.

Shea Street, Bacchus Marsh

Task	Start Date	End Date	% Completed	Budget
Footpath Replacement	01/05/14	30/06/14	100	$12,000

This project was carried out by the Works Department and completed in June 2014. Over expenditure for this project was due to DDA ramp alterations.

Madden Drive, Bacchus Marsh

Task	Start Date	End Date	% Completed	Budget
Footpath Replacement	01/03/14	31/05/14	100	$12,000

Project was carried out by our Works Department and completed in May 2014. 2014. Additional works were identified on site and resulted in an over expenditure on this project.

Simpson Street, Ballan — Fisken Street to Cowie Street

Task	Start Date	End Date	% Completed	Budget
Footpath Replacement	01/02/14	28/02/14	100	$16,100

Project was carried out by the Works Department and was completed in February 2014.

Main Street, Gordon — Palmerston Street to General Store

Task	Start Date	End Date	% Completed	Budget Status
Footpath Replacement	01/05/14	10/06/14	100	$9,600

Project was carried out by the Works Department and completed in June 2014.

DDA Upgrade Program

Task	Start Date	End Date	% Completed	Budget
Upgrade pedestrian crossings and footpaths	01/04/14	30/05/14	100	$20,000

This project was awarded to G&C Boyd and completed in May 2014. The projects included;

- Atkinson Street/Fisken Street Intersection, Ballan
- McLeans Reserve – Fisken Street, Ballan

Bacchus Marsh Pound Works

Task	Start Date	End Date	% Completed	Budget
Concrete and fencing bays to ensure compliance to recent audit	25/10/13	31/01/14	100	$24,500

Project was awarded to Bacchus Marsh Plumbing Services Pty Ltd and was completed in January 2014. Over expenditure for this project was due to the necessary replacement of existing fencing which was not included in the original scope of works.

KERB & CHANNEL PROGRAM

Masons Lane, Bacchus Marsh — From Gisborne Road to Simone Road

Task	Start Date	End Date	% Completed	Budget
Kerb & Channel Replacement	01/09/13	06/12/13	100	$130,000

This project was carried out by the Works Department and was completed in December 2013.

Inglis Street, Ballan — Opposite Police Station

Task	Start Date	End Date	% Completed	Budget
Kerb & Channel Replacement	24/03/14	30/04/14	100	$25,300

This project was awarded to Butler Excavations and completed in April 2014. . Over expenditure for this project was due to a modified scope to remove existing driveway culverts along the length. This change has provided a better design and performance outcome.

McFarland Street, Bacchus Marsh PP — From Gisborne Road to Young Street

Task	Start Date	End Date	% Completed	Budget
Kerb & Channel Preplanning	01/09/13	31/03/14	100	$25,000

This project was awarded to Smith Civil Design and completed in March 2014

George Street, Bacchus Marsh PP — From McFarland Street to Lerderderg Street

Task	Start Date	End Date	% Completed	Budget
Kerb & Channel Preplanning	01/09/13	31/03/14	100	$15,000

This project was awarded to Smith Civil Design and completed in March 2014.

ROAD SAFETY PROGRAM

Foxes Lane, Gordon

Task	Start Date	End Date	% Completed	Budget
Seal the intersection of Foxes Lane and Cartons Road	15/02/14	15/06/14	100	$30,000

This project was carried out by the Works Department and completed in June 2014.

Old Melbourne Road, Millbrook — Between Spreadeagle Road and Peerwerrh Road

Task	Start Date	End Date	% Completed	Budget
Shoulder widening and delineation improvements	15/02/14	15/03/14	100	$65,000

This project was carried out by the Works Department and was completed in March 2014.

Westcotts Road, Wallace — Ch 0.6 south of Bungaree-Wallace Rd

Task	Start Date	End Date	% Completed	Budget
Pavement and seal widening at crest	02/01/14	31/01/14	100	$30,000

This project was carried out by the Works Department and was completed in January 2014.

Lerderderg Gorge Road, Darley

Task	Start Date	End Date	% Completed	Budget
Installation of Street Lighting	15/04/14	30/05/14	100	$4,500

Installation of street lighting was completed in May in the following locations;

- Cowie Street, Ballan (near Ballan District Health and Care)
- Clarinda Street, Bacchus Marsh (near Bacchus Marsh & Melton Regional Hospital).

Labilliere / Grant Street Intersection

Task	Start Date	End Date	% Completed	Budget
Upgrade Pedestrian Crossings	02/01/14	31/03/14	100	$120,000

Project was awarded to Rustel Pty Ltd, with works commencing in January and completed in March. Additional asphalt works were undertaken that has seen this project incur additional costs. Savings in the asphalt program will absorb this overexpenditure.

STORMWATER PROGRAM (URBAN & RURAL)

Vance Close, Darley — Stage 2

Task	Start Date	End Date	% Completed	Budget
Replacement of drainage line from Vance Close to Grey Street	25/10/13	15/08/14	15	$40,000

Project was awaded to Kembla Watertech Pty Ltd and scheduled for completion in early August 2014. A modified scope has resulted in over expenditure for this project. Due to unforseen service issues the pipe replacement could not be achieved using conventional construction methods and now the pipe will be rehabilitated by relining the existing pipe.

This project will be carried forward into the 2014/15 financial year.

Rural Drainage Improvements — Various Locations

Task	Start Date	End Date	% Completed	Budget
Improvement pavement drainage and cross culverts at various locations	15/07/13	15/06/14	100	$80,000

Project was completed by the Works Department in June 2014. . Projects completed include Clarkes Road, Glen Park, Yankee Flat Road and Ti Tree Road, Dunnstown.

Cowie Street, Ballan PP — Between Atkinson and Edols Streets

Task	Start Date	End Date	% Completed	Budget
Preplanning	15/09/13	30/06/14	100	$20,000

Design works were awarded to Water Tech and completed in June 2014.

COMMUNITY LAND

Maddingley Park Recreation Reserve Parking Improvements

Task	Start Date	End Date	% Completed	Budget
Parking improvements - preplanning allocation	28/10/2013	30/06/14	100	$30,000

Project was awarded to CRE Consulting and completed in June 2014.

Masons Lane Reserve, Bacchus Marsh Redevelopment – Stage 1

Task	Start Date	End Date	% Completed	Budget
Oval, fencing and pavilion extension	01/07/13	25/09/13	100	$140,000

Project was awarded to MKM Constructions and was completed in September 2013.

Navigators Recreation Reserve

Task	Start Date	End Date	% Completed	Budget
Installation of Rotunda and BBQ	01/07/2012	25/09/13	100	$28,281.82

This project was awarded to Cosway Constructions and was completed in September 2013.

Darley Park Lighting

Task	Start Date	End Date	% Completed	Budget
Lighting of tennis courts	2/12/13	30/05/14	100	$76,800

Project was awarded to Bewired Pty Ltd and completed in May 2014. An upgrade to the switchboard within the pavilion was required which has seen this project incur additional costs.

Maddingley Park, Maddingley Construction of shelter

Task	Start Date	End Date	% Completed	Budget
Construction of shelter	01/10/13	30/04/14	100	$30,000

Project was awarded to SC Commercial Interiors Pty Ltd and was completed in April 2014.
Over expenditure for this project is due to market conditions during the original quotation period, there have not been any variations to the project.

COMMUNITY BUILDINGS

Maddingley Park, Maddingley Refurbishment of existing toilet facilities

Task	Start Date	End Date	% Completed	Budget
Refurbish toilet facilities	15/02/14	28/02/14	100	$30,000

This project was awarded to Steve Maher and completed in February 2014.

Senior Citizens Centre, Ballan Carpet Replacement

Task	Start Date	End Date	% Completed	Budget Status
Replace carpet	01/11/2013	30/11/2013	100	$12,000

Project was awarded to Moorabool Flooring Xtra and completed in November 2013.

Bacchus Marsh Racecourse Recreation Reserve Maintenance works to toilet facilities

Task	Start Date	End Date	% Completed	Budget
Works to toilet facilities	01/03/14	30/06/14	100	$12,500

Project was awarded to Steve Maher Builder and completed in June 2014. Over expenditure for this project is due to an increase in the scope of maintenance works undertaken.

Gordon Buildings Sewer Connections

Task	Start Date	End Date	% Completed	Budget
Sewer connections to Gordon Public Hall, Gordon Tennis Courts and Pioneer Cemetery	30/09/13	05/11/13	100	$15,000

This project was funded by DEPI. Works were awarded to Bacchus Marsh Plumbing Service and completed in November 2013.

Ballan Men's Shed

Task	Start Date	End Date	% Completed	Budget
Construction of a Men's Shed at the rear of Ballan Senior Citizens Centre	01/04/14	10/08/14	80	$60,000

Project was awarded to Easy Sheds with completion scheduled for August 2014. Waiting on Powercor to connect electricity supply. This project will be carried forward into the 2014/15 financial year.

BMCCH Change room Amenity PP

Task	Start Date	End Date	% Completed	Budget
Preplanning	01/04/2014	30/09/2014	5	$58,500

This preplanning project was on hold due to officers investigating the possibility of an integrated facility with the Darley Early Years Hub. Conceptual design of a new pavilion has commenced, with a review of plans currently underway. This project will be carried forward into the 2014/15 financial year.

BUS SHELTERS / BUS ROUTE DEVELOPMENT

Bus Shelter/ Bus Route Development Program

Task	Start Date	End Date	% Completed	Budget
Installation	01/06/14	30/06/14	100	$20,000

This project included the relocation of a bus shelter in Old Melbourne Road at Racecourse Road to Portland Flat Road.
Project was completed in June 2014.

NON COUNCIL LAND / BUILDINGS

Lal Lal Falls Reserve Masterplan development

Task	Start Date	End Date	% Completed	Budget
Masterplan	15/08/13	30/04/14	100	$5,000

Project was awarded to Land Design Partnerships and completed in April 2014. This project is 10% over budget due to consultancy costs.

Elaine Kitchen Refurbishment

Task	Start Date	End Date	% Completed	Budget
Upgrade to kitchen facilities at Elaine Mechanics Hall	01/09/13	15/11/13	100	$29,800

Project was awarded to Advanced Cabinetry and was completed in November 2013.

Community Arts Garden at Baptist Church

Task	Start Date	End Date	% Completed	Budget Status
Construction of a garden	01/08/13	30/09/2013	100	$25,000

Project was completed in September 2013.

Myrniong Recreation Reserve Walking and Cycling Trail

Task	Start Date	End Date	% Completed	Budget
Walking and Cycling Trail extending from Recreation Reserve throughout the township of Myrniong.	01/03/14	30/06/14	100	$47,727

This project was awarded to Central Highlands Excavating and completed in June 2014.

CORPORATE BUILDINGS

Ballan Depot

Task	Start Date	End Date	% Completed	Budget
Preplanning of new facility	01/09/13	30/05/15	20	$72,880

Preliminary work has been undertaken and site opportunities are currently being investigated. Following the review and report to Council the project will progress into design phase. This project will be carried forward into the 2014/15 financial year.

Ballan Shire Office Plant Replacement

Task	Start Date	End Date	% Completed	Budget
Replace air-conditioning plant	01/10/2012	31/05/2013	100	$50,000

Project was awarded to Precise Air and was completed in January 2014. Over expenditure on this project was due to quotations being higher than the estimated budget.

INACTIVE PROJECTS

Avenue of Honour, Bacchus Marsh

Task	Start Date	End Date	% Completed	Budget
Feasibility Study	On Hold	-	0	$10,000

Project is currently on hold pending external funding.

Ballan Recreation Reserve

Task	Start Date	End Date	% Completed	Budget
Resurfacing of oval	On Hold	-	0	$85,000

This project requires an external funding contribution and notification has been received confirming the application has been successful.
This project will be delivered in the 2014/15 financial year.

Bacchus Marsh Racecourse Reserve

Task	Start Date	End Date	% Completed	Budget
Notice of Motion	On Hold	-	0	$200,000

Project on hold pending technical assessment and report back to Council as per resolution.

BMCCH Building E Refurbishment

Task	Start Date	End Date	% Completed	Budget
Notice of Motion	On Hold	-	0	$15,000

Project is currently on hold pending external funding.

Yendon Recreation Reserve Development Project

Task	Start Date	End Date	% Completed	Budget
Construction of BBQ Shelter, awning, addition to playground and Kitchenette upgrade	On Hold	-	0	$33,000

This project requires an external funding contribution and notification has recently been received confirming the application has been successful. This project will be delivered in the 2014/15 financial year.

Gordon Community Hall

Task	Start Date	End Date	% Completed	Budget
Construction of storeroom and covered decking area	On Hold	-	0	$48,000

Project is currently on hold pending external funding.

Bacchus Marsh Hall Kitchen Upgrade

Task	Start Date	End Date	% Completed	Budget
Upgrade kitchen to commercial standard	On Hold	-	0	$80,000

The project scope has changes to include further improvements at the Hall. The project is currently on hold pending additional external funding.

Maddingley Park Lifestyle Fitness Circuit

Task	Start Date	End Date	% Completed	Budget
Installation of fitness circuit throughout Maddingley Park	On Hold	-	0	$45,000

This project requires an external funding contribution and notification has been received confirming the application has been successful. This project will be delivered in the 2014/15 financial year.

Halletts Way Southern Connection From Stonehill Estate to Werribee Vale Road

Task	Start Date	End Date	% Completed	Budget
West Maddingley Developer Contribution	On Hold	-	0	$1,500,000

This project is currently in the preplanning phase.

Main Street, Bacchus Marsh From Young Street to Gell Street (north side)

Task	Start Date	End Date	% Completed	Budget
Streetscape Works – Stage 3	On Hold	-	0	$400,000

This contract was awarded to Rustel Pty Ltd and commenced in November.
Works are currently suspended to resolve issues associated with Telstra, NBN and Powercor.

Gell Street, Bacchus Marsh From Main Street to Carpark entrance

Task	Start Date	End Date	% Completed	Budget Status
Contribution to complement Streetscape Works – Stage 3	On Hold	-	0	$50,000

This contract was awarded to Rustel Pty Ltd and commenced in November.
Works are currently suspended to resolve issues associated with Telstra, NBN and Powercor.

Masons Lane Recreation Reserve Redevelopment

Task	Start Date	End Date	% Completed	Budget
Installation of irrigation system, tank, formalise carpark and stage 2 pavilion	01/10/2014	30/06/2015	0	$455,000

This project includes three components.

a) Detailed design of the Stage 2 pavilion extension is complete.
b) Quotations are currently being received for the irrigation system and associated works.
c) Design is complete for the car park and associated landscaping.

This project requires an external funding contribution and notification has been received confirming the application has been successful. This project will be delivered in the 2014/15 financial year.

Detailed design was completed in April 2014 and the construction of this project is anticipated to commence in October 2014.

Bacchus Marsh Aquatic Facility

Task	Start Date	End Date	% Completed	Budget
Preplanning	On Hold	-	0	$233,495.09

Schematic design for the facility is complete. Project will not be advanced further until the next major funding opportunity presents and thus will be removed from the CIP list in 2014/2015.

Darley Early Years Hub Investigation

Task	Start Date	End Date	% Completed	Budget
Preplanning allocation	01/08/13	30/06/15	5	$100,000

An initial report was presented to Council in February 2014 outlining site options for the project. Further conceptual work is currently being undertaken and a further report will be presented to Council in 2014 to progress the project. Following that detailed design will commence.

Lal Lal Memorial Hall

Task	Start Date	End Date	% Completed	Budget
Outdoor undercover multipurpose area	On Hold	-	0	$33,000

Project is currently on hold pending external funding.

RESEAL, GRAVEL ROAD RESHEET AND SHOULDER RESHEET PROGRAM – INDIVIDUAL PROJECTS

RESEALS

Masons Lane, Bacchus Marsh	East side of Reserve	Completed in Feb
Gisborne Road, Bacchus Marsh	Leila crt to Fwy off ramp	Completed in Jan
Old Melbourne Road, Dunnstown	West of Rdbt to Rail xing	Completed in April
Watson Street, Bacchus Marsh	Entire length	Completed in Jan
Cameron Road, Darley	From Lerderderg Gorge rd	Completed in Feb
Cameron Road, Darley	Nth of Seery`s rd	Completed in Feb
Navigators Road, Navigators	Commences Nth of Donnellys rd inter	Completed in Feb
Banks Street, Ballan	Commences from the Western end	Completed in March
Banks Street, Ballan	Nth East from O`Cock st	Completed in April
Glenmore Road, Glenmore	1 km east of Baln Pastoral Co (Yallock sth)	Completed in March
Geddes Road, Bullarook	From Bungaree - Barkstead rd	Completed in May
Horsehill Road, Elaine	South of Narmbool rd intersection.	Completed in March
Orrells Road, Cargerie	Opposite Monastary	Completed in March
Elaine-Egerton Road, Bungal	From Bridge towards Egerton-Ballark rd	Completed in March
Horsehill Road, Elaine	2350 km from Midland Hwy	Completed in March
Ormond Road, Mollogghip	Ends 20m from Barkstead rd intersection	Completed in March
Camp Road, Bullarto South	Sth from Leonards Hill-South Bullarto rd inter	Completed in April
Graham Street, Bacchus Marsh	From Pilmer southwards to deadend	Completed in Jan
Bond Street, Bacchus Marsh	From Station st	Completed in Feb
Bond Street, Bacchus Marsh	To Park st	Completed in May
Bond Street, Bacchus Marsh	North from Park st	Completed in May
Lidgett Street, Bacchus Marsh	From Main st Bacchus Marsh	Completed in Jan
Steiglitz Street, Ballan	Nth side of State School	Completed in March
Little Court, Bacchus Marsh	From Lidgett	Completed in Jan
Shea Street, Bacchus Marsh	Entire length	Completed in Jan
Lyle Street, Bacchus Marsh	From Anderson	Completed in Jan
Kerr Street, Bacchus Marsh	From Shea st	Completed in Jan
Crisp Court, Bacchus Marsh	From Shea st	Completed in Jan
Tudball Court, Bacchus Marsh	From Shea st	Completed in Jan
O'Hagan Place, Bacchus Marsh	From Main st Bacchus Marsh	Completed in Jan
Old Western Hwy, Myrniong	785m nth of Fwy abutment.	Completed in March
Back Settlement Road, Korweinguboora	Entire length	Completed in March
Wallace Service Road, Wallace (North Side)	West of Rly Crossing Nth side	Completed in May
Myrniong Service Road, Myrniong	Entire length	Completed in March
Golden Point Road, Blackwood	From Martin st	Completed in May
Corbetts Road, Gordon	Entire length	Completed in March
Stanley Street, Gordon	Starts at Nightingale st	Completed in March
Stanley Street, Gordon	Ends Nth side of Main st	Completed in May

RESEAL, GRAVEL ROAD RESHEET AND SHOULDER RESHEET PROGRAM – INDIVIDUAL PROJECTS

RESEALS

Holts Lane, Darley	West from Beresford cres	Completed in April
Winter Street, Gordon	Entire length	Completed in May
Cartons Road, Gordon	From Moorabool West rd intersection	Completed in March
Cartons Road, Gordon	Nth of Fwy bridge	Completed in March
Cartons Road, Gordon	From sth side of Fwy bridge	Completed in March
Elaine-Egerton Road, Mt Doran	Nth of Jordons In	Completed in March
Mt Doran Road, Mt Doran	From Elaine-Egerton rd intersection	Completed in March
Mt Doran Road, Mt Doran	From Nth of Mystery lane intersection	Completed in May
Navigators Road, Navigators	Commences east of Lyons rd intersection	Completed in Feb
Wilson Place, Bacchus Marsh	Entire length	Completed in Jan
Grey Street, Darley	West of Supermarket service entry	Completed in Jan
Grey Street, Darley	Ends at central island	Completed in Jan
Glenmore Road, Rowsley (Final Seal)	Final Seal - Ch 1.15-2.98 - Between Geelong-BMarsh Rd & Bmarsh-Balliang Rd	Complete in March
Bennetts Lane, Coimadai (Final Seal)	Final Seal - From Bacchus Marsh-Gisborne Road	Completed in May
Springbank Road, Springbank (Final Seal)	Final Seal - East of Spargo Creek Rd	Completed in May
Ormond Road, Bolwarrah (Final Seal)	Final Seal - Between Linehans Rd & O'connors Rd	Completed in March
Ballan Car Park (Final Seal)	Final Seal - Steiglitz St	Completion in May
Bungaree Recreation Reserve (Final Seal)	Final Seal - Carpark and access road	Completed in May
Yendon-Lal Lal Road, Yendon (Final Seal)	Final Seal - Ch 0 to 1.4 - South of Yendon Egerton Rd	Completed in March
Yendon-Egerton Road, Mt Egerton (Final Seal)	Final Seal - Ch 0 to 0.95 - B/N Railway & Dunnstown Yendon Road	Completed in March
Yendon No 1 Road, Yendon (Final Seal)	Final Seal - Ch 2 - 2.41 - Mt Buninyong Road	Completed in Feb

GRAVEL ROAD RESHEETING PROGRAM

View Crescent, Blackwood	From Golden Point Rd to end	Completed in June
Kerrs Road, Bacchus Marsh	B/Marsh Balliang Rd to east 1000	Completed in February
Bences Lane, Ballan	From McKay Road to McDonalds Road	Completed in December
Hardy Street, Myrniong	End of Seal to end	Completed in February
Sullivans Road, Millbrook	Egerton -Yendon Rd to north 3100	Completed in February
Peerewerrh Road, Millbrook	From Old Melbourne Rd to X Rail Bridge	Completed in March
Bayards Road, Morrisons	From Glue Pot Rd to west 1500	Completed in March
Tramway Lane, Darley	From Condons Road to north 600	Completed in March
Doyles Road, Elaine	From Bamganie Road to end	Completed in March
Fishers Road, Scotsburn	From Pryors Road to Rosenows Road	Completed in June

GRAVEL ROAD RESHEETING PROGRAM

Settlement Road, Elaine	From 1000 north to 3000 north	Completed in March
Gillespies Lane, Ballan	From Windle Street to Ingliston Road	Completed in March
Old Corbetts Road, Gordon	From Moorabool West Road to Callejas	Completed in May
Elaine-Mt Mercer Road, Cargerie	From Orrells Road Monastry Gate to South 1000	Completed in March
Blackswamp Road, Bullarook	From Powells Road to Burkes Road	Completed in June
Horsehil Road South, Elaine	From Orrells Road to North 3400	Completed in March
Mt Blackwood Road, Korobeit	From Moorabool West Road to Callejas	Completed in June
Ingliston Road, Ingliston	From Ingliston-Settlement Road to Jaicomellis Lane	Completed in June
Lal Lal Falls Road, Lal Lal	From Harris Road to End of Seal	Completed in June
Blakeville Road, Colbrook	From Ballan-Greendale Road to Blakeville Road	Completed in March

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7. FURTHER BUSINESS AS ADMITTED BY UNANIMOUS RESOLUTION OF COUNCIL

8. CLOSED SESSION OF THE MEETING TO THE PUBLIC

Recommendation:

That pursuant to the provisions of the Local Government Act 1989, the meeting now be closed to members of the public to enable the meeting to discuss matters, which the Council may, pursuant to the provisions of Section 89(2) of the Local Government Act 1989 (the Act) resolve to be considered in Closed Session, being a matter contemplated by Section 89(2) of the Act, as follows:

(a) personnel matters;
(b) the personal hardship of any resident or ratepayer;
(c) industrial matters;
(d) contractual matters;
(e) proposed developments;
(f) legal advice;
(g) matters affecting the security of Council property;
(h) any other matter which the Council or special committee considers would prejudice the Council or any person;
(i) a resolution to close the meeting to members of the public.

9. MEETING CLOSURE