



Ordinary Council Meeting

Agenda

2:00 pm Tuesday 25 February 2025

Council Chambers, Mortlake Council Offices
1 Jamieson Avenue, Mortlake

2040 Vision Statement

The People of Moyne embrace the region's extraordinary cultural and ecological country.

Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest.

From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards protection and advancement of environment, history, social and economic vitality for present and future generations.

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Summary of Officer Report Items

- 2.1 [Proposed Planning Scheme Amendment Bamstone Buffer Area Overlay](#) p 21

Overview: This report provides background to a request for Council consideration for a proposed Planning Scheme Amendment for 204-234 Hamilton Port-Fairy Road, Port Fairy.

- 2.2 [Environment and Sustainability Strategy Temporary Advisory Committee \(ESS\) Membership Appointments](#) p 132

Overview: This report presents nominations received for community representative positions on the Environment and Sustainability Strategy (Temporary) Advisory Committee (ESS).

- 2.3 [Moyne and Warrnambool Youth Strategy](#) p 137

Overview: This report presents the Moyne and Warrnambool Youth Strategy 2025-30 for adoption.

- 2.4 [STAR \(State of Assets Report\) – 2024](#) p 204

Overview: As a requirement of the Local Government Act 2020 (the Act), Council adopted the Council's Asset Plan 2022 (AP22) and supporting Asset Management Plans (AMPs) in June 2022. The State of Assets Report provides an update on progress to date in asset management in line with the new requirements under the Act.

The report highlights achievements against the implementation of AP22, AMPs, Asset Management Framework, progress of Asset Improvement Plans, and identifies the risks, challenges and recommendations for improved asset management processes across all asset classes of the organisation.

The report also emphasises the importance of embedding the principles of asset management, including whole of life costs, to inform resource decision making in consideration of Council's Long-Term Financial Plan (LTFP).

- 2.5 [Councillor Representative for Victoria Local Governance Association \(VLGA\)](#) p 259

Overview: The Victorian Local Governance Association (VLGA) has requested that Moyne Shire provide representatives to the VLGA.

2.6 Monthly Finance Report - January 2025

p 262

Overview: The purpose of the report is to inform the Council of the financial performance and position of the Council. This section provides a snapshot of some key financial indicators of our financial performance as at the end of the reporting period. It focuses on monitoring our operating performance, capital expenditure progress and the ready availability of/access to cash resources. It also provides a forecast of the year-end result.

1 Procedural

1.1 Live streaming of Council Meetings

Please note that today's meeting is being live streamed and can be viewed by the general public via Council's Facebook page, and later uploaded to Council's website. By participating in and addressing those present at the meeting, you consent to any information you disclose (including any personal information or sensitive information) being recorded and uploaded to the website.

1.2 Prayer

Almighty God, we humbly beseech your blessing on the Council, direct and prosper its deliberations for the welfare of the people of the Moyne Shire. Amen.

1.3 Acknowledgement of Country

We begin by acknowledging the Traditional Custodians of the land on which we meet today and pay our respects to their Elders past and present. We extend that respect to Aboriginal and Torres Strait Islander peoples here today.

1.4 Apologies

The formal notification from Councillors unable to attend the meeting.
A Motion is required to accept Apologies.

1.5 Declarations of Conflict Interest

Reference: Local Government Act 2020 – Sections 130 (1)(a) and 130(2) Disclosure of Conflict of Interest in respect of a matter to be considered at a Council Meeting

A relevant person who has a conflict of interest in respect of a matter must:

- a) disclose the conflict of interest in the manner required by the Council's Governance Rules [Refer to Part 6 (Conflict of Interest) – Division 2 (Councillor conflict of interest disclosures) of the Governance Rules]
and
- b) exclude themselves from the decision-making process in relation to that matter, including any discussion or vote on the matter at any Council meeting or delegated committee, and any action in relation to the matter.

Members of Staff

If a member of Council staff has a conflict of interest in a matter which they are providing advice to Council:

- a) if the advice is included in a report, the report must disclose the conflict of interest
- b) if the officer is speaking in the council meeting, the officer must disclose the conflict of interest before speaking on the matter.

1.6 Confirmation of Minutes from previous meetings

Recommendation

That the Minutes of the Council Meeting held on 28 January 2025 be accepted and confirmed as correct.

Attachments

- | |
|---|
| 1. 2025-01-28 Unconfirmed Ordinary Council Meeting Minutes [1.6.1.1 - 12 pages] |
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Ordinary Council Meeting

Minutes

Held on Tuesday 28 January 2025

Council Chambers, Mortlake Council Offices
1 Jamieson Avenue, Mortlake



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Unconfirmed Minutes of the Ordinary Meeting
of Moyne Shire Council held on Tuesday 28 January 2025, at Council
Chambers,
Mortlake Council Offices, 1 Jamieson Avenue, Mortlake
commencing at 2:00 pm.

Present

Councillors	Cr Karen Foster (Mayor)
	Cr Jordan Lockett (Deputy Mayor)
	Cr Jim Doukas
	Cr Myra Murrihy
	Cr Susan Taylor
	Cr Lloyd Ross
	Cr Lisa Ryan

Officers	Mark Eversteyn, Chief Executive Officer
	Edith Farrell, Director Assets & Community
	Ed Small, Director Corporate & Governance Services
	Jodie McNamara, Director Environment, Economy & Place



1 Procedural

1.1 Live streaming of Council Meetings

The Mayor read the following statement:

Please note that today's meeting is being live streamed and can be viewed by the general public via Council's Facebook page, and later uploaded to Council's website. By participating in and addressing those present at the meeting, you consent to any information you disclose (including any personal information or sensitive information) being recorded and uploaded to the website.

1.2 Prayer

Cr Taylor read the Prayer:

Almighty God, we humbly beseech your blessing on the Council, direct and prosper its deliberations for the welfare of the people of the Moyne Shire. Amen.

1.3 Acknowledgement of Country

The Deputy Mayor read the following statement:

We begin by acknowledging the Traditional Custodians of the land on which we meet today and pay our respects to their Elders past and present. We extend that respect to Aboriginal and Torres Strait Islander peoples here today.

1.4 Apologies

None at this meeting.

1.5 Declarations of Conflict Interest

No declarations made at this meeting

1.6 Confirmation of Minutes from previous meetings

Resolution ID: OCM 20251

Cr Susan Taylor moved, Cr Lisa Ryan seconded that the Minutes of the Council Meeting held on 17th December 2024 be accepted and confirmed as correct.

CARRIED UNANIMOUSLY 7 / 0

1.7 Public Participation

None registered at this meeting.



2 Officers Reports

2.1 Port Fairy Skate and Play Sky Rider Equipment

Overview: Construction of the Port Fairy Skate and Play Precinct commenced in early 2025 with final construction design plans being completed. The plans allow for the installation of an inclusive 40 metre double flying fox which is currently not contained in the project budget. This report summarises the installation of this equipment and investigate possible budget sources in the current FY24-25 that could enable inclusion of the additional equipment.

Resolution ID: OCM 20252

Cr Jordan Lockett moved, Cr Lisa Ryan seconded that:

- (a) Council considers the option to approve a budget variation of \$150,000 in FY24-25 to purchase and install the inclusive 40 metre double flying fox, with installation to occur as part of the current Skate and Play Precinct construction works under contract with Convic.**
- (b) Council considers the allocation of the following funds in FY24-25 to enable the purchase and installation of the flying fox as part of the Skate and Play Precinct construction works under contract with Convic:**
 - a. Allocation of \$100,000 from the Open Space Contributions budget (current balance \$200,000); and**
 - b. \$50,000 from the DC Farran Recreation Reserve budget FY 24-25 as construction works for this project will not be proceeding in FY24-25.**
 - c. That the \$50,000 for the DC Farren Recreation Reserve is proposed to be reallocated in the 2025/26 budget, along with the previously endorsed commitment of \$200,000 for DC Farren Recreation Reserve as per Council resolution June OCM 2024.**

CARRIED 6 / 1

For	Against
Cr Jordan Lockett	
Cr Karen Foster	
Cr Lisa Ryan	Cr Jim Doukas
Cr Lloyd Ross	
Cr Myra Murrihy	
Cr Susan Taylor	



2.2 Signage Policy & Guidelines

The purpose of this report is to seek Council adoption of the Moyne Shire Signage Policy (the Policy - refer attachment 1) and Moyne Shire Signage Guidelines (the Guidelines - refer attachment 2).

Resolution ID: OCM 20253

Cr Lisa Ryan moved, Cr Jordan Lockett seconded that Council:

- 1. Adopts the Moyne Shire Signage Policy and Moyne Shire Signage Guidelines.**
- 2. Consider a budget allocation in the 2025/2026 budget to commence the process of implementing shire boundary signage improvements in line with this policy.**

CARRIED 4 / 3

For	Against
Cr Jordan Lockett	Cr Jim Doukas
Cr Karen Foster	Cr Lloyd Ross
Cr Lisa Ryan	Cr Susan Taylor
Cr Myra Murrihy	

2.3 Festival and Event Funding Guidelines Review 2025/2026

Overview: This report provides Council with the background and information relating to an update to the Festival and Event Guidelines for 2025/2026.

Resolution ID: OCM 20254

Cr Lisa Ryan moved, Cr Jordan Lockett seconded that Council adopt the updated Festival and Events Guidelines.

CARRIED UNANIMOUSLY 7 / 0



2.4 Age-Friendly Victoria Declaration

Overview: To support Moyne Shire Council's commitment to fostering inclusive, supportive, and sustainable communities, it is recommended that Council signs the Age-Friendly Victoria Declaration. This declaration recognises the significant contributions of seniors to our community and commits to actions that enhance their well-being, inclusion, and quality of life.

Resolution ID: OCM 20255

Cr Lisa Ryan moved, Cr Myra Murrihy seconded that Council endorse the signing of the Age-Friendly Victoria Declaration.

CARRIED 4 / 3

For	Against
Cr Jordan Lockett	Cr Jim Doukas
Cr Karen Foster	Cr Lloyd Ross
Cr Lisa Ryan	Cr Susan Taylor
Cr Myra Murrihy	

2.5 Fire Levy Update

Overview: The report is to advise Council of the recent directive from the State Government in relation to the replacement of the Fire Services Property Levy with a new Emergency Services and Volunteers Fund as of 1 July 2025.

Resolution ID: OCM 20256

Cr Susan Taylor moved, Cr Lloyd Ross seconded that Council receive and note the advice from the State Government of the replacement of the Fire Services Property Levy with a new Emergency Services and Volunteers Fund as of 1 July 2025 and recognise the concerns being expressed by the Community.

CARRIED UNANIMOUSLY 7 / 0



2.6 Monthly Finance Report - December 2024

Overview: The purpose of the report is to inform the Council of the financial performance and position of the Council. This section provides a snapshot of some key financial indicators of our financial performance as at the end of the reporting period. It focuses on monitoring our operating performance, capital expenditure progress and the ready availability of/access to cash resources. It also provides a forecast of the year-end result

Resolution ID: OCM 20257

Cr Lloyd Ross moved, Cr Myra Murrihy seconded that Council receive and note the Monthly Financial Report as at 31 December 2024.

CARRIED UNANIMOUSLY 7 / 0

2.7 Councillors and Staff Interaction Protocol

Overview: This report provides a background on discussions related to a Councillor and Staff Interaction Policy and the background supporting activities to support the adoption of the policy by Council.

Resolution ID: OCM 20258

Cr Lisa Ryan moved, Cr Myra Murrihy seconded that Council adopt the Councillor and Staff Interaction Policy (Protocol).

CARRIED UNANIMOUSLY 7 / 0

2.8 Internal Resolution (Councillor) Procedure

Overview: To provide Council with the Internal Resolution Procedure to support the Model Councillor Code of Conduct for adoption.

Resolution ID: OCM 20259

Cr Myra Murrihy moved, Cr Jordan Lockett seconded that Council adopt the Internal Resolution (Councillor) Procedure.

CARRIED 5 / 2

For	Against
Cr Jordan Lockett	
Cr Karen Foster	
Cr Lisa Ryan	Cr Jim Doukas
Cr Lloyd Ross	Cr Susan Taylor
Cr Myra Murrihy	



2.9 Audit and Risk Committee Charter Update

Overview: To endorse the updated Audit and Risk Committee Charter

Resolution ID: OCM 202510

Cr Susan Taylor moved, Cr Lisa Ryan seconded that Council endorse the updated Audit and Risk Committee Charter.

CARRIED UNANIMOUSLY 7 / 0

2.10 Bi-annual Report on Activities of the Audit and Risk Committee - December 2024

Overview: The report is an overview of the Audit and Risk Committee activities for the past six months, meeting the requirement to report bi-annually to the Council on Committee activities.

Resolution ID: OCM 202511

Cr Myra Murrihy moved, Cr Lloyd Ross seconded that Council accept the Bi-annual Report on Audit and Risk Committee activities for the period June to November 2024 inclusive, as tabled by the CEO.

CARRIED UNANIMOUSLY 7 / 0

2.11 Audit and Risk Committee Performance Review for Council

Overview: Tabling the Audit and Risk Committee Performance Report at Council by the CEO.

Resolution ID: OCM 202512

Cr Jordan Lockett moved, Cr Lisa Ryan seconded that Council accept the Audit and Risk Committee 2024 Performance Review as presented by the CEO.

CARRIED UNANIMOUSLY 7 / 0



3 Councillors' Items

Mayor Activities

Council noted the report item Mayor Activities.

Councillor Activities

Council noted the report item Councillor Activities.

3.2 Councillor Notice of Motion

Overview: A Councillor may lodge a notice of motion on any matter the Councillor wants to be considered.

No Councillor Notice of Motion has been received for this meeting Agenda.

3.3 General Matters

Overview: General Matters gives Councillors the opportunity to report on positive and good news items from around the Shire.

Cr Ryan - noted the new Council Plan engagement is underway and encouraged residents to consider participating through the various online and in person opportunities available.

Cr Ross - congratulated McArthur Swimming Pool committee on a great Australia Day - 200 people visited. Great job to Orford Vintage Rally organisers and sponsors.

Cr Murrihy - thanked Council Officers and all involved with pulling together reflection and healing ceremony on 25th January 2025, described a beautiful, moving event. Passed on thanks from community members who have been in contact with Cr Murrihy also.

Cr Lockett - highlighted the following:

- Citizen awards ceremony on 26th January, fantastic initiative. Congratulations to Margaret Whitehead - Citizen of the Year, Timothy Reesink. both who highlighted volunteering in our community, Picnic in the Paddock Koroit - Event of the Year.
- Shoutout to Moyneyana program - phenomenal event every summer in Port Fairy.
- Reflected on feedback received from local caravan parks and businesses on a great summer holiday season across the shire. Shoutout to staff, cleaners etc.



- Shout out to Koroit Truck Show.
- Upcoming events - Port Fairy Jazz Festival - 7 - 9 February, Port Fairy Marathon 16 February, 15 - 16 February. Koroit Show and Field Days 22 February, Folk Festival in March.

Cr Doukas - fantastic re. Koroit Truck Show, well attended - biggest ever.

Cr Ryan - whole heartedly welcome all new citizens who partook in the ceremony on January 26, Moyne welcomes you with open arms.

3.4 Urgent Business

Overview: A Councillor may raise an urgent matter for consideration at a Council Meeting if the Councillors considers that the matter is extremely urgent and it was not possible for the matter to have been included in the agenda notice for the meeting.

No urgent business recorded for this meeting.



4 CEO Meeting Schedule

Council noted the report item CEO Meeting Schedule from 21 December 2024 to 20 January 2025.

5 CEO Activities Report

Overview: CEO Activities Report – 28 January 2025

Council noted the report item CEO Activities Report.

6 Confidential Items

Overview: Under section 3 of the Act, the council may consider report items in closed business if they contain certain information which is defined to be confidential information because premature or improper release may cause harm to the Council or to a person or persons.

Confidential Information remains confidential unless it can lawfully be released and the Council has determined that it should be publicly available.

The following is a list of confidential Items:

- Item 6.1 – MS992 Supply & Delivery of 2 Wheel Loaders Mt Shadwell Quarry
- Item 6.2 – MS986 Supply and Delivery 2 Tractors
- Item 6.3 – Proposed Leasing of Port Fairy Wharf Building

Cr Myra Murrihy moved, Cr Lisa Ryan seconded that the meeting be closed in order to consider confidential items.

CARRIED UNANIMOUSLY 7 / 0

7 Close Meeting

The Ordinary Council Meeting was declared closed at 3:45 pm.

1.7 Public Participation

Refer to Governance Rules - Division 5 Public Participation

Members of the public attending the monthly Council Ordinary Meeting may address the meeting in respect of either:

- a) any item listed in the business paper; or
- b) any other matter relevant to the activities and projects of the Council.

The public participation segment for each Council meeting will be held after the confirmation of Minutes of previous meeting(s) and be considered in the order they were received.

Unless an extension is granted by a ruling of the Mayor, a member of the public asking a question or making a statement must not speak for more than 5 minutes.

If a question cannot be answered at the meeting, the Chief Executive

Officer must provide a written response to the question as soon as is practicable to the person asking the question and Councillors.

Any person wishing to address the Council must submit details in writing of the nature of the issue / question they wish to raise by 12 noon on the Monday prior to the meeting day.

Public Participation attendees for this meeting:

Recommendation

That Standing Orders be suspended in order that Public Participants be heard.

1. Louise Burris & Daniel McLean (online) referring to Item 2.1 on the Agenda – Proposed Planning Scheme Amendment Bamstone Buffer Area Overlay.

2 Officers Reports

2.1 Proposed Planning Scheme Amendment Bamstone Buffer Area Overlay

Directorate: Environment, Economy and Place

Report Author: Manager, Environment, Energy and Development Services

Overview: This report provides background to a request for Council consideration for a proposed Planning Scheme Amendment for 204-234 Hamilton Port-Fairy Road, Port Fairy.

Officer Recommendation

That Council having considered all matters as required by Section 12(2) of the Planning and Environment Act 1987 resolves:

1. To seek authorisation from the Minister for Planning under Sections 8A and 8B of the Planning and Environment Act 1987 to prepare and exhibit the amendment to the Moyne Planning Scheme subject to further information being received in accordance with Planning Practice Note 92 (PPN92)- 'Managing buffers for land use compatibility' (March 2021) which is satisfactory to the Environmental Protection Authority (EPA) and to Council, including (but not limited to):

- **information or reports demonstrating that the land use is compliant with existing regulations and standards relating to off-site impacts or land use compatibility and that all reasonably practicable measures to minimise off-site impacts have been considered and exhausted.**
- **an assessment demonstrating the potential of the land use for off-site safety, human health or significant amenity impacts, the spatial extent of potential impacts and appropriate restrictions on land use and development in the buffer area.**
- **the written views of the Environment Protection Authority or other relevant authority in relation to the above information and the proposed application of the Buffer Area Overlay.**
- **Any consequential changes to the amendment documents and reports required as per the additional information.**

2. Upon satisfactory receipt of the information required, submit the request for authorisation to the Minister for Planning.

3. Delegate, to the Manager Environment, Energy and Development Services, the ability to make any changes to amendment documentation for the Planning Scheme Amendment prior to exhibition, if requested by the Department of Transport and Planning, or if required by a condition of Ministerial Authorisation.

5. Following receipt of Ministerial authorisation, to exhibit the planning scheme amendment in accordance with the provisions of the *Planning and Environment Act 1987*.

Background

A proponent led planning scheme amendment request was submitted to Council on 20 January 2025 by MPAA studio on behalf of the owners (the proponent/s) of 204-234 Hamilton Port-Fairy Road, Port Fairy (the subject site). The amendment request proposes to:

- Insert Clause 44.08 Buffer Area Overlay (BAO) and Schedule 1 to Clause 44.08 Buffer Area Overlay (BAO1) in the Moyne Planning Scheme.
- Apply Schedule 1 to Clause 44.08 Buffer Area Overlay to land in proximity to the subject site, including land zoned Rural Living Zone (RLZ).
- Amend Clause 13.07-1L by adding a strategy related to managing the subject site interface with residential development.
- Amend 72.03 of the Moyne Planning Scheme to update the list of maps included in the Scheme.

The proposed amendment is seeking to address the reverse amenity risks posed by potential sensitive uses on land in another ownership in the adjacent Rural Living Zoned land.

The proponents do not own the land proposed to be subject to the BAO. However, the proponent contends that the future intensification of incompatible uses, i.e., residential development, is imminent on the land.

An acoustic assessment/report has been submitted with the request, prepared by Enfield Acoustics Pty Ltd. It seeks to demonstrate the noise amenity impacts of the subject site and the spatial extent of potential impacts, particularly on residential development within the Rural Living Zone.

Therefore, the proposed Schedule 1 to the BAO is seeking to prohibit dwellings and other sensitive uses on affected land within proximity to the subject site.

Buffer Area Overlay

Planning Scheme Amendment V10 introduced the Buffer Area Overlay into the Victoria Planning Provisions on 1 March 2021.

The purpose of the BAO is to identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure, or other uses and to ensure that use and development within buffer areas is compatible with potential off-site impacts.

The BAO can be used in certain circumstances to prevent future encroachment and intensification of incompatible use and development within the buffer areas of uses with potential off-site impacts.

A Schedule to the Overlay must contain a statement of risk and objectives to be achieved.

Separation between industrial uses and sensitive uses is provided by the BAO. Sensitive uses are defined as land uses considered to be sensitive to emissions from industry and other uses due to their impact on amenity, human health, and safety. Examples of sensitive uses include, but are not limited to:

- Dwelling
- Residential aged care facility
- Childcare centre
- Hospital
- Place of assembly
- School

Subject Site

The subject site contains a family-owned industrial business, which was established in 1975, and employs approximately 47 staff.

Specialising in dimensioned stone processing and concrete batching, the business sources raw bluestone from nearby quarries. It supplies their products both nationally and internationally and are an important source of local employment.

The business is located at 204-234 Hamilton Port-Fairy Road, Port Fairy and operates with existing use rights. On-site activities include stone cutting, shaping, finishing, concrete production, and logistical operations occasionally extending to early morning and overnight.

The subject site has an area of 8.9 hectares and is primarily within the Industrial 1 Zone and subject to the Development Plan Overlay (DPO1).

At present, the subject site is remote from residential development with the nearest dwelling located approximately 500 metres to the west of the site. Other dwellings in proximity are located approximately 1.1 kilometres to the north and approximately 570 metres to the south-east of the subject site.



Figure 1. Subject Site, 204 Hamilton-Port Fairy Road, Port-Fairy (MPAA Studio, 2025)

Land subject to the proposed BAO1

The land subject to the proposed BAO1 is not owned by the proponent.

It comprises two lots: Lot 82, with an area of 18.27 hectares, and Lot 81, with an area of 24.11 hectares. Both lots are zoned Rural Living Zone (Schedule 1) which has a minimum lot size of 1 hectare for subdivision and 'as of right' (planning approval not required) dwellings. Part of Lot 81 is affected by the Floodway Overlay (FO3) and the Land Subject to Inundation Overlay (LSIO).

The lots have a combined area of 42.38 hectares with subdivision potential of up to 42 lots under the current zoning.

This land is identified for long term residential growth within the Port Fairy Coastal and Structure Plan.

Other Surrounding Land

North: Land within the Farming Zone (FZ) used for grazing and owned by the proponent. The Port Fairy Framework Plan (Clause 11.01-1L-02) nominates this land as a preferred location for long term industrial expansion.

Northeast: Land in the Rural Living Zone (RLZ3). Schedule 3 to the RLZ specifies a minimum lot size of 4 hectares for subdivision and 'as of right' (planning approval not required) dwellings. The land has an area of approximately 15 hectares, with potential for further subdivision. This land is nominated in the Port Fairy Framework Plan as a preferred location for long term industrial expansion.

East: A large undeveloped parcel within the Industrial 1 Zone (IN1Z) and subject to Development Plan Overlay – Schedule 1 (DPO1), containing approximately 17.3 hectares. The IN1Z extends along Hamilton-Port Fairy Road to the Wannon Water Treatment Plant (PUZ1). This land is partially affected by the Land Subject to Inundation Overlay (LSIO).

South-West / West: Predominantly grazing land within the Farming Zone (FZ), located outside the Urban Settlement Boundary.

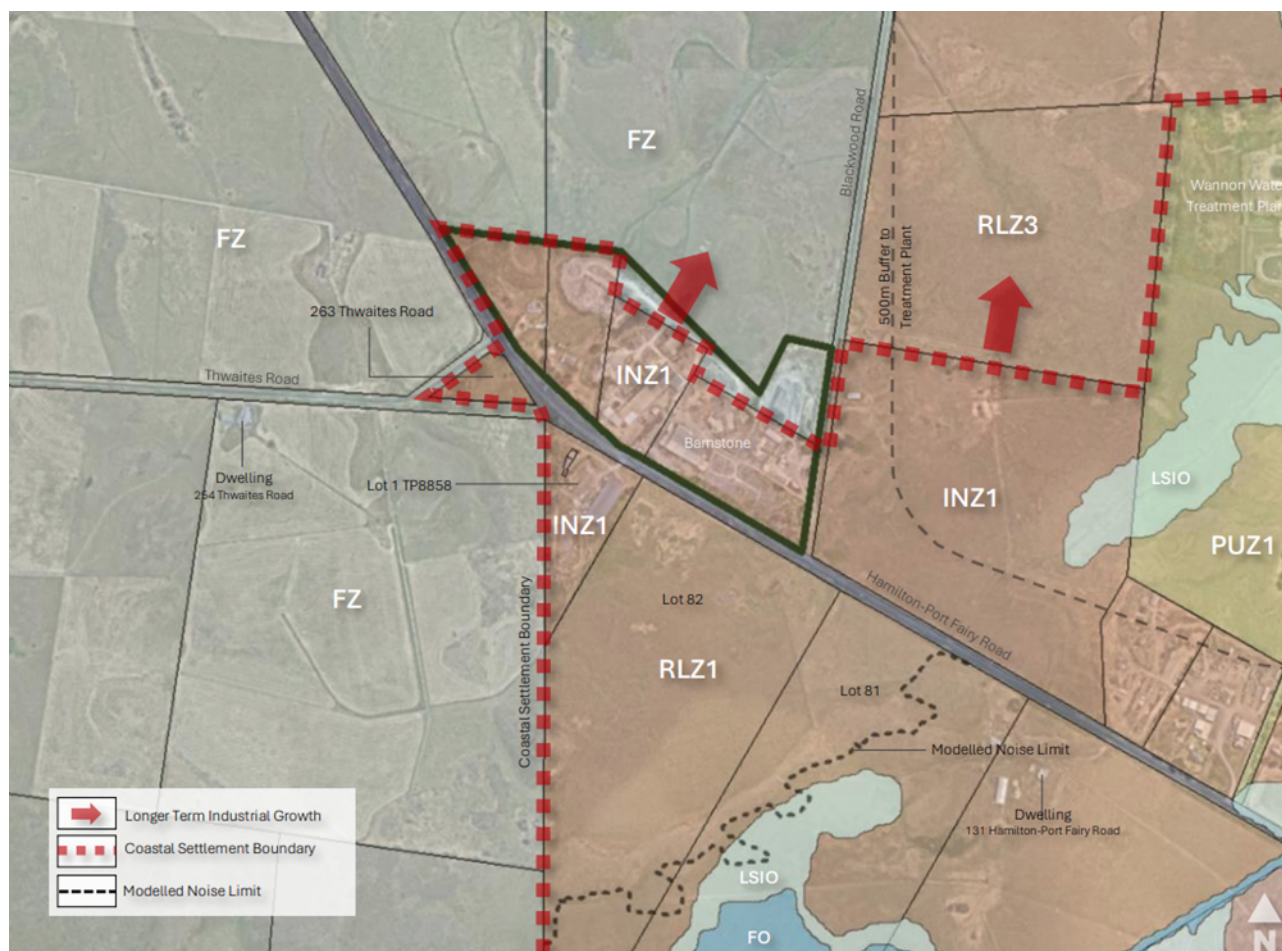


Figure 2. Subject Site Context showing surrounding land uses (MPAA Studio, 2025)

Port Fairy Coastal & Structure Plan (PFCSP) 2018

The PFCSP underpinned the recently gazetted Planning Scheme Amendment C69moyn. Within this plan, buffer zones were suggested for implementation to *'protect significant existing industries and infrastructure'* and *'retain the long-term potential for appropriate large scale industrial use to establish in Port Fairy.'*

Strategies to aid in prosperous economic development included the recognition of buffers associated with the Sewerage Treatment Plant, Water Treatment Plant, Bamstone and SunPharma within local policy. A 100-metre 'policy' buffer had been contemplated as part of the PFCSP to protect Bamstone. (See Figure 3).

The Environment Protection Authority (EPA) supported the identification of industrial buffers in the PFCSP and commented that future development should be subject to odour and noise assessment to ensure appropriate interface conditions between industry and residential development.

In addition, the subject land is within the nominated Settlement Boundary in the PFCSP and identified for future long-term residential growth, to the west of Growth Area A. (See Figure 4). The proposed Buffer Area Overlay would cover a substantial portion of this land.

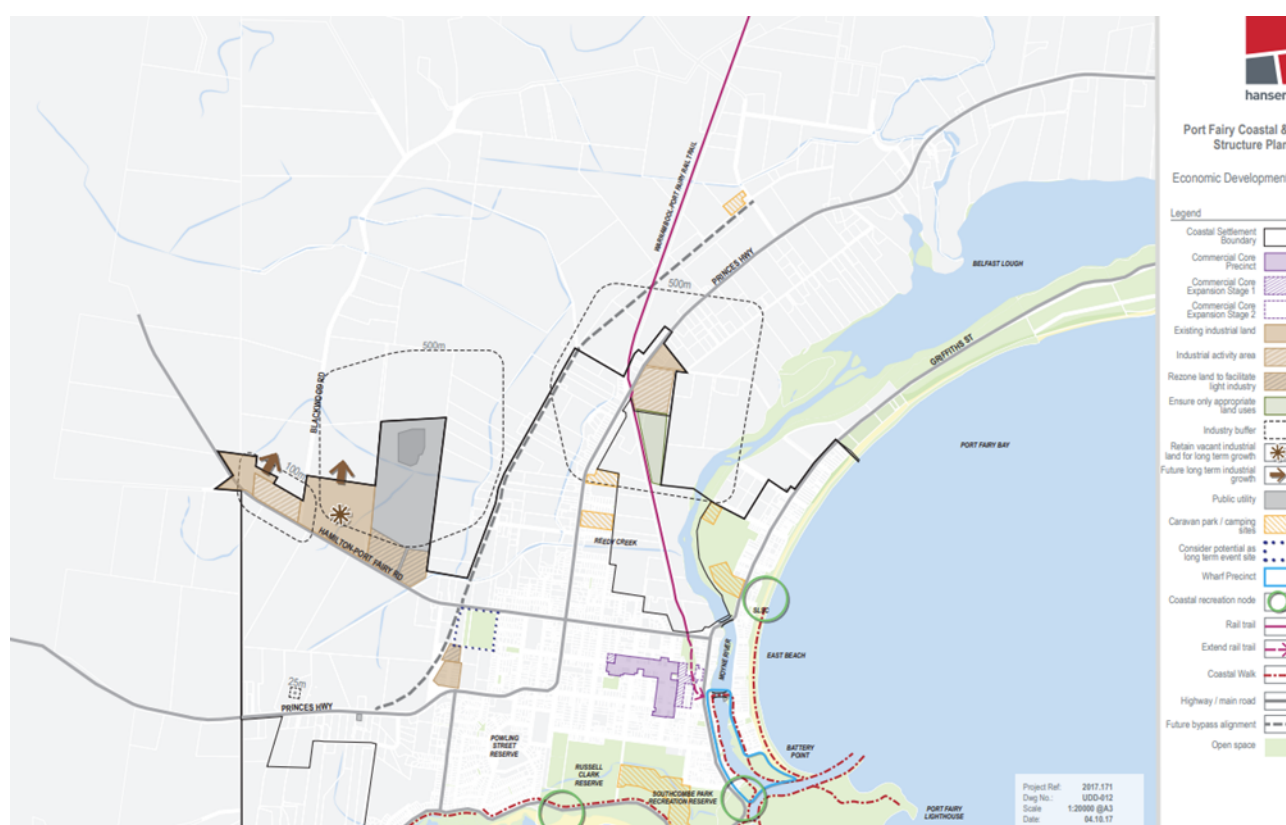


Figure 3. Economic Development Map (extracted from PFCSP 2018)

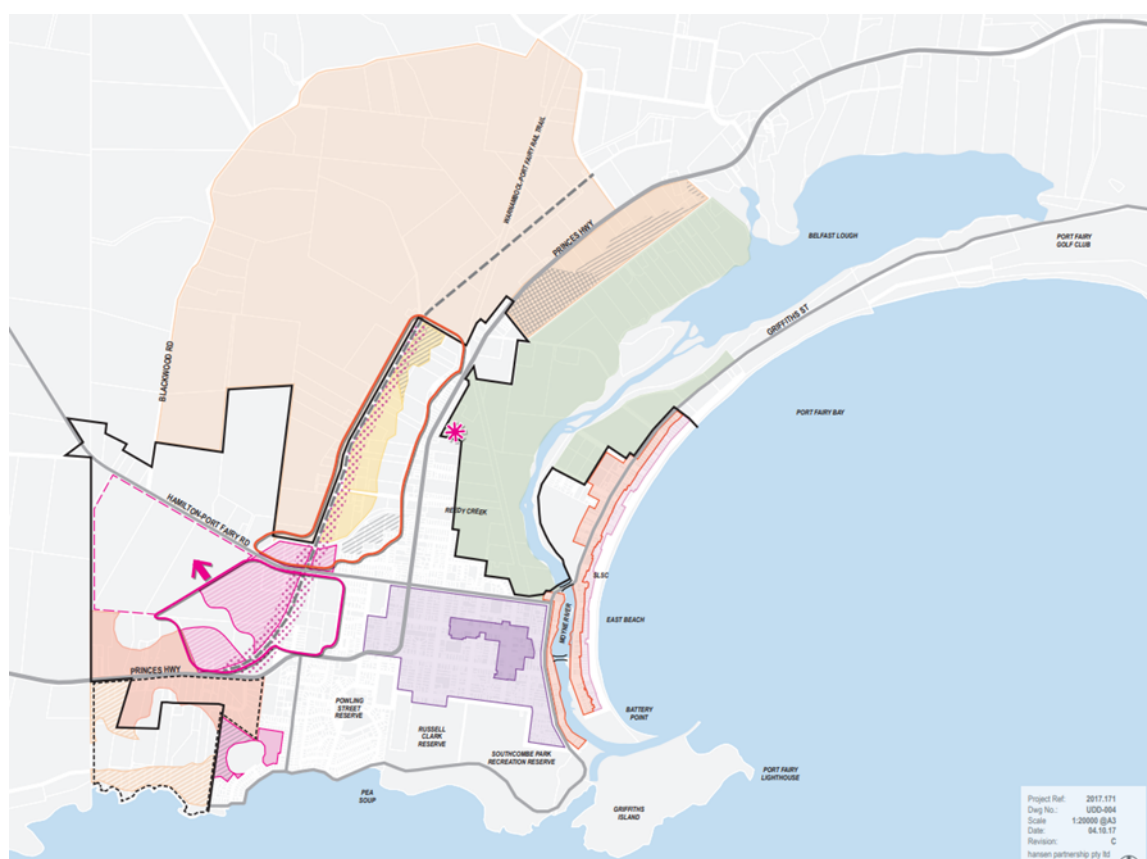


Figure 4. Settlement & Housing Map (extracted from PFCSP 2018)

Planning Scheme Amendment C69moyn

Planning Scheme Amendment C69moyn was prepared and exhibited in May 2020, prior to the introduction of the Buffer Area Overlay in the Victoria Planning Provisions.

The exhibited Amendment proposed to apply Schedule 7 to the Environmental Significance Overlay (ESO) in a 500-metre radius of the Wannon Water Port Fairy Water Reclamation Plant and surrounding area.

Council subsequently resolved to abandon this element of the Amendment when it considered submissions in response to the Amendment at its meeting on 1 March 2022.

During the Panel Hearing for the Amendment, discussion occurred around the application of a buffer for the Sun Pharmaceuticals Pty Ltd (Sun Pharma). The EPA made comment in the Hearing that they had not received information justifying the application of an ESO for the proposed buffer to Sun Pharma or whether the Buffer Area Overlay had been considered as a possible alternative tool.

In addition, the EPA stated that in the case of Sun Pharma further work would need to be submitted to consider the potential interface and the implications of supporting industrial intensification of the Sun Pharma site while supporting nearby residential development.

Planning Scheme Amendment Process

The process to amend the planning scheme, initiated by a landowner or other person, is shown in Figure 5 below:

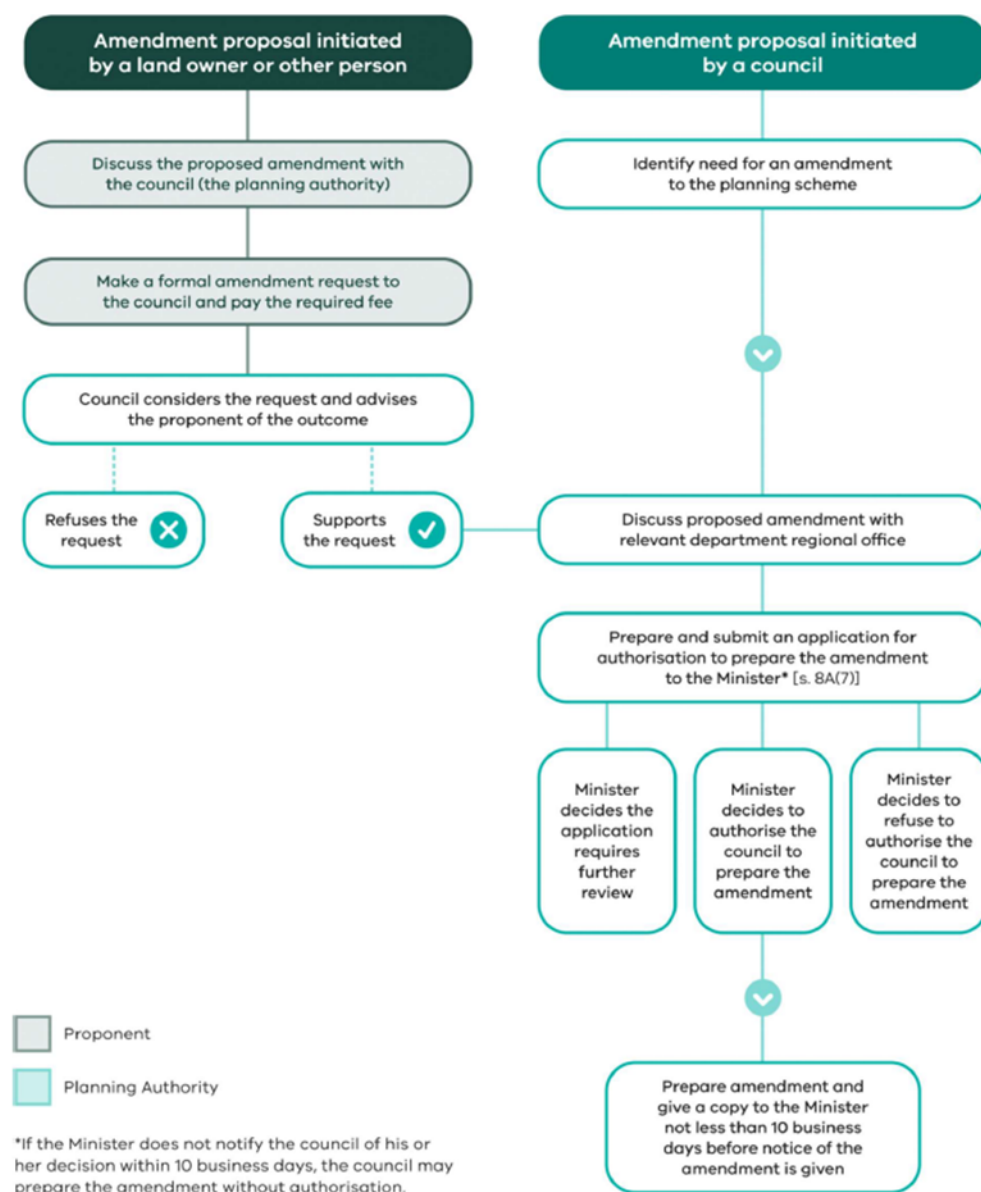


Figure 5. Planning Scheme Amendment Process. (Department of Transport and Planning, 2024)

Discussion

The subject site is defined as an industrial use and has a range of on-site activities that include stone cutting, shaping, finishing, concrete production, and logistical operations. The proponent states that these activities occasionally extend into early morning and night hours.

In addition, the proponent has outlined concerns that the viability of their operations and business could be jeopardised by imminent 'sensitive uses' and development in proximity to the facility.

There is 'in principle' support for the Amendment in the Planning Policy Framework (PPF). It is consistent with the broad objectives of the PPF which seek to provide a framework for managing land use compatibility in proximity to industrial operations such as those conducted on the subject site.

The PPF seeks to balance the need to protect sensitive uses, such as residential areas, from potential adverse off-site impacts while safeguarding the operational viability of key local and regional industries.

In addition, a policy buffer does not have the same weight or imperative as an EPA defined buffer, or one formalised in the Planning Scheme by the BAO.

Applying the BAO is consistent with Clause 13.07 – Amenity, Human Health and Safety by helping to protect health and safety while facilitating appropriate industrial, infrastructure or other uses with potential adverse off-site impacts.

In addition, the Amendment supports Clause 17.03-2S – Sustainable industry, by limiting encroachment to ensure land remains available for industry and to facilitate the sustainable operation of industry.

However, there are additional matters to be considered as part of the preparation of an amendment to apply the BAO.

Requirements of relevant PPNs & Ministerial Directions

Ministerial Directions 11, 15, 19 (MD11, MD15, MD19) and Planning Practice Notes PPN46: *Strategic assessment guidelines* and PPN92: *Managing buffers for land use compatibility* apply when considering the introduction and application of a BAO into a Planning Scheme.

PPN92 recognises that many industrial and other land uses have the potential to produce off-site impacts, such as noise, dust, odour, and hazardous air pollutants. While these impacts can often be prevented through onsite management, unintended off-site impacts due to equipment failure, accidents, abnormal weather events and other causes may still pose risks to amenity, safety, and human health. Thus, 'Buffer' in the context of land use planning refers to land used to separate or manage incompatible land uses, often industrial uses, and sensitive uses, to ensure land use compatibility and avoid land use conflict.

The BAO can be applied to land uses that are compliant with relevant regulations and standards but pose a risk of unintended off-site impacts on human health or safety, or significant off-site impacts on amenity.

For the purposes of applying the BAO, the significance of impacts on amenity, particularly noise, dust, and odour, depends on the following factors:

- Frequency (how often the impact occurs)
- Duration (how long the impact lasts)
- Intensity (how obvious the impact is)
- Character (what the character or nature of the impact is)
- Context (what the experience of a person exposed to the impact would be).

Application of the BAO to land uses must be based on evidence demonstrating the types of potential off-site impacts, the spatial extent of those impacts (the buffer area) and appropriate requirements for land use and development within the buffer area.

PPN92 sets out a phase-by-phase summary, to determine whether the BAO is an appropriate approach to manage off-site impacts of an operation. (See Figure 6).

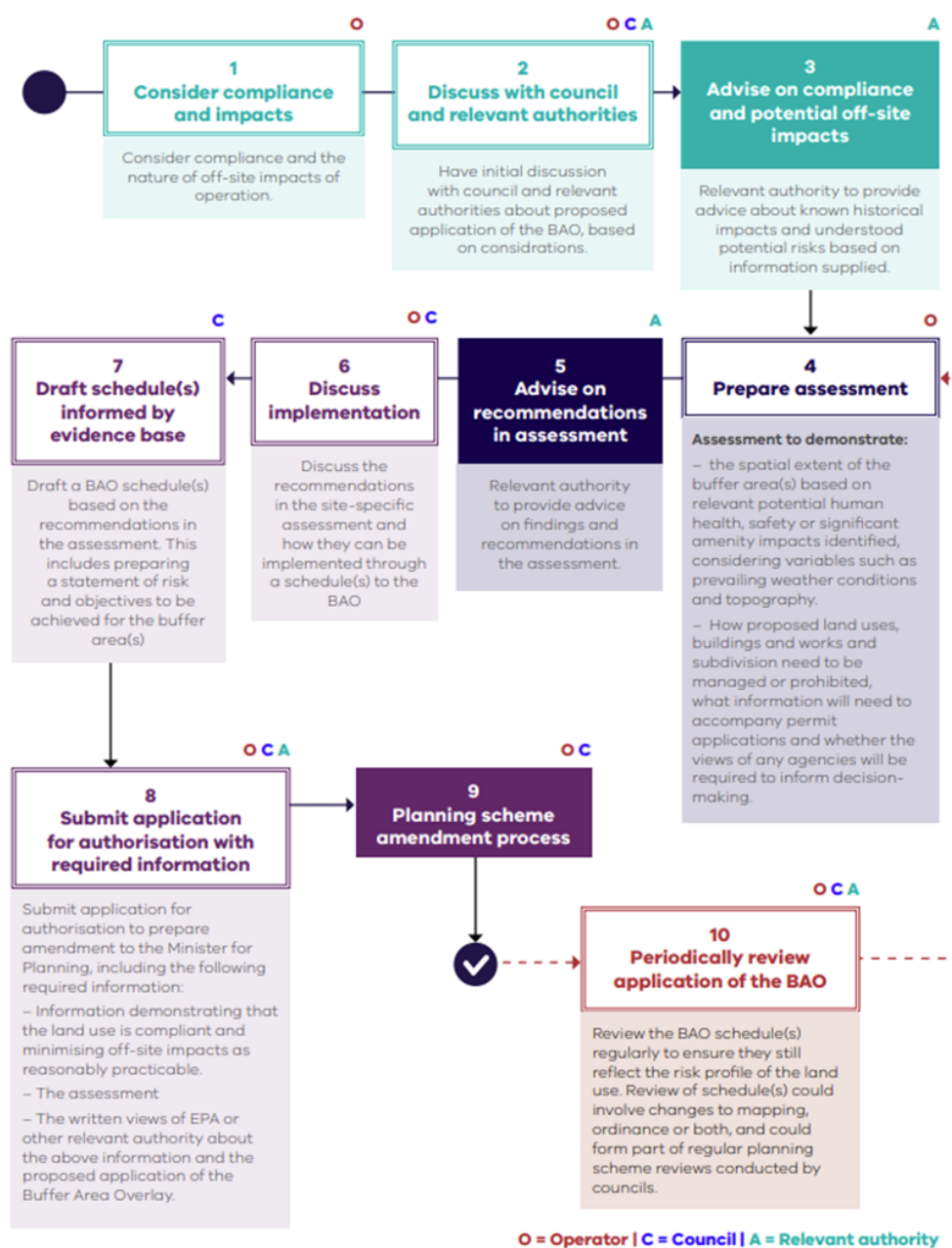


Figure. 6 – Planning Practice Note 92 – BAO step by step summary (Department of Transport and Planning, 2024)

An assessment of the potential off-site impacts of the use must be undertaken to inform preparation of the BAO schedule and decision on the amendment.

PPN92 advises that operators should provide assessments to the relevant authority, such as the EPA, for advice. Although a noise assessment has been undertaken on behalf of the proponent, no comments or advice from the EPA were included in the Amendment Request Report submitted to Council.

Environment Protection Authority (EPA)

Councils are required under Section 8A of the *Planning and Environment Act 1987* to provide the written views of the EPA with any application for authorisation of an amendment that seeks to apply the BAO.

Council referred the application to the EPA on 27 January 2025, and a response was received on 18 February 2025 which outlined the amendment documentation requires further information in order to address these steps in PPN92. As per Step 2, EPA has not been involved in any discussions, and as per Step 1, the amendment documentation does not appear to include information such as documented history of compliance with all relevant laws and that all reasonably practicable measures to minimise future off-site impacts have been considered and exhausted. These steps were intentionally included to ensure that, before reviewing any technical assessments, there are no outstanding compliance issues that would prevent the application of the BAO.

Before EPA can provide advice on the technical assessment, the initial steps of PPN92 should be addressed. Once this information is received and eligibility is confirmed, the EPA can progress to the later steps including a technical assessment of the acoustic report.

Proposed Schedule 1 to Clause 44.08 Buffer Area Overlay (BAO)

The proponent has proposed the following to be inserted as Schedule 1 to Clause 44.08 Buffer Area Overlay (BAO1).

___/___/2025

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**.

BAMSTONE BUFFER AREA

1.0 Statement of risk

___/___/2025

Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy, involve stone processing and ancillary uses, and a concrete batching plant. These operations have potential to generate noise emissions that may exceed regulated limits, particularly during early morning and overnight periods. Potential unintended off-site noise emissions within this buffer area may have an impact on amenity and human health.

2.0 Objectives

___/___/2025

To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site noise impacts of Bamstone's operations.

3.0 Use of land

___/___/2025

Land must not be used for:

- Accommodation
- Education centre
- Hospital
- Hotel
- Place of assembly.

4.0 Subdivision

___/___/2025

None specified.

5.0 Buildings and works

___/___/2025

None specified.

6.0 Application requirements

___/___/2025

None specified.

7.0 Exemption from notice and review

___/___/2025

None specified.

8.0 Decision guidelines

___/___/2025

None specified.

Figure 8. Proposed BAO Schedule 1 (MPAA Studio, 2025)

The proposed BAO1 would prohibit the following uses:

- Accommodation (which includes a dwelling).
- education centre.
- hospital.
- hotel.
- place of assembly.

It is not proposed to include any provisions relating to the current zoning of the area surrounding the subject site as it has a number of zones where sensitive uses are 'as of right'.

The land where the BAO1 is proposed is within the Rural Living Zone, 1 (RLZ1). One of the identified purposes of this Zone is to provide residential use in a rural environment. The application of the BAO1 would prohibit the use of accommodation or a dwelling.

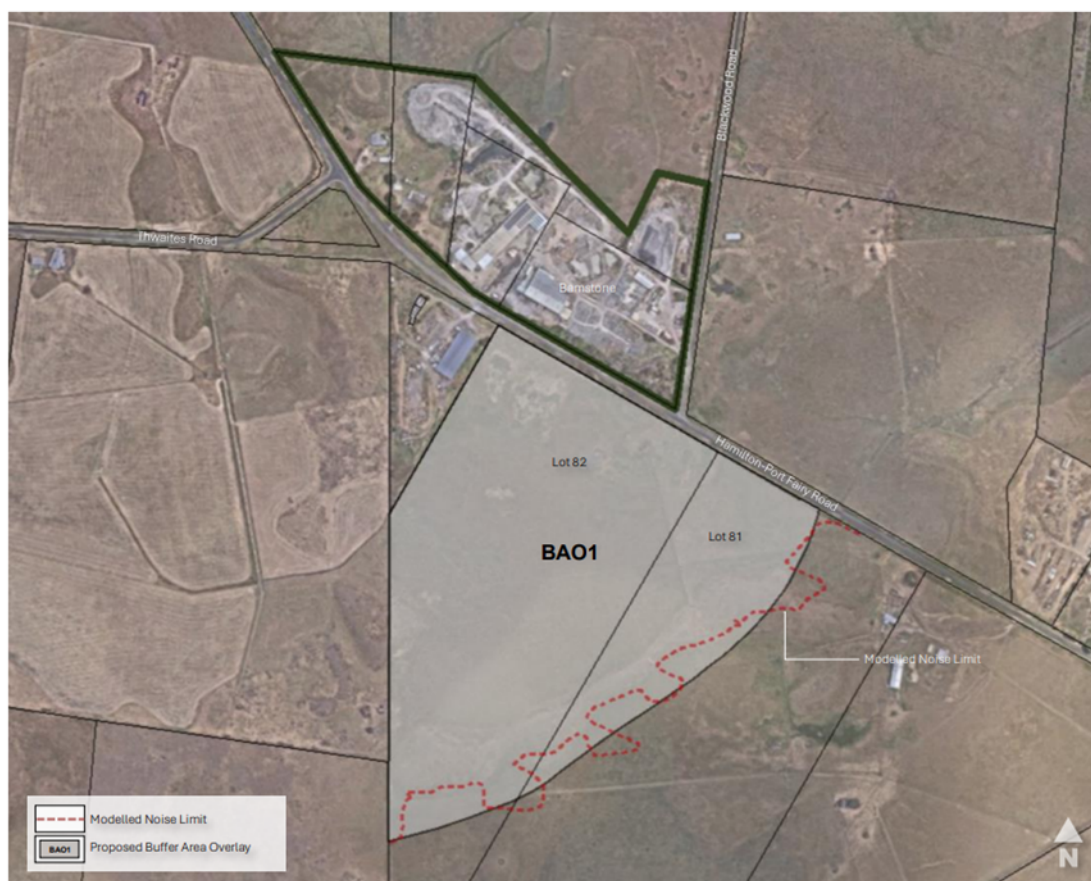


Figure 9. Proposed BAO1 Mapping (MPAA Studio, 2025)

Existing Buffer Area Overlays in Victorian Planning Schemes

Existing examples of BAOs in Victoria, have either a centralised or radial form surrounding the site of concern and can have more than one BAO Schedule. (See Figures 10, 11 and 12).

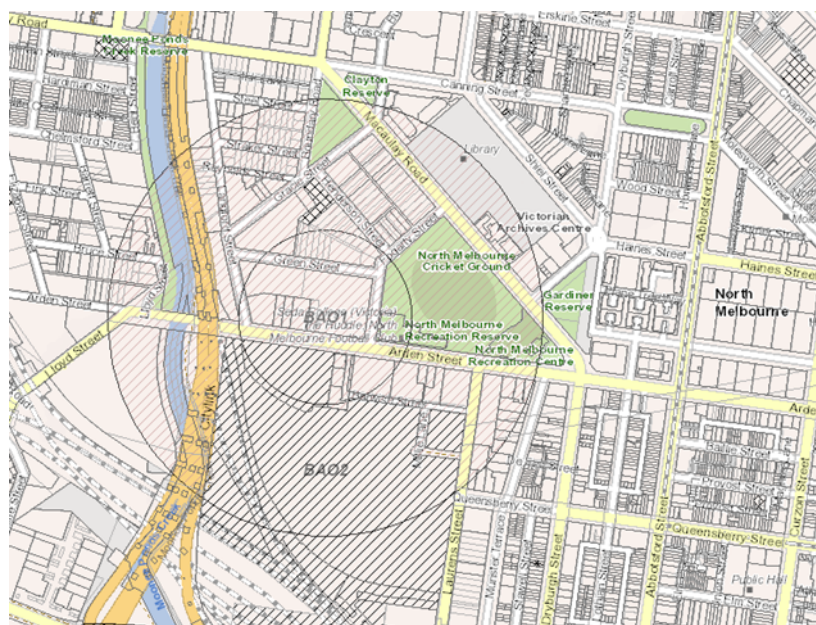


Figure 10. North Melbourne Asphalt Plant -

SCHEDULE 1 SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY Melbourne Planning Scheme - Ordinance

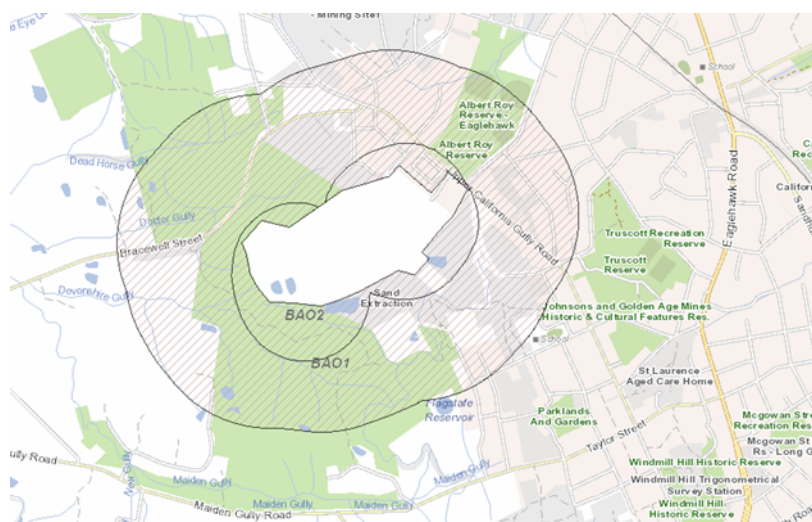


Figure 11. Eaglehawk Landfill Gas Protection Area - SCHEDULE 1 SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY Greater Bendigo Planning Scheme - Ordinance

The proposed BAO1 appears to only cover land to the south of the subject site. It is considered that the BAO should take a radial form similar to other existing BAOs and include land to the north and north-east which could be impacted by the subject site's operations.

Therefore, additional control over development on this land may be required to manage any proposed residential development in the short to medium term. This would ensure that the impacts of the subject site's operations on development to the north-east, on the eastern side of Blackwood Road are considered.

In principle, the BAO provisions seek to ensure that adverse effects resulting from factory operations are appropriately managed, where practical, through the control of buildings and works in the area subject to the Overlay.

It is noted that subject site has an ongoing responsibility to consider and address the emissions it produces as part of its General Environmental Duty (GED) under Section 25(1) of Environmental Protection Act 2017.

In addition, a person developing the subject land for the purpose of a noise sensitive (residential) use has a GED to protect future residents from the impact of noise from the subject site, as well as any other source.

Therefore, advice from the EPA is required to provide input to the detail of the Amendment and a better understanding of the environmental effects of the subject site's operations on surrounding land uses.

Social Effects

The BAO seeks to have a positive social effect as it seeks to manage development in the surrounding area in a manner that will not (over time) endanger the continuing operation of the subject site's operations. The operation is one of the largest employers in Port Fairy and the benefit that this stable employment provides for families is a positive influence on the social health and liveability of Port Fairy.

The Amendment seeks to protect community health and amenity by mitigating potential land use conflicts and adverse noise impacts from the subject site's operations. The proponent considers that noise emissions from activities, such as, saw cutting, forklift operations, and concrete batching have the potential to disrupt residents' quality of life and create land use conflicts with sensitive uses within the Rural Living Zone (RLZ1).

Therefore, the proposed BAO Schedule seeks to prohibit sensitive uses, such as residential development, education facilities, and hospitals, within the buffer area. This is intended to prevent land use conflicts and safeguard the well-being of the local community.

The land proposed to be subject to the BAO has been identified in the Port Fairy Coastal and Structure Plan as the long-term residential growth area for the town. Application of the BAO may impact long term housing supply for the town.

Further work would provide more evidence to determine whether the Amendment as proposed is providing a balanced social outcome for the community.

Economic Effects

The subject site's operation is a critical contributor to the local and state economies, supplying high-quality natural stone for significant infrastructure projects, including state-level developments and heritage restorations. The BAO is considered to safeguard the operational viability by preventing residential encroachment that could lead to noise complaints, operational restrictions, or, in a worst-case scenario, the cessation of some of its operations.

The establishment of the BAO supports the continued growth and success of the operations, ensuring its ongoing contribution to employment, economic activity, and the supply of materials essential to infrastructure projects.

Applying a BAO to the buffer area seeks to have positive economic effects. It seeks to achieve a balance between potentially competing land use interests and help to ensure that one of Port Fairy's largest employers remains viable over an extended period.

Further information to be provided to Council prior to exhibition

The following conditions have been identified as required to progress the request following Council's consideration of the proposal:

Provision by the proponent of:

- information or reports demonstrating that the land use is compliant with regulations and standards relating to off-site impacts or land use compatibility and that all reasonably practicable measures to minimise off-site impacts have been considered and exhausted.
- an assessment demonstrating the potential of the land use for off-site safety, human health or significant amenity impacts, the spatial extent of potential impacts and appropriate restrictions on land use and development in the buffer area.
- the written views of the Environment Protection Authority or other relevant authority in relation to the above information and the proposed application of the BAO.

Consultation

If the Planning Scheme Amendment gains authorisation, formal notification will be given to all relevant parties, including landowners and occupiers, prescribed government Ministers, and relevant statutory authorities, will be undertaken as part of the public exhibition of the Amendment, as required under the *Planning and Environment Act 1987*.

All affected parties and members of the public will have the opportunity to review the documents and make a submission in response to the proposed Amendment.

Financial implications

The amendment has been requested by a proponent (private business owner) and consequently the costs associated with the Amendment, including an independent Planning Panel if required, will be borne by the proponent.

Council's assessment and processing of the request is provided for within the current 24/25 budget.

Risk

Managed through appropriate processes and procedures in accordance with the *Planning and Environment Act 1987*.

Conclusion

There is 'in principle' strategic support for the introduction of the Buffer Area Overlay to protect the subject site's industrial operations and avoid potential land use conflict.

The amendment request is required to consider the requirements of Planning Practice Note 92 and whether the proposed controls are reasonable and proportionate.

All relevant planning practice notes should be considered in association with the Strategic Assessment Guidelines when preparing an amendment to ensure consistency and best practice.

Prior to progressing the amendment request, it is recommended that further information is sought to ensure a complete authorisation request is submitted to the Minister.



MPAA
STUDIO

DRAFT

Planning Scheme Amendment Request

BAMSTONE BUFFER AREA OVERLAY
HAMILTON-PORT FAIRY ROAD, PORT FAIRY

ISSUED 19 JANUARY 2025

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info@mpaastudio.co

1 Dispensary Lane, Warrnambool
Level 1, CoLab (above Allee Espresso)

OVERVIEW

Background	
Address	Hamilton-Port Fairy Road, Port Fairy
Relevant Planning Provisions	
Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic directions.
Planning Policy Framework	Clause 11.01-1S Settlement
	Clause 11.01-1L Settlement - Port Fairy
	Clause 13.05-1S Noise
	Clause 13.07-1S Land use compatibility
	Clause 13.07-1L Residential amenity interface
	Clause 14.03-1S Resource exploration and extraction
	Clause 14.03-1R Resource exploration and extraction - Great South Coast
	Clause 17.01-1S Diversified economy
	Clause 17.01-1R Diversified economy - Great South Coast
	Clause 17.03-1A Industrial land supply
	Clause 17.03-2S Sustainable development
Proposed Planning Provisions	
Overlays	Buffer Area Overlay - Schedule 1

QUALITY ASSURANCE

DRAFT Town Planning Report

Bamstone Buffer Area Overlay
Hamilton-Port Fairy Road, Port Fairy

Project Number

24-1438

Revision

04

Prepared By

SM

Project Lead

SM

Issued

19 January 2025

Revision	Date	Issue
04	19 January 2025	Final draft

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1. INTRODUCTION

This report has been prepared by MPAA Studio (formerly Myers Planning & Associates) on behalf of Bamstone Pty Ltd (**Bamstone**) in support of a Planning Scheme Amendment to facilitate the implementation of a Buffer Area Overlay (BAO).

The purpose of this report is to detail the amendment request, which proposes to:

- Apply the Buffer Area Overlay (BAO) to land zoned Rural Living Zone (RLZ) (Lots 81 and 82 of PS914661, at 131 Hamilton-Port Fairy Road) within proximity of Bamstone's site at 204 Hamilton-Port Fairy Road, Port Fairy.
- Insert a new Buffer Area Overlay - Schedule 1 (BAO1) into the Moyne Planning Scheme to prohibit sensitive land uses within the buffer area surrounding Bamstone's operations.
- Amending local policy at Clause 13.07-1L (Residential amenity interface) to specifically refer to the way the interface between Bamstone's facility and sensitive uses is to be managed.

This amendment is necessary to address the reverse amenity risks posed by potential sensitive uses on adjacent Rural Living Zone (RLZ) land, including Lots 81 and 82 of PS914661, at 131 Hamilton-Port Fairy Road. A Notice of Decision (NOD) was recently issued to allow the subdivision of Lot 81 into three lots for residential dwellings, which Bamstone has objected to. This matter is currently subject to a VCAT hearing.

The report outlines the existing conditions of the land and its surroundings, followed by an assessment of the proposal against relevant planning controls and policies within the Moyne Planning Scheme. An acoustic assessment, conducted by Enfield Acoustics Pty Ltd, highlights the potential for noise impacts on the RLZ land and underscores the need for a buffer to protect Bamstone's operations and avoid future land use conflicts.

Having considered the proposal with respect to the Moyne Planning Scheme, it is the conclusion of this report that the proposal aligns with and advances state and local planning policies. As such, this report recommends, and requests Council support for the proposed planning scheme amendment.

The following documents should be read in conjunction with this report and are provided as part of the application:

- Draft Explanatory Report
- Draft Instruction Sheet
- Draft Buffer Area Overlay Schedule
- Draft Clause 13.07-1L-02 (Residential amenity interface)
- Acoustic Report (prepared by Enfield Acoustics Pty Ltd, 7 November 2024).

1.1. Limitations

This report has considered the following documents:

- Moyne Planning Scheme (Planning scheme last updated by VC237 on Tuesday 14 January 2025).
- Port Fairy Coastal & Structure Plan 2018.

2. AMENDMENT LAND AND SURROUNDS

2.1. Amendment land and title particulars

Site address	Lots 81 and 82 of PS914661, at 131 Hamilton-Port Fairy Road, Port Fairy (the Amendment Land).
Title details	Lot 81 Plan of Subdivision 914661H and Lot 82 Plan of Subdivision 914661H.
Site description	<p>The Amendment Land comprises two lots: Lot 82, with an area of 18.27 hectares, and Lot 81, with an area of 24.11 hectares. Both lots are zoned Rural Living Zone (Schedule 1) with a minimum lot size of 1 hectare. The minimum lot size for which no permit is required to use land for a dwelling is also 1 hectare. Lot 81 is additionally affected by the Floodway Overlay (FO3) and the Land Subject to Inundation Overlay (LSIO).</p> <p>The Amendment Land’s topography is characterised by undulating land, forming part of a stony rise on basalt plains. The Amendment Land is located within an area of cultural heritage sensitivity as defined by the <i>Aboriginal Heritage Regulations 2018</i>.</p>

2.2. Bamstone operations

The Bamstone facility at [204-234 Hamilton-Port Fairy Road, Port Fairy](#), is a family-owned industrial operation established in 1975. Spanning 8.9 hectares within the Industrial 1 Zone (IN1Z) and subject to the Development Plan Overlay (DPO1), it employs 47 staff and operates with existing use rights. Specialising in dimensioned stone processing and concrete batching, Bamstone sources raw bluestone from exclusive nearby quarries, the only ones in Victoria accredited to supply stone for restoration works at the Victorian Parliament Building and Treasury Precinct. On-site activities include stone cutting, shaping, finishing, concrete production, and logistical operations, occasionally extending to early morning and overnight. Bamstone supports diverse initiatives, including major infrastructure projects, restoration works, and public realm upgrades across Australia and internationally.



Figure 1: Bamstone Operations, 204-234 Hamilton-Port Fairy Road, Port Fairy

Surrounding Land Uses

- **North:** Land within the Farming Zone (**FZ**) used for grazing and owned by Bamstone. The Port Fairy Framework Plan ([Clause 11.01-1L-02](#)) nominates this land as a preferred location for industrial expansion. The nearest dwelling to the north, is located approximately 1.1 kilometres to the north of the Bamstone site.
- **Northeast:** Land in the Rural Living Zone (**RLZ3**) is located to the northeast. Schedule 3 to the RLZ specifies a minimum lot size of 4 hectares for subdivision and dwellings. While the land, approximately 15 hectares, has potential for further subdivision, the Port Fairy Framework Plan nominates this land as a preferred location for industrial expansion. This land is within the 500-metre buffer to the Wannon Water Treatment Plant (located to the east).
- **East:** Large undeveloped parcel within the Industrial 1 Zone (**IN1Z**) and DPO1, spanning approximately 17.3 hectares. The INZ1 extends along Hamilton-Port Fairy Road to the Wannon Water Treatment Plant (**PUZ1**). This land is partially affected by the Land Subject to Inundation Overlay (LSIO).
- **South:** Lots 81 and 82 (**Amendment Land**), zoned Rural Living Zone (**RLZ1**), have a minimum lot size of 1 hectare for subdivision and dwellings. Part of Lot 81 is constrained by the Floodway Overlay (FO) and LSIO. The lots have a combined area of 42.38 hectares (subdivision potential of up to 42 lots). The nearest dwelling to the south, is located approximately 570 metres to the southeast of the Bamstone site.
- **South-West / West:** Includes grazing land within the Farming Zone (**FZ**), located outside the Urban Settlement Boundary. The nearest dwelling to the west, is approximately 500 metres to the west of the Bamstone site.

Additional Nearby Properties

- **Lot 1 TP8858:** Zoned Industrial 1 and developed with a shed. This site is under common ownership with Bamstone.
- **263 Thwaites Road:** A small vacant parcel (approximately 6,000 square metres) zoned Industrial 1 Zone (IN1Z).

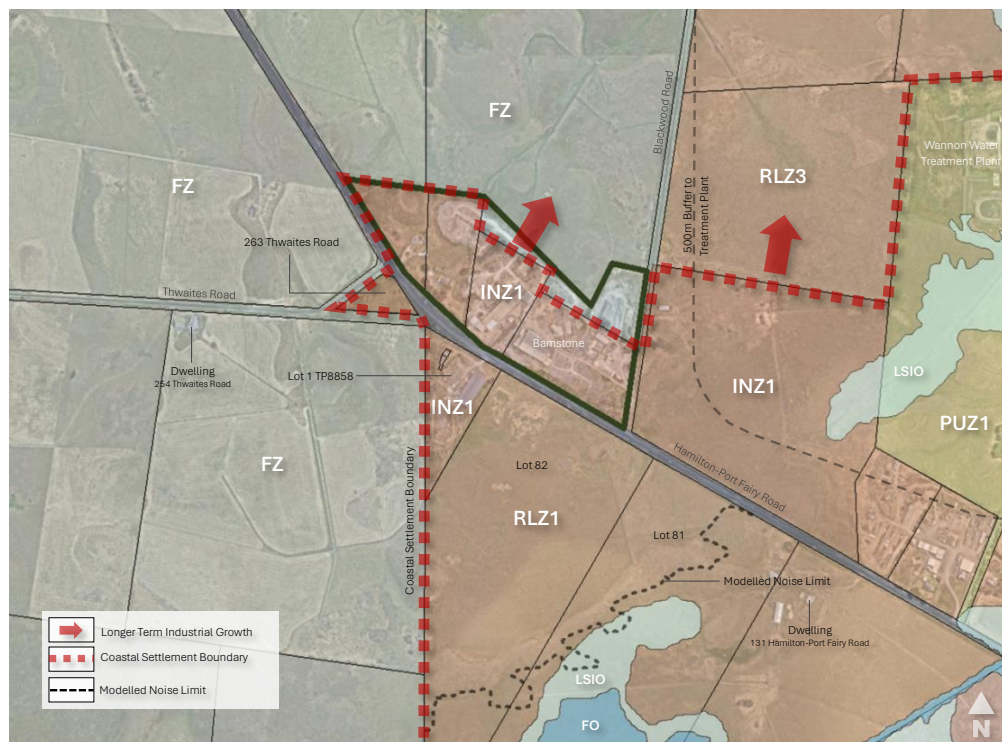


Figure 2: Bamstone Operations, Surrounding Land Uses

Currently, there is one sensitive use within 500 metres of the Bamstone facility (recently constructed dwelling at 254 Thwaites Road). Bamstone's ownership of land to the north and the strategic planning directions for long-term industrial expansion into Rural Living Zone areas to the northeast provide appropriate management against the risk of sensitive uses establishing in those areas. Similarly, the buffer created by the Wannon Water Treatment Plant to the east and the industrial zoning of

adjacent parcels further reduce the likelihood of sensitive uses conflicting with Bamstone's operations. Development within industrial zones is generally compatible with Bamstone's activities.

The primary risk arises from the south, where land is zoned for Rural Living purposes. This zone permits lots larger than 1 hectare to be developed with dwellings without requiring a permit, posing an immediate risk of two dwellings being constructed within close proximity of Bamstone's operations. The Rural Living Zone also permits subdivision into lots smaller than 1 hectare, which could theoretically result in up to 42 lots being created across the two parcels in question. This presents a significant risk of introducing sensitive uses into proximity with Bamstone's industrial operations.

Given the potential for land use conflict and the likelihood of noise complaints from future sensitive uses, a detailed noise assessment has been undertaken. The noise modelling, conducted by Enfield Acoustics Pty Ltd (**Appendix A**), evaluates the extent and impact of noise emissions from Bamstone's activities, such as saw cutting, forklift operations, and concrete batching. The assessment identifies areas where noise levels exceed regulatory limits (see **Modelled Noise Limit** on Figure 2 of this report) and recommends measures to mitigate reverse amenity impacts, including establishing a buffer area.

3. PROPOSAL

3.1. Overview

The amendment seeks to implement the findings and recommendations of the acoustic assessment prepared by Enfield Acoustics Pty Ltd regarding the potential for reverse amenity impacts caused by noise emissions from Bamstone's industrial operations at 204-234 Hamilton-Port Fairy Road, Port Fairy.

The amendment updates the Municipal Planning Strategy and Planning Policy Framework to identify the Bamstone facility as a significant industrial operation with land use compatibility issues requiring management. The amendment introduces the Buffer Area Overlay (BAO) and a new Schedule 1 (BAO1) into the Moyne Planning Scheme, prohibiting sensitive land uses within the identified buffer area. This approach mitigates noise-related risks, protects community health and amenity, and safeguards the long-term operational viability of Bamstone while minimising land use conflicts.

The BAO has been applied using a smoothed boundary derived from the 40 dB(A) night-time noise contour identified in the acoustic assessment. This contour (**shown in red in Figure 3 below**) represents the threshold for acceptable noise levels during the most sensitive hours (10:00 pm to 7:00 am), as specified under the Environmental Protection Regulations 2021. The smoothing of the boundary simplifies the overlay for practical implementation while maintaining its effectiveness in mitigating noise impacts.

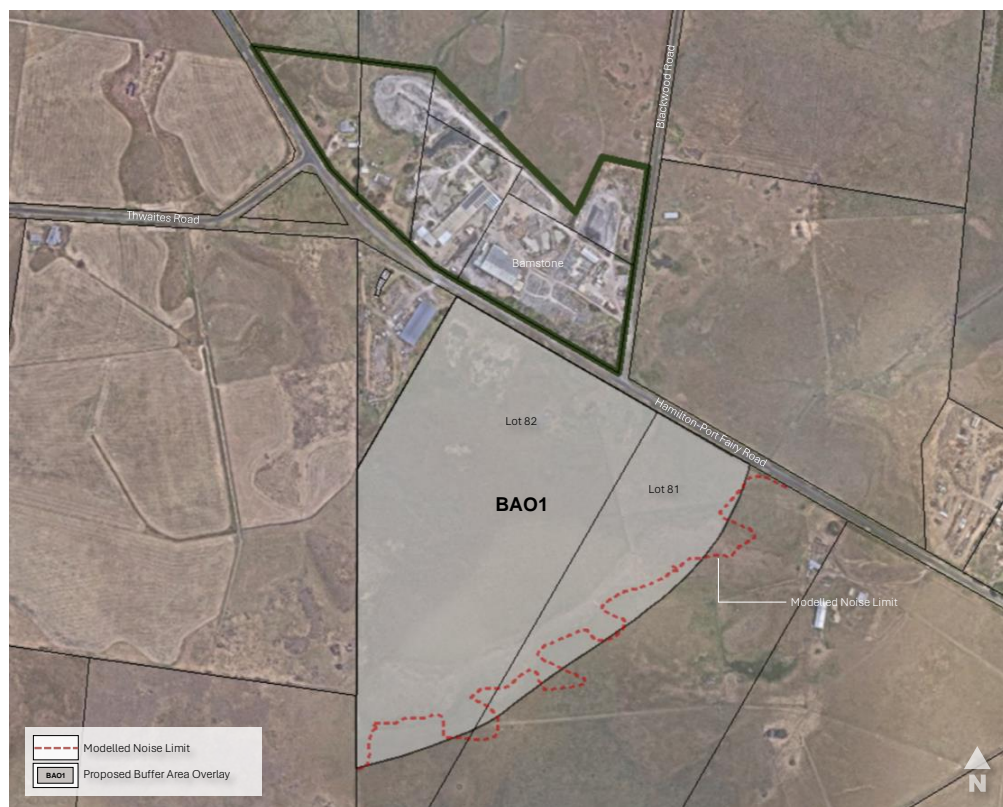


Figure 3: Proposed Buffer Area Overlay (as it relates to Lot 81 and Lot 82)

The proposed amendment seeks to:

Overlay maps

- Apply the BAO1 to land zoned Rural Living Zone - Schedule 1 in proximity to the Bamstone facility, including Lots 81 and 82 of PS914661 (the Amendment Land), as shown in Figure 3 above.

Planning scheme ordinance

- Amend Clause 13.07-1L (Residential amenity interface) to provide guidance for managing the interface between Bamstone’s facility and sensitive uses.
- Insert Clause 44.08 (BAO) into the Moyne Planning Scheme.
- Insert a new Schedule 1 to Clause 44.08 (BAO1) into the Moyne Planning Scheme, outlining specific land use prohibitions to manage compatibility within the buffer area surrounding Bamstone’s operations.
- Amend Clause 72.03 of the Moyne Planning Scheme to update the list of maps included in the scheme.

The amendment seeks to provide a balanced planning approach that protects the viability of Bamstone’s operations by prohibiting future sensitive land uses within the designated buffer area, effectively mitigating potential noise impacts and ensuring land use compatibility in the surrounding area.

4. PLANNING POLICIES AND CONTROLS

4.1. Municipal Planning Strategy

Clause 02.01 Context

The Moyne Shire spans about 5,600 square kilometres and features over 90 kilometres of coastline from Curdies Inlet to near the Fitzroy River. The Moyne and Hopkins Rivers traverse the municipality, with the Hamilton and Princes Highways as key transport routes. It surrounds the City of Warrnambool and borders Corangamite, Glenelg, Southern Grampians Shires, and the Rural City of Ararat.

With a population of approximately 17,374 in 2021, the Shire is experiencing modest growth. The main urban centres are Port Fairy, Koroit, and Mortlake. The Shire's economy is largely rural, focusing on dairy and beef farming, wool and lamb production, aquaculture, cropping, and extractive industries.

Clause 02.02 Vision

The Moyne Shire Council Plan (2021-2025) focuses on key areas: Place, Environment, People, and Economy. The vision emphasises the community's role as stewards of the region's cultural and ecological assets, with aspirations to:

- Protect cultural heritage and maintain rural lifestyles in well-planned areas.
- Support affordable housing and transportation options for all residents.
- Promote renewable energy and sustainable practices.
- Lead in sustainable farming and carbon reduction, while fostering innovation and digital advancements in agriculture and local industries.

These priorities directly support rural areas and extractive industries by ensuring environmental stewardship and encouraging technological innovation while preserving the community's cultural and economic vitality.

Clause 02.03 Strategic Directions

Clause 02.03-1 Settlement

Port Fairy, the main settlement within Moyne Shire, is a historic coastal town identified as a District Town in the Great South Coast Regional Growth Plan with moderate growth potential through infill and greenfield development.

A key strategic direction is to maintain and build Port Fairy as an economically sustainable settlement that provides jobs and services for the local community while continuing to contribute to the regional economy. The policy focuses on managing growth within established boundaries to protect the town's character, farmland, and environmental values while addressing significant flooding and coastal hazards exacerbated by climate change.

Clause 02.03-2 Environmental and landscape values

Clause 02.03-2 of the Moyne Planning Scheme includes the strategic direction to protect the amenity of residential areas adjacent to uses with potential adverse off-site impacts. This is particularly relevant to Port Fairy, where the scattered distribution of industrial and residential areas necessitates adequate buffers to manage land use conflicts and ensure that sensitive uses are not adversely affected by industrial operations or infrastructure.

Clause 02.03-4 Natural resource management

Moyne Shire's natural resource management strategies prioritise the preservation of its highly productive agricultural land. Benefiting from a mild climate, consistent rainfall, diverse soil types, and proximity to markets, the Shire is a significant hub for agriculture. Key activities include dairying and crop production in the coastal hinterland, alongside extensive cropping and grazing, with beef cattle and sheep farming for wool and meat in the northern areas.

In addition to agriculture, the Shire supports the sustainable development of its earth resources industries, including basalt extraction, which is vital for construction and contributes significantly to the local economy.

[Clause 02.03-7 Economic development](#)

The manufacturing industry in Moyne Shire focuses on processing primary products and resources, including the production of specialised products like those at Bamstone. These industries are key employers and contribute significantly to the regional economy.

Strategic directions include:

- Supporting the growth and value-adding of primary industries, including processing of local resources such as basalt.
- Encouraging industrial uses to establish on existing industrially-zoned land, ensuring sustainable development in areas like Port Fairy.
- Promoting industries that add value to primary production at or near the source, in appropriate locations.

4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

Settlement

[Clause 11.01-1S Settlement](#)

Port Fairy, as a District Town, supports the development of sustainable communities through a settlement framework that provides convenient access to jobs, services, and infrastructure. Growth is guided by the Great South Coast Regional Growth Plan, ensuring the structure, functioning, and character of Port Fairy aligns with municipal and regional priorities.

The policy encourages appropriately located industrial land to meet community needs, supporting sustainable development and investment opportunities, and balancing land use objectives to enhance economic linkages. For Bamstone, this approach ensures the protection and sustainable development of the facility within existing industrial zones, contributing to the local economy while preserving Port Fairy's sense of place.

[Clause 11.01-1L-02 Settlement - Port Fairy](#)

Clause 11.01-1L-02 applies to all land identified in the Port Fairy Framework Plan. The Framework Plan identifies the Bamstone site as an 'Industrial use with potential amenity impacts', reflecting the need to manage land use compatibility and protect the operational viability of the facility while mitigating reverse amenity impacts on adjacent sensitive land uses.

Settlement strategies for Port Fairy support the sustainable development of industrial land while maintaining the town's distinctive character, heritage features, and environmental values. Relevant strategies include:

- Facilitating the long-term expansion of industrial land to the north of existing industrial areas, ensuring adequate land is available to support local industries.
- Encouraging industrial development in appropriately zoned areas, aligning with the town's framework to balance economic growth and land use compatibility.
- Supporting the development and enhancement of infrastructure, including the wastewater treatment plant, to sustain industrial activities.

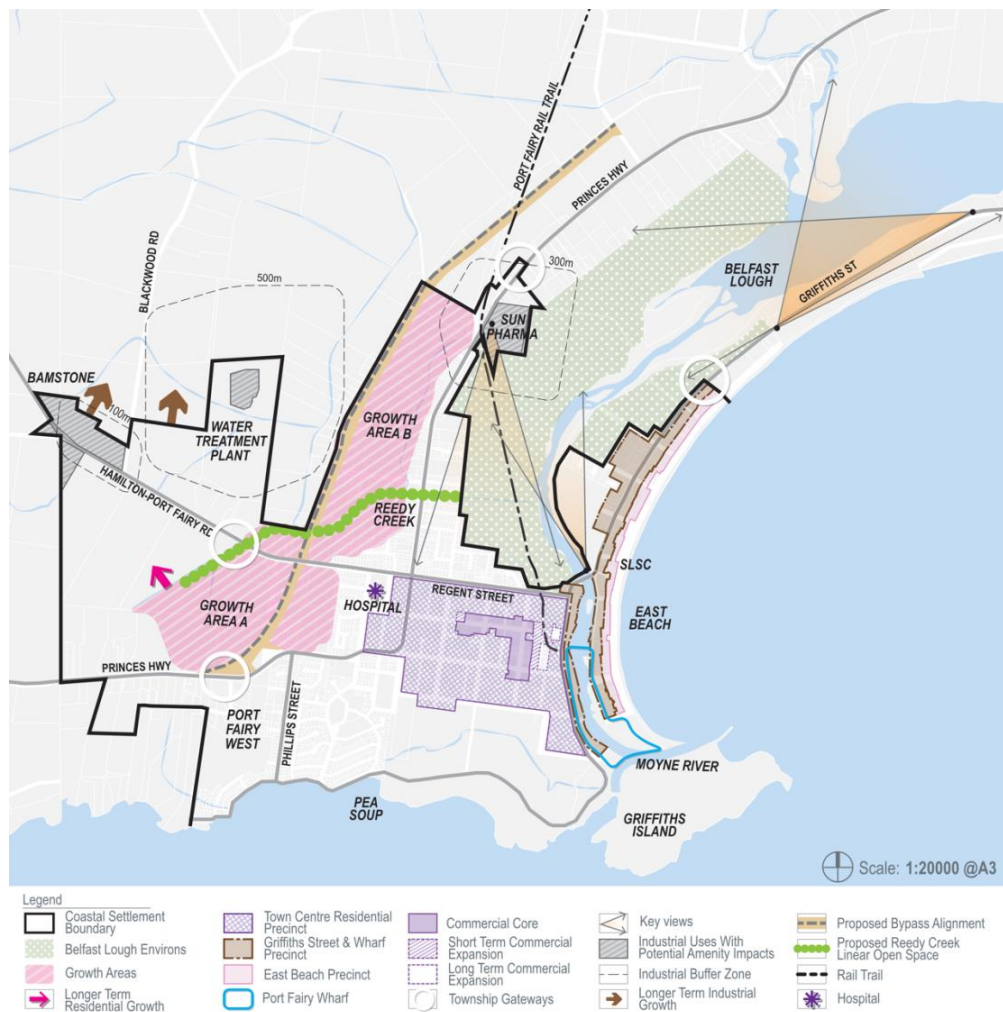


Figure 4: Port Fairy Framework Plan (Clause 11.01-1L-02)

Environmental risks and amenity

Clause 13.05 Noise aims to manage noise effects on sensitive land uses while protecting community amenity and human health. The policy seeks to ensure that development is not compromised by noise emissions and that sensitive uses, such as residential areas, schools, and healthcare facilities, are safeguarded.

Clause 13.07-1S Land use compatibility aims to protect community amenity, human health, and safety while facilitating appropriate commercial, industrial, infrastructure, and other uses with potential adverse off-site impacts. The policy seeks to ensure that land use and development are compatible with adjoining and nearby uses, avoiding conflicts through appropriate land use separation, siting, building design, and operational measures. It also aims to protect commercial, industrial, and employment-generating uses from encroachment that could compromise their safe and effective operation.

Clause 13.07-1L Residential amenity interface aims to ensure adequate buffers between industrial and residential areas to limit detrimental amenity impacts. The policy notes these buffers can include public open spaces, roads, substantially landscaped private land, or other similar measures to maintain compatibility and protect residential amenity. It is proposed to amend this policy to specifically refer to the management of the interface between Bamstone's facility and sensitive uses.

[Clause 14.03-1S Resource exploration and extraction](#) aims to provide for the long-term protection of natural resources in Victoria while supporting the exploration and extraction of these. Infrastructure, including manufacturing facilities tied to extractive industries, is recognised as integral to resource development. Strategies include the development and maintenance of buffers around mining, extractive activities, and related manufacturing facilities to minimise conflicts with sensitive uses.

[Clause 14.03-1R Resource exploration and extraction - Great South Coast](#) seeks to facilitate access to key construction material resources in the region.

Economic Development

[Clause 17.01-1S Diversified economy](#) aims to facilitate growth across a range of employment sectors, including health, education, retail, tourism, knowledge industries, and professional and technical services, leveraging the emerging and existing strengths of each region.

Key strategies include improving access to jobs closer to where people live and supporting rural economies to grow and diversify, fostering economic sustainability and regional resilience.

[Clause 17.01-1S Diversified economy - Great South Coast](#) supports agriculture as a primary driver of economic prosperity, aiming to enhance the region's contribution to national food production. It also promotes rural production and associated economic opportunities, including rural industries, sales, accommodation, and tourism, to strengthen the rural economy and foster sustainable development.

[Clause 17.03-1S Industrial land supply](#) seeks to ensure an adequate supply of industrial land in appropriate locations, including large sites for strategic investment. Industrial land should be identified in urban growth areas with good access for employees, freight, and road transport, and with appropriate buffers from sensitive uses.

Existing industrial areas should be protected and carefully planned to support further development where possible. Locally significant industrial land should be preserved for industrial or employment-generating uses unless long-term demand for these uses can be demonstrably met elsewhere. Non-industrial land uses that could prejudice the availability of identified industrial areas for future industrial use should be avoided.

[Clause 17.03-2S Sustainable industry](#) aims to protect industrial uses within industrial zones from encroachment by commercial, residential, and other sensitive uses that could compromise industry viability. It emphasises the need for adequate separation and buffer areas between sensitive uses and industries to prevent adverse environmental effects, nuisance, or exposure to hazards for residents.

Strategic implementation

The Schedule to [Clause 74.02 Further Strategic Work](#) outlines key tasks related to managing land use compatibility. It includes:

- Review land use buffers around industrial sites and other uses with potential off-site impacts (in association with the site operator) and consider applying the Buffer Area Overlay.
- Further investigate residential land within identified industrial buffer zones to determine appropriate residential densities based on localised conditions.

4.3. Port Fairy Coastal & Structure Plan

The Port Fairy Coastal & Structure Plan (2018) provides key insights into the [Port Fairy Framework Plan](#) (implemented via Planning Scheme Amendment C69moyn) and provides important directions for industrial, residential, and economic development.

Regarding industrial land, the plan notes while Port Fairy has sufficient industrial land, additional "light industrial" land is needed to support tourism-related industries such as artisan makers, microbreweries, and distilleries, as well as service

industries associated with population growth. The plan notes that buffer zones around industrial precincts may impact residential land use densities or limit future industrial expansion (p. 17).

A key strategy is to plan for future local employment opportunities, ensuring that industrial land and associated activities align with long-term growth objectives (p. 21).

The plan identifies two Rural Living Precincts outside the Coastal Settlement Boundary, while existing Rural Living-zoned land within the boundary is earmarked as "Future long-term residential growth." The plan notes that the Settlement Boundary accommodates not only a 10-year land supply but also sufficient land for longer-term housing needs, even under high growth scenarios, providing certainty for infrastructure and community service planning (pp. 22, 24).

Growth Area A is expected to meet all growth projections within a clearly defined boundary, with additional areas (including the Amendment Land) reserved for long-term use beyond 2050 unless significant shifts in growth occur (p. 25).

Low-density residential housing is encouraged but must respect environmental constraints and avoid limiting future township growth (p. 26).

Rural Living Land (including the Amendment Land) south of Bamstone is marked as "Discourage subdivision to protect long-term growth" (p. 27) (see Figure 5 below).

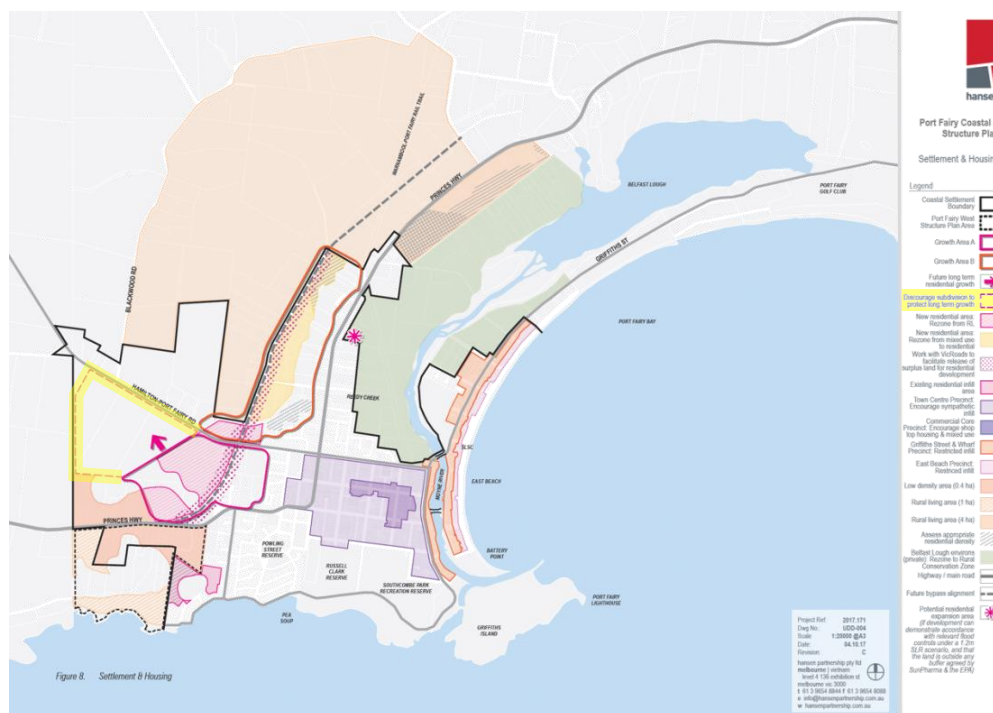


Figure 5: Settlement and Housing, Port Fairy Coastal & Structure Plan (2018)

The Port Fairy Coastal & Structure Plan underscores the importance of managing residential-industrial interfaces and notes that residential land within industrial buffer zones requires investigations by qualified professionals to determine appropriate densities in consultation with the EPA and industrial operators. Further investigations are needed to assess constraints and rezone land accordingly to reflect its capacity (p. 28).

Economic development strategies focus on protecting existing industries through the recognition of industrial buffers in the Moyne Planning Scheme and identifying long-term expansion opportunities. For Bamstone, Figure 12 (replicated overleaf) identifies a 100-metre "Industry buffer," though the basis for this distance is unclear.



Figure 6: Economic Development, Port Fairy Coastal & Structure Plan (2018)

As discussed earlier in this report, long-term industrial expansion is encouraged to the north of the Bamstone site and existing industrial land near Blackwood Road, and existing Industrial 1 zoned land near the Hamilton-Port Fairy Road and Sewerage Treatment Plant is proposed to be rezoned to Industrial 3 Zone to support light industry. The plan notes that buffers for facilities like the Sewerage Treatment Plant, Water Treatment Plant, Bamstone, and SunPharma should be recognised in local policy (p. 36).

Key actions include updating local policy through a Planning Scheme Amendment (implemented via Planning Scheme Amendment C69moyn) to identify industrial buffers and support compatible uses. Further investigations should be undertaken to determine residential densities within industrial buffer zones, with rezonings to reflect land capacity and constraints (pp. 36, 80). This amendment supports and implements these directions.

5. PROPOSED PROVISIONS

5.1. Buffer Area Overlay

It is proposed to apply the Buffer Area Overlay (BAO) to land within the Rural Living Zone (RLZ1), specifically, Lots 81 and 82 of PS914661, at 131 Hamilton-Port Fairy Road. The proposed provisions for the BAO aim to manage land use compatibility within the buffer area surrounding Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. These provisions are designed to mitigate potential unintended off-site noise impacts and protect community amenity and human health while supporting Bamstone's operational viability. Proposed provisions include:

Statement of Risk

The proposed statement of risk recognises the potential for Bamstone's operations, including stone processing and concrete batching, to generate noise emissions that may exceed regulated limits during early morning and overnight periods. These emissions have the potential to impact amenity and human health.

Objectives

To restrict the encroachment and intensification of land uses sensitive to noise impacts from Bamstone's operations.

Land use requirements

It is proposed that the following land uses are prohibited:

- Accommodation
- Education centre
- Hospital
- Hotel
- Place of assembly.

Subdivision requirements

None specified.

Buildings and works requirements

None specified.

Application requirements

None specified.

Exemption from notice and review

None specified.

Decision guidelines

None specified.

5.2. Clause 13.07-1L Residential amenity interface policy

It is proposed to amend Clause 13.07-1L-02 (Residential amenity interface) to specifically refer to the management of the interface between Bamstone's facility and sensitive uses. The following amendments are proposed:

Strategies

Ensure buffers are provided between industrial and residential areas in the form of public open space, roads, substantially landscaped areas of private land, or similar means, to limit detrimental amenity impacts.

An amenity buffer has been applied to the Bamstone facility at 204 Hamilton-Port Fairy Road, Port Fairy, to manage the interface between the industrial operations and surrounding land uses. Further work remains to establish buffers for other interfaces in Port Fairy *[New]*.

Avoid new residential development in the vicinity of Premier Speedway to ensure the long term continued operation of the venue as one of the region’s major sporting attractions.

Support further intensification of the pharmaceutical plant in Port Fairy in its current location but do not support further expansion of activities with potential amenity impacts beyond its existing footprint in recognition of adjacent residential development.

Policy guideline

Consider as relevant:

- Discouraging residential subdivision or development within 200 metres of the boundaries of sewerage treatment plants.

6. STRATEGIC JUSTIFICATION FOR THE AMENDMENT

6.1. Why is the amendment required?

The amendment is required to safeguard the viability of Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy, while managing land use compatibility in the surrounding area. Bamstone's stone processing and concrete batching activities significantly contribute to the local and state economies. Bamstone operations have potential to generate noise emissions that may exceed regulated limits, particularly during early morning and overnight periods. These emissions could adversely affect the amenity and health of nearby sensitive land uses.

The adjacent Rural Living Zone (RLZ1) allows for subdivision and intensification of sensitive uses, increasing the risk of land use conflicts. Without adequate planning controls, future rural residential development within this area could lead to noise complaints, operational restrictions, or even cessation of Bamstone's activities.

The amendment proposes the application of a Buffer Area Overlay (BAO) to the identified buffer surrounding Bamstone's site. The overlay prohibits the use of land within its boundaries for accommodation, education centres, hospitals, and places of assembly. These controls will protect community amenity and human health while ensuring Bamstone's operations remain unaffected.

Noise assessments and buffer modelling, conducted using CadnaA software and the ISO9613 sound propagation algorithm, have demonstrated that the previously contemplated 100-metre buffer in the Port Fairy Framework Plan is inadequate. Detailed analysis identified that noise impacts extend beyond this distance, rendering significant portions of Lots 81 and 82 unsuitable for residential development. The refined buffer line considers the distributed nature of Bamstone's noise sources and provides practical and sound separation to mitigate noise impacts effectively.

Implementing the BAO will resolve uncertainties for landowners, developers, and planning authorities by providing a clear framework for assessing and managing land use compatibility. This amendment aligns with state and local planning objectives to support industrial activity, protect sensitive uses, and ensure sustainable land use planning in Port Fairy.

6.2. How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as follows:

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

The amendment achieves this by introducing the Buffer Area Overlay (BAO) to ensure land within the buffer area surrounding the Bamstone facility is used and developed in a manner compatible with the site's industrial operations. Bamstone is a significant contributor to the local and state economies, supplying high-quality natural stone products for critical state infrastructure projects and restoration works. By safeguarding Bamstone's operational viability, the amendment supports sustainable land use and the economic prosperity of the region.

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

The amendment establishes a planning framework to safeguard community health and amenity from potential noise impacts associated with Bamstone's operations. By prohibiting sensitive land uses within the overlay boundaries, it enables the coexistence of industrial activities and residential development without compromising nearby residents' quality of life.

(f) To facilitate development in accordance with the objectives.

The amendment establishes clear planning provisions for the buffer area, ensuring appropriate land use management. These provisions protect Bamstone's capacity to supply essential materials for major projects across Victoria and Australia while supporting sustainable development in the surrounding area.

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

The amendment protects the long-term viability of Bamstone's industrial operations by managing potential land use conflicts with nearby sensitive uses. This ensures the fulfillment of current economic and infrastructure needs while supporting sustainable development for future generations.

6.3. How does the amendment address any environmental, social and economic effects.

Environmental Effects

The amendment addresses potential environmental impacts associated with Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. Noise assessments identified that key activities such as saw cutting, forklift operations, and concrete batching can generate noise emissions that may exceed regulated limits. Without appropriate planning controls, these emissions could adversely impact the amenity and human health of nearby sensitive land uses within the Rural Living Zone (RLZ1).

The proposed Buffer Area Overlay (BAO) establishes a buffer area based on detailed acoustic modelling conducted using ISO9613 sound propagation algorithms. Sensitive uses, such as residential development, education facilities, and hospitals, are proposed to be prohibited within the buffer area to prevent land use conflicts. This ensures that noise impacts are effectively managed, safeguarding the environment and allowing sustainable coexistence between Bamstone's industrial activities and surrounding areas.

Social Effects

The amendment seeks to protect community health and amenity by mitigating potential adverse noise impacts from Bamstone's operations. Noise emissions from activities such as saw cutting, forklift operations, and concrete batching have the potential to disrupt residents' quality of life and create land use conflicts with sensitive uses within the Rural Living Zone (RLZ1). The proposed Buffer Area Overlay (BAO) prohibits sensitive uses, such as residential development, education facilities, and hospitals, within the buffer area. This ensures that noise impacts are effectively managed, preventing land use conflicts and safeguarding the well-being of the local community.

Economic Effects

Bamstone is a critical contributor to the local and state economies, supplying high-quality natural stone for significant infrastructure projects, including state-level developments and heritage restorations. The amendment safeguards Bamstone's operational viability by preventing residential encroachment that could lead to noise complaints, operational restrictions, or, in the worst-case scenario, the cessation of some of its operations.

The establishment of the BAO supports the continued growth and success of Bamstone's operations, ensuring its ongoing contribution to employment, economic activity, and the supply of materials essential to infrastructure projects.

6.4. How does the amendment address relevant bushfire risk?

Land affected by the amendment is located within a Designated Bushfire Prone Area. As such, bushfire construction requirements under the Building Act 1993 and relevant building regulations will continue to apply to future development within the area. The proposed amendment does not alter or impact these requirements, nor does it affect the capacity of landowners to comply with bushfire construction standards.

The amendment focuses solely on managing noise impacts and land use compatibility within the buffer area surrounding Bamstone's operations and has no direct influence on bushfire risk management.

6.5. Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

The amendment has been prepared in accordance with the requirements of Minister's Direction No. 11 – Strategic Assessment of Amendments, as mandated by section 12(2)(a) of the Act. The strategic considerations outlined in the Direction have been addressed, including the assessment of relevant environmental, social, and economic effects. This ensures the amendment aligns with the broader objectives of planning in Victoria while appropriately balancing competing land use interests.

6.6. How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework by providing a clear framework for managing land use compatibility around Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. It balances the need to protect sensitive uses, such as residential areas, from potential adverse off-site impacts while safeguarding the operational viability of a key local and regional industry.

Clause 11.01-1S - Settlement: The amendment contributes to the development of sustainable communities by ensuring that the interface between Bamstone's facility and surrounding sensitive uses is appropriately managed. This approach supports Port Fairy's growth framework and economic sustainability.

The amendment contributes to the development of sustainable communities by ensuring that the interface between Bamstone's facility and surrounding sensitive uses is appropriately managed.

Clause 11.01-1L-02 - Settlement - Port Fairy: The Port Fairy Framework Plan identifies the Bamstone site as an industrial use with potential amenity impacts. The amendment addresses this by establishing clear provisions to manage land use compatibility, ensuring that Bamstone can continue operations while mitigating reverse amenity impacts.

Clause 13.05-1S - Noise: The amendment aligns with objectives to manage noise effects on sensitive uses by prohibiting incompatible uses, such as residential development, education facilities, and hospitals, within the buffer area. This approach ensures community amenity and health are protected by preventing potential land use conflicts and minimising noise impacts from Bamstone's operations.

Clause 13.07-1S - Land use compatibility: The amendment implements strategies to avoid land use conflicts by prohibiting sensitive uses, such as residential development, education facilities, and hospitals, within the buffer area. This ensures adequate separation and supports the safe and effective operation of Bamstone's industrial activities.

Clause 17.03-1S - Industrial land supply: By protecting the viability of existing industrial land, the amendment contributes to the sustainable supply of industrial land in Moyne Shire. It ensures that Bamstone's operations are not compromised by encroaching residential uses.

Clause 17.03-2S - Sustainable industry: The amendment emphasises the importance of protecting industrial zones from encroachment by sensitive uses, maintaining the integrity of industrial activities while ensuring adequate buffers to mitigate potential adverse impacts.

Clause 74.02 - Further strategic work: The amendment implements Schedule to Clause 74.02 - Further Strategic Work, which calls for reviewing land use buffers around industrial sites and applying appropriate planning controls, such as the Buffer Area Overlay. By managing residential densities and requiring noise mitigation measures, the amendment ensures that land use compatibility is maintained, supporting both industrial operations and community wellbeing.

6.7. How does the amendment support or implement the Municipal Planning Strategy

The proposed amendment is considered to advance the objectives of the abovementioned clauses within the Municipal Planning Strategy.

Clause 02.01 - Context: Moyne Shire is a significant hub for rural and industrial activities, with key industries such as extractive resources contributing to local and regional economies. Bamstone's basalt processing operations are integral to this economic framework, supporting construction and restoration projects across Victoria. This amendment ensures that the industrial operations remain viable while aligning with Moyne Shire's broader context as a rural and industrial economy.

Clause 02.02 - Vision: The amendment aligns with Moyne Shire's vision to support sustainable development and promote local industries.

Clause 02.03-1 - Settlement: Port Fairy is identified as a district town with moderate growth potential. The amendment supports strategic directions to maintain Port Fairy as an economically sustainable settlement by ensuring that industrial activities, like Bamstone's, can coexist with residential development without creating land use conflicts.

Clause 02.03-4 - Natural resource management: Bamstone's operations directly contribute to the sustainable use of Moyne Shire's basalt resources, vital for construction and state infrastructure projects. This amendment reinforces the importance of maintaining industrial viability while protecting nearby sensitive land uses.

Clause 02.03-7 - Economic development: Bamstone's role as a key regional employer aligns with strategic directions to support industries that add value to primary production and encourage industrial uses on appropriately zoned land. The amendment ensures that industrial operations remain a cornerstone of the local economy while balancing residential development pressures.

6.8. Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by:

- Amending local policy at Clause 13.07-1L (Residential amenity interface) to specifically refer to managing the interface between Bamstone's facility and sensitive uses. The policy aligns with strategies under Clause 13.07-1S by ensuring that industrial activities like Bamstone's operations are protected from encroachment while safeguarding the amenity and health of nearby residential areas.
- Applying the Buffer Area Overlay (BAO) to manage land use compatibility within the identified buffer surrounding Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. The BAO prohibits sensitive uses within

the buffer area, ensuring land use conflicts are avoided while safeguarding Bamstone's operational viability and protecting the amenity of the surrounding community.

6.9. How does the amendment address the views of any relevant agency?

The views of relevant agencies will be sought as part the exhibition process, with no foreseen issues on the proposed amendment itself.

6.10. Does the amendment address the requirements of the Transport Integration Act 2010?

The amendment is not expected to have a significant impact on the transport system.

6.11. What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is expected to have minimal resource and administrative implications for the responsible authority. The introduction of the Buffer Area Overlay (BAO) prohibits sensitive uses within the buffer area surrounding Bamstone's industrial operations, eliminating the need for additional planning permits or site-specific noise assessments. By reducing permit triggers and simplifying land use controls, the amendment lowers administrative workloads while providing a clear and structured framework for land use compatibility. This approach enhances certainty for landowners and the responsible authority, streamlining decision-making processes and reducing potential costs and disputes.

7. CONCLUSION

This report has described the proposed Planning Scheme Amendment to apply a Buffer Area Overlay (BAO) around Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy, and has assessed the amendment against the relevant policy and planning controls of the Moyne Planning Scheme and applicable Ministerial Directions.

It is the conclusion of this report that the proposed amendment is consistent with the objectives, purposes, and intent of the planning controls and policy framework of the Moyne Planning Scheme. The amendment aligns with the strategic directions for land use compatibility, industrial land management, and protection of sensitive uses while safeguarding the operational viability of a key regional employer.

The amendment adequately responds to the relevant considerations of Planning Practice Note 46: Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments and demonstrates a balanced approach to managing land use conflicts, protecting community amenity, and supporting economic development.

The proposed planning scheme amendment is commended to Council, and we look forward to collaborating with Council during the assessment and implementation process.

Steve Myers

Managing Director, MPAA Studio

14 January 2025

APPENDIX A

ACOUSTIC REPORT

ENFIELD ACOUSTICS PTY LTD, 7 NOVEMBER 2024



BAMSTONE, 204 HAMILTON- PORT FAIRY ROAD, PORT FAIRY

Acoustic Report for BAO

INSTRUCTED BY BEST HOOPER LAWYERS

DOC. REF: V1976-01-P ACOUSTIC REPORT
7 NOVEMBER 2024

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Project	Bamstone, 204 Hamilton-Port Fairy Road, Port Fairy
Subject	Acoustic Report for BAO
Client	Instructed by Best Hooper Lawyers
Document Reference	V1976-01-P Acoustic Report for BAO (r0).docx
Date of Issue	7 November 2024

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1 Introduction & Scope

Enfield Acoustics Pty Ltd has been instructed by Best Hooper Lawyers on behalf of Bamstone to assess the potential for reverse noise amenity impacts that could occur as a result of development on adjacent RLZ land.

The Bamstone group owns land holdings along Hamilton-Port Fairy Road including a stone processing facility at 204 Hamilton-Port Fairy Road, and other ancillary uses on the site including a concrete batching plant, on IN1Z land.

The RLZ land includes parcel lots 81 & 82 of PS914661, otherwise known as 131 Hamilton-Port Fairy Road, on the opposite side of Hamilton-Port Fairy Road. A Notice of Decision (NOD) to grant a permit for subdivision was recently approved by Council under planning application PL23/140. The NOD would allow subdivision of Lot 81 into three subdivided lots for the construction of residential dwellings. Our instructions are that Bamstone has objected to the NOD and this matter is to be heard by a VCAT tribunal.

This report provides our assessment of the potential for noise impacts to occur at Lot 81 and more broadly across the RLZ land, which would prejudice Bamstone's ongoing operations. Our assessment may be used to support an application to seek a Buffer Area Overlay (BAO) under Clause 44.08 of the planning scheme, which we understand would need to be implemented through the Planning Policy Framework and amendment to the local planning scheme via a Schedule to Clause 44.08.

2 Strategic Framework

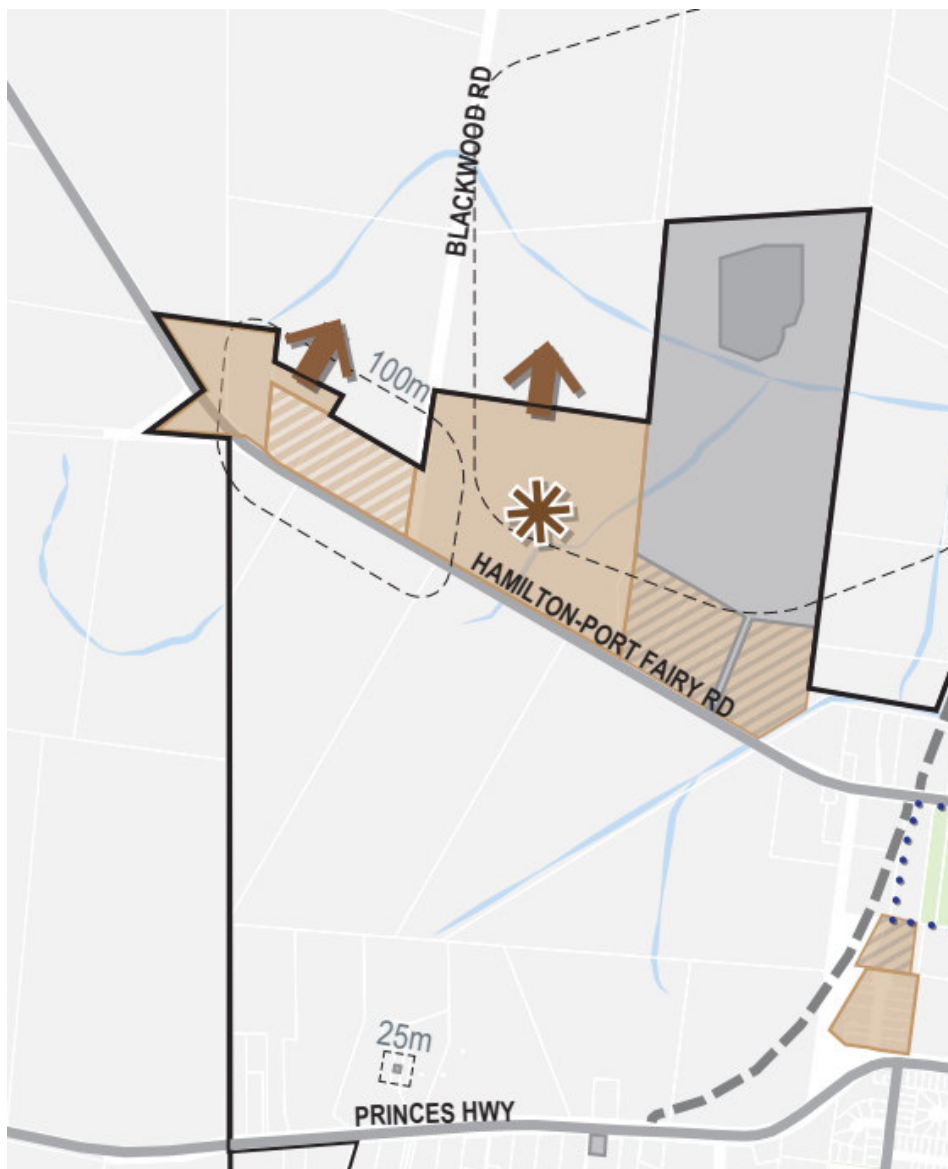
Similar concerns were recently heard by a Planning Panel under Planning Scheme Amendment C69moyn. On review of the Planning Panel's independent report, it is apparent that no expert acoustic evidence was provided in relation to Bamstone's operations during that hearing. Proposed amendments to Clause 21.09 of the planning scheme included:

- *For residential land within identified industrial buffer zones, require further investigations by qualified professionals based on localised conditions and agreed with the EPA and relevant industrial operators before determining appropriate residential densities.*
- *Recognise buffers associated with the Sewerage Treatment Plant, Water Treatment Plant, **Bamstone** and SunPharma.*

The Port Fairy Coastal and Structure Plan further considered:

- Existing industries and associated buffer distances will need to be considered when identifying areas for growth and appropriate housing densities.
- Buffer zones around the industrial precincts may impact on appropriate densities of residential land use, or compromise future expansion of existing industrial uses.
- The Environmental Protection Authority (EPA) supported the identification of industrial buffers, and that future development should be subject to odour and noise assessment to ensure appropriate interface conditions between industry and residential development.

Figure 12 of the Structure Plan shows a 100m buffer around the Bamstone land to protect economic development (extract below).



How the 100m buffer identified in the Structure Plan was derived is unclear. The amendments to Clause 21.09, while not specific, defer such an assessment to *further investigations by qualified professionals*. In consideration of Clause 21.09, this report provides our qualified recommendations on an appropriate buffer for development of dwellings on the RLZ land.



The Planning Panel noted the following in their report in relation to the Bamstone site:

(ii) Submissions and evidence

It is noted the now abandoned ESO7 was exhibited to apply to the site. Further, changes were made to Clause 21.09-3 aimed to ensure that development in Port Fairy was consistent with the Structure Plan. In this regard, Bamstone submitted it supported the role of the Framework Plan in Clause 21.09-3, including that Council would be undertaking further strategic work to expand the IN1Z to the north of its land as well as introducing a buffer overlay around the site and discouraging any residential growth near the site until this work is done.

(iii) Discussion

The Panel supports the intent of the strategic direction as it affects the Bamstone land and notes that with the abandonment of ESO7, there is no contest from Bamstone.

(iv) Findings

The Panel finds:

- The issues have been satisfactorily resolved in relation to the Bamstone site.

We cannot confirm whether Council has undertaken any further strategic work in relation to introducing buffers around the IN1Z land which includes the Bamstone site.

While the Planning Panel's finding was that the potential land conflict around the Bamstone site may have been satisfactorily resolved by Clause 21.09-3, the amendments to Clause 21.09 in relation to buffers is broad and to our knowledge, there has been no technical undertaking until this report. Whether or not a proposed residential dwelling will result in reverse noise amenity impacts depends on a number of factors with regard to strategic planning, including:

1. The hours of operation for industry.
2. The noise limit that applies on the sensitive land use, including consideration of the hours of industrial site use.
3. The level of noise emission from the pre-established industrial use(s).
4. Whether future industrial operators are expected within the broader IN1Z land and whether they are considered in the longer term strategic planning assessment.
5. The setback of the *noise sensitive area* on the sensitive land, which is generally defined as a location outside within 10m of a dwelling.

3 Noise Policy

An unreasonable noise impact is defined in the Environment Protection Regulations 2021 (Regulations) for industrial emitters, as assessed in accordance with EPA Publication 1826 (Noise Protocol), incorporated under the Regulations. The Noise Protocol defines noise limits for specific areas and land zoning which, if exceeded, would be defined as an unreasonable noise that can:

1. Be expected to give rise to noise complaints from sensitive land occupiers.



2. Result in the offending industry having to mitigate or alter operations under an enforcement proceeding or improvement notice if an Authority acts on complaints.

There is no consideration of first rights once a sensitive use is developed adjacent to pre-existing industry, often referred to as the *polluter pays principle*. Once residential development is approved and encroaches on industry, the onus of control rests with the industrial emitter. More specifically, once subdivision is approved for residential development, there would be no further opportunity to implement controls on the residential developer.

A further complication of the statutory noise policy is that regulated noise limits only consider noise impacts external to a dwelling. This means that controls generally have to rely on sufficient distance setbacks to residential development, as simply implementing an acoustic standard to dwelling construction does not resolve the issue.

To that end, any *agent-of-change* controls need to be considered in strategic planning to avoid noise impacts that occur between opposing land uses, and a buffer is the most practical way to implement such a control.

In accordance with the Noise Protocol, the noise limit is defined by the opposing land zoning between the emitter and sensitive land use, in this case IN1Z and RLZ respectively, otherwise referred to as the Zoning Level. The subject site is within the defined *rural* area under the Noise Protocol, which requires that for every 100m of separation between the noise sensitive area and the land zoning which the emitter is located, the Zoning Level is reduced by 1dB. The intent of this is that for sensitive receptors sited further away from a non-sensitive land zoning (such as IN1Z), a higher noise amenity can be expected.

In practice, this also means that:

- A single noise limit cannot be applied across a large sensitive land lot, as the noise limit gradually decreases across a lot as its setback gradually increases; and
- While noise emission gradually decreases with distance, there is some trade-off with the effectiveness of this against the noise limit gradually decreasing with distance.

Noise limits are otherwise varied by the time of day in which they operate, as follows:

- *Day*, 7am-6pm Monday to Saturday
- *Evening*, 6pm-10pm Monday to Saturday, and 7am-10pm Sunday & Public Holidays
- *Night*, 10pm-7am all days

4 Buffer Preparation

The RLZ land is reasonably large and therefore the distance setback obviously increases towards the south, ranging approximately 20-850m from the IN1Z. For the defined Night period for example, the noise limit (defined as the 'distance-adjusted levels') would range between 40dB(A) at the road frontage and 32dB(A) at the southern boundary on the RLZ land. This is shown indicatively on noise mapping discussed later in this report.



Once the noise limits are defined at specific setbacks from the IN1Z, a buffer can be derived from measuring and/or modelling the noise impacts, particularly the locations where the respective noise limit would be exceeded.

In summary, any contemplation of a buffer needs to consider those points on sensitive land where noise impacts would exceed the prescribed limit at specific setbacks from the industrial zone.

5 Bamstone Operations

There are a number of different noise sources on the Bamstone site that we have identified as the most likely sources that would emit appreciable noise impacts on the RLZ land. Our instructions are that the hours of operation for specific sources varies on the site, as follows:

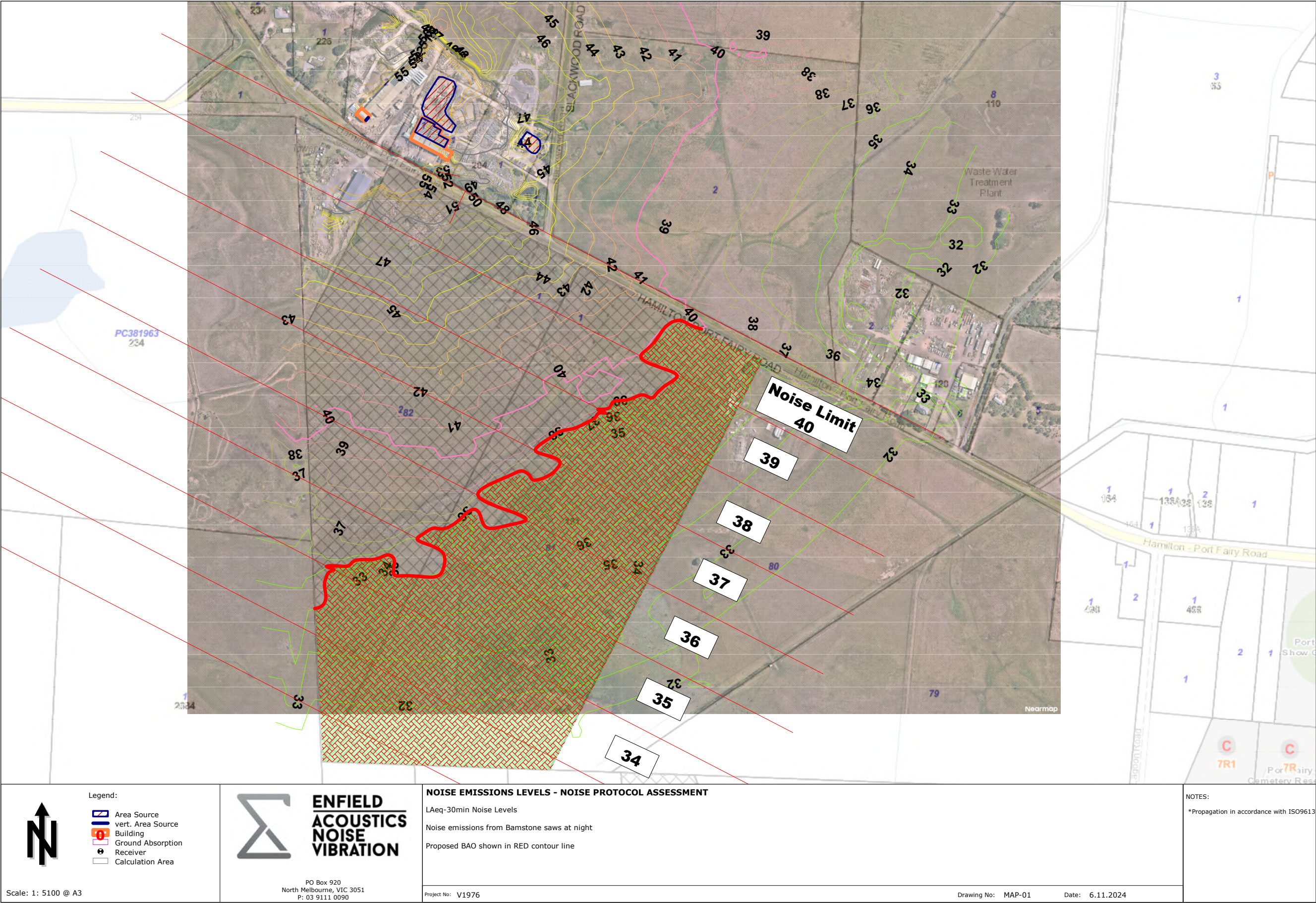
- Saw cutting machines, required to operate overnight on occasion. Regularly operating from 5:30am to 6pm, which includes the defined Night period and most stringent noise limits under the Regulations.
- Concrete batching plant, only required to operate between the hours 7am and 6pm Monday to Saturday. This facility is therefore only applicable to the defined Day period under the Regulations.
- Other operations such as site deliveries, loading, stockpiling and maintenance typically occur between the hours 5:30am to 6pm Monday to Saturday.

6 Noise Survey

Enfield Acoustics carried out preliminary noise testing on the night of 8 October 2024. The testing was not exhaustive but included the highest noise emission sources likely to give rise to measurable impacts on the RLZ land.

Noise measurements were carried out at a setback distance where each source could be qualified as a point source, to simplify the assessment. The measurement location and noise emission sources are shown on the following aerial overlay.







During testing, the wind conditions were calm with a slight cross/upwind condition, though towards the end of the survey, a slight breeze had picked up from the NW direction which appeared to make a significant increase in the noise emission levels from the saw cutting area. Generally, being 'downwind' increases the noise levels when at larger distances from a source.

From the measurement point at the road boundary of the Subject Land (approximately 100m from the Bamstone land), the following was observed:

Plant Source	Effective Noise Level, L_{eq}	Comment
Pedriini West saw Located approximately 375m to Subject Land	35dB(A) Slight cross/upwind condition	Clearly audible.
Shengda wire saw 1 Located approximately 320m to Subject Land	-	Inaudible
Shengda wire saw 2 Located approximately 320m to Subject Land	-	Barely audible, not measurable
Pedriini saws in shed (2 off) Located approximately 280m to Subject Land	37dB(A) Slight cross/upwind condition	Clearly audible
Forklift operation in saw yard Located approximately 320m to Subject Land	38dB(A) with +2dB tonal adjustment	Clearly audible, both engine and reverse beepers.
Concrete plant Located approximately 190m to Subject Land	52dB(A) with +2dB tonal adjustment and +5dB impulse adjustment	Clearly audible. High impacts from noise character including impulse noise (front end loader and material impacts) and tonal noise from plant alarms.
Pedriini saws still operating	47dB(A) Downwind condition	Clearly audible. Downwind inversion condition apparent

7 Buffer Modelling

Using the above noise survey data, we have developed a noise model to assess the broader noise impacts across the RLZ land, using a proprietary software package (CadnaA) and the industry adopted sound propagation algorithm, ISO9613. The purpose of the noise mapping is to identify what areas would generally be suitable for dwelling construction within the RLZ, and that would unlikely result in an unreasonable noise impact beyond the buffer line. It is noted that the Night period assessment is all that is practically required to define the buffer, because dwelling setbacks required to meet the *Night* period noise limits would inherently result in reasonable impacts during the *Day* period.

The noise modelling and indicative buffer (red contour line) are shown overleaf.



To summarise the noise mapping:

- The buffer line (shown in red) lobes as a result of variations in land topography. In practice, this buffer line could be smoothed into a simpler circular shape without significant consequence.
- Decreasing noise limits within the RLZ are shown in white text boxes using 100m setback increments from the IN1Z (34-40dBA shown on the map).
- Areas suitable for dwelling construction are marked in the green highlighted area. The shortest setback between this area and the Bamstone site boundary is approximately 250m.
- Most of the land parcel Lot 82 would not be suitable for dwelling construction, other than a relatively small portion in the southeast corner of that lot, approximately 550m from the Bamstone site boundary.
- A portion of the northwestern part of land parcel Lot 81 would not be suitable for dwelling construction.

It is noted that no cumulative noise impacts have been considered in the assessment. Where other operational industry was to be considered in the future, the buffer distances would increase significantly.

8 Recommendations and Conclusion

Based on the above noise assessment and analysis carried out to date, it is clear that Bamstone's operations will no longer comply with the regulated noise limits if residential development were able to occur at any location within the RLZ. Under such a scenario, unreasonable noise impacts would occur and it can be expected that noise complaints would arise, likely resulting in Bamstone having to alter their operations or, worst case having to cease operating (particularly outside of the hours 7am-6pm).

While a 100m buffer has been contemplated as part of the Moyne Shire's Structure Plan to protect Bamstone, such a buffer is clearly inadequate. Larger buffers would be required to protect Bamstone's existing operation as shown on the noise map. Most of parcel Lot 82 of PS914661 would not be suitable for dwelling construction, and the northwestern portion of Lot 81 would also be unsuitable.

The noise map provided earlier in this report indicates our recommended buffer line, noting that the shape could be smoothed for simplicity without significant consequence. What is important to note however is that it is otherwise inappropriate to establish a single buffer distance from the Bamstone boundaries, because the noise sources on the Bamstone site are spread out and noise emission does not generally occur from boundaries.

We recommend that the buffer line indicated in this report is considered under a Clause 44.08 application, implemented via a Schedule to the local planning scheme. If this is not implemented, it is likely that Bamstone's operations will be constrained by future residential development within the RLZ.

APPENDIX B

DRAFT EXPLANATORY REPORT

Planning and Environment Act 1987

Moyne Planning Scheme

Amendment C##moyn

Explanatory Report

Overview

The amendment proposes to apply a Buffer Area Overlay (BAO) to land surrounding Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. The overlay introduces planning controls to prohibit future sensitive land uses within the buffer area, effectively managing potential noise impacts, ensuring land use compatibility, protecting community amenity, and safeguarding the ongoing viability of Bamstone's industrial activities.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Moyne Shire Council website at www.moyne.vic.gov.au

The amendment is available for public inspection, free of charge, during office hours at the following places:

Moyne Shire Council

Princess Street, Port Fairy

The amendment can also be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Moyne Shire Council

PO Box 51

Port Fairy VIC 3284

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: [insert directions hearing date]
- Panel hearing: [insert panel hearing date]

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Moyne Shire Council which is the planning authority for this amendment.

The amendment has been made at the request of Bamstone Pty Ltd.

Land affected by the amendment

The amendment applies to Lot 81 Plan of Subdivision 914661H and Lot 82 Plan of Subdivision 914661H, known as 131 Hamilton-Port Fairy Road, Port Fairy.

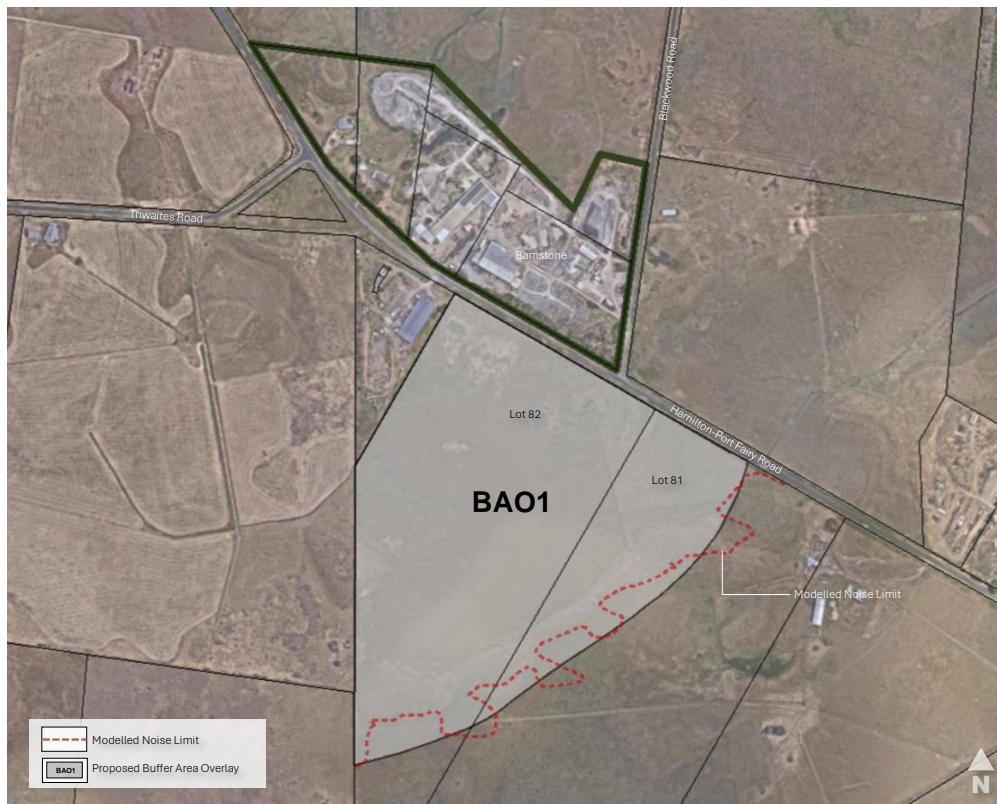


Figure 1: Proposed Buffer Area Overlay

What the amendment does

The amendment proposes the application of a Buffer Area Overlay (BAO) to land surrounding Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. The overlay aims to manage land use compatibility by prohibiting sensitive land uses within the buffer area.

The amendment:

- Applies the BAO1 to land zoned Rural Living Zone - Schedule 1 in proximity to the Bamstone facility, including Lots 81 and 82 of PS914661 (the Amendment Land), as shown on Planning Scheme Map No. 34BAO and 35BAO.
- Inserts a new Schedule 1 to Clause 44.08 (BAO) into the Moyne Planning Scheme to prohibit sensitive land uses within the buffer area surrounding Bamstone's operations.
- Amends Clause 13.07-1L-02 (Residential amenity interface) to specifically refer to the interface between Bamstone's facility and sensitive uses.
- Amends Clause 72.03 of the Moyne Planning Scheme to update the list of maps included in the scheme.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to safeguard the viability of Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy, by managing land use compatibility in the surrounding area. Bamstone's stone processing and concrete batching activities significantly contribute to the local and state economies. Bamstone operations have potential to generate noise emissions that may exceed regulated limits, particularly during early morning and overnight periods. These emissions could adversely affect the amenity and health of nearby sensitive land uses.

The adjacent Rural Living Zone (RLZ1) allows for subdivision and intensification of sensitive uses, increasing the risk of land use conflicts. Without adequate planning controls, future rural residential development within this area could lead to noise complaints, operational restrictions, or even cessation of Bamstone's activities.

The amendment proposes the application of a Buffer Area Overlay (BAO) to the identified buffer surrounding Bamstone's site. The overlay prohibits the use of land within its boundaries for accommodation, education centres, hospitals, and places of assembly. These controls will protect community amenity and human health while ensuring Bamstone's operations remain unaffected.

Noise assessments and buffer modelling, conducted using CadnaA software and the ISO9613 sound propagation algorithm, have demonstrated that the previously contemplated 100-metre buffer in the Port Fairy Framework Plan is inadequate. Detailed analysis identified that noise impacts extend beyond this distance, rendering significant portions of Lots 81 and 82 unsuitable for residential development. The refined buffer line considers the distributed nature of Bamstone's noise sources and provides practical and sound separation to mitigate noise impacts effectively.

Implementing the BAO will resolve uncertainties for landowners, developers, and planning authorities by providing a clear framework managing land use compatibility. This amendment aligns with state and local planning objectives to support industrial activity, protect sensitive uses, and ensure sustainable land use planning in Port Fairy.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as follows:

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

The amendment achieves this by introducing the Buffer Area Overlay (BAO) to ensure land within the buffer area surrounding the Bamstone facility is used and developed in a manner compatible with the site's industrial operations. Bamstone is a significant contributor to the local and state economies, supplying high-quality natural stone products for critical state infrastructure projects and restoration works. By safeguarding Bamstone's operational viability, the amendment supports sustainable land use and the economic prosperity of the region.

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

The amendment establishes a planning framework to safeguard community health and amenity from potential noise impacts associated with Bamstone's operations. By prohibiting sensitive land uses within the overlay boundaries, it enables the coexistence of industrial activities and residential development without compromising nearby residents' quality of life.

(f) To facilitate development in accordance with the objectives.

The amendment establishes clear planning provisions for the buffer area, ensuring appropriate land use management. These provisions protect Bamstone's capacity to supply essential materials for major projects across Victoria and Australia while supporting sustainable development in the surrounding area.

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

The amendment protects the long-term viability of Bamstone's industrial operations by managing potential land use conflicts with nearby sensitive uses. This ensures the fulfillment of current economic and infrastructure needs while supporting sustainable development for future generations.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The amendment addresses potential environmental impacts associated with Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. Noise assessments identified that key activities such as saw cutting, forklift operations, and concrete batching can generate noise emissions that may exceed regulated limits. Without appropriate planning controls, these emissions could adversely impact the amenity and human health of nearby sensitive land uses within the Rural Living Zone (RLZ1).

The proposed Buffer Area Overlay (BAO) establishes a buffer area based on detailed acoustic modelling conducted using ISO9613 sound propagation algorithms. Sensitive uses, such as residential development, education facilities, and hospitals, are proposed to be prohibited within the buffer area to prevent land use conflicts. This ensures that noise impacts are effectively managed, safeguarding the environment and allowing sustainable coexistence between Bamstone's industrial activities and surrounding areas.

Social Effects

The amendment seeks to protect community health and amenity by mitigating potential adverse noise impacts from Bamstone's operations. Noise emissions from activities such as saw cutting, forklift operations, and concrete batching have the potential to disrupt residents' quality of life and create land use conflicts with sensitive uses within the Rural Living Zone (RLZ1). The proposed Buffer Area Overlay (BAO) prohibits sensitive uses, such as residential development, education facilities, and hospitals, within the buffer area. This ensures that noise impacts are effectively managed, preventing land use conflicts and safeguarding the well-being of the local community.

Economic Effects

Bamstone is a critical contributor to the local and state economies, supplying high-quality natural stone for significant infrastructure projects, including state-level developments and heritage restorations. The amendment safeguards Bamstone's operational viability by preventing residential encroachment that could lead to noise complaints, operational restrictions, or, in the worst-case scenario, the cessation of some of its operations.

The establishment of the BAO supports the continued growth and success of Bamstone's operations, ensuring its ongoing contribution to employment, economic activity, and the supply of materials essential to infrastructure projects.

Does the amendment address relevant bushfire risk?

An amendment must be assessed to determine whether the changes proposed will result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

Land affected by the amendment is located within a Designated Bushfire Prone Area. As such, bushfire construction requirements under the Building Act 1993 and relevant building regulations will continue to apply to future development within the area. The amendment meets bushfire policy in Clause 13.02 of the Moyne Planning Scheme because the proposed amendment does not alter or impact these requirements, nor does it affect the capacity of landowners to comply with bushfire construction standards.

The amendment focuses solely on managing noise impacts and land use compatibility within the buffer area surrounding Bamstone's operations and has no direct influence on bushfire risk management.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

The amendment has been prepared in accordance with the requirements of Minister's Direction No. 11 – Strategic Assessment of Amendments, as mandated by section 12(2)(a) of the Act. The strategic considerations outlined in the Direction have been addressed, including the assessment of relevant environmental, social, and economic effects. This ensures the amendment aligns with the broader objectives of planning in Victoria while appropriately balancing competing land use interests.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework by providing a clear framework for managing land use compatibility around Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. It balances the need to protect sensitive uses from potential adverse off-site impacts while safeguarding the operational viability of a key local and regional industry.

Clause 11.01-1S - Settlement: The amendment contributes to the development of sustainable communities by ensuring that the interface between Bamstone's facility and surrounding sensitive uses is appropriately managed. This approach supports Port Fairy's growth framework and economic sustainability.

Clause 11.01-1L-02 - Settlement - Port Fairy: The Port Fairy Framework Plan identifies the Bamstone site as an industrial use with potential amenity impacts. The amendment addresses this by establishing clear provisions to manage land use compatibility, ensuring that Bamstone can continue operations while mitigating reverse amenity impacts.

Clause 13.05-1S - Noise: The amendment aligns with objectives to manage noise effects on sensitive uses by prohibiting incompatible uses, such as residential development, education facilities, and hospitals, within the buffer area. This approach ensures community amenity and health are protected by preventing potential land use conflicts and minimising noise impacts from Bamstone's operations.

Clause 13.07-1S - Land use compatibility: The amendment implements strategies to avoid land use conflicts by prohibiting sensitive uses, such as residential development, education facilities, and hospitals, within the buffer area. This ensures adequate separation and supports the safe and effective operation of Bamstone's industrial activities.

Clause 17.03-1S - Industrial land supply: By protecting the viability of existing industrial land, the amendment contributes to the sustainable supply of industrial land in Moyne Shire. It ensures that Bamstone's operations are not compromised by encroaching residential uses.

Clause 17.03-2S - Sustainable industry: The amendment emphasises the importance of protecting industrial zones from encroachment by sensitive uses, maintaining the integrity of industrial activities while ensuring adequate buffers to mitigate potential adverse impacts.

Clause 74.02 - Further strategic work: The amendment responds to the Schedule to Clause 74.02 - Further Strategic Work, which calls for reviewing land use buffers around industrial sites and applying appropriate planning controls, such as the Buffer Area Overlay. By managing residential densities and requiring noise mitigation measures, the amendment ensures that land use compatibility is maintained, supporting both industrial operations and community wellbeing.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment is considered to advance the objectives of the abovementioned clauses within the Municipal Planning Strategy.

Clause 02.01 - Context: Moyne Shire is a significant hub for rural and industrial activities, with key industries such as extractive resources contributing to local and regional economies. Bamstone's basalt processing operations are integral to this economic framework, supporting construction and restoration projects across Victoria. This amendment ensures that the industrial operations remain viable while aligning with Moyne Shire's broader context as a rural and industrial economy.

Clause 02.02 - Vision: The amendment aligns with Moyne Shire's vision to support sustainable development and promote local industries.

Clause 02.03-1 - Settlement: Port Fairy is identified as a district town with moderate growth potential. The amendment supports strategic directions to maintain Port Fairy as an economically sustainable settlement by ensuring that industrial activities, like Bamstone's, can coexist with residential development without creating land use conflicts.

Clause 02.03-4 - Natural resource management: Bamstone's operations directly contribute to the sustainable use of Moyne Shire's basalt resources, vital for construction and state infrastructure projects. This amendment reinforces the importance of maintaining industrial viability while protecting nearby sensitive land uses.

Clause 02.03-7 - Economic development: Bamstone's role as a key regional employer aligns with strategic directions to support industries that add value to primary production and encourage industrial uses on appropriately zoned land. The amendment ensures that industrial operations remain a cornerstone of the local economy while balancing residential development pressures.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by:

- Amending local policy at Clause 13.07-1L (Residential amenity interface) to specifically refer to the interface between Bamstone's facility and sensitive uses. The policy aligns with strategies under Clause 13.07-1S by ensuring that industrial activities like Bamstone's operations are protected from encroachment while safeguarding the amenity and health of nearby residential areas.
- Applying the Buffer Area Overlay (BAO) to manage land use compatibility within the identified buffer surrounding Bamstone's industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy. The BAO prohibits sensitive uses within the buffer area, ensuring land use conflicts are avoided while safeguarding Bamstone's operational viability and protecting the amenity of the surrounding community.

How does the amendment address the views of any relevant agency?

The views of relevant agencies will be sought as part the exhibition process, with no foreseen issues on the proposed amendment itself.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have a significant impact on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is expected to have minimal resource and administrative implications for the responsible authority. The introduction of the Buffer Area Overlay (BAO) prohibits sensitive uses within the buffer area surrounding Bamstone's industrial operations, eliminating the need for additional planning permits or site-specific noise assessments. By reducing permit triggers and simplifying land use controls, the amendment lowers administrative workloads while providing a clear and structured framework for land use compatibility. This approach enhances certainty for landowners and the responsible authority, streamlining decision-making processes and reducing potential costs and disputes.

APPENDIX C

DRAFT INSTRUCTION SHEET

Planning and Environment Act 1987

Moyne Planning Scheme

Amendment C##moyn

Instruction sheet

The planning authority for this amendment is the Moyne Shire Council.

The Moyne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Insert new Planning Scheme Map Nos. 34BAO and 35BAO in the manner shown on the attached map marked “Moyne Planning Scheme Amendment C##moyn”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Planning Policy Framework** - replace Clause 13.07-1L with a new Clause 13.07-1L in the form of the attached document.
3. In **Overlays** - insert Clause 44.08 in the form of the attached document.
4. In **Overlays** - Clause 44.08 insert a new Schedule 1 in the form of the attached document.
5. In **Operational Provisions** - Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

APPENDIX D

DRAFT CLAUSE 13.07-1L
RESIDENTIAL AMENITY INTERFACE POLICY

MOYNE PLANNING SCHEME

13.07-1L
03/10/2025
C##69moyn

Residential amenity interface

Strategies

Ensure buffers are provided between industrial and residential areas in the form of public open space, roads, substantially landscaped areas of private land, or similar means, to limit detrimental amenity impacts.

An amenity buffer has been applied to the Bamstone facility at 204 Hamilton-Port Fairy Road, Port Fairy, to manage the interface between the industrial operations and surrounding land uses. Further work remains to establish buffers for other interfaces in Port Fairy.

Avoid new residential development in the vicinity of Premier Speedway to ensure the long term continued operation of the venue as one of the region's major sporting attractions.

Support further intensification of the pharmaceutical plant in Port Fairy in its current location but do not support further expansion of activities with potential amenity impacts beyond its existing footprint in recognition of adjacent residential development.

Policy guideline

Consider as relevant:

- Discouraging residential subdivision or development within 200 metres of the boundaries of sewerage treatment plants.

13.07-2S
26/10/2018
VC152

Major hazard facilities

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

APPENDIX E

VPP CLAUSE 44.08
BUFFER AREA OVERLAY

VICTORIA PLANNING PROVISIONS

44.08

01/03/2021
V10

BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify buffer areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.

To ensure that use and development within buffer areas is compatible with potential off-site impacts.

44.08-1

01/03/2021
V10

Buffer area risk and objectives

A schedule to this overlay must contain:

- A statement of risk.
- Objectives to be achieved.

44.08-2

01/03/2021
V10

Use of land

Any requirement in a schedule to this overlay must be met.

44.08-3

01/03/2021
V10

Subdivision

Any requirement in a schedule to this overlay must be met.

44.08-4

01/03/2021
V10

Buildings and works

Any requirement in a schedule to this overlay must be met.

44.08-5

01/03/2021
V10

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

44.08-6

01/03/2021
V10

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.08-7

01/03/2021
V10

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of risk and objectives contained in a schedule to this overlay.
- Any other decision guidelines specified in a schedule to this overlay.

APPENDIX F

DRAFT SCHEDULE 1 TO CLAUSE 44.08
BUFFER AREA OVERLAY

MOYNE PLANNING SCHEME

__/__/2025

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**.

BAMSTONE BUFFER AREA

1.0 Statement of risk

__/__/2025

Bamstone’s industrial operations at 204 Hamilton-Port Fairy Road, Port Fairy, involve stone processing and ancillary uses, and a concrete batching plant. These operations have potential to generate noise emissions that may exceed regulated limits, particularly during early morning and overnight periods. Potential unintended off-site noise emissions within this buffer area may have an impact on amenity and human health.

2.0 Objectives

__/__/2025

To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site noise impacts of Bamstone’s operations.

3.0 Use of land

__/__/2025

Land must not be used for:

- Accommodation
- Education centre
- Hosptial
- Hotel
- Place of assembly.

4.0 Subdivision

__/__/2025

None specified.

5.0 Buildings and works

__/__/2025

None specified.

6.0 Application requirements

__/__/2025

None specified.

7.0 Exemption from notice and review

__/__/2025

None specified.

8.0 Decision guidelines

__/__/2025

None specified.

APPENDIX G

DRAFT CLAUSE 72.03

MOYNE PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

03/10/
2024
C#69moy
n

Maps comprising part of this planning scheme:

- 1, 1SLO
- 2, 2HO, 2SLO
- 3
- 4
- 5
- 6, 6HO, 6BMO
- 7, 7BMO
- 8, 8HO, 8BMO
- 9, 9BMO
- 10
- 11, 11HO, 11BMO
- 12, 12HO
- 13, 13HO, 13ESO, 13BMO
- 14, 14HO, 14BMO
- 15, 15DDO, 15HO, 15BMO
- 16, 16DDO, 16HO
- 17
- 18, 18HO, 18ESO, 18BMO, 18SCO
- 19, 19ESO, 19BMO
- 20, 20BMO
- 21, 21ESO, 21BMO
- 22
- 23, 23AEO, 23ESO, 23VPO, 23DDO, 23DPO, 23HO, 23BMO
- 24, 24HO
- 25
- 26, 26BMO
- 27, 27HO
- 28
- 29
- 30, 30BMO
- 31
- 32, 32ESO, 32SLO, 32BMO, 32SCO
- 33, 33ESO, 33HO
- 34, 34ESO, 34DDO, 34DPO, 34EMO, 34HO, 34LSIO-FO, 34PAO, 34SLO, 34BMO, 34SCO, 34BAO
- 35, 35HO, 35DDO, 35DPO, 35EMO, 35ESO, 35LSIO-FO, 35PAO, 35RXO, 35BAO

MOYNE PLANNING SCHEME

- 36, 36DDO, 36EAO, 36HO, 36LSIO-FO, 36RXO, 36EMO
- 37, 37HO, 37ESO, 37VPO, 37SLO, 37DPO, 37AEO, 37DDO, 37BMO
- 38, 38HO, 38SLO, 38DPO
- 39, 39ESO, 39HO, 39SLO, 39BMO
- 40, 40HO, 40BMO
- 41, 41SCO
- 42
- 43, 43ESO, 43SLO, 43BMO
- 44, 44DDO, 44ESO, 44HO, 44SLO, 44BMO
- 45, 45HO
- 46, 46DDO, 46ESO, 46ESO, 46HO, 46LSIO-FO, 46SLO, 46BMO, 46SCO

Managing buffers for land use compatibility

Planning Practice Note 92

March 2021

The purpose of this practice note is to provide guidance on:

- planning for land use compatibility and the Planning Policy Framework
- requirements in planning provisions relating to the management of buffers, including:
 - clause 53.10 Uses and activities with potential adverse impacts; and
 - clause 44.08 Buffer Area Overlay.

Overview of land use compatibility

Many industrial and other land uses have the potential to produce off-site impacts, such as noise, dust, odour and hazardous air pollutants. While these impacts can often be prevented through onsite management, unintended off-site impacts due to equipment failure, accidents, abnormal weather events and other causes may still pose risks to amenity, safety and human health. These impacts are particularly concerning where residential areas, hospitals, schools and other sensitive uses may be exposed.

Ensuring land use compatibility is fundamental to the objectives of planning in Victoria. Where separation between incompatible uses is not considered as part of the planning process, land use conflict can occur. This often results in situations where the operation and viability of industries, including critical infrastructure, is threatened while communities are put at risk.

What are buffers and why are they important?

'Buffer' in the context of land use planning refers to land used to separate or manage incompatible land uses, often industrial uses and sensitive uses, to ensure land use compatibility and avoid land use conflict.

Although buffers are not a substitute for best practice management of off-site impacts by industry, it is recognised that even 'state of the art' facilities are not always able to eliminate the potential for unintended off-site impacts. Buffers are often still needed to protect sensitive uses from these impacts and provide certainty for industry operators.

Sensitive uses

Sensitive uses are land uses considered to be sensitive to emissions from industry and other uses due to their impact on amenity, human health and safety. Sensitive uses will differ depending on the type of industry or other use.

Examples of sensitive uses include, but are not limited to:

- Dwelling
- Residential aged care facility
- Child care centre
- Hospital
- Place of assembly
- School



Buffer areas can be used effectively to accommodate compatible land uses. Often these can be complementary to the industry with potential off-site impacts (e.g. lighter industrial and commercial uses). Buffer areas could also be used to accommodate informal outdoor recreation which would be complementary to nearby sensitive uses.

How does the Planning Policy Framework help protect and manage buffers?

State planning policy sets out broad principles for use and development, including consideration of encroachment and land use compatibility.

Clause 13.07-1S Land use compatibility, of the Planning Policy Framework aims to protect community amenity, human health and safety while facilitating appropriate commercial, industrial or other uses with potential adverse off-site impacts.

The Environment Protection Authority (EPA) *Recommended separation distances for industrial residual air emissions* publication (EPA Publication 1518) is included under Clause 13.07-1S for consideration as a policy document. This document provides guidance on what land uses require separation, the types of land uses that are suitable as interface land uses and informs strategic land use planning decisions and consideration of planning permit applications. The document can be accessed on the EPA website at www.epa.vic.gov.au.

Other areas of the Planning Policy Framework aim to protect industry and infrastructure from encroachment of incompatible uses, including:

- clause 13.07-2S (Major hazard facilities)
- clause 17.03-2S (Sustainable industry)
- clause 17.03-3S (State significant industrial land)
- clause 19.01-3S (Pipeline infrastructure)
- clause 19.03-3S (Integrated water management)

The importance of strategic planning

As reflected in the Planning Policy Framework, the priority when planning land use and development is avoiding land use conflict in the first place. This involves understanding where existing industry and other uses with potential off-site impacts are and ensuring current zoning appropriately protects operators and surrounding communities. It also means making sure that sensitive uses and future urban growth are directed away from areas that could be affected by off-site impacts. Strategic planning around uses with potential off-site

Recommended separation distances for industrial residual air emissions, Environment Protection Authority, 2013

- Address dust and odour impacts
- Include guidance on cumulative impacts, interface land uses, variation of separation distances and the 'agent of change' principle

impacts should consider the capacity or need for future expansion of that use or expected changes to operations. Planning approaches might differ depending on the strategic planning scenario.

Avoiding land use conflict in greenfield areas

Greenfield areas are typically still in the process of being developed, and therefore may not suffer from existing land use conflict. However, while buffers for industries and other uses established in greenfield areas often remain intact, it is crucial that zones and other land use planning tools are used to prevent land use conflict from occurring in the future – especially in the face of strong urban growth pressure.

Industries and other uses with potential off-site impacts should be clearly identified so they can be considered early in strategic planning processes and in the development of precinct structure plans.

Where incompatible land uses are forecast to be transitioned out of an area, implementation should be staged to ensure land use conflict can be effectively managed before transition has finished. This should be outlined in precinct structure plans.

Avoiding land use conflict in urban renewal areas

Areas planned for urban renewal often contain historical industrial uses that pose potential off-site impacts. While some of these uses may be earmarked for future transition, others could be encouraged to remain in the area for the employment and services they provide. Again, the use of zones and other land use planning tools to prevent land use conflict should be considered early.

Understanding the nature of potential off-site impacts, whether noise, dust, odour or other impacts, can help determine what type of controls should be applied. For example, while noise impacts can often be addressed by implementing design or construction standards, this may not be enough to mitigate hazardous air pollutants or odour.

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Land within identified buffers or separation distances should be assessed to determine whether sensitive uses can be supported, including recommendations about managing future development.

The extent of these buffers should be reviewed by the relevant expert agency, based on all available evidence.

Where incompatible land uses are forecast to be transitioned out of the urban renewal area, implementation of a structure plan or development plan should be staged to ensure land use conflict can be effectively managed before transition has finished.

Industries with potential adverse off-site impacts

Industrial and other zones require proposed industrial land uses to not adversely affect the amenity of the neighbourhood. In many cases, the likely effects of the proposed industry on the neighbourhood must be demonstrated by the proponent and be factored into the decision on a planning permit application.

Industry proposals that trigger certain requirements under Dangerous Goods and Occupational Health and Safety regulations generally require a planning permit and will be referred to WorkSafe Victoria.

Clause 53.10 operation

Clause 53.10 sets out threshold distances for different types of uses and activities with potential adverse impacts.

Establishing land uses known to pose potential off-site impacts must respond to threshold distances contained in Clause 53.10 Uses and activities with potential adverse impacts. These distances are based on the potential adverse impacts of each land use or activity and represent a threshold distance within which further detailed assessment is needed to determine whether the use or activity is appropriate (see Appendix A for a full list of uses or activities with corresponding impacts and detailed descriptions). This means that a use or activity that does not meet the threshold distance is not necessarily prohibited but is subject to the further assessment to determine its appropriateness.

The threshold distance is the shortest distance between the property boundary of the proposed land use affected by Clause 53.10 and:

- Land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- Land used for a hospital, an education centre or a corrective institution; or
- Land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

The Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zones and Rural Living Zone generally support or encourage sensitive land uses and often will not be compatible with other land uses that have potential off-site impacts. Hospital, Education centre and Corrective institution are also listed because they could be equally sensitive to off-site impacts and may be located outside these zones.

Compliance with threshold distances can determine whether a new use will require a planning permit or not, through conditions in the zones. Where a threshold distance is not met (or a threshold distance is not specified for an industry listed in Clause 53.10), the proposal will typically require a planning permit and the permit application will be referred to EPA. EPA considers several factors in determining whether a referred proposal is acceptable, including:

- whether the proposal meets the relevant recommended separation distance in EPA Publication 1518
- the standard of industrial plant, equipment and emission control technology
- any completed risk assessment demonstrating potential off-site impacts
- the size of the proposal compared to comparable industries
- topographic or meteorological characteristics that may affect the dispersion of potential off-site impacts
- the likelihood of potential off-site impacts occurring
- cumulative impacts, where the clustering of certain industries may influence the significance of potential off-site impacts.

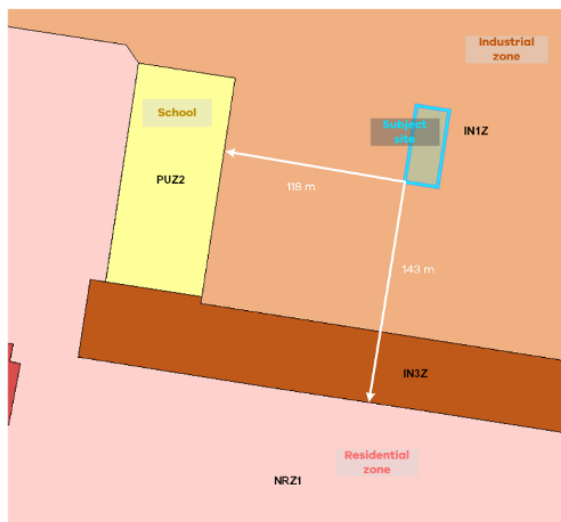
As a determining referral authority, if EPA objects, the responsible authority must refuse the application. Alternatively, if EPA specifies conditions, those conditions must be included in any permit granted.



Some zones, such as the Mixed Use Zone and Township Zone, prohibit uses or activities if they are listed in Clause 53.10, regardless of the distance.

Measuring threshold distances

Scenario 1 – Bakery (other than one ancillary to a shop)



The subject site is in the Industrial 1 Zone (IN1Z).

Bakery is included under the *Industry* land use term as a Section 1 use in the IN1Z, and no planning permit is required if certain conditions are met. These conditions include:

- The use must not be a purpose in the table to clause 53.10 with no threshold distance specified.
- The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital or education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:
 - The threshold distance, for a purpose listed in the table to clause 53.10.
 - 30 metres, for a purpose not listed in the table to clause 53.10.

Bakery (other than one ancillary to a shop) is listed in the table to clause 53.10 and has threshold distances specified as follows:

- 100 metres – for a bakery producing more than 200 tonnes per year.

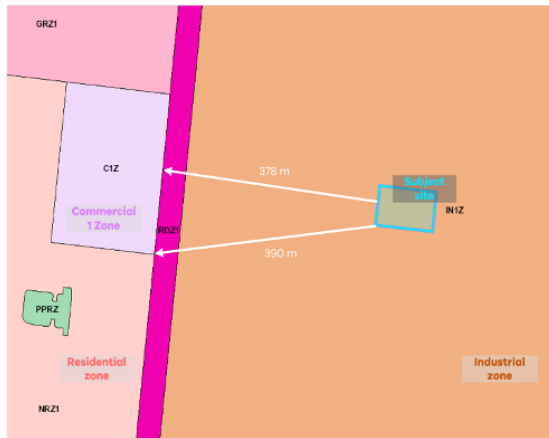
- 500 metres – for a bakery including night-time operations, producing more than 200 tonnes per year.

The bakery proposes to produce less than 200 tonnes per year. This means the threshold distances in clause 53.10 do not apply and instead the proposed bakery must be at least 30 metres from the nominated sensitive zones and land uses.

At its nearest point, the subject site is 118 metres from land used for an education centre (school) and 143 metres from land in a residential zone. Therefore, the proposal does not require a planning permit.



Scenario 2 – Transfer station



The subject site is in the Industrial 1 Zone (IN1Z).

Transfer station is a Section 2 use in the IN1Z, so a planning permit is required.

In addition to requiring a planning permit for the use of the land, the land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre – otherwise it is prohibited. At its nearest point, the subject site is 390 metres from land in a residential zone, so a planning permit can be considered.

In line with the referral provisions in Clause 66.02-7, an application to use land for an industry, warehouse or utility installation for a purpose listed in the table to Clause 53.10 with no threshold distance specified or if the threshold distance is not to be met must be referred to EPA.

Refuse and used material storage, sorting and recovery in a transfer station is listed in the table to Clause 53.10 and has threshold distances specified as follows:

- 500 metres – for a transfer station accepting organic wastes.
- 200 metres – for other transfer stations.

The transfer station is to accept various types of organic waste, so the threshold distance of 500 metres applies. The threshold distances in clause 53.10 are measured from the property boundary of the proposed land use to:

- Land (not a road) in an Activity Centre Zone,

Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or

- Land used for a hospital, education centre, or corrective institution; or
- Land in a Public Acquisition Overlay to be acquired for a hospital, education centre or corrective institution.

Because there is land in a Commercial 1 Zone 378 metres away from the subject site, the threshold distance cannot be met, and the permit application must be referred to EPA for consideration.

EPA considers a range of factors in assessing whether a proposal is acceptable, including the size of the proposal and the standard of industrial equipment and technology, the type of likely off-site impacts and whether the proposal meets the relevant separation distance in EPA Publication 1518. As a determining referral authority, if EPA objects to the proposal then the responsible authority must refuse the application, and if EPA specifies conditions, those conditions must be included in any permit granted.

If EPA does not object to the proposal, a permit may be granted subject to the decision of the responsible authority.



Managing buffers where there is existing or potential land use conflict

While ensuring land use compatibility is a key planning objective, this is difficult where incompatible land uses already encroach, or are likely to encroach, within the buffers of industries and other uses with potential off-site impacts. Options to manage land within buffer areas include pursuing land use transition and restricting use and development.

Land use transition

Land use conflict can be addressed through transitioning incompatible uses (either the emitting uses or sensitive uses) out of an area. This should consider the full range of planning tools available, including zoning. While rezoning (back zoning) land in established areas is not always feasible, this approach establishes a strong indication of desired land use and sets clear expectations for industry and the community.

Buffer Area Overlay

The Buffer Area Overlay (BAO) can be used in certain circumstances to prevent future encroachment and intensification of incompatible use and development within the buffer areas of industry, warehouse, infrastructure or other uses with potential off-site impacts.

The BAO supports implementation of the objective and strategies in clause 13.07-1S Land use compatibility. The BAO complements clause 53.10, which helps to ensure that industry establishes appropriately, by addressing the reverse situation so that land use and development around existing industry is appropriate.

Criteria must be met and information must be provided to apply the BAO. Issues of land use conflict and compatibility may still exist in areas not covered by the BAO.

Applying the Buffer Area Overlay

The purpose of the BAO is to identify areas where there is potential for off-site impacts on safety or human health, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses. The BAO also ensures that use and development within buffer areas is compatible with potential off-site impacts. Application of the BAO can be led by industry operators or councils. See Appendix B for a summary of steps to apply the BAO.

Principles

When considering the application of the BAO, the following principles need to be understood:

- Policy and zoning are the primary and preferred tools within the planning system for ensuring land use compatibility.
- Overlays and associated planning scheme maps not only identify land, but also apply requirements that improve land use and development outcomes.

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ELIGIBILITY

The BAO can be applied to land uses that are compliant with relevant regulations and standards but pose a risk of unintended off-site impacts on human health or safety, or significant off-site impacts on amenity.

Step One

Consider compliance and impacts

Operators should consider the compliance of their operations and the nature of potential off-site impacts.

The use must be compliant with existing regulations and standards relating to off-site impacts or land use compatibility, such as those of EPA Victoria and other regulatory authorities.

This could include:

- Permissions, including licences, issued under the *Environment Protection Act*.
- Planning and building permits
- Environment Protection Policies
- *Siting, design, operation and rehabilitation of landfills* (Landfill BPME)
- Dangerous Goods and Occupational Health and Safety regulations
- *Pipelines Act*, regulations and Australian Standard AS 2885
- Work authorities and work plans under the *Mineral Resources (Sustainable Development) Act*.

The BAO does not duplicate or replace existing laws, regulations and standards relating to off-site impacts or land use compatibility. The BAO identifies areas where, despite compliance with these laws, regulations and standards, unintended off-site impacts may still occur and those residual risks may be required to be managed through land use and development controls. Application of a BAO however does not replace the need for an operator to minimise risks to surrounding areas or comply with existing requirements.

EPA Publications relevant to demonstration of compliance

[Publication 1851.1 – Implementing the general environmental duty: A guide for licence holders](#)

[Publication 1856 – Reasonably practicable](#)

[Risk management expectations](#)

[Publication 1695-1 – Assessing and controlling risk: A guide for business](#)

The use must have potential for unintended off-site impacts on human health or safety, or significant off-site impacts on amenity.

The BAO is designed to address:

- Human health, safety or significant amenity impacts
- Off-site impacts
- Unintended impacts

Operators should use the risk exposure matrix for application of the BAO (see Appendix B) to consider the residual risk of potential unintended off-site impacts and then seek advice from EPA and/or other relevant authorities in Step 2 and Step 3.

The BAO is not intended to address lower level amenity impacts, i.e. those that are unlikely to have significant impacts over time. Although it is not the role of the BAO to manage these impacts, relevant environmental legislation and regulations still apply along with planning mechanisms, such as the Planning Policy Framework, zones and clause 53.10.

Noise, dust and odour, which are typically considered to be lower level amenity impacts, can sometimes pose significant amenity or human health risks depending on a number of factors.



What are significant off-site impacts on amenity?

The BAO can apply where there is potential for significant unintended off-site impacts on amenity. For the purposes of applying the BAO, the significance of impacts on amenity, particularly noise, dust and odour, depends on the following factors:

- Frequency (how often the impact occurs)
- Duration (how long the impact lasts)
- Intensity (how obvious the impact is)
- Character (what the character or nature of the impact is)
- Context (what the experience of a person exposed to the impact would be)

The risk exposure matrix for application of the BAO at Appendix B bases the consequence criteria for amenity, human health and safety impacts on these factors.

Step Two

Discussion with council and relevant authorities

Operators should have an initial discussion with council and relevant authorities about the proposed application of the BAO.

In preparation for this discussion, and based on the considerations outlined in Step 1, operators must demonstrate:

- a documented history of compliance with all relevant laws, regulations and standards (and any applicable licences or approvals) relating to off-site impacts or land use compatibility, such as those administered by EPA Victoria and other relevant authorities
- that all reasonably practicable measures to minimise future off-site impacts have been considered and exhausted
- consideration of potential unintended off-site impacts.

Step Three

Advise on compliance and potential off-site impacts

The relevant authority, such as EPA, should provide advice about known historical impacts and understood potential risks based on information supplied by the operator.

What to expect from EPA

For many industries and impacts, EPA will be the relevant authority to provide advice. Based on initial discussions and information provided by the operator, EPA will consider:

- whether all reasonably practicable measures to minimise off-site impacts have been considered and exhausted
- whether the BAO appears appropriate based on compliance and residual risk.

Enquiries should be directed to:

stratplan@epa.vic.gov.au

For more information about EPA considerations in strategic planning, visit: www.epa.vic.gov.au/for-business/find-a-topic/planning-guidance/strategic-planning

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ASSESSMENT

Application of the BAO to land uses must be based on evidence – demonstrating the types of potential off-site impacts, the spatial extent of those impacts (the buffer area) and appropriate requirements for land use and development within the buffer area.

Step Four

Prepare assessment

An assessment of the potential off-site impacts of the use must be undertaken to inform preparation of the BAO schedule and decision on the amendment.

The assessment must be undertaken by a qualified professional and demonstrate:

- the potential of the land use for **off-site safety, human health or significant amenity impacts**, such as blast, hazardous air pollutants, noise or odour
- the **spatial extent** of relevant potential impacts, (reflecting current or approved operations), i.e. the buffer area
- based on potential impacts, what future **land uses** need to be managed or prohibited in the buffer area. This could include incompatible industrial uses.
- based on potential impacts, what future **buildings and works** need to be managed or prohibited in the buffer area
- based on potential impacts, how future **subdivision** needs to be managed or prohibited in the buffer area.

The assessment should also advise:

- what **information** needs to be provided with permit applications to inform decision-making, i.e. application requirements.
- whether the **views** of any agencies are required to inform decision-making.

Operators should provide this assessment to the relevant authority, such as EPA, for advice.

Step Five

Advise on recommendations in assessment

The relevant authority, such as EPA, should provide advice on findings and recommendations in the assessment.

The spatial extent of the buffer area determined through the site-specific assessment should take into account variables such as prevailing weather conditions, topography etc. Default distances such as those found in EPA guidance material or clause 53.10 are not appropriate for this assessment.

Information about what land uses, buildings and works and subdivision need to be managed or prohibited within the buffer area will inform requirements in the BAO schedule.

If certain land uses, buildings and works or subdivision require a permit due to potential off-site impacts within the buffer area, information or assessments may need to be provided by permit applicants to support responsible authorities in making a decision.



IMPLEMENTATION

The BAO is implemented through schedules to the overlay. These are informed by the evidence base. To support appropriate application of the overlay, certain information must be submitted with proposals to apply the BAO.

Step Six

Discuss implementation

Operators and councils should discuss the recommendations in the site-specific assessment and how they can be implemented through a schedule(s) to the BAO.

Step Seven

Draft schedule(s) informed by evidence base

Councils should draft a BAO schedule or schedules based on the recommendations in the assessment. The BAO schedule is comprised of the following, as appropriate, informed by the completed assessment:

- a **detailed statement of risk** for the buffer area that identifies the potential off-site safety, human health or significant amenity impacts of the land use
- **up to five objectives** to be achieved for the buffer area – this could include what compatible land uses are to be encouraged within the buffer area
- **requirements for use of land, subdivision and buildings and works**
- reference to **referral requirements** (referral requirements themselves should be included in the schedule to clause 66.04)
- **application requirements**
- **exemption from notice and review**
- **decision guidelines.**

The assessment document itself can be included as a background document in the schedule to clause 72.08.

Known requirements for use and development should be built into the schedule to the overlay where possible, rather than left for referral.

For example, rather than referring applications for use of land proposals that will always receive a 'no' response from referral authorities - prohibit them through the schedule to the overlay.

Step Eight

Submit application for authorisation with required information

Councils should submit an application for authorisation to prepare an amendment to the Minister for Planning. **This must include the following information required by the Minister** under s8A of the *Planning and Environment Act 1987*:

- information or reports demonstrating that the land use is compliant with regulations and standards relating to off-site impacts or land use compatibility and that all reasonably practicable measures to minimise off-site impacts have been considered and exhausted
- an assessment demonstrating the potential of the land use for off-site safety, human health or significant amenity impacts, the spatial extent of potential impacts and appropriate restrictions on land use and development in the buffer area
- the written views of the Environment Protection Authority or other relevant authority in relation to the above information and the proposed application of the BAO.

This information will provide evidence to support appropriate application of the Buffer Area Overlay.

Step Nine

Planning scheme amendment process

Implementation of the BAO schedule(s) via the standard planning scheme amendment process.

REVIEW

It is important that BAO schedule(s) are reviewed regularly to ensure they continue to reflect the risk profile of the land use. Review of schedule(s) could involve changes to mapping, ordinance or both.

Step Ten

Periodically review application of the BAO

Operators should inform councils about anything that may trigger the need to review application of the BAO, such as closure or significant changes in operations.

Councils should review BAO schedules as part of regular planning scheme reviews and when otherwise required.

If a BAO schedule needs to be modified, Step 4 to Step 9 above should be followed to inform changes.

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Operators and councils should discuss resources required to undertake any further assessments.

OTHER CONSIDERATIONS

Managing the impacts of proposed future operations

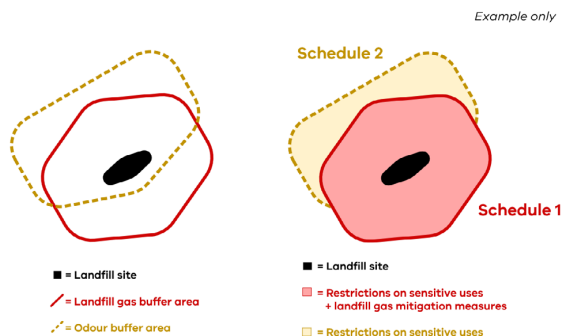
The BAO can be used to manage existing operations, and future operations that have been approved but not yet commenced. Approved operations include those approved through licences, permits etc.

Managing impacts from more than one site

The BAO can be used to manage impacts from more than one site in an area or precinct. The same criteria applies as with individual sites. An assessment that considers each site is still required to demonstrate potential off-site impacts and appropriate land use and development responses within the buffer area(s). Cumulative impacts should also be considered as part of this assessment, where relevant.

Managing different impacts from a single site

Multiple schedules can be used to cover different impacts from a single site (see example below). Each schedule needs its own statement of risk that reflects the potential impacts in that buffer area.



Appendix D contains example BAO schedules for a landfill scenario where both landfill gas impacts and odour impacts need to be addressed.

Managing the impacts of licensed pipelines

The BAO could potentially be applied to licensed pipelines in certain circumstances. Energy Safe Victoria is working on a standardised approach for the application of planning controls. Future proposals to apply planning controls to pipelines will be informed by this work.

Use of the Environmental Significance Overlay (ESO) for buffers

The BAO is a purpose-built tool to manage buffers through the planning system and replaces the use of ESOs for buffer purposes. Existing ESOs that have been used to manage buffers can remain in place, although in some cases replacement with a BAO may be desired.



Appendix A – Clause 53.10 use and activity descriptions and potential adverse impacts

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Basic metal products						
Iron or steel production	x	x	x	x		<ul style="list-style-type: none">Foundries - metal melting or casting ferrous metals (alloys)Production of iron from iron ore or steel to make sheet metal, structural metal and iron and steel productsScrap metal processing - fragmented or melted to recover metal (including lead battery reprocessing).
Non-ferrous metal production	x	x	x	x	x	<ul style="list-style-type: none">Metal and ore smelting, refining, melting, casting, fusing, roasting or processing.Grinding and milling works – rocks, ore etc. that are processed by grinding or milling, or separated by sieving, aeration etc.Where metal, metal ores, concentrates or wastes are treated to produce metal (other than iron and aluminium).
Non-ferrous metal production: aluminium by electrolysis	x	x	x	x	x	Production of aluminium using electrolytic fusion technique.
Chemical, petroleum and coal products						
Ammunition, explosives and fireworks production		x	x	x	x	Production of ammunition, explosives and fireworks.
Biocides production and storage	x	x	x	x	x	Production of biocides, herbicides, insecticides or pesticides by a chemical process.
Briquette production		x	x	x		<ul style="list-style-type: none">Compressed coal dust or wood dust productionManufacturing clay bricks (except refractory bricks).

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Chemical product manufacture other than listed within this group	x	x	x	x	x	Manufacture of other chemical products
Coke processing		x	x	x		Coke is produced, quenched, cut, crushed and graded.
Cosmetics and toiletries production		x	x	x	x	Manufacture of cosmetics and toiletries.
Fertiliser production	x	x	x	x	x	Manufacture of artificial fertilisers (HF, NH ₃ , SO ₂).
Gasworks	x	x	x	x	x	Premises on which coal, coke and oil (including mixtures or derivatives of) are processed to produce combustible gas.
Industrial gases production	x	x		x	x	Production, processing, refining and storage of industrial gases.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Organic and inorganic industrial chemicals production other than those listed within this group	x	x	x	x	x	<p>Manufacturing blending or packaging of inorganic chemicals including:</p> <ul style="list-style-type: none"> • dyes and pigments • chromium sulphate • acids and salts • chlorine • sodium hydroxide • other alkalis using electrochemical processes • sodium cyanide • sodium silicate • titanium dioxide • sulphuric acid. <p>Manufacturing, blending or packaging of organic chemicals, including:</p> <ul style="list-style-type: none"> • wood or gum chemicals • organic tanning extracts • organic dyes and pigments • organic acids • industrial alcohols such as ethanol, methanol, ethylene glycol and ether • antifreeze • beeswax • concrete additive or masonry surface treatment • dry cleaning compounds • eucalyptus oil • flux manufacturing (welding and soldering) • formaldehyde • sandalwood oil • tea-tree oil.
Other petroleum or coal production	x	x	x	x	x	Other hydrocarbon production or refining

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Paints and inks manufacture, blending and mixing >2,000 tonnes/year	x	x		x	x	<ul style="list-style-type: none"> Mixing pigments, water, solvents and binders into paints and coatings. Includes manufacturing allied paint products (e.g. putties, caulking compounds, paint and varnish removers) and rubbing compounds and manufacturing inks and toners
Petroleum refinery	x	x		x	x	<ul style="list-style-type: none"> Refinery of crude oil or condensate Refining heavy and light oil components into petroleum products using oil and grease base stocks, as well as synthetic organic compound base stocks Refining heavy and light component crude oil, manufacturing and/or blending materials into petroleum fuels, and manufacturing fuels from the liquefaction of petroleum gases.
Pharmaceutical and veterinary chemical production	x	x	x	x	x	Production of pharmaceutical and veterinary chemicals
Polyester and synthetic resins production >2,000 tonnes/year	x	x	x	x	x	<ul style="list-style-type: none"> Manufacture of synthetic resins, non-vulcanisable elastomers and mixing and blending of resins and polymeric materials Manufacture of polyester resins Resin is used to prepare or manufacture plastic foam or foam products using MDI or TDI.
Rubber production: synthetic rubber, exceeding 2,000 tonnes per year	x	x	x	x	x	Production of synthetic rubber.
Rubber production: using either organic solvents or carbon black	x	x	x	x		Rubber production using either organic solvents or carbon black.
Rubber production: using sulphur	x	x	x	x	x	Rubber production using sulphur.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Soap and detergent production		x	x	x	x	Manufacturing cleaning compounds, including toothpastes, soaps and detergents, surface active agents, polishes and speciality cleaning preparations.
Fabricated metal products						
Abrasive blast cleaning		x	x			Metal or other material is cleaned or abraded by blasting with any abrasive material.
Boiler maker		x				Manufacturing boilers, tanks and other metal containers from heavy gauge metals.
Metal coating and finishing	x	x	x	x		<ul style="list-style-type: none"> Galvanising, electroplating, anodising (chroming, phosphating and colouring), chemical etching or milling of metal products Powder coating or enamelling Industrial spray painting.
Structural or sheet metal production		x	x			<ul style="list-style-type: none"> Manufacturing structural metal products Manufacturing sheet metal products not classified elsewhere, such as pressed or spun metal hollowware, air ducts and bottle closures.

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Food and beverages						
Alcoholic and non-alcoholic beverage production >5,000 litres/day: alcoholic	x	x				Alcoholic beverages are manufactured – brewery, distillery or winery.
Alcoholic and non-alcoholic beverage production >5,000 litres/day: non-alcoholic		x				Non-alcoholic beverages are manufactured, processed or packaged.
Animal processing		x	x	x		<ul style="list-style-type: none">Abattoir – killing of animals for human consumption or pet food – no renderingSlaughtering and dressing birds (including poultry and game birds) and/or preparing and processing, boning, chilling, freezing or packaging or canning the whole or selected parts of bird carcasses.
Bakery >200 tonnes/year		x	x	x		Production of baked products. Excludes bakeries ancillary to a shop.
Flour mill >200 tonnes/year		x	x			Milling flour or meal intended for human consumption from grains, vegetables or plants.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Food production other than those listed within this group >200 tonnes/year		x	x	x		<ul style="list-style-type: none"> • Manufacturing canned, bottled, preserved, quick frozen or dried fruit (except sun-dried) and vegetable products. • Manufacturing dehydrated vegetable products, soups, sauces, pickles and vegetable products. • Manufacturing other food products, including: <ul style="list-style-type: none"> - coffee and tea - deep fat frying, roasting or drying - egg pulping or drying - flavoured water packs (for freezing into flavoured ice) - food dressings - food flavours and colours - frozen pre-prepared meals - gelatine - ginger - health supplements - honey (blended) - hops - jelly crystals - rice preparation - salts, seasonings, spices - soya bean concentrate, isolate or textured protein - Worcestershire sauce - yeast or yeast extract.
Grain and stockfeed mill and handling facility		x	x	x		<ul style="list-style-type: none"> • Receiving, storing, fumigating, bagging, transporting and loading grain or stockfeed • Grain or seed milling premises • Premises on which grain or seed is cleaned, graded, sorted or processed.

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Maltworks >200 tonnes/year				x		<ul style="list-style-type: none"> Production of malt.
Manufacture of milk products >200 tonnes/year		x	x	x		<ul style="list-style-type: none"> Milk is separated, evaporated or a dairy product is manufactured; processing raw milk. Processes include pasteurisation of milk and separation to produce milk and cream with varying fat content. Grading, filtering, chilling fresh liquid whole milk or cream, or manufacturing, bottling or packaging pasteurised liquid whole milk, flavoured liquid whole or skim milk, liquid skim milk, liquid standardised milk, cream, sour cream, cultured buttermilk or yoghurt.
Milk depot		x		x		Milk receipt or distribution depot operation.
Pet food production		x	x	x		Manufacture of animal feed from grain and other food products.
Production of vegetable oils and animal fats using solvents >200 tonnes/year		x	x	x		Vegetable oil, oil seed or animal fat is processed – includes seed crushing and use of solvents to refine oils.
Seafood processor >200 tonnes/year		x		x		Fish or other seafood is processed or packaged
Smallgoods production >200 tonnes/year	x	x		x		<p>Manufacturing of cured/preserved meats, including canning and packaging:</p> <ul style="list-style-type: none"> Bacon, ham, smallgoods or prepared meat products not elsewhere classified Corned meat manufacturing Croquette manufacturing Pate manufacturing (except fish) Poultry smallgoods manufacturing Salting, drying, pickling or smoking. <p>Excludes abattoir facilities or rendering works.</p>



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Miscellaneous manufacturing						
Printing and coating works with heated curing ovens	x	x	x	x		Printing works emitting volatile organic compounds; printing and/or providing reprographic services. Printing methods may include off-set lithographic, reprographic, digital, relief and screen printing
Rendering and casings works		x		x		Animal matter is processed or extracted for use as fertiliser, stock food or other purposes
Non-metallic mineral products						
Bitumen batching plant	x	x	x	x		Asphalt is mixed and prepared
Cement production		x	x			Concrete or cement is mixed, prepared or treated
Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year	x	x	x	x		<ul style="list-style-type: none">Manufacturing products using a furnace or kilnManufacturing concrete products, including manufacturing aerated and concrete composite productsProduction of cement clinker or lime or cement clinker, clay, limestone or similar is ground or milled, including quicklime productionCeramic works, being works in which bricks, tiles, pipes, pottery goods or refractories are processed in dryers or kilnsCeramic kitchen or tableware or other non-refractory ceramic products.
Concrete batching plant >5,000 tonnes/year		x	x			Concrete is made (batched) and loaded for transport or cement products are made.

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Glass and glass production including glass wool and fibreglass	x	x	x	x		<ul style="list-style-type: none"> Premises on which glass or glass fibre is produced Manufacturing polymer composite products such as fibreglass products and resilient floor coverings, as well as other polymer products
Plaster or plaster articles production >5,000 tonnes/year			x			Plaster, plasterboard, gyprock or other products comprised wholly or mostly of gypsum are made.
Rock wool manufacture	x	x	x	x		Manufacture of mineral wool or ceramic fibre.
Solar salt manufacture		x	x			Salt is produced by solar evaporation.
Other premises						
Automotive body, paint, and interior repair	x	x	x	x		Repairing, panel beating and/or spray painting smashed or damaged automotive vehicles.
Rural industry handling, processing or packing agricultural produce		x	x	x		Rural industry handling, processing or packing agricultural produce.
Paper and paper products						
Paper or paper pulp production	x	x	x	x		<ul style="list-style-type: none"> Manufacture of paper pulp, wood pulp, kraft paper, kraft paperboard, cardboard paper or paperboard Involving combustion of sulphur or sulphur containing materials Paper recycling Corrugated paperboard and paperboard container recycling.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Recreational, personal and other services						
Dry cleaning for commercial and institutional customers, or in bulk quantities		x	x	x		Providing a range of dry cleaning services and operations in bulk quantities.
Laundry for commercial and institutional customers, or in bulk quantities		x	x	x		Providing a range of laundry services and operations in bulk quantities.
Textiles						
Carpet backing with latex	x	x		x		Carpet backing process using latex.
Dyeing or finishing of cotton, linen and woollen yarns and textiles			x	x		Industrial finishing of textile products, using processes such as automated embroidery, bleaching, dyeing, printing (except screen printing) or pleating.
Leather and artificial leather goods production		x		x		<ul style="list-style-type: none">Manufacturing textile or canvas bags for packagingManufacturing leather belts, gloves, or fur or leather clothing and footwear.
Leather tanning and dressing		x	x	x		Animal skins or hides where they are treated dried, cured and stored – using a sulphide process or non-sulphide process.
Rope, cordage and twine production		x	x			Manufacturing rope, cordage, twine, net or related products from natural or synthetic fibres.
Treatment or production of natural and synthetic fibres and textiles		x	x	x		<ul style="list-style-type: none">Manufacture of cotton, linen, woollen yarns and other natural textilesCarpet making and other forms of manufacturing, ginning, milling or production of natural fibresArtificial and synthetic fibre manufacturing or treatment and cellulose nitrate, viscose fibre, cellophane, artificial rubber or other man-made textiles manufacture.

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Treatment or production of textiles using carbon disulphide		x		x	x	Textile manufacturing and processing with textile finishing work using a chemical treatment (carbon disulphide).
Wool scouring		x		x		Scouring and primary treatment of wool.
Transport and storage						
Bus depot		x		x		Depot for buses.
Depot for refuse collection vehicles		x		x		Depot for refuse collection vehicles.
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes	x	x	x	x	x	Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes.
Storage of petroleum products and crude oil in tanks >2,000 tonnes capacity	x	x		x	x	Storage of petroleum products and crude oil in tanks with capacity greater than 2,000 tonnes.
Storage of wet-salted or unprocessed hides		x		x		Storing preserved (salted) raw stock to be later used for making leather.
Waste, recycling and resource recovery						
Chemical or oil recycling	x			x	x	Waste liquid hydrocarbons, organic oils or chemicals are refined, purified, reformed, separated or processed.
Combustion, treatment or bio-reaction of waste to produce energy	x	x	x	x	x	Combustion, treatment or bio-reaction of waste to produce energy.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Composting and other organic materials recycling	x	x	x	x	x	Composting and other organic materials recycling, including: <ul style="list-style-type: none"> • Outdoor uncovered, regularly turned windrows • Outdoor covered, turned windrows • Outdoor covered windrows with continuous aeration • Enclosed windrows with odour control • In-vessel composting with odour control.
Hazardous waste storage or treatment	x	x	x	x	x	<ul style="list-style-type: none"> • Industrial liquid waste • Premises on which hazardous liquid waste is treated • Incineration of biomedical, chemical, organic, plastic, rubber or wood waste • Intractable waste, as specified, for burial • Premises engaged in the storage of hazardous industrial waste prior to treatment.
Landfill	x	x	x	x	x	Landfill accepting putrescible, solid inert or hazardous waste, including: <ul style="list-style-type: none"> • Contaminated solid waste • Special wastes • Fly ash • Contaminated soil • Organic matter that is liable to putrefaction (rapid degradation by microorganisms) including materials containing food, offal and animals. • Waste building or demolition material.

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Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Other resource recovery or recycling operations		x	x	x		<ul style="list-style-type: none"> Collecting, dismantling, treating, processing, storing, recycling, or selling used or surplus materials Advanced resource recovery technology facilities Paper and metal recycling facilities Commercial and industrial materials recycling.
Soil conditioning or blending	x	x	x	x	x	Mixing or blending soils to improve physical qualities (e.g. fertiliser)
Transfer station		x	x	x		Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere.
Used plastics treatment or processing		x		x		Recycling of plastic
Waste tyre recycling and re-treading	x	x	x	x	x	<ul style="list-style-type: none"> Premises on which used tyres are crumbed, granulated or shredded Manufacturing tyres from synthetic polymers and/or natural rubber, tyre repair materials and inner tubes Premises with more than 40 tonnes or 5,000 equivalent passenger units (EPUs) of waste tyres at any time.
Vehicle recycling or disposal		x	x			Recycling or disposal of vehicles and vehicle parts
Water and wastewater						
Sewage treatment plant, exceeding a design or actual flow rate of 5,000 litres per day	x	x		x	x	<ul style="list-style-type: none"> Sewage treatment plant operation Vacuum/wastewater/sewage pumping station.
Water treatment plant	x	x		x		<ul style="list-style-type: none"> Desalination - premises at which salt is removed from water for potable or other uses that have a design capacity to process more than 1 ML/day feed water Raw water treatment

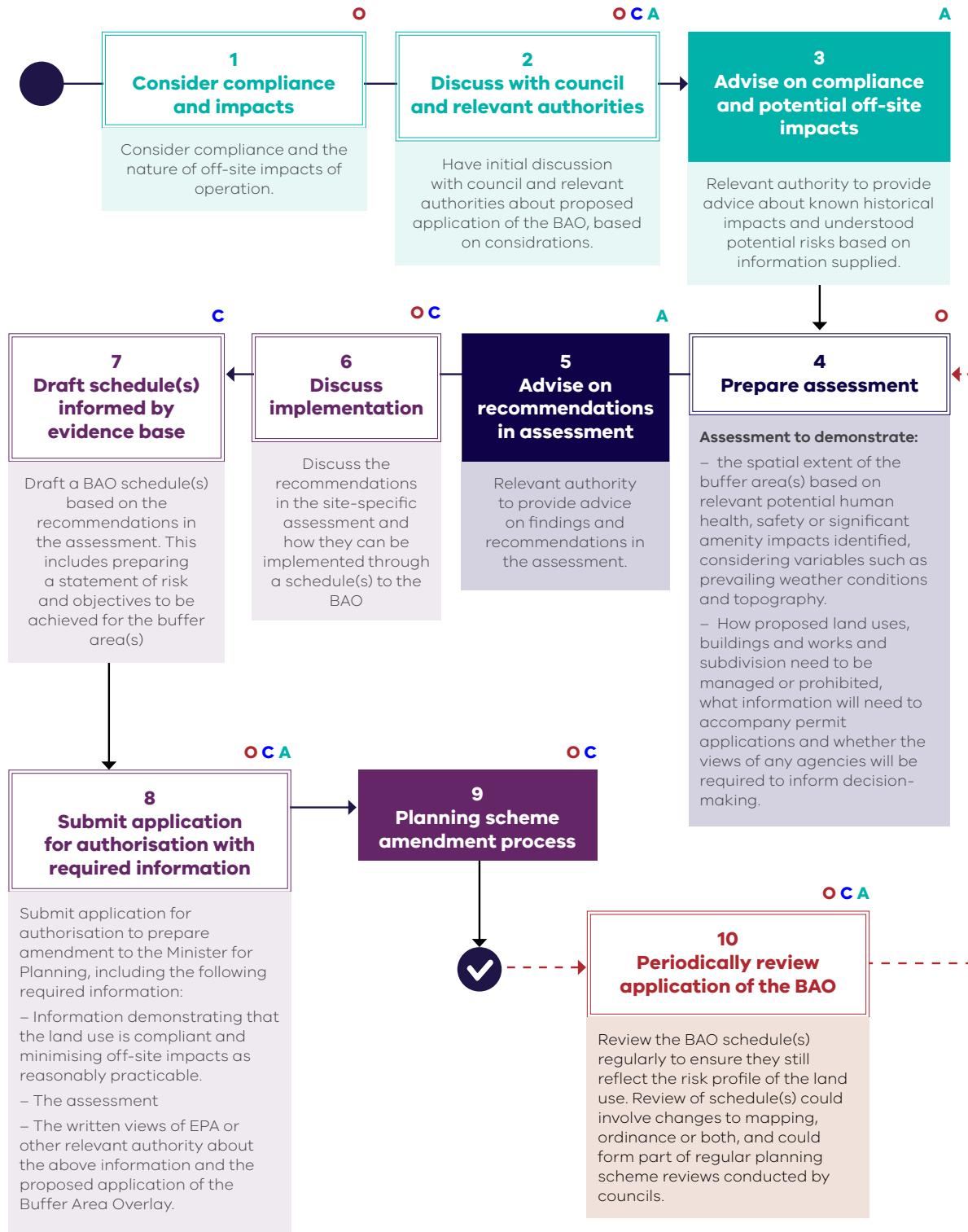


Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Wood, wood products and furniture						
Charcoal production		x	x	x		Wood, carbon material or coal is charred to produce a fuel or material of enriched carbon content
Joinery		x	x	x		Production of wooden furniture and household items such as doors, kitchen fittings, flooring and mouldings
Sawmill, wood products and furniture		x	x	x		<ul style="list-style-type: none">• Timber (tree) milling• Manufacturing softwood or hardwood wood chips• Manufacturing wood boards and sheets from reconstituted wood fibres such as wood chips, sawdust, wood shavings, slab wood or off-cuts• Wood-board manufacturing (including MDF plants)• Manufacturing furniture of wood or predominantly of wood.
Wood preservation plant		x	x	x	x	Timber treatment by chemical means, including chromated copper arsenate (CCA).

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Appendix B – BAO step by step summary



O = Operator | C = Council | A = Relevant authority



Appendix C – Risk exposure matrix for application of BAO

Operations with a high, very high or extreme level of residual risk, shown within the **red line**, are likely to be suitable for application of the BAO.

Operations with a medium level of residual risk based on unlikely, but moderate or major consequences, shown within the **dashed red line**, may be considered suitable for application of the BAO.

Consequence					
Severe	High	High	Very high	Very high	Extreme
Major	Medium	Medium	High	Very high	Very high
Moderate	Medium	Medium	High	High	High
Minor	Low	Low	Medium	Medium	Medium
Very Low	Very low	Low	Low	Low	Medium
Likelihood	Highly unlikely	Unlikely	Possible	Likely	Almost certain

Likelihood criteria	Highly unlikely	Unlikely	Possible	Likely	Almost certain
Descriptive (based on industry history, the nature of the specific business)	Will probably never happen in the industry	Not expected to happen/recur in the industry but it is possible	Expected to happen/recur in the industry occasionally	Expected to happen/recur in the industry regularly	Expected to happen/recur in the industry frequently



Consequence criteria	Very low	Minor	Moderate	Major	Severe
Amenity, human health and safety impacts (based on the intensity, duration and character of unintended off-site impacts such as odour, dust, noise and landfill gas)	Does not disrupt normal activities associated with sensitive land uses Examples: Odour that is not very noticeable or doesn't last very long Dust that is hardly noticeable Low volume noise emissions that are hardly noticeable	Annoying when occurs, but unlikely to disrupt normal activities associated with sensitive land uses Examples: Odour that is sometimes noticeable but does not stop you undertaking normal activities Dust that is sometimes noticeable but doesn't cause damage or irritation Low volume noise emissions that are sometimes noticeable, but do not interfere with normal domestic activities	Moderate disruption to normal activities associated with sensitive land uses and some concern Examples: Odour that is not intrinsically nauseating or unsafe, but it is clearly noticeable, and you don't get used to it Dust that is noticeable and sometimes results in deposits to outdoor furniture and vehicles Noise that causes some sleep disturbance with open windows and interferes with normal domestic activities outdoors Landfill gas observed from time to time but not very detectable or measurable	Notable disruption to normal activities associated with sensitive land uses and great concern Examples: Odour that is very noticeable, penetrates inside the house and you can't carry out activities outside the home Dust that is noticeable and results in needing to clean outdoor furniture regularly and some damage to vehicles Noise that would cause sleep disturbance with closed windows and interfere with normal domestic activities indoors Landfill gas present but not at explosive levels	Ongoing disruption to normal activities associated with sensitive land uses or potential for serious harm including loss of life Examples: Odour that is extremely noticeable and causes people to experience physical symptoms and emotional distress Widespread deposit of dust over property and damage to property. Results in reduced visibility, coughing, sneezing, stinging eyes. Noise that causes people to be unable to have a conversation, even with windows closed Landfill gas migration building to explosive levels



Appendix D – Example BAO schedules (landfill scenario)

These are examples only

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**

GUMNUT LANDFILL – LANDFILL GAS MIGRATION BUFFER AREA

1.0 Statement of risk

Gumnut Landfill is an operating municipal landfill that accepts putrescible waste. The landfill is classified as a hub of regional importance in the *Gumnut Region Resource Recovery Implementation Plan*. Potential for off-site landfill gas migration within this buffer area poses human health and safety risks, such as asphyxiation and explosion, if use and development is not managed appropriately. As an operating landfill there is also potential for unintended off-site odour impacts, primarily to the north and east of the landfill site, which could have impacts on human health by causing headaches and nausea.

2.0 Objectives

- To encourage land use and development that complements the existing function of Gumnut Landfill.
- To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site impacts of Gumnut Landfill on safety and human health.

3.0 Use of land

Dwelling and dependent person's unit

A permit is required to use land for a:

- Dwelling
- Dependent person's unit

Land must not be used for:

- More than one Dwelling on a lot.
- More than one Dependent person's unit on a lot.

Other use

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than Dwelling and Dependent person's unit)
- Education centre
- Hospital
- Place of assembly

4.0 Subdivision

A permit is required to subdivide land.

Any subdivision of land which would increase the number of Dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a Dwelling in respect of which a permit has been granted.

5.0 Buildings and works

A permit is required to construct a building or construct or carry out works.

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This does not apply to:

- The construction of an unenclosed building or structure.
- An alteration to a building or structure that does not require ground disturbance.

Any building or works for which a permit is required under this overlay must be constructed or carried out so as to include landfill gas mitigation measures in accordance with the *Gumnut Landfill Impact Assessment 2020*.

6.0 Application requirements

An application to use land for a dwelling or dependent person's unit, or construct a building or construct or carry out works must be accompanied by:

- A description of the proposed use of land for a dwelling or dependent person's unit.
- A statement and plan demonstrating how required landfill gas mitigation measures will be implemented in accordance with the *Gumnut Landfill Impact Assessment*.

7.0 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

8.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will result in an increase in the number of dwellings and people that may be affected by potential unintended landfill gas migration and odour impacts from Gumnut Landfill.
- Whether the proposal adequately responds to the requirements for use and development in the *Gumnut Landfill Impact Assessment 2020*, including required landfill gas mitigation measures, where relevant.
- The views of the Environment Protection Authority.



SCHEDULE 2 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO2**

GUMNUT LANDFILL – ODOUR BUFFER AREA

1.0 Statement of risk

Gumnut Landfill is an operating municipal landfill that accepts putrescible waste. The landfill is classified as a hub of regional importance in the *Gumnut Region Resource Recovery Implementation Plan*. Potential unintended off-site odour impacts within this buffer area, primarily to the north and east of the landfill site, could have impacts on human health by causing headaches and nausea.

2.0 Objectives

- To encourage land use and development that complements the existing function of Gumnut Landfill.
- To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site impacts of Gumnut Landfill on human health.

3.0 Use of land

Dwelling and dependent person's unit

A permit is required to use land for a:

- Dwelling
- Dependent person's unit

Land must not be used for:

- More than one Dwelling on a lot.
- More than one Dependent person's unit on a lot.

Other use

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than Dwelling and Dependent person's unit)
- Education centre
- Hospital
- Place of assembly

4.0 Subdivision

A permit is required to subdivide land.

Any subdivision of land which would increase the number of Dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a Dwelling in respect of which a permit has been granted.

5.0 Buildings and works

None specified.

6.0 Application requirements

An application to use land for a dwelling or dependent person's unit must be accompanied by:

- A description of the proposed use of land for a dwelling or dependent person's unit.



7.0 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

8.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will result in an increase in the number of dwellings and people that may be affected by potential unintended odour impacts from Gumnut Landfill.
- Whether the proposal adequately responds to the requirements for use and development in the *Gumnut Landfill Impact Assessment 2020*.
- The views of the Environment Protection Authority.

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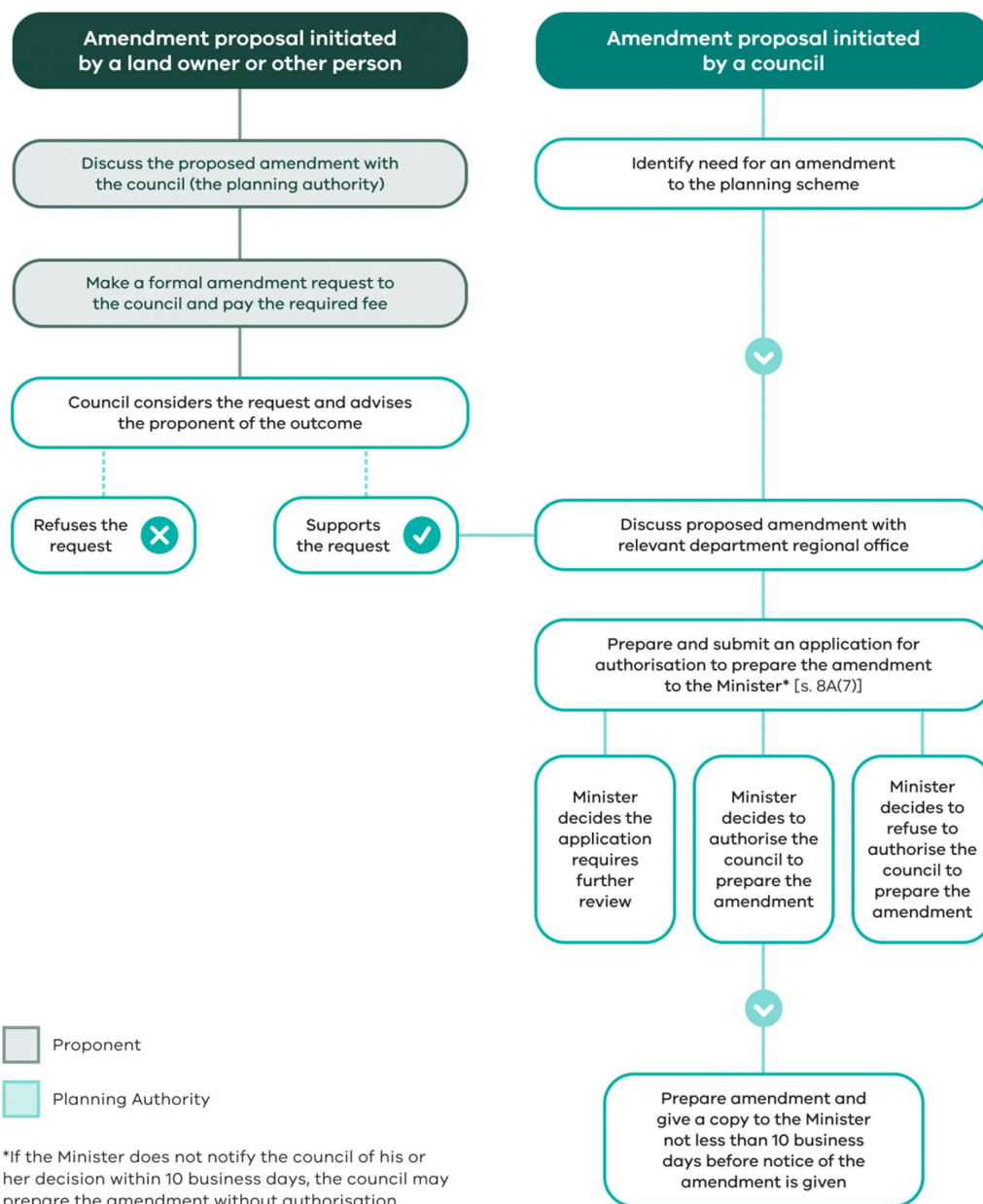
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2.2 Environment and Sustainability Strategy Temporary Advisory Committee (ESS) Membership Appointments

Directorate: Environment, Economy & Place

Report Author: Manager Environment and Energy/ Manager Development Services

Overview: This report presents nominations received for community representative positions on the Environment and Sustainability Strategy (Temporary) Advisory Committee (ESS).

Officer Recommendation

That Council consider and endorse the following community representative candidates for appointment to Environment and Sustainability Strategy (Temporary) Advisory Committee:

ESS Temporary Advisory Committee	Candidates
	Mark Gervis - Koroit Emily Davies - Koroit Lisette Mill - Laang/Panmure Geoff Deppeler – Peterborough Andrew Patterson - Port Fairy Jack Carter - Port Fairy Geoff Rollinson - Purnim Susan Bosch - Woorndoo

Background

This is a new Committee established specifically in response to a Council resolution which passed a motion on 25 July 2023 relating to opposing seismic testing in the Otway Basin.

The Committee will oversee the review and updating of the existing Environment Sustainability Strategy and explore the opportunity to address risks to the local coastlines associated with offshore oil, gas and offshore windfarm exploration within the Strategy. Council has engaged the services of an external Consultant to assist with the development of the strategy. The Committee will assist the Project Control Group (relevant Council officers) and the appointed Consultants, by providing guidance, feedback and advice. The new Environment and Sustainability Strategy will guide environmental management and sustainability practices at Moyne Shire Council for a 10-year period.

[Strategic Link](#)

Council Plan 2021-2025

2.1 - ENVIRONMENT - Leadership and Policy

Commit to the strategies and responses in Moyne Shire Climate Emergency Declaration

2.2 - ENVIRONMENT - Coastal Protection and Management

Protect our coastline and coastal communities from the impacts of climatic and weather events

2.3 - ENVIRONMENT - Sustainable Land, Water and Resource Management

Protect and enhance the Shire's ecology and biodiversity through collaboration and knowledge sharing across a range of land and resource management partners

2.4 - ENVIRONMENT - Renewable Energy

The scale and size of renewable energy projects considers cumulative social, environmental and economic impacts

[Discussion](#)

Environment and Sustainability Strategy Advisory Committee

The ESS Advisory Committee is being established to represent the views of community and industry in the development of a new Environment and Sustainability Strategy. The Committee is advisory in purpose, has no authority to make decisions on behalf of Council and will be disbanded following Council's endorsement of the Environment and Sustainability Strategy.

The ESS Advisory Committee will consist of:

- Two Moyne Shire Councillors (Cr Lockett and Cr Ryan)
- Council officer/s
- A minimum of two and maximum of eight members of the public (eight recommended) that have a connection with Moyne Shire, either by living, working, studying, volunteering, or owning a business in the Shire and agree to the committee's terms of reference.

17 applications were received from across the Shire and assessed against the following criteria:

- Why the applicant wants to join the committee
- Involvement in environmental, farming or community groups within Moyne Shire
- How the applicant plans to represent the interests and concerns of the broader community on environmental and sustainability
- Attributes, skills, knowledge, perspectives or experience the applicant would bring to the Advisory Committee
- Other factors – e.g. business owner, from the agricultural sector, young person, first nations person, person with a disability/carer
- The geographical area the applicant lives in, works in, and/or will represent with a maximum of 2 people set for any one town/area.

See attached Expressions of Interest Evaluation Matrix for Environment and Sustainability Temporary Advisory Committee for details.

Consultation

Environment and Sustainability Strategy Temporary Advisory Committee

Expressions of interest for the Environment and Sustainability Temporary Advisory Committee opened via the Moyne Engage page on Friday 13 December 2024 and closed 24 January 2025 and was publicised through various media.

Financial Implications

The Environment and Sustainability Strategy is provided for within the 24/25 Environment Services budget.

Risk

There is the potential for reputational risk to Council. The previous Environment and Sustainability Strategy (2012–2017) is now outdated, posing a risk of misalignment with current environmental challenges, community needs and expectations and other relevant Council Policies.

Conclusion and next steps

Once Council has made its decision regarding the appointment of community representatives to this Committee, officers will notify all candidates of the outcome and commence the committee's meeting schedule.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

A Gender Impact Assessment was not applicable.

Attachments

Confidential Attachment

Reason for confidentiality - Local Government Act 2020, Section 3 - Personal information - Information which would result in the unreasonable disclosure of information about any person or their personal affairs if released

- | |
|---|
| 1. CONFIDENTIAL - EOI Evaluation Matrix for Environment and Sustainability
Temporary Advisory Committee [2.2.1 - 1 page] |
|---|

2.3 Moyne and Warrnambool Youth Strategy

Directorate: Assets & Community

Report Author: Arts and Culture Officer - Community Planning (Youth)

Overview: This report presents the Moyne and Warrnambool Youth Strategy 2025-30 for adoption.

Officer Recommendation

That Council adopts the final Draft Moyne and Warrnambool Youth Strategy 2025-30.

Background

Moyne Shire Council endorsed the Moyne Youth Plan 2020-2024 on 25 February 2020, with implementation running until 31 December 2024. In May 2024, work began on a new Moyne and Warrnambool Youth Strategy (the Strategy), in partnership with Warrnambool City Council (WCC).

The Strategy provides a five-year framework to guide Council's work, ensuring a coordinated and informed approach. Developed through a youth-led process, it also aligns with local, regional and national strategies. A Co-Design Panel of 20 young people (10 from Moyne, 10 from Warrnambool) played a central role in its development, ensuring it reflects the needs and priorities of local youth.

The voices and experiences of 660 young people gathered through surveys, school visits, focus groups, public drop-in sessions and stakeholder consultation ensured the Strategy reflects young people's concerns, aspirations and priorities. Further consultation details are outlined in this report.

The scope of the project included:

Stage	Activity
Research and Plan	<ul style="list-style-type: none"> Review existing council documents. Research and review youth strategies, policies, and relevant legislation. Development of project Stakeholder and Engagement Plan.
Engagement Round 1 June 2024 to Augst 2024	<ul style="list-style-type: none"> Engagement with youth, schools, service providers and community to understand youth priorities.
Analysis	<ul style="list-style-type: none"> Analysis of learnings from research

August 2024	undertaken and data from engagement round 1.
Draft Strategy Round 1 September to October 2024	<ul style="list-style-type: none"> • Drafting of proposed Youth Strategy. • Validation with stakeholders on agreed areas of Focus, program areas and behind the scenes activities.
Engagement Round 2 November 2024 to January 2025	<ul style="list-style-type: none"> • Engagement with youth, community, and councillors to make sure we heard them correctly.
Drafting Round 2 January 2025	<ul style="list-style-type: none"> • Relevant feedback reflected in Moyne and Warrnambool Youth Strategy.

Strategic Link

Council Plan 2021-2025

1.2 - PLACE - Community Centres and Hubs

Provide and activate facilities that enable the community to connect, and promote opportunities for people of all ages and abilities to learn, be creative and healthy

1.3 - PLACE - Active and Connected Communities

Play, sport and recreation spaces are designed for all ages, genders and abilities and encourage active and social lifestyles

1.4 - PLACE - Town and Community Sustainability

Encourage collaboration and partnerships between communities to achieve mutual benefits and build community connections.

3.2 - PEOPLE - Young People

Ensure that the aspirations, ideas and concerns of young people are listened to, included and considered in program and service planning and delivery

Support and promote local networks that connect young people to education, training, employment and wellbeing services

Promote programs and services that enhance the wellbeing of children and young people, and improve their mental and physical health and resilience

3.3 - PEOPLE - Inclusion, Diversity and Respect

Promote and provide opportunities for people of all identities and abilities to participate in community life, be respected, and have access to facilities and services

4.3 - ECONOMY - Skills, Learning and the Workforce

Support education pathways from informal to formal education and from education to employment

Discussion

The Victorian Government defines young people as those between 12-25 years.

The development of a new Youth Strategy aligns with the Council Plan and Municipal Public Health and Wellbeing Plan will inform future Council strategies and initiatives.

A briefing paper submitted to Council in April 2024 outlined the Strategy development process in collaboration with Warrnambool City Council (WCC). It emphasised that young people do not distinguish between Moyne and Warrnambool, as many live in one municipality while accessing services, education, work or recreation in the other. A joint strategy enabled more effective engagement, reduced consultation fatigue, streamlined resources and strengthened the partnership between the two Councils.

A subsequent briefing paper in September 2024 detailed the engagement process with young people and key stakeholders, along with key findings. Future Tense presented the *Context and Engagement Report*, which provides a comprehensive overview of the investigation and findings (see attached report).

The Strategy provides a clear framework for Council's role in supporting young people, ensuring a coordinated, responsive, and inclusive approach. It includes both direct initiatives and broader actions, with annual updates to track progress and respond to emerging needs.

The Strategy identifies three key focus areas:

1. Creating Better Spaces and Places
2. Improving Accessibility and Encouraging Participation
3. Fostering Belonging and Acceptance.

These priorities guide program areas and initiatives, which will be implemented and evaluated over five years.

The Draft Strategy was publicly exhibited from 12 December 2024 to 22 January 2025, inviting community and stakeholder feedback.

Public Exhibition and Feedback

A six-week public exhibition was implemented to maximise community participation. The Draft Strategy was made available via:

- Council's customer service centre
- Council website and social media platforms
- Direct mail to key stakeholders, focus group participants and previous survey respondents.

Community feedback was gathered via online forms and written submissions. While no direct submissions were made through Council's Engage Moyne website, three email submissions were received and are attached.

Engage Moyne Website Insights

- 55 visitors accessed the page
- 13 visitors engaged more deeply (multiple visits, document downloads)
- 41 visitors were aware of the content (single visit)
- 1 visitor interacted but did not submit feedback

Key Updates Based on Public Feedback

- Reframing the introduction to make it clear the strategy is about defining how the councils will contribute to better outcomes for young people
- Reiterating support for the youth sector in its service delivery work
- Adding a confirmation of support for child safe standards
- Making specific mention of mental health challenges, diversity and accessibility at key points throughout the document
- Adding a link to the context report which contains information on the youth engagement that has informed the strategy, and
- Explaining how action in the areas of focus will contribute to overcoming mental health, connection and accessibility challenges.

The Strategy will be implemented from 1 March 2025 through to 31 December 2027, subject to Council approval.

Consultation

Between June and August 2024, engagement involved 875 individuals, including young people, community members, and key stakeholders.

- **Direct Conversations:** 41 engagement activities reached 291 young people and 126 adults.
- **Online Survey:** Responses were gathered from 389 young people and 69 adults.
- **Stakeholder Consultations:** Included schools, youth services, sporting clubs, community groups, employers, Traditional Owners, and council stakeholders.

Engagement	Timeline	Methods	Responses
Round 1	27 June 2024	In-person Youth Services Stakeholder Workshop	
Round 1	1 July to 8 August	Youth Co-Design Panel Workshops x 2	20

Round 1	22 July to 19 August 2024	Youth Survey (12 to 25 years)	389
		Community Survey (25+)	69
Round 1	1-15 August 2024	11 public in-person and online sessions	81 young people (12 to 25 years)
			22 adults (25+ years)
Round 1	24 July to 8 August 2024	10 in-school workshops	120 students
			14 teachers and support staff
Round 1	27 June and 4 August 2024	Public Drop-In Sessions	98 young people (12-25 years)
			53 adults (25+ years)
Round 1	July 2024	Individual Consultations	12 support service providers
Round 1	August 2024	Council Workshop	26
Round 2	12 December 2024 to 22 January	Feedback Survey	0
		Emailed submissions	2

Financial Implications

- 96% of the total Youth Services budget is externally funded.
- State Government funding secured:
 - o \$180,000 from Engage fund (2025-2027)
 - o \$120,000 from the FReeZA fund (2025-2027)
- 2025-26 budget allocation ensures funding for planned actions.
- The Moyne and Warrnambool Youth Strategy will guide future budget submissions, aligning with existing funding approaches.

Risk

Risk identified: No Identified Risk

The adoption of the Moyne and Warrnambool Youth Strategy will mitigate risks related to:

- Retention and attraction of funding
- Council reputation
- Partnerships with youth organisations / service providers
- Youth disengagement.

Conclusion and next steps

The *Moyne and Warrnambool Youth Strategy 2025-2030* provides a collaborative, evidence-based framework to support young people. Informed by extensive community consultation, including input from over 660 young people through surveys, school visits, focus groups, public drop-in sessions, and stakeholder discussions, the Strategy reflects the priorities, challenges, and aspirations of local youth.

With secured funding and future budget alignment, the Strategy is well-positioned for successful implementation and long-term impact.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

A Gender Impact Assessment was undertaken to ensure Moyne Shire Council services and programs are inclusive and gender equitable.

Attachments

- | | |
|----|--|
| 1. | Youth Strategy Context and Engagement Report 240830 [2.3.1 - 38 pages] |
| 2. | Youth Strategy Public Exhibition Feedback [2.3.2 - 4 pages] |
| 3. | YS Feedback WRAD [2.3.3 - 2 pages] |
| 4. | 1091 MS Youth Strategy Full V 14 [2.3.4 - 17 pages] |

MOYNE AND WARRNAMBOOL YOUTH STRATEGY: CONTEXT AND ENGAGEMENT REPORT

Prepared by Future Tense
26 August 2024

FUTURE TENSE

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ACKNOWLEDGEMENT OF COUNTRY

Future Tense acknowledges the Eastern Maar and Gunditjmara peoples as the Traditional Custodians of the lands described in this report. We recognise Traditional Owners’ maintenance of culture and their care for and connection to Country, a relationship which has endured for tens of thousands of years and continues today. We pay our respect to Elders past, present and emerging, as well as to all Aboriginal and Torres Strait Islander people living in the Moyne and Warrnambool region.

1 SUMMARY

This report compiles findings from investigations undertaken to develop a shared Youth Strategy for Moyne Shire Council and Warrnambool City Council.

A significant number of people were engaged between June and August 2024.

Direct conversations were had with 271 young people and 126 adults in young people's lives across 41 engagement activities.

Online surveys gathered input from 389 young people and 69 adults in young people's lives.

Key findings from this engagement are that:

- Young people love the region
- Hanging out in-person is the most valued type of connection
- Young people are looking for a sense of belonging
- The weight of the world hangs heavy on young people
- Issues around transportation have a huge impact
- Young people are disconnected from opportunities and resources, and
- Programming often misses the mark.

These findings will be considered by the Youth Co-design Panel and used to draft the shared Youth Strategy for Moyne Shire Council and Warrnambool City Council.

2 DETAILS OF THE INVESTIGATION

2.1 Overview

Extensive investigations were undertaken to ensure the shared Youth Strategy is informed by and responds to the realities of young peoples' lives. This occurred in two stages: first, a review of relevant local, regional, state and national strategies, plans and research, and second, through significant engagement with young people across the region and key stakeholders who engage with them.

The engagement targets included:

- Service providers
- Council staff
- Adults in young peoples' lives
- First Nations youth
- Multicultural youth
- Disabled youth
- Sports-focused youth
- Creative youth
- The 'young ones' (12–14 years)
- Senior high school students (15–17 years)
- Young adults (18–24 years)
- Higher education students
- Young people out of or struggling to access school
- Queer young people
- Youth at risk of homelessness
- Neurodivergent youth
- Youth struggling with mental health
- Rural and remote youth
- Those in care and custody
- Young parents
- Youth struggling with substance issues
- Gap year crew
- Lower socioeconomic young people
- Unemployed youth
- Gamers (tabletop, RPG, digital, etc), and
- Tradies.

The bulk of the engagement activities took place between 22 July and 18 August 2024.

2.2 What we did

- Held two sessions with the 20-person Youth Co-design Panel (10 from each municipality) to gain insight into their lives and workshop the findings of the other research activities
- Reviewed 33 strategies, plans, reports and submissions from local, regional, state and national governments and peak bodies¹
- Ran an online survey for young people between 22 July and 19 August 2024 which attracted 389 responses²
- Ran an online survey for adults in young people's lives between 22 July and 19 August 2024 which attracted 69 responses³
- Staged 11 public in-person and online sessions in a variety of spaces throughout the region between 1–15 August 2024, reaching 81 young people and 22 adults⁴
- Conducted 10 workshops in schools between 24 July and 8 August 2024, speaking with 120 students and 14 teachers and support staff⁵
- Dropped in on 10 activities, events, sites and forums between 27 June and 4 August 2024, speaking to 98 young people and 53 adults⁶
- Conducted individual consultations with 12 support service providers working with young people,⁷ and
- Held a workshop for each council engaging 26 staff across the organisations.⁸

3 KEY FINDINGS

Please note, these findings incorporate the insights of both young people and adults gained through the engagement activities.

3.1 Young people love the region

A consistent finding across the consultations was that young people deeply appreciate living in the region. The access to nature and the beach were key reasons. While some are excited at the prospect of moving away, many want to stay.

3.2 Hanging out in-person is the most valued type of connection

While online communication is an ever-present part of life, young people almost universally prefer being physically together with their friends, just hanging out in places where they feel comfortable and have permission to just be. Hectic schedules make this hard to realise.

- 1 See Appendix A for the complete list of reviewed documents.
- 2 See Appendix D for the complete results of the youth survey.
- 3 See Appendix E for the complete results of the adults survey.
- 4 See Appendix C for the details of activities.
- 5 Ibid.
- 6 Ibid.
- 7 Ibid.
- 8 Ibid.

3.3 Young people are looking for a sense of belonging

Feeling like an accepted and connected part of a community is empowering. There are many sporting clubs, creative activities, and community organisations that provide this. However, not everyone reported having access to this type of community. There is a strong wish for the community to be more accepting of difference (in all its forms).

3.4 The weight of the world hangs heavy on young people

Cost of living and housing pressures are bearing down really hard on young people. This contributes to many young people either not engaging with the future (living for the moment) or reducing their vision for what it could be (avoiding study or taking risks). The pressure applied by schools and families to have a life plan doesn't help. Poor mental health is an ever-present issue, with access to support services limited.

3.5 Issues around transportation have a huge impact

Getting around is a perennial challenge impacting autonomy. Under 18s are at the mercy of family to get anywhere as public transport options are either inaccessible, infrequent, or perceived to be unsafe. This can lead to potentially dangerous driving behaviour by those over 18, especially late at night.

3.6 Young people are disconnected from opportunities and resources

There are actually a lot of resources and opportunities available across the region, from sporting and social clubs to support services, training and other assets. However, they are often invisible to young people. Discussions across the region highlighted a lot of missed opportunities. The centralisation of services in Warrnambool, while good for some, excludes those who can't get to town.

3.7 Programming often misses the mark

Young people often feel the entertainment programming and recreational assets offered in the region were not targeted to them. The sense was that the region offers a lot for young children and older adults. This was particularly true for music programming. The impact is that young people don't feel like their communities are for them. Many high schoolers expressed a desire for events that were by and for kids their age. Another challenge highlighted was the lack of regularity in events or pathways for continued engagement around new skills.

4 NEXT STEPS

- Work with the Youth Co-design Panel to develop an outline of the shared Strategy, articulating a vision and areas of focus (August)
- Review the Strategy outline with Warrnambool City Council and Moyne Shire Council executives and councillors to get their input and confirm direction (September)
- Share the Strategy outline with engaged stakeholders and seek feedback on the approach (September)
- Develop a completed shared Strategy and individual Action Plans for each council with the Youth Co-design Panel (October)
- Present finalise shared Strategy and individual Action Plans to both councils' executives and councillors (TBC)
- Put the shared Strategy and individual Action Plans out for public exhibition (TBC)
- Take the shared Strategy and individual Action Plans to both councils for adoption (TBC)

APPENDICES

Appendix A: Reviewed documents

Appendix B: Consultation discussion frames

Appendix C: List of consultations

Appendix D: Youth survey results

Appendix E: Adult survey results

Appendix A: Reviewed documents

NATIONAL DOCUMENTS

Mission Australia Youth Survey 2023
Engage! Office for Youth
Homelessness and Overcrowding (article)
Life, Disrupted: Young People, Education and Employment Before and After COVID-19

STATE LEVEL DOCUMENTS

Our Promise, Your Future: Victoria's Youth Strategy 2022–27
Engage! 2022–2024 Program: Grant guidelines
Engage! 2025–2027 Program: Grant guidelines
FReeZA 2022–2024 Program: Grant guidelines
FReeZA 2025–2027 Program: Grant guidelines
Response into the Inquiry into the State Education System in Victoria
FUSE Evaluation Report
Taking Young People Seriously

REGIONAL LEVEL DOCUMENTS

Beyond The Bell Annual Report Card 2022–23
Youth Conversations (Deakin Report into Beyond the Bell)
In Plain Sight – Investing in social equity to drive economic growth
Growing Our Regional Futures Strategy 2021–2023

MOYNE DOCUMENTS

Moyne 2040 Community Vision
2021–2025 Council Plan
Youth Service Priorities 2020–2022
Moyne Youth Engagement Charter
Economic Development Strategy 2019–29
Moyne Aboriginal Engagement and Partnership Plan
Moyne Disability Inclusion and Access Plan 2024–2028
Port Fairy Play and Skate Space (Rationale and Report, 2023)
Moyne Arts and Culture Strategy 2024–2030

WARRNAMBOOL DOCUMENTS

W2040 Plan 2021
Warrnambool City Council Plan 2021–2025
Active Warrnambool Strategy 2019–30 Final Report September 2019
Healthy Warrnambool 2021–25 Plan
Green Warrnambool
Warrnambool Economic Development Strategy
Creative Industries Data Summary
Gender Equity Action Plan 2022–2026
Disability Access and Inclusion Policy 2020
Community Engagement Policy 2021

Appendix B: Consultation discussion frames

YOUTH ENGAGEMENT DISCUSSION FRAME

- Where do you live? (If relevant)
- What do you like to do? (Eg. Particular activities, hanging out with friends, learning new skills, etc)
- What is important to you? (Eg. Climate change, connection to community, opportunities for growth, having exciting things to do, etc)
- What are your biggest challenges? (Eg. Cost of living, access to transport, insecure housing, lack of service, personal mental health challenges, etc.)
- How do you feel about where you live? (Eg. Love it, can't wait to get out, etc)
- What do you wish you had more access to? (Eg. More creative learning opportunities, better health supports, more sports?)
- What are your aspirations for the future?

ADULT DISCUSSION FRAME

- What are the biggest issues facing young people in the region?
- What are the biggest challenges you have engaging with young people?
- What would make the lives of young people in the region better?
- What are your aspirations for the future of the region's young people?

Appendix C: List of consultations

Please note, the counts of individuals are cumulative so individuals are not double-counted.

DATE	WHO	YOUTH	ADULTS	NOTES
24 May 2024	Council stakeholders	0	4	Inception meeting
20 June 2024	Project Control Group (PCG)	0	3	First consults with Karen Walks (YACVIC) and Shane Bell (First Peoples State Relations)
27 June 2024	YouthLink forum	3	14	Service providers
27 June 2024	Brophy Annex	3	2	Staff from Kick and Brophy Foyer
4 July 2024	Youth Co-design Panel (YCP)	17	0	First session, online
24 July 2024	Find Your Voice Collection	5	4	Pathways program participants and facilitators
24 July 2024	Warrnambool College	15	1	Student Representative Council
24 July 2024	Warrnambool College	28	2	Multicultural Leaders Group
24 July 2024	Gunditjmara Aboriginal Co-op	0	3	Coedie Carter, Cody Chatfield, Jaynaya Miller
24 July 2024	One Day Studios	18	3	Storytelling and illustration course (12–15 years olds)
25 July 2024	Clontarf program	6	3	
25 July 2024	STARS program	4	2	
25 July 2024	Koorie Academy of Excellence		1	Manager
25 July 2024	Brauer College	25	2	Art teachers and students
25 July 2024	Brophy		2	Lyn (Manager, School and Community Programs) and other worker
25 July 2024	One Day Studios	6	1	Storytelling and illustration course (young adults)
25 July 2024	Russell Creek Football Netball Club	5	5	
1 August 2024	STARS	6	0	Year 10s
1 August 2024	South West TAFE	16	5	
1 August 2024	Mortlake P–12	8	3	
1 August 2024	Port Fairy Football Netball Club	42	7	Under 14s, Under 18s, coaches, club leaders, and families
2 August 2024	Brauer College	13	0	Years 7 and 8
2 August 2024	Brauer College	5	0	Years 9 and 11
2 August 2024	Deakin University	14	2	Cafe listening post (plus Bec's numbers)
2 August 2024	Civic Green	0	0	Olympics screening
3 August 2024	Port Fairy Library	4	2	
3 August 2024	RNG Tabletop Gaming	0	1	Owner
3 August 2024	Noodledoof	0	4	

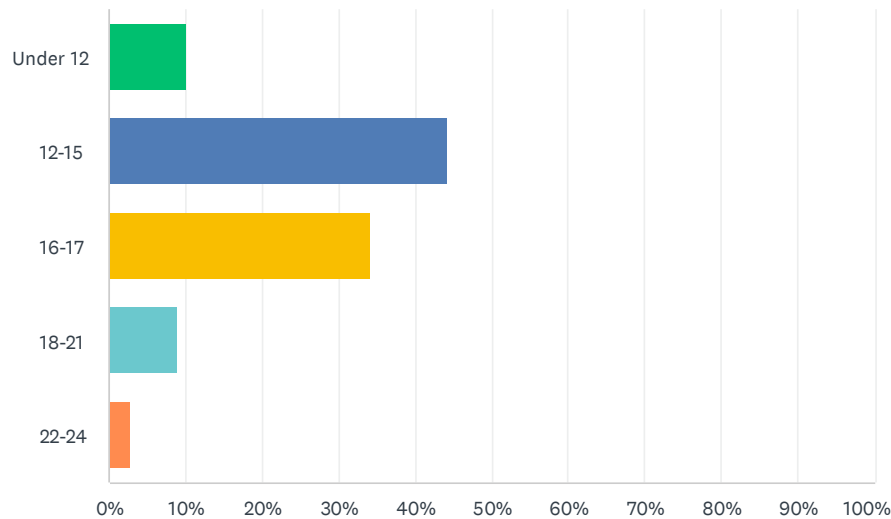
3 August 2024	Dart and Marlin	0	1	
4 August 2024	South West Academy of Sport	7	8	APEX and Ascend
4 August 2024	Deakin University	9	8	Open Day observation, councillors, students, NIKERI
5 August 2024	South West Health Care	0	1	Sexual health hub
5 August 2024	Western Region Alcohol and Drug Centre	0	2	
5 August 2024	Brophy	0	1	Youth Alcohol and other drugs
5 August 2024	Brophy	0	1	Young parents program
5 August 2024	Brophy	0	1	CEO and programs
7 August 2024	Moyne internal stakeholders	0	6	Strategic planning, Libraries, Environment and Sustainability, EcoDev, Project Management and Tourism
7 August 2024	PCG	0	0	
8 August 2024	Hawksdale P-12	10	1	Years 6, 7 and 11
8 August 2024	Warrnambool internal stakeholders	0	20	Youth, sports, Flagstaff Hill, Rec, Library, Aquazone, Lighthouse Theatre, WAG, EcoDec, Visitor Economy, Governance, Strategic Policy, Children and Families, Sustainability, Circular Economy
8 August 2024	YCP	2	0	

Appendix D: Youth survey results

Moyne & Warrnambool Youth Strategy: Youth Survey

Q1 How old are you?

Answered: 388 Skipped: 1

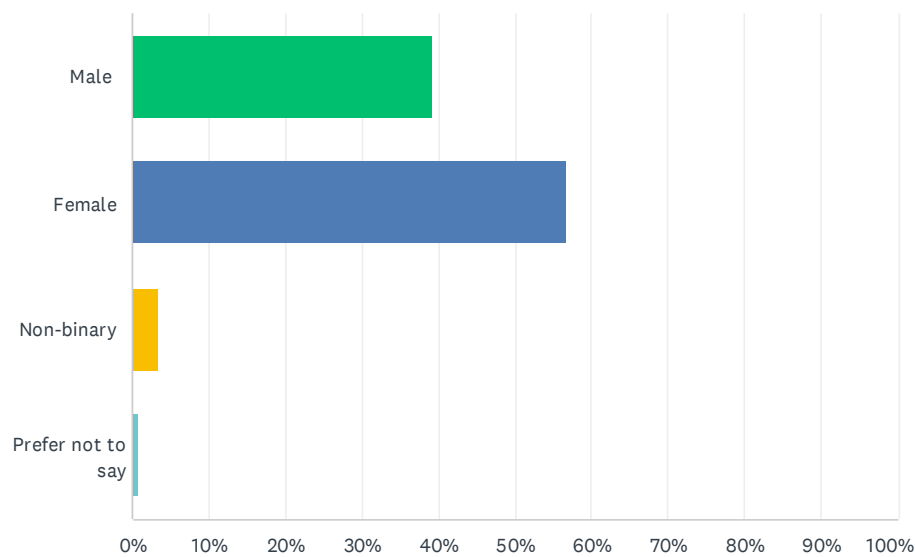


ANSWER CHOICES	RESPONSES	
Under 12	10.05%	39
12-15	44.07%	171
16-17	34.02%	132
18-21	9.02%	35
22-24	2.84%	11
TOTAL		388

Moyne & Warrnambool Youth Strategy: Youth Survey

Q2 What gender do you identify with?

Answered: 388 Skipped: 1

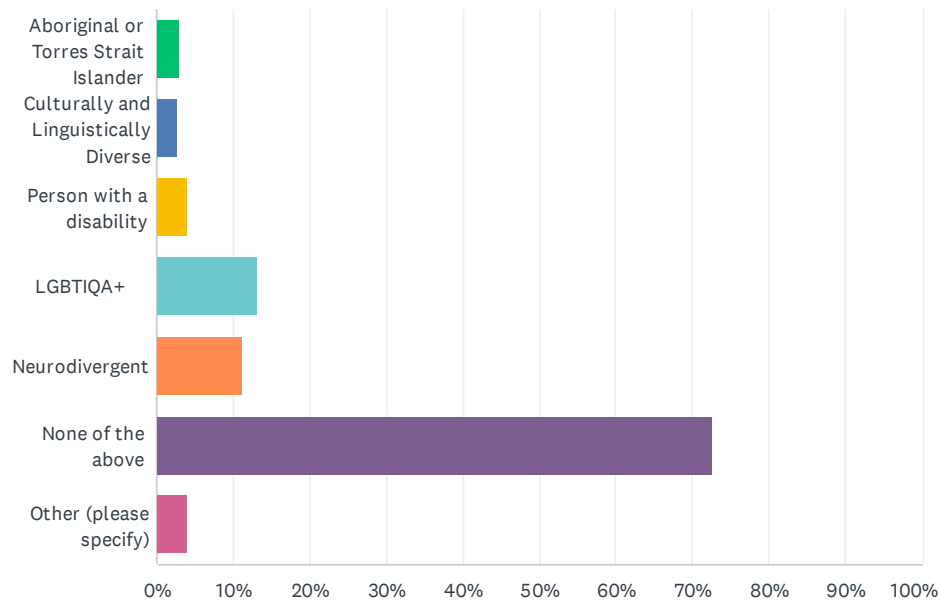


ANSWER CHOICES		RESPONSES	
Male		39.18%	152
Female		56.70%	220
Non-binary		3.35%	13
Prefer not to say		0.77%	3
TOTAL			388

Moyne & Warrnambool Youth Strategy: Youth Survey

Q3 Do you identify as any of the following? (Choose all that apply)

Answered: 363 Skipped: 26



ANSWER CHOICES	RESPONSES	
Aboriginal or Torres Strait Islander	3.03%	11
Culturally and Linguistically Diverse	2.75%	10
Person with a disability	4.13%	15
LGBTIQA+	13.22%	48
Neurodivergent	11.29%	41
None of the above	72.73%	264
Other (please specify)	4.13%	15
Total Respondents: 363		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q4 Where do you live?

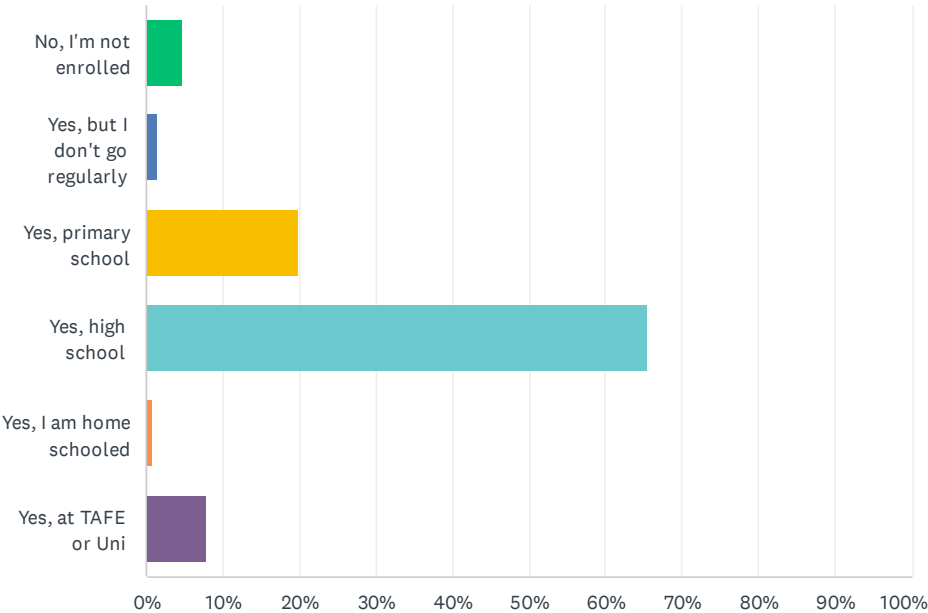
Answered: 364 Skipped: 25



Moyne & Warrnambool Youth Strategy: Youth Survey

Q5 Are you currently studying?

Answered: 385 Skipped: 4

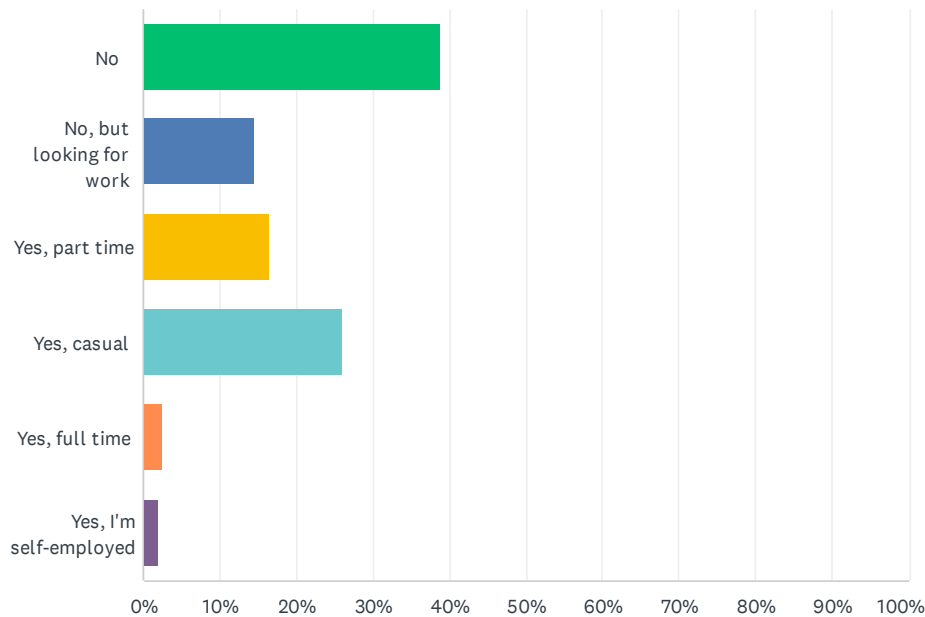


ANSWER CHOICES	RESPONSES	
No, I'm not enrolled	4.68%	18
Yes, but I don't go regularly	1.56%	6
Yes, primary school	19.74%	76
Yes, high school	65.45%	252
Yes, I am home schooled	0.78%	3
Yes, at TAFE or Uni	7.79%	30
TOTAL		385

Moyne & Warrnambool Youth Strategy: Youth Survey

Q6 Are you working at the moment?

Answered: 386 Skipped: 3

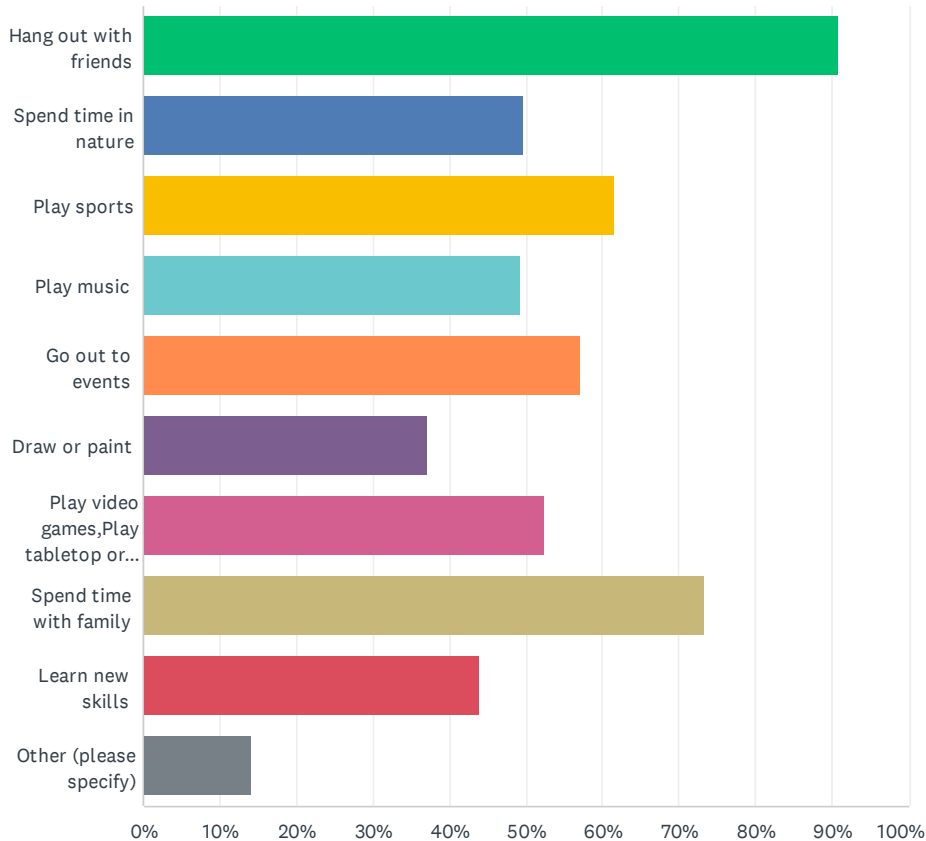


ANSWER CHOICES	RESPONSES	
No	38.86%	150
No, but looking for work	14.51%	56
Yes, part time	16.32%	63
Yes, casual	25.91%	100
Yes, full time	2.59%	10
Yes, I'm self-employed	1.81%	7
TOTAL		386

Moyne & Warrnambool Youth Strategy: Youth Survey

Q7 Please select all the options that apply to you - and feel free to add anything that isn't covered here!

Answered: 375 Skipped: 14

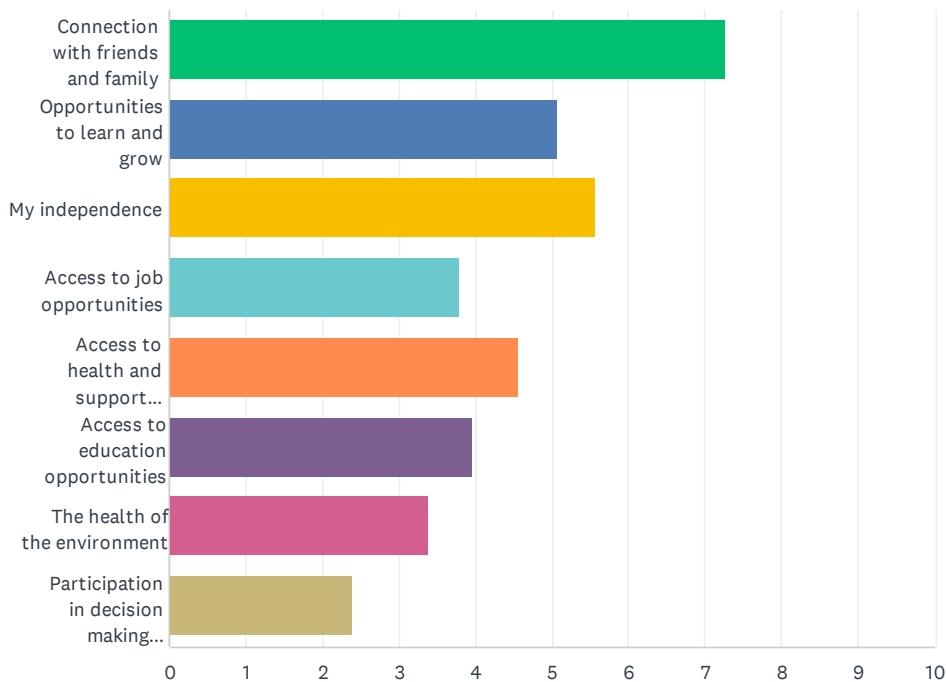


ANSWER CHOICES	RESPONSES	
Hang out with friends	90.93%	341
Spend time in nature	49.60%	186
Play sports	61.60%	231
Play music	49.33%	185
Go out to events	57.07%	214
Draw or paint	37.07%	139
Play video games, Play tabletop or roleplay games	52.53%	197
Spend time with family	73.33%	275
Learn new skills	44.00%	165
Other (please specify)	14.13%	53
Total Respondents: 375		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q8 Please rank the following things in order of importance, with 1 being the most important and 8 being the least important.

Answered: 336 Skipped: 53



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Connection with friends and family	63.99% 215	19.05% 64	8.33% 28	2.68% 9	2.38% 8	2.38% 8	0.30% 1	0.89% 3	336	7.27
Opportunities to learn and grow	7.44% 25	19.05% 64	20.83% 70	16.67% 56	14.58% 49	9.82% 33	6.85% 23	4.76% 16	336	5.07
My independence	15.18% 51	23.21% 78	20.24% 68	13.39% 45	11.61% 39	7.44% 25	6.55% 22	2.38% 8	336	5.57
Access to job opportunities	1.49% 5	5.65% 19	12.20% 41	19.94% 67	16.07% 54	15.18% 51	16.67% 56	12.80% 43	336	3.80
Access to health and support services	4.76% 16	16.37% 55	12.20% 41	16.37% 55	20.54% 69	12.20% 41	12.20% 41	5.36% 18	336	4.56
Access to education opportunities	1.49% 5	7.74% 26	11.61% 39	17.26% 58	16.96% 57	24.11% 81	13.10% 44	7.74% 26	336	3.96
The health of the environment	5.36% 18	6.55% 22	7.14% 24	8.63% 29	11.31% 38	15.48% 52	27.08% 91	18.45% 62	336	3.39
Participation in decision making opportunities	0.30% 1	2.38% 8	7.44% 25	5.06% 17	6.55% 22	13.39% 45	17.26% 58	47.62% 160	336	2.38

Moyne & Warrnambool Youth Strategy: Youth Survey

Q9 Please let us know if there are any other things that are really important to you.

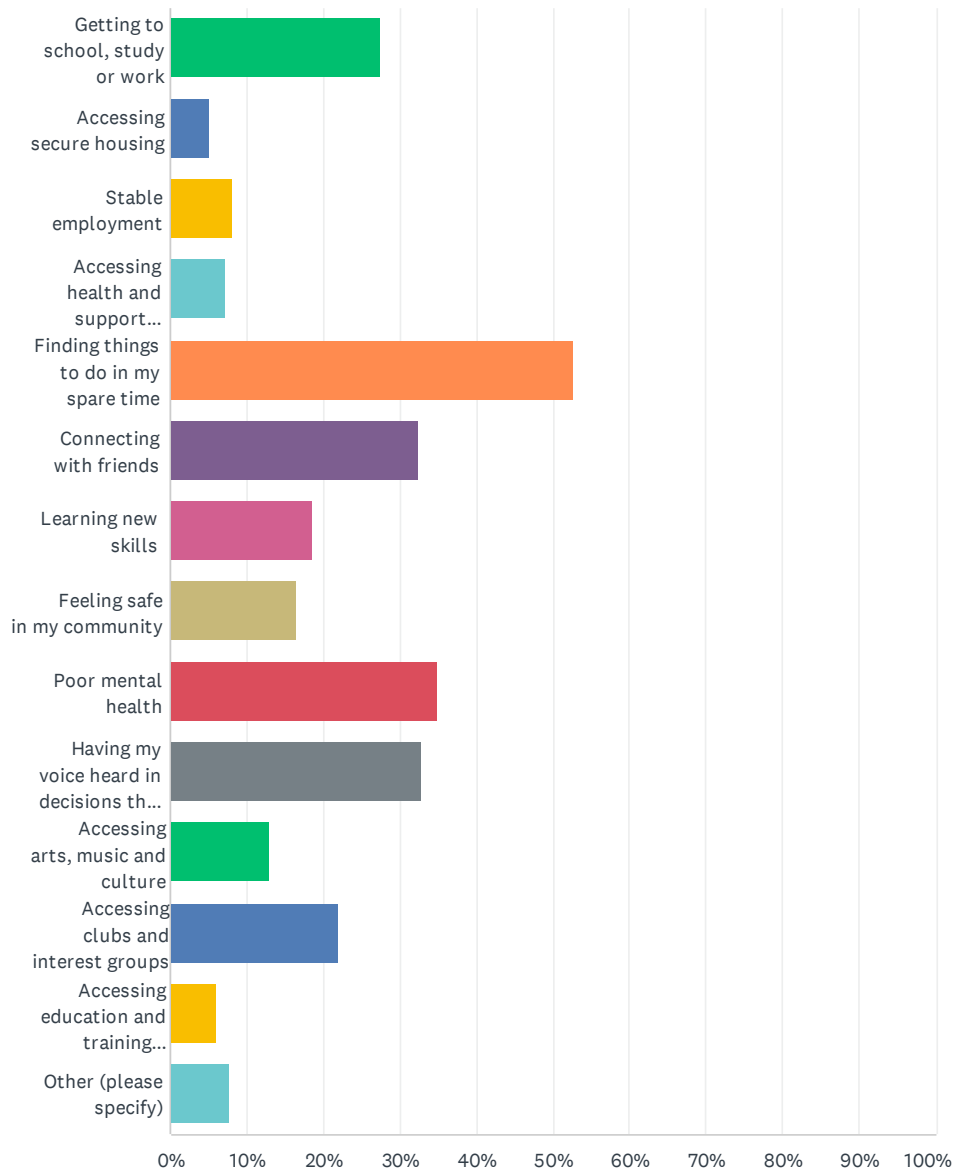
Answered: 85 Skipped: 304

Freedom need shops opportunities youth fun school pets art animals us
important meet people **sport** fish really ride things make
people live think time

Moyne & Warrnambool Youth Strategy: Youth Survey

Q10 Please let us know if you have challenges with any of the following (select all that apply)

Answered: 232 Skipped: 157



Moyne & Warrnambool Youth Strategy: Youth Survey

ANSWER CHOICES	RESPONSES	
Getting to school, study or work	27.59%	64
Accessing secure housing	5.17%	12
Stable employment	8.19%	19
Accessing health and support services	7.33%	17
Finding things to do in my spare time	52.59%	122
Connecting with friends	32.33%	75
Learning new skills	18.53%	43
Feeling safe in my community	16.38%	38
Poor mental health	34.91%	81
Having my voice heard in decisions that affect me	32.76%	76
Accessing arts, music and culture	12.93%	30
Accessing clubs and interest groups	21.98%	51
Accessing education and training opportunities	6.03%	14
Other (please specify)	7.76%	18
Total Respondents: 232		

Moyne & Warrnambool Youth Strategy: Youth Survey

Q11 Are there any other things you wish you had access to?

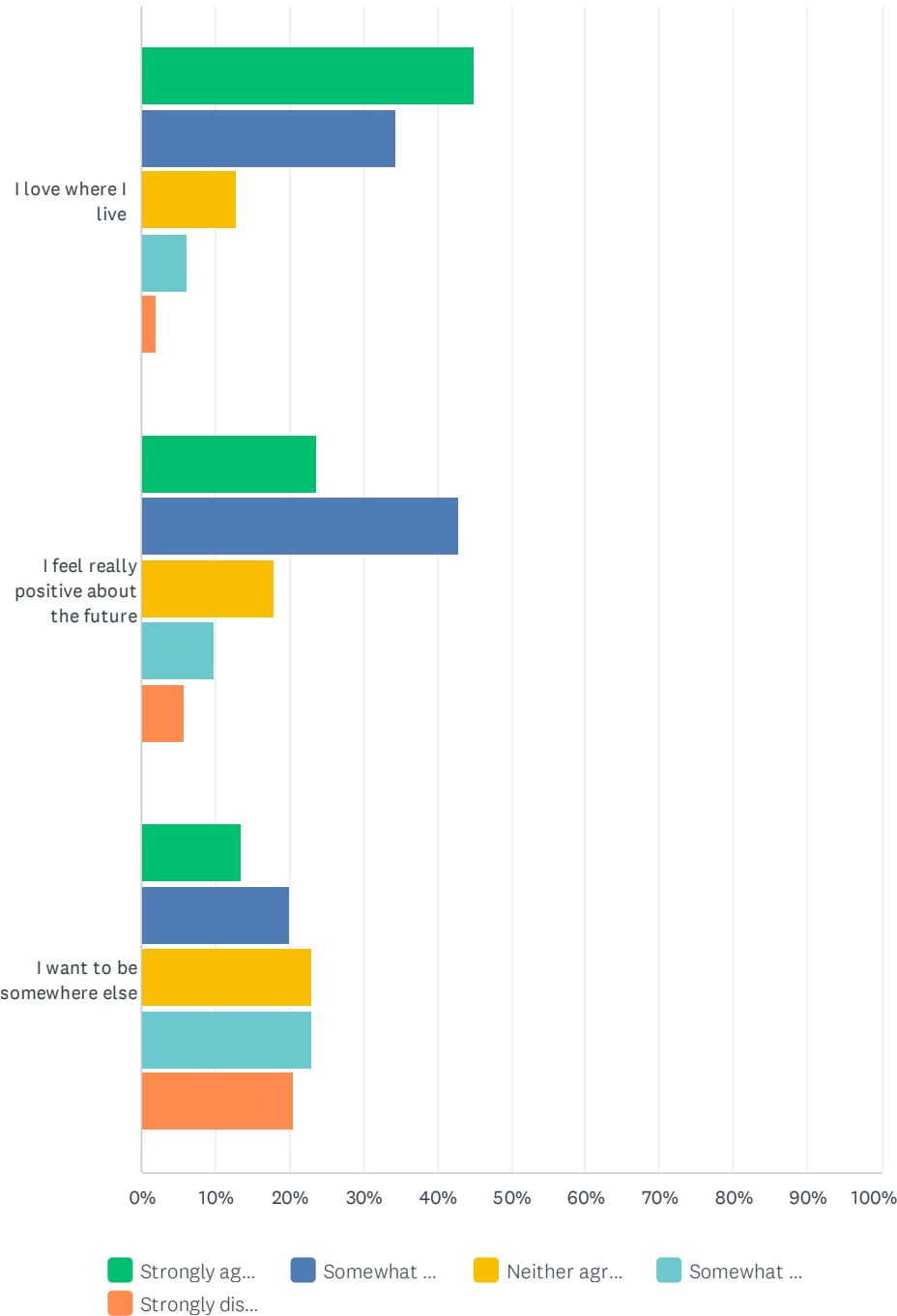
Answered: 97 Skipped: 292



Moyne & Warrnambool Youth Strategy: Youth Survey

Q12 Please let us know whether you agree or disagree with the following statement about the community in which you live:

Answered: 327 Skipped: 62



Moyne & Warrnambool Youth Strategy: Youth Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
I love where I live	44.95% 147	34.25% 112	12.84% 42	6.12% 20	1.83% 6	327
I feel really positive about the future	23.69% 77	42.77% 139	17.85% 58	9.85% 32	5.85% 19	325
I want to be somewhere else	13.50% 44	19.94% 65	23.01% 75	23.01% 75	20.55% 67	326

Moyne & Warrnambool Youth Strategy: Youth Survey

Q13 If you could pick three words to describe your aspirations for the future, they would be ...

Answered: 258 Skipped: 131

Happiness hard work fulfilling independent caring health good inspiring friendships
know loved learning money success Sport adventure fun exciting
happy rich family enjoyable travel bright successful
hopeful healthy succesful happy healthy Study creative University friends
stable

Appendix E: Adult survey results

Moyne & Warrnambool Youth Strategy: Adult Survey

Q1 Where do you live?

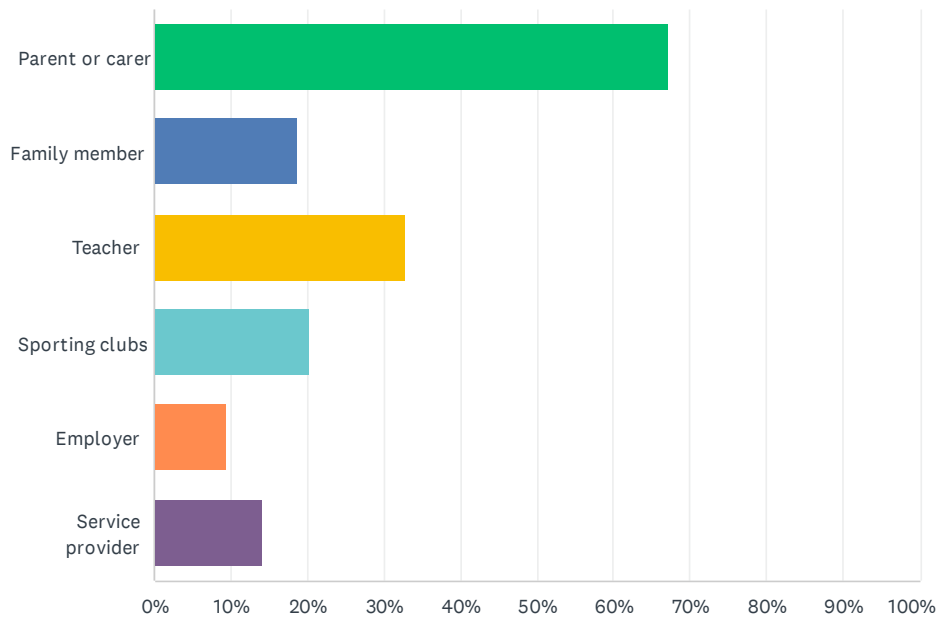
Answered: 67 Skipped: 1

Port Fairy Koroit Warrnambool

Moyne & Warrnambool Youth Strategy: Adult Survey

Q2 How do you engage with young people? (Select all that apply)

Answered: 64 Skipped: 4



ANSWER CHOICES	RESPONSES	
Parent or carer	67.19%	43
Family member	18.75%	12
Teacher	32.81%	21
Sporting clubs	20.31%	13
Employer	9.38%	6
Service provider	14.06%	9
Total Respondents: 64		

Moyne & Warrnambool Youth Strategy: Adult Survey

Q3 From your perspective, what are the biggest issues facing young people in the region?

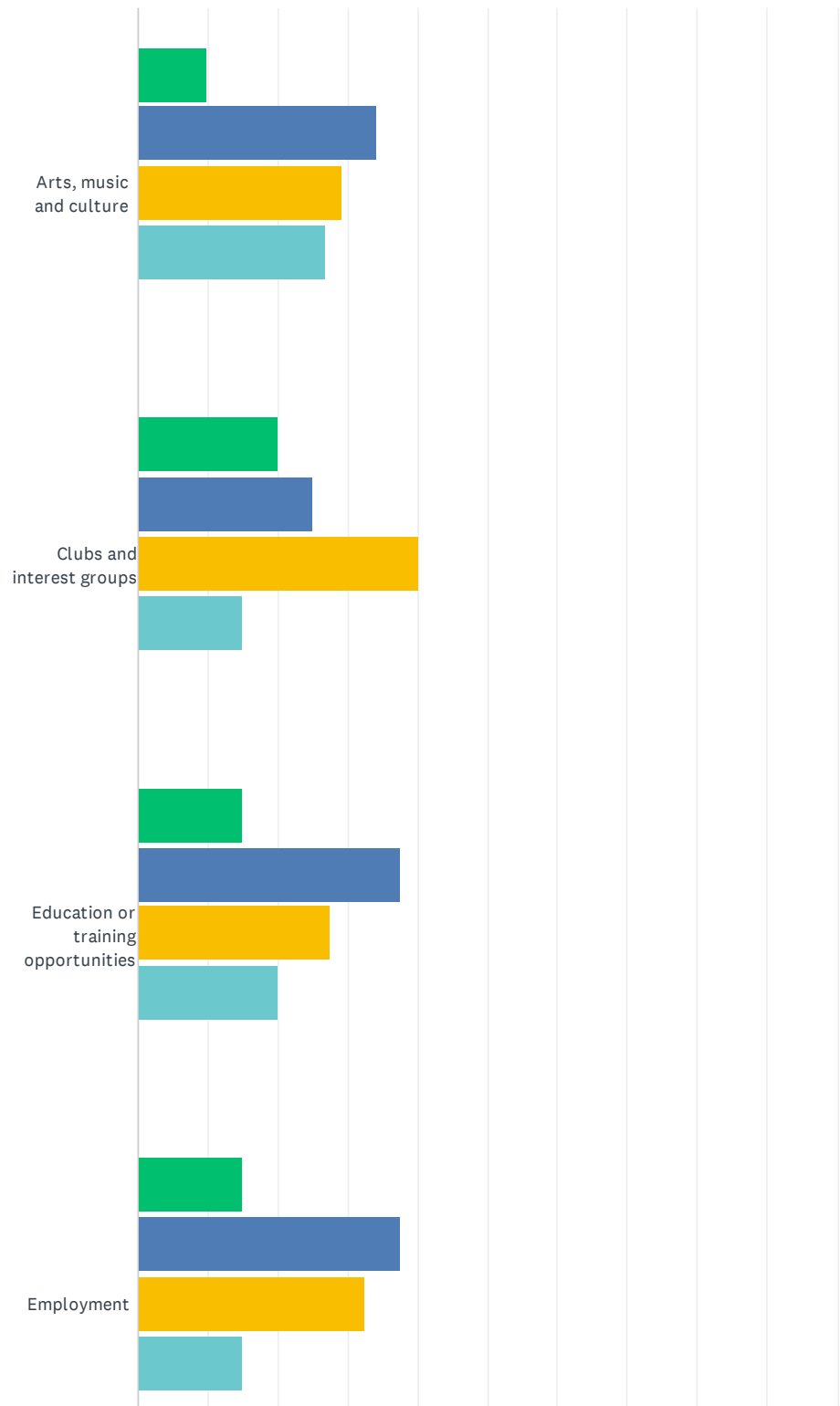
Answered: 37 Skipped: 31

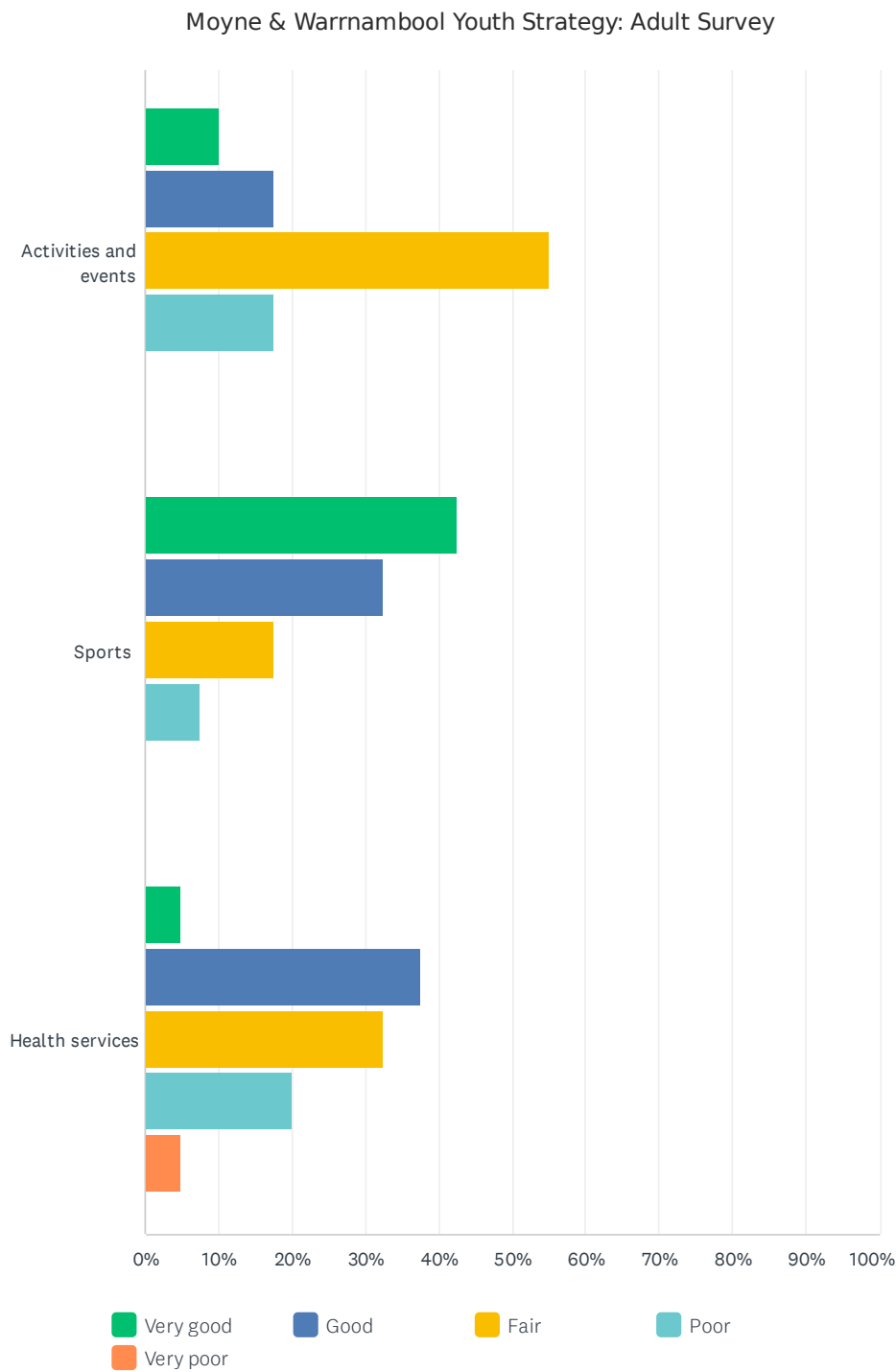


Moyne & Warrnambool Youth Strategy: Adult Survey

Q4 How would you rate young people's access to the following things:

Answered: 41 Skipped: 27





Moyne & Warrnambool Youth Strategy: Adult Survey

	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	TOTAL
Arts, music and culture	9.76% 4	34.15% 14	29.27% 12	26.83% 11	0.00% 0	41
Clubs and interest groups	20.00% 8	25.00% 10	40.00% 16	15.00% 6	0.00% 0	40
Education or training opportunities	15.00% 6	37.50% 15	27.50% 11	20.00% 8	0.00% 0	40
Employment	15.00% 6	37.50% 15	32.50% 13	15.00% 6	0.00% 0	40
Activities and events	10.00% 4	17.50% 7	55.00% 22	17.50% 7	0.00% 0	40
Sports	42.50% 17	32.50% 13	17.50% 7	7.50% 3	0.00% 0	40
Health services	5.00% 2	37.50% 15	32.50% 13	20.00% 8	5.00% 2	40

Moyne & Warrnambool Youth Strategy: Adult Survey

Q5 From your perspective, what would make the lives of young people in the region better?

Answered: 35 Skipped: 33

young people work students people support around
opportunities mental health youth parents Better
don't school help kids events sports also
needs access funding activities courses services

Moyne & Warrnambool Youth Strategy: Adult Survey

Q6 If you could pick three words to describe your aspirations for the future of the region's young people, they would be ...

Answered: 33 Skipped: 35

Connected Empowered Healthy supported happy opportunity
engaged Independent

FUTURE TENSE

Rebecca Elmes

From: Karen Walsh (she/her) <kwash@yacvic.org.au>
Sent: Wednesday, 22 January 2025 4:55 PM
To: Rebecca Elmes; Lotti Dumesny; Peter Russell; Jacquie Anderton
Cc: Shane Bell - Community Strengthening Unit, Aboriginal Victoria, Department of Premier & Cabinet (shane.bell@dpc.vic.gov.au); Derm Ryan (he/him); Brit Watts (they/she)
Subject: Moyne and Warrnambool Youth Strategy feedback from YACVic Rural
Attachments: YACVic youth strategy responses.pdf

Dear Warrnambool and Moyne,

The Moyne and Warrnambool Youth Strategy 2025-2030 has been a great undertaking and it's really satisfying to see both Councils' commitment to working together to grow opportunities and outcomes for young people. We acknowledge that finalizing this during Council Caretaker period and seeking feedback over summer holidays has been challenging. YACVic Rural staff would welcome the opportunity to contribute further to review of the document if required.

The attached pdf of the strategy has been marked up with some specific comments as suggestions for additional text to achieve more clarity and weight for the issues raised in our joint comments. These comments are not exhaustive however -.

The following comments are collated from myself and my YACVic Rural colleagues Brit Watts and Derm Ryan to hopefully contribute to the final drafting of the strategy .

Issues identified jointly:

1. It's difficult to gauge the intended audience for this version of the strategy. It's super engaging to look at, but is lacking in cohesive narrative, is short on the detail that was collected as part of the consultations and hence has limited relevance outside Council. We all felt there was wasted opportunity to promote the work of the young people and amplify their voices and strengths. The huge amount of data collected is not given the weight it deserves.
2. Child Safety. There's no statement of commitment to child safe principles which is a missed opportunity for councils to demonstrate commitment and meet their requirements, and a strong and appropriate opportunity to highlight that commitment to young people, parents and guardians, and the broader public.
3. The lack of detail around issues of identity is difficult to understand for a plan related to young people. There's no mention of Aboriginal young people, people with disability, cultural identity or LGBTIQ+ young people. Affirmation of identity is crucial for a strategy that aims to work with young people, and by omission potentially further marginalizes them. The use of the term 'our' young people further distances many young people from engaging with documents like this.
4. Multiple mentions of physical space accessibility fail to mention people that are most acutely affected. Disabled people.
5. Overall the document is very vague, with little detail and no real sense of how this will help or improve the lives of young people - The Impact/activity/outcomes on p 27 are not clearly related to the findings or the focus areas, or easily related to the Activities/Actions listed for council staff.
6. Why is there no comment on the issues that young people care about? (mental health/ Climate / lack of employment/ cost of living/ impact of disasters) especially when there is no real depth provided on issues in the key findings. Naming and explaining the issues would make this strategy document useful for justifying council (and/or partner) applications for funding to support mitigation of those issues. As it stands the document does not provide any support for initiatives such as Live4Life or disaster response, amongst others.
7. The Introduction could benefit from a social profile of young people that were consulted in the area ie there's no breakdown of gender, age, rural/urban culture or other identifiers that were collected.

8. It's very Council orientated in content, with just a few mentions of the role of community partners and young people. Inclusion of statements around the importance of partnerships and collaborations to develop programs, enhance learning and extend the reach of impact would help connect to community. Similarly with youth participation, a greater focus in the document that reflects and extends the great work already happening, would help to make it more relevant to people outside council.

Suggestions for future

- Co-design groups require strong expertise from lived experience, but also from professional experience. Bringing a stronger social/youth sector lens to the discussions could strengthen the context for young people and ensure that the inherently political issues are conveyed in full and priorities are translated accurately and comprehensively. In talking about their experience of the co-design process at a regional advocacy meeting in December, it was raised by two of the group members that the co-design group would have benefited from having more 'other' expertise as well as that of young people.
- Compiling a 'what we learned from the process' list for future reference and for sharing with other organisations and councils.
- Ensuring diversity is prioritised in groups to reflect and extend populations in community.

Thanks for the opportunity to have a considered and comprehensive response to the draft. Some of these issues were raised during Project control group meetings, but with much shorter time frames there is always less consideration. We're happy to follow up the conversation if there's anything unclear from these comments.

Best wishes Karen

Karen Walsh (she/her)

Regional Development Coordinator Great South Coast

Work days: Tuesday, Wednesday and alternate Mondays

YACVic Rural | Youth Affairs Council Victoria

Gunditjmara Country

210 Timor Street Warrnambool 3280 | www.YACVic.org.au/rural

Mob: 0472 514 870 | kwalsh@yacvic.org.au



RURAL

We value accountability, collaboration, respectfulness, progressiveness and wellbeing.

Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.



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From: Abbi Power <abbi.power@letstalkaustralia.org>

Sent: Wednesday, January 15, 2025 2:24 PM

To: Youth Services <youthservices@warrnambool.vic.gov.au>

Subject: Youth Strategy Feedback

Warning: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

To the Youth Services Team,

Thank you for the opportunity to provide feedback on the draft Moyne and Warrnambool Youth Strategy 2025-2030.

I support the existing recommendations in the strategy and acknowledge the youth engagement and input into developing this strategy.

I provide the following feedback from my perspective as a preventative mental health professional working throughout Moyne and Warrnambool.

1) Inclusion of Mental Health issues:

I found that a key element missing from the strategy is the recognition and resolutions around youth mental health. Given that suicide is the leading cause of death in young people aged 15-24 years, it's concerning that mental health does not have it's own defined section in the strategy. Explicitly discussing youth mental health, and recommendations for targeting this key issue would dramatically elevate the relevance of this youth strategy and ensure young people in our region have a key concern addressed.

2) Lack of prevention and support services:

2) *Lack of prevention and support services.*
The exclusion of any discussion around youth mental health not only discredits this major issue facing our youth, but further limits opportunities for support. Prevention strategies are critical for tackling mental health

issues, and the numerous support services available to young people should be highlighted, especially given that one of the strategy's key findings relates to young people being disconnected from opportunities and resources.

3) Stigma

I've been wondering why youth mental health was not raised by the youth advisory group in development of this strategy and the best explanation could be societal stigma regarding mental health and well-being. Ignoring these concerns leaves a very vulnerable subpopulation at risk of staying silent and further exacerbated problems.

I wonder if the absence of commentary on substance use and mental ill health reflects broader societal discomfort with discussing substance use, mental illness, and suicide among young people. Ignoring these challenges in a youth strategy risks perpetuating stigma and silence around topics that urgently need attention and open dialogue.

Following my observations, I suggest a focused and detailed section on youth mental health which could include strategies such as training adults in youth mental health first aid, or the imbedding of Youth Live4Life in the community.

Congratulations to developing such an important co-designed strategy for our region's young people.

Kind regards,



***** Please note: I work remotely and part-time Tuesdays and Thursdays.***

From: Mark Powell, (He/Him) WRAD Health on Gunditjmara land <markp@wrad.org.au>
Sent: Monday, 13 January 2025 4:58 PM
To: Youth Services <youthservices@warrnambool.vic.gov.au>
Subject: Youth Strategy 2025-30 Feedback

Warning: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Hi all it was brought to my attention from a member of the public regarding concerns the youth strategy hadn't specifically reported on mental health or substance use. I am sure there are probably very good reasons for this but in case of an oversight I thought I would add the following comments for consideration;

Feedback on the Moyne and Warrnambool Youth Strategy:

1. Inclusion of Mental Health and Substance Use Issues:

While the strategy does an excellent job of highlighting the importance of supporting young people aged 12-25 through key developmental stages, it is concerning that there is no explicit reference to mental health or substance use issues. This age group is particularly vulnerable to these challenges, which are critical to their overall well-being and future success. I believe that explicitly stating the links to how this strategy seeks to address these issues openly is essential to creating a comprehensive and meaningful youth strategy.

2. Missed Opportunity for Prevention and Support:

By omitting references to mental health, substance use, and suicide, the strategy may be missing a critical opportunity to proactively address some of the most pressing issues facing young people. These are areas where targeted interventions, support services, and early prevention can make a significant difference in outcomes for this age group. I would like to include strategies on how to link young people with appropriate support services. Creating safe spaces could include reference to how we can align or make easier access to clinical support services

3. Impact of Societal Stigma:

While I applaud the extensive youth consultation process that informed the strategy, I wonder if the absence of commentary on substance use and mental ill health reflects broader societal discomfort with discussing substance use, mental illness, and suicide among young people. Ignoring these challenges in a youth strategy risks perpetuating stigma and silence around topics that urgently need attention and open dialogue.

4. Holistic Approach to Development:

A strategy designed to support young people through "essential moments of development" should address the full spectrum of factors influencing their well-being. For youth who are struggling with mental health or substance use are usually also dealing with other issues such as trauma or high distress. I would like the strategy to put that forward as something for a young person not to be ashamed of to encourage seeking help. Mental health and substance use issues are intrinsic to this stage of life and should be integrated into the strategy to ensure young people are truly "set up for the future." Is it possible to consider inclusion of role of family and key support persons in a young person life.

5. Recommendations for Improvement:

- Include a dedicated section on mental health and substance use issues, highlighting their prevalence and impact on young people.
- Develop actionable goals to promote mental health awareness, reduce stigma, and provide accessible support services.
- Ensure suicide prevention strategies are embedded in the plan, given the vulnerability of this age group.
- Engage youth, families, and service providers in an open discussion about these topics to inform any updates to the strategy.

Happy to discuss if required further although fully appreciate I don't represent the demographic, nor profess expertise in this demographic and respectful of the work that has gone into this strategy

Regards

Mark Powell He/Him ([*why do pronouns matter*](#))

CEO

Phone: 03 55 645 777

Mobile: 0432 513 599

MarkP@wrad.org.au



(formerly Western Region Alcohol and Drug Centre)
172 Merri Street, Warrnambool Vic 3280



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The image shows the Australian Aboriginal flag and the Torres Strait Islander flag side-by-side.

We acknowledge the Traditional Custodians of the land we work on and pay our respects to Elders Past, present, and emerging.



We celebrate, value, and include people of all backgrounds, genders, sexualities, cultures, bodies, and abilities.

MOYNE AND WARRNAMBOOL YOUTH STRATEGY



2025

–

30

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CONTENTS

Moyne and Warrnambool Youth Strategy 2025–30

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Moyne and Warrnambool Youth Strategy 2025–30

ACKNOWLEDGEMENT OF COUNTRY

Moyne Shire Council and Warrnambool City Council acknowledge the Gunditjmara and Eastern Maar People as the Traditional Custodians of the lands that encompass the region. We recognise Traditional Owners' care for and connection to Country, a relationship which has endured for tens of thousands of years and continues today. We pay our respect to Elders past, present and emerging, as well as to all Aboriginal and Torres Strait Islander people living in the region.

INTRODUCTION

INTRODUCTION

This **SHARED** Youth Strategy guides how Moyne Shire Council and Warrnambool City Council will work **TOGETHER** to **ENHANCE** the lives of young people across the region.

Young people are defined as those aged between 12 and 25 years old. This time encompasses key stages of life and essential moments of development. The goal of this strategy is to articulate what the councils can do to enhance this important time in the lives of young people and set them up for the future.

Our region is undergoing significant transformation, driven by a growing population and changes to industry and employment. It is home to approximately 8000 young people. Supporting them, creating an environment where they can thrive, and ensuring they can make a life here significantly benefits our whole community.

While delivery of support services for young people are handled by a range of organisations and agencies, there are significant opportunities for the councils to make a positive impact. This includes shaping the way places are designed, nurturing community connections, and creating opportunities for growth and empowerment. These works will support the crucial activities of the wider youth sector.

In delivering the actions outlined in this strategy, Moyne Shire Council and Warrnambool City Council

are committed to upholding the Victorian Government's Child Safe Standards and will work to ensure spaces, programs and events are inclusive to and respectful of all youth in the region – regardless of location, identity or ability.

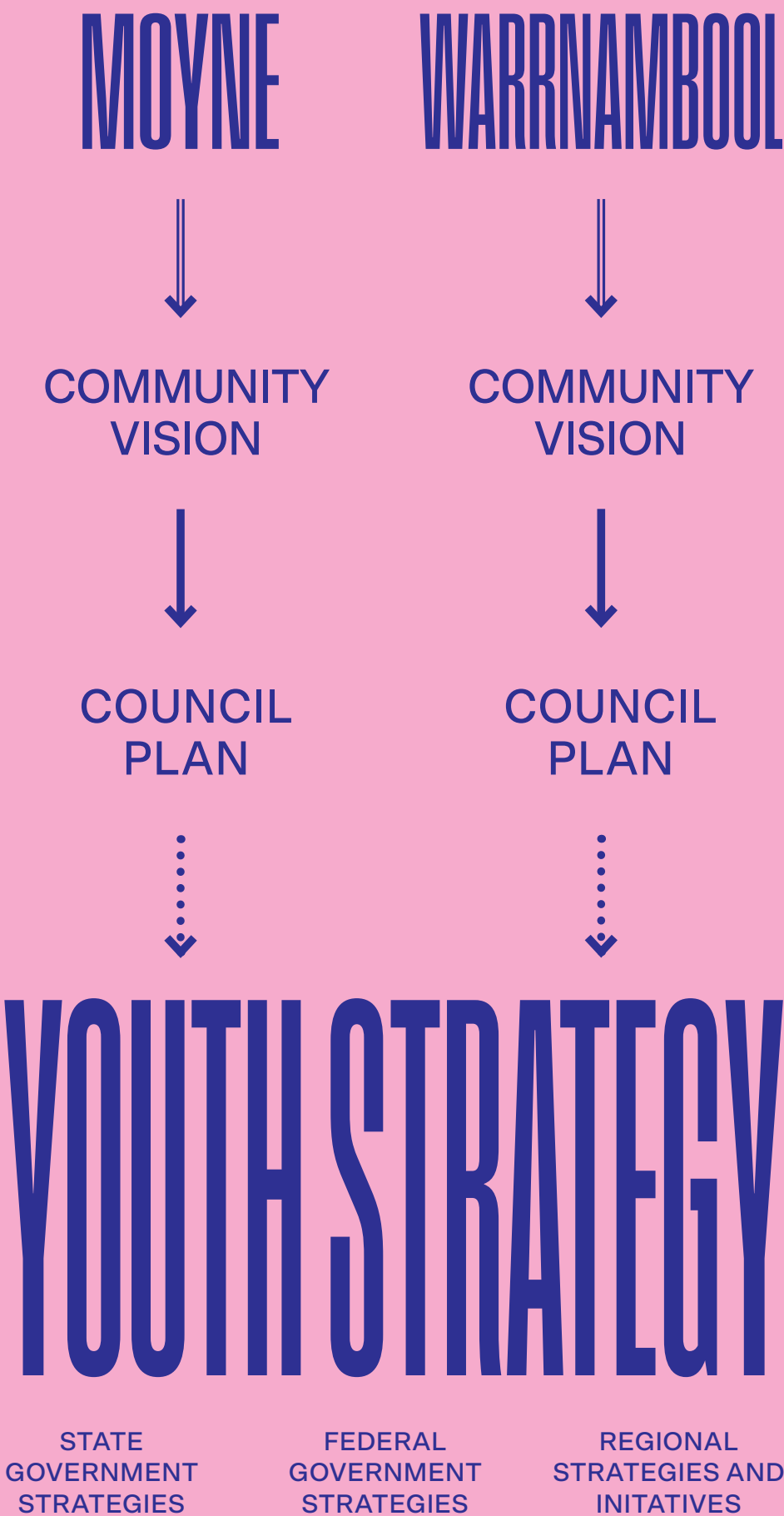
The two councils are cooperating on this strategy to provide a consistent regional approach and ensure benefits flow to both rural and urban young people. It builds on past collaborations, formalises the partnership, and positions the organisations to capitalise on future opportunities.

Finally, the councils would like to thank representatives of the Youth Affairs Council of Victoria, First Peoples State Relations and Councillors who guided the development of this strategy, as well as all the young people, community members and key stakeholders who shared their perspectives and insights.

The following pages present the different elements of the strategy and what the councils will do to achieve its aims.

STRATEGIC CONTEXT

This **SHARED** strategy is informed by and responds to a range of **ASPIRATIONS** and **OBJECTIVES**.



HOW WE DEVELOPED THE STRATEGY

The strategy was developed through a rigorous process, **INFORMED** and **GUIDED** by **YOUNG PEOPLE** and relevant local, regional and national strategies.

ONE

WE CONVENED A YOUTH
CO-DESIGN PANEL

TWO

MET YOUNG PEOPLE
WHERE THEY WERE

THREE

RESPONDED TO
WHAT WE HEARD

OUR YOUTH CO-DESIGN PANEL

This strategy was developed in partnership with representatives of the region’s youth. A Co-Design Panel comprising 20 young people (10 from Warrnambool and 10 from Moyne) was convened. They met at key stages throughout the process to guide the work and make key decisions about the shape of the strategy and its direction.

The Youth Co-design Panel consisted of:
ARTHUR BREUNIG
JESS BUSHELL
EVIE DALTON
JULIA DELANEY
NAEVE DENIGAN
BAILEY ELSE
LIAM FLAHERTY
JAALI LANG
MADELINE MAIN
BRIAR MERRETT
NICK NORTHEAST
LILY POTTER
EMMA RAG
ISABELLA REESINK
FRANCES ROBERTS
SHARNA ROGERS
MITCHELL SPENCER
BRYANNA WILLIE
JENNA WINNEN
TILLY WOODWARD

ENGAGEMENT ACTIVITIES

Extensive consultations were undertaken with young people across the region, as well as with the various adults in their lives. This included:

CONSULTATIONS with schools, support service providers, sporting clubs, community organisations, employers, Traditional Owners, and council stakeholders

41 IN-PERSON CONVERSATIONS engaging 271 young people and 126 adults

TWO ONLINE SURVEYS capturing the views of 389 young people and 69 adults

KEY FINDINGS

The engagements produced a series of key findings:

- YOUNG PEOPLE LOVE THE REGION**
Despite some challenges and discontent, there was an overwhelming gratitude for where they live
- HANGING OUT IN-PERSON IS THE MOST VALUED TYPE OF CONNECTION**
Yes, screens are a constant part of life, but unstructured time together is what young people crave
- YOUNG PEOPLE ARE LOOKING FOR A SENSE OF BELONGING**
They want to feel like an accepted part of the community (in all their diversity) and be connected to it
- THE WEIGHT OF THE WORLD HANGS HEAVY ON YOUNG PEOPLE**
Cost of living, mental health and housing challenges lead to many either not engaging with the future or reducing their vision for what it could be
- ISSUES AROUND TRANSPORTATION HAVE A HUGE IMPACT**
Getting around is a perennial challenge impacting autonomy, safety and career opportunities
- YOUNG PEOPLE ARE DISCONNECTED FROM OPPORTUNITIES, SERVICES AND RESOURCES**
While many are available, they are either invisible to young people or there are significant barriers to accessing them
- PROGRAMMING SOMETIMES MISSES THE MARK**
There’s lots for children and adults, but limited opportunities reflecting the tastes of young people.

The Youth Co-Design Panel considered these findings to decide on the **AREAS OF FOCUS** for the strategy.

The full context and engagement report is available at either moyne.vic.gov.au/our-community/youth or warrnambool.vic.gov.au/youth.

VISION FOR THE *FUTURE*

This vision statement articulates an ideal **FUTURE** young people want for **THEMSELVES**. It describes what they want their lives in the region to be like.

The Moyne and Warrnambool region is full of **ACCESSIBLE** and **AFFORDABLE** opportunities for young people. It’s a **FUN** and **EXCITING** place to be! Young people are a prominent part of our community. They feel **COMFORTABLE**, **SAFE** and **AT HOME**, surrounded by and part of an accepting community open to new ideas and change.

Realising this vision is a shared community responsibility and requires the energies and input of:

- FAMILIES
- SCHOOL AND EDUCATION INSTITUTIONS
- YOUTH SERVICE PROVIDERS
- COMMUNITY GROUPS
- EMPLOYERS
- PEAK BODIES
- THE COUNCILS
- STATE AND FEDERAL GOVERNMENTS

The following sections outline the councils’ contributions to achieving these aspirations.

THE COUNCILS' ROLE

There are a number of **KEY WAYS** the councils will foster a **POSITIVE ENVIRONMENT** for young people and support the work of the youth sector.

BE THE CONNECTOR

Between resources, opportunities and young people. The councils will actively engage with relevant parties, fostering links between groups, communities, support services, opportunities, and resources.

GENUINELY ENGAGE YOUNG PEOPLE

The councils will actively involve young people when developing strategies and plans or undertaking major projects, valuing their contributions and responding to their perspectives and insights.

SEEK FUNDING FOR INITIATIVES

The councils will pursue external funding to deliver programs and initiatives for and with young people across the region, continuously monitoring and assessing opportunities.

UNDERTAKE ADVOCACY WORK

The councils will advocate to state and federal governments for the needs of young people, working with strategic partners on changes that will enhance their experiences and opportunities.

DELIVER TARGETED PROGRAMS

The councils will use secured funding to provide a range of programs to support, delight and expand the lives of young people across the region, from practical upskilling to creative entertainment.

AREAS OF FOCUS

These are the areas the councils will **FOCUS** on over the five year life of the Strategy. All the **PROGRAMS**, initiatives, and behind the scenes activities the councils do will be to further these **GOALS**.

CREATING BETTER SPACES AND PLACES

Young people need places to connect with their peers, enjoy unstructured hang outs and just be. These should encourage connections between young people and increase their visibility in community life, whether they are in the city or out in the regions. This could involve better utilisation of existing spaces or tweaks to public infrastructure. The goal is to provide accessible spaces where young people feel comfortable.

IMPROVING ACCESSIBILITY AND ENCOURAGING PARTICIPATION

Enabling young people to participate in the life of the community increases their connections, fosters good mental health, and enhances their quality of life. Being able to access opportunities and develop their capabilities will expand their worldviews and prospects. This could include improvements to transportation, greater visibility of assets, better connection to employment opportunities, and smoother processes for accessing resources. The goal is to widen the scope of what’s possible for young people.

FOSTERING BELONGING AND ACCEPTANCE

For young people to feel part of their community they need to feel safe and free to express their ideas and identities. Achieving this will require the removal of stigma and the enthusiastic embrace of all people and cultures by the community. This could include increasing the visibility of difference and diversity, and celebrating young people’s activities, interests and achievements. The goal is to create a supportive and inclusive environment where young people can thrive.

These areas reflect ways the councils can improve the environment for young people and empower them to participate in community life. This complements and supports the delivery of essential support services by the youth sector and other stakeholders.

PROGRAMS AND INITIATIVES

The councils will undertake a series of **INITIATIVES, PROGRAMS** and behind the scenes **ACTIVITIES** to deliver the strategy.

JOINT PROGRAMS AND INITIATIVES

YOUTH ADVISORY BOARD

The councils will establish an advisory board which they will report to and consult with on key council business impacting young people. The team will comprise half Moyne and half Warrnambool youth and be refreshed every year. Its members will receive training in governance, be paid, and actively participate in driving the Youth Strategy.

REIMAGINING VOLUNTEERING

Creating ways for young people to participate in volunteering opportunities will support the goals of creating connections across the community and enhancing their capabilities. This will require a change in the way volunteering operates in the region, working with organisations to adjust the way they offer and manage volunteer opportunities, as well as developing new ways of engaging and supporting young people to take them up. It will be a major project, including extensive work with community organisations, development of a new online platform, and promotion to young people.

PROGRAM AREAS

COLLABORATIVE EVENT PROGRAMMING

Create a consistent and engaging calendar of events for young people across the urban and rural parts of the region

SKILLS DEVELOPMENT TRAINING

Provide training opportunities that fill gaps not covered by other organisations, with an eye to creating pathways that support skill development

PUBLIC SPACE UPGRADES

Identify and pursue opportunities to create spaces for young people to gather, connect and hang out in unstructured ways

SUPPORT FOR EMPLOYMENT OPPORTUNITIES

Work with partners in government, academia and industry to establish new job opportunities for the region’s youth

RESOURCE AND OPPORTUNITIES HUB

Make the assets, resources and opportunities available to young people visible and accessible

STRATEGIC CONNECTION FORUMS

Regularly bring together key stakeholders to align activities and planning, and consider insights, needs and opportunities

ADVOCACY FOR YOUNG PEOPLE’S NEEDS

Represent the needs of young people to government bodies and push for changes to make their lives better

PLANNING AND STRATEGY INCLUSION

Undertake genuine engagement with young people when developing new strategies or major projects to ensure their needs are considered

CELEBRATE YOUNG PEOPLE

Promote the incredible achievements and diversity of our region’s young people

YOUTH GRANTS

Opening up access to the councils’ community grants programs for young people to deliver initiatives for their peers, either through dedicated streams or targeted promotion

ALIGNMENT WITH AREAS OF FOCUS

	SPACES & PLACES	ACCESSIBILITY & PARTICIPATION	BELONGING & ACCEPTANCE
Youth Advisory Board			
Reimagining volunteering			
Collaborative event programming			
Skills development training			
Public space upgrades			
Support for employment opportunities			
Resource and opportunities hub			
Strategic connection forums			
Advocacy for young people’s needs			
Planning and strategy inclusion			
Celebrate young people			
Youth grants			

BEHIND THE SCENES ACTIVITIES

These are the actions the two councils will undertake to enable the initiatives and programs to take place. This section of the strategy will be updated each year to reflect progress and the evolving requirements of the programs and initiatives.

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Formalise collaborative processes between the two councils	2025	Staff time	Joint activity
Establish internal collaboration mechanisms within each council	2025	Staff time	Both councils
Design the Youth Advisory Board and training program	2025	Existing budget	Joint activity
Convene the Youth Advisory Board	Ongoing	External Funding	Joint activity
Develop scope, pitch and project plan for the Reimagining Volunteering initiative to take to potential funders	2025	External Funding	Joint activity
Design and deliver year-round FReeZA programs, identifying collaborative opportunities with relevant partners	2025–27	External funding	Both councils
Review training and skills development options for young people, and identify gaps, opportunities, and potential partners to meet these needs	2025	Staff time	Both councils
Design and deliver training and skills development programs with Engage funding	2025–27	External funding	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Establish a youth stream within the community grants programs	2025	Staff time	Moyne
Promote opportunities within community grants programs to young people	2025	Staff time	Warrnambool
Identify improvements to street furniture in laneways	2025	Staff time	Warrnambool
Scope potential enhancements to Koroit Youth Space	2025	Staff time	Moyne
Scope potential enhancements to Mortlake Market Square	2025	External funding	Moyne
Identify potential upgrades or changes to public spaces across the municipalities	2025	Staff time	Both councils
Explore adjusted opening times for libraries to create after school hang out spaces	2025	Existing budget	Both councils
Consider establishing dedicated spaces for young people to stage events without Council involvement	2025	Staff time	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Engage industry to understand future workforce needs and advocate for local job opportunities	2025	Staff time	Moyne
Engage stakeholders to understand future workforce needs and advocate for local job opportunities	2025	Staff time	Warrnambool
Establish a free public art wall	2025	External funding	Warrnambool
Regularly meet with schools, service providers and community groups to understand current situation, needs and opportunities	Ongoing	Staff time	Joint activity
Monitor funding bodies for relevant opportunities	Ongoing	Staff time	Both councils
Regularly profile young people from across the region on council channels	Ongoing	Staff time	Both councils
Host strategic connection forums throughout the year to bring relevant stakeholders together	Ongoing	Staff time	Joint activity
Youth Officer participation on strategic working groups relevant to young people	Ongoing	Staff time	Both councils

ACTION	TIMING	RESOURCE	RESPONSIBILITY
Report on progress of the Strategy and update behind the scenes actions annually	Ongoing	Staff time	Joint activity
Consider access processes for community assets and consider changes to improve youth participation	2026	Staff time	Both councils
Develop a scope for a collaborative online resource and opportunities hub	2026	External Funding	Joint activity
Identify improvements to bike paths and footpaths to foster greater use by young people	2026	Staff time	Both councils
Advocate to relevant authorities for upgrades to public transport options and safer roads	2026	Staff time	Joint activity
Work with transport partners to investigate holiday services to key facilities and events	2026	Staff time / External funding	Joint activity
Apply to FReeZA and Engage for new round of funding	2027	Staff time	Both councils

THE IMPACT WE WANT TO SEE

ACTIVITY || OUTCOMES

SHORT TERM

Improve connections between young people and existing resources, support and opportunities	Young people are able to participate in community life more easily
--	--

MEDIUM TERM

Transform spaces to be welcoming to young people and encourage connection and play	Young people have an improved sense of belonging and connection to community
--	--

.....

LONG TERM

Fully integrate young people’s needs into decision making and project delivery	Young people are living flourishing lives in the region
--	---

GOVERNANCE

GOVERNANCE

GOVERNANCE

RESPONSIBILITY

Delivering the Youth Strategy is a whole of council responsibility. While the community development units of each council will take the lead, the actions encompass all areas of the organisations. The Youth Officers will drive the relationship building and program delivery, drawing on resources from across council departments and foster collaborations.

ACCOUNTABILITY

The Youth Advisory Board will meet regularly to review the councils’ progress and provide input, direction and insights as relevant. The councils will update the Board on progress of the Youth Strategy and any relevant developments from other strategies, plans or projects.

REPORTING

The councils will report annually to the community on the progress of the strategy. This will include updates on each of the initiatives, programs and actions listed in the strategy. The list of behind the scenes activities will be updated each year to reflect developments in projects and incorporate any new actions being undertaken. This allows the strategy to evolve and respond to opportunities as they arise and ensure the community can see what is happening.

For more information visit
moyne.vic.gov.au/Our-community/youth and warrnambool.vic.gov.au/youth.

CONTACT US

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2.4 STAR (State of Assets Report) – 2024

Directorate: Assets & Community

Report Author: Acting Manager Assets & Infrastructure

Overview: As a requirement of the Local Government Act 2020 (the Act), Council adopted the Council's Asset Plan 2022 (AP22) and supporting Asset Management Plans (AMPs) in June 2022. The State of Assets Report provides an update on progress to date in asset management in line with the new requirements under the Act.

The report highlights achievements against the implementation of AP22, AMPs, Asset Management Framework, progress of Asset Improvement Plans, and identifies the risks, challenges and recommendations for improved asset management processes across all asset classes of the organisation.

The report also emphasises the importance of embedding the principles of asset management, including whole of life costs, to inform resource decision making in consideration of Council's Long-Term Financial Plan (LTFP).

Officer Recommendation

That Council:

- 1. Notes the *Moyne Shire Council State of Assets Report November 2024***
- 2. Considers requests in the forthcoming 2025/2026 budget which aim to address key asset renewal gaps highlighted in the Report.**

Background

Council has adopted the Asset Plan 2022 (AP22) and individual asset management plans (AMPs) for all major asset classes at the June 2022 OCM in response to the Local Government Act 2020. The Asset Plan 2022 (AP22) is an integral component of Council's strategic planning framework. It aligns to the organisation's strategic plans and sets the structure for asset management plans (AMPs), for specified asset classes. The AP22 and AMPs are linked to the Community Vision 2040, Council Plan and to the LTFP to guide decision making for asset life cycle management and service delivery.

An assessment and review of progress on the implementation of AP22 and AMPs is undertaken annually by officers across each Council directorate. Outcomes presented in this report are aimed to assist in achieving the Council Plan, organisational vision, goals and objectives.

This report stands as a progress update on the AP22 and outlines the risks, challenges, analysis, trends in service levels, gaps in implementing improvement plans, and strategic financing considerations in relation to asset management.

Strategic Link

Council Plan 2021-2025

1.2 - PLACE - Community Centres and Hubs

Utilise existing facilities and buildings that represent viable opportunities for investment or repurposing

1.3 - PLACE - Active and Connected Communities

Support transport, mobility and connections across the Shire through local roads, footpaths, tracks and trails

Ensure that urban development enables safe and accessible walking and cycling connections to local facilities and services

Play, sport and recreation spaces are designed for all ages, genders and abilities and encourage active and social lifestyles

1.4 - PLACE - Town and Community Sustainability

Maintain, protect, enhance and celebrate the identity of our towns and destinations, including their natural and cultural assets and collective history.

Continue to build a sense of belonging and pride through the provision, maintenance and improvement of public spaces.

2.1 - ENVIRONMENT - Leadership and Policy

Commit to the strategies and responses in Moyne Shire Climate Emergency Declaration

2.3 - ENVIRONMENT - Sustainable Land, Water and Resource Management

Plan for and respond to land use changes and impacts due to climate change, weather events and farming practices

2.5 - ENVIRONMENT - Waste Management

Continue to reduce the quantities of waste going to landfill and identify options to maintain and increase levels of waste recycling.

3.3 - PEOPLE - Inclusion, Diversity and Respect

Residents feel safe, welcomed, included and valued in their communities

Asset Plan 2022

Asset Management Policy 2022

Buildings Asset Management Plan 2022

Coastal and Marine Asset Management Plan 2022

Commercial Asset Management Plan 2022

Drainage Asset Management Plan 2022

Open Space Asset Management Plan 2022

Road Infrastructure Asset Management Plan 2022

Discussion

Officers have conducted an assessment across all the asset classes which is the basis of the attached State of Assets Report. The report covers the following key aspects:

- Replacement Value
- Remaining useful life
- Renewal gap update
- Asset Condition
- Renewal Investment
- Improving evidence base
- State of Assets by Service area outlining;
 - Future Challenges and opportunities
 - Strategic requirements
 - Recent achievements
 - Key improvement actions
- Asset Maturity Assessment
- Conclusion
- Next steps and recommendations

Recommendations within the report highlight the necessary steps to be taken to mitigate the risks and challenges in asset management processes and outline the key plans for improving service delivery for asset classes across the organisation. The need for Improvement Plans for asset management processes and adopting an integrated approach for asset investment decisions is also outlined.

The report also provides a status update on the progress and evolution of asset management systems and processes (asset maturity) across the organisation as a whole.

AP22 was the first asset management plan developed by Council in response to the Local Government Act 2020. Given its relative infancy, it is not surprising that asset maturity, systems and awareness have some considerable way to go. However, the State of Assets report highlights the focus areas and priorities to increase the asset maturity matrix of the organisation but also shows there has been some progress towards attaining the necessary level of asset maturity.

The report emphasises the need for Council to continue to increase investment in asset renewal over and above current levels and for regular update reports to be presented to Council to monitor progress and raise awareness.

The key areas for improvement include:

- Achieving improved asset condition and performance – this is required across all asset classes.
- Strategic financing – increased and targeted investment and grant funding.
- Capacity building – training, professional development and raising organisational awareness.
- Business systems – data repository, analysis and reporting.
- Strategic governance and oversight.

Asset management will be reported to Council annually to further embed management principles in decision making across the organisation and to report on continued improvement.

Consultation

Community consultation has occurred internally with key officers responsible across the six asset classes. Council also consulted widely with the community, key stakeholders and authorities in the original development of the formally adopted AP22 and AMPs. Council will continue to communicate the programs associated with the AMPs and strategic investments to the community when significant changes occur.

Financial Implications

This is the second State of Assets Report since the adoption of the AP22 and the AMPs. Whilst the report is seeking general support from Council on the initiatives and recommendations contained therein, separate reports will be submitted to Council for approval on significant budgetary impacts associated with asset life cycle management and service delivery as they arise.

Risk

Risk identified:

The State of Assets report, AP22 and AMPs are risk mitigation tools in themselves.

The State of Assets Report shows progress within the organisation towards better asset management practices. The recommendations within the report seek Council support to reduce risks, such as negligence claims or criminal charges arising from accidents attributable to poor asset management.

Conclusion

The State of Assets report provides an update on the implementation of the AP22 and AMPs, highlighting the achievements, risks, challenges, business processes, improvement actions, trends and demand drivers across the various asset classes.

The report recommends actions to further improve Councils asset management processes and service delivery and seeks support for the continuous improvement work required to reach asset management maturity.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

A Gender Impact Assessment was not applicable.

Attachments

- | | |
|----|--|
| 1. | State of Assets Report (STA R) 2024 Final [2.4.1 - 40 pages] |
| 2. | State of Assets data summary [2.4.2 - 10 pages] |



Moyne Shire Council

STATE OF ASSETS REPORT

November 2024

DOCUMENT CONTROL

<div>TITLE:</div> <div>STATE OF ASSETS REPORT</div> <div>NOV- 2024</div>	<div>Produced by:</div> <div>Steve Van Orsouw</div> <div>(Manager Assets & Infrastructure)</div> <div>Priya Chennuri</div> <div>(Strategic Assets Officer)</div>
<div>Synopsis: Reporting on performance of Council’s infrastructure assets</div>	<div>Authors: Priya Chennuri</div>
	<div>Date: 30/09/2024</div>
	<div>Due for review: September 2025</div>

Distribution Schedule

Version No	Date	Distribution	References
1.0	30/09/2023	Moyne Shire Council	Final
2.0	30/09/2024	Moyne Shire Council	Draft
2.1	20/10/2024	Moyne Shire Council	Final

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1. Introduction

Under the Local Government Act 2020, Moyne Shire Council is responsible for the delivery of an extensive range of community, economic, infrastructure and corporate services. These services require the acquisition, operation, maintenance, renewal/upgrade, disposal and investments in a broad range of physical assets spread across 5,867 square kms that is home to over 16,000 residents.

As of 30 June 2024, Council owns and operates approximately \$665 million worth of assets, including property and fleet. Council's fair value and replacement costs from 2022 – 2024 are represented in the table 1 below. It is crucial these assets are managed effectively. Council decision makers require accurate information on the status, condition and value of these assets so that informed investment decisions can be made.

The Asset Plan 2022 (AP22) is an integral component of Council's planning framework. It aligns to the organisation's strategic plans and sets the structure for asset management plans (AMP) for specified asset classes. The AP22 and AMPs are linked to the Community Vision 2040, Council Plan, and the long-term financial plan.

The long-term financial plan forms the basis for development of annual budgets to deliver agreed levels of service from available resources. The annual budget sets the framework for annual work plans and divisional objectives and staff performance targets. Figure. 1 shows the importance and corporate fit of AP22 within Council's integrated strategic planning and reporting framework.

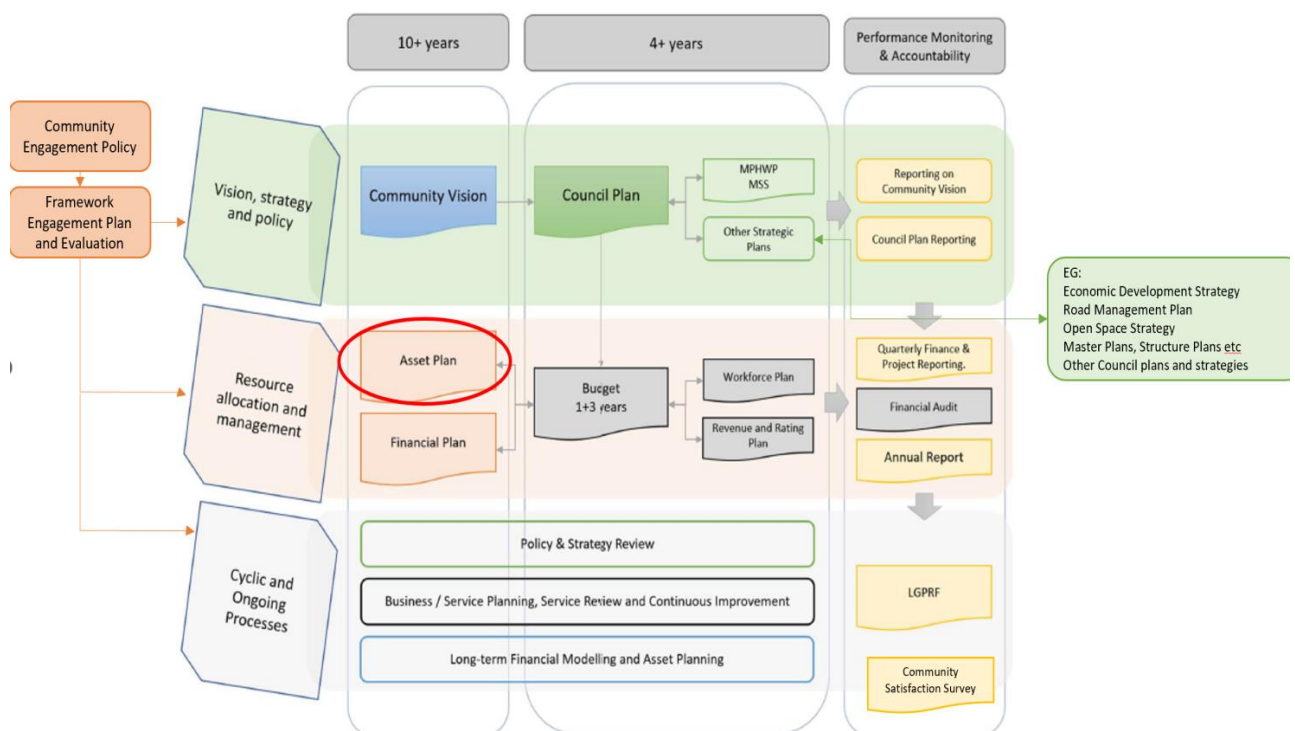


Figure 1 - Moyne Shire Council's corporate planning and strategic framework

What is the worth of Council's assets	2022	2023	2024
Written down value /carrying amount	\$ 637 million	\$ 661 million	\$ 665 million
Fair value/replacement cost	\$ 926 million	\$ 1008 million	\$ 1029 million

Table 1: Details of Moyne Shire Council's financial statements details

Asset lifecycle management is a strategic approach to asset management that encompasses the life journey of an asset – from procurement to disposal. Its main aim is to maximise the usable life of assets through planning, purchasing, using, maintaining and disposing of assets. Often this process is influenced by differences in intervention levels because of increased community expectations or for other reasons. The diagram below is a sample representation of how Council can establish a clear direction on prioritising capital and operational services as they form a set of interrelated elements in asset lifecycle management). The diagram below (Diagram 1) represents asset expansion or upgrade as a low priority until asset renewal and operational needs are sufficiently met. The asset renewal gap refers to the difference between the funding that Council needs to renew existing assets, and the funding actually allocated to this purpose. An increase in renewal gap will increase the risk of Council's existing assets becoming more difficult and less affordable to manage in the years ahead and will make assets less sustainable.



Diagram 1 – Capital prioritisation pyramid

1.1 Purpose

This State of Assets Report describes the inventory, value, life, condition and investment required to maintain and meet expected service levels and comply with legislation. This is a snapshot in time, representing Council assets as of 30 June 2024. It outlines the key asset management aspects for infrastructure, with data available through to 30 June 2024.

The Report is one aspect of the Council's asset management practice and conveys the current state of the assets, providing transparent reporting at a high level across multiple service areas to inform asset planning and investment decisions.

With Council's adoption of the Asset Management Policy and supporting strategic plans in June 2022, the purpose of this report is to provide Council with a progress update on the state of assets. The report presents the following:

- Achievements against the asset management framework and measuring the progress of asset improvement plans
- Supporting decision making processes to achieve the desired level of services for each asset class based on criticality, usage, safety and future demand
- Understanding the risks, financial implications, tradeoffs and costs to align with corporate goals and priorities
- Understanding future asset demand and align investments to resources and capacity
- Improve asset management processes in a most affordable and cost-effective approach; and
- Outline asset management responsibilities across the organisation including timeliness, and overall performance of asset lifecycle planning and service delivery.

1.2 Scope

While Council manages an extensive portfolio of assets on behalf of our community this State of the Assets Report concentrates on the infrastructure that provides services directly to the public or assets that support community services. It is important that we care for this infrastructure appropriately to ensure its safety and functionality.

The majority of Council's infrastructure falls into six major asset classes, being:

- Roads
- Bridges and Culverts
- Footpaths
- Open Space and Recreation
- Building and Buildings Structures
- Drainage

For the purpose of this report assessment and review of service performance for the above-mentioned asset classes is provided to show:

- Asset maturity improvements
- Barriers and challenges associated with service delivery
- Trends and demand drivers for assets service delivery
- Critical asset risk
- Decision making process for renewal, replacement and upgrades.



Local Roads



**Bridges and
Major Culverts**



Footpaths



**Open Space and
Recreation**



**Buildings and
Building
structures**



**Stormwater
Drainage**

2. State of the Assets

2.1 Replacement value

As of 30 June 2024, the known asset inventory has a total replacement value of **\$665 million**. This includes Property, Infrastructure and Plant and Equipment.

The total replacement value of the assets covered by this State of the Assets Report per Moyne Shire Council financial statements is **\$665 million**. A breakdown of replacement value by asset class is summarised in Figure 1.

Replacement value is defined as an assessment of the asset's worth based on replacing it with a new asset of similar standard and function in present day value. The replacement asset may be a modern equivalent due to new regulations, changes in materials or use of modern technologies. This amount includes the capital costs, such as construction, materials, labor, engineering and permits and approvals. The value does not include the cost of day-to-day operations, staffing, design and overhead costs.

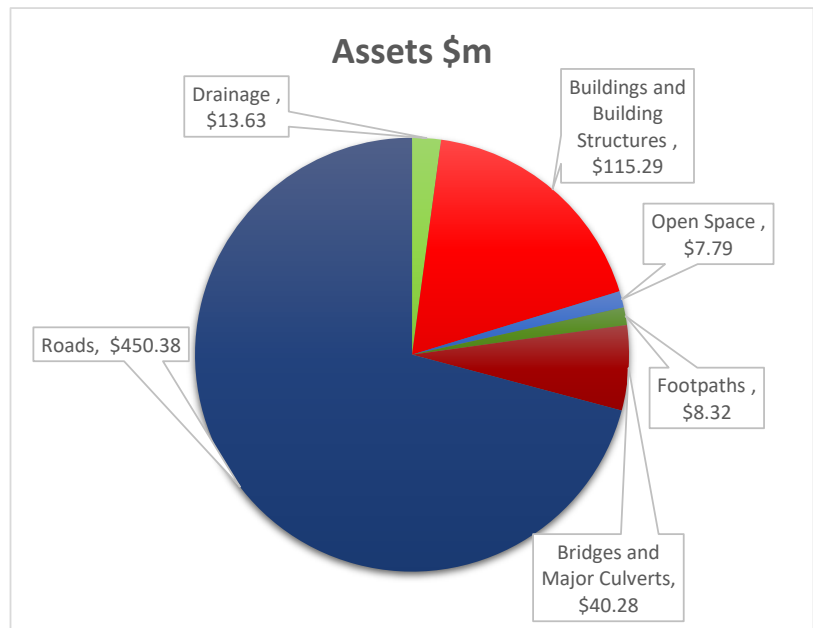


Figure 1 - Summary of Council Infrastructure Assets
(Replacement values as of 30 June 2024)

Asset replacement values are determined through a variety of data sources, including historical records, professional assessments and industry costs seen in acquisitions and contracts. Most values are typically based on unit costing for a specific asset category or individual costs for unique assets. The replacement value calculated is a benchmark applied to understand the scale and magnitude of the asset's worth.

2.2 Remaining useful life

Remaining useful life can be helpful to illustrate when upgrades and replacements may be required for an asset. It can also be an indicator of the general health and status of a service area. This indicator can inform decision making at a high level regarding the need to address areas of concern and the magnitude of investment required when combined with additional data.

Remaining useful life is not typically the sole determining factor in decision making but it may drive in-depth data collection and analysis examined on a unit basis combined with levels of risk. Outcomes may be maintenance or

intervention strategies, which would generally be incorporated at an operational level, rather than outright replacement.

The service life is how long an asset can be expected to support its intended function. The remaining useful life is calculated by taking the average of each asset category's service life, subtracted by where an asset is in its lifecycle measured by condition.

A service area's health can be determined by measuring the key asset indicators of remaining service life and condition. It is important to understand that a long-remaining useful life does not necessarily mean that the asset is in good condition. On the other hand, a lower remaining useful life does not always mean the asset requires replacement. The asset may still be meeting its required level of service or can continue with maintenance.

The average remaining life by each service area is illustrated in Figure 2.

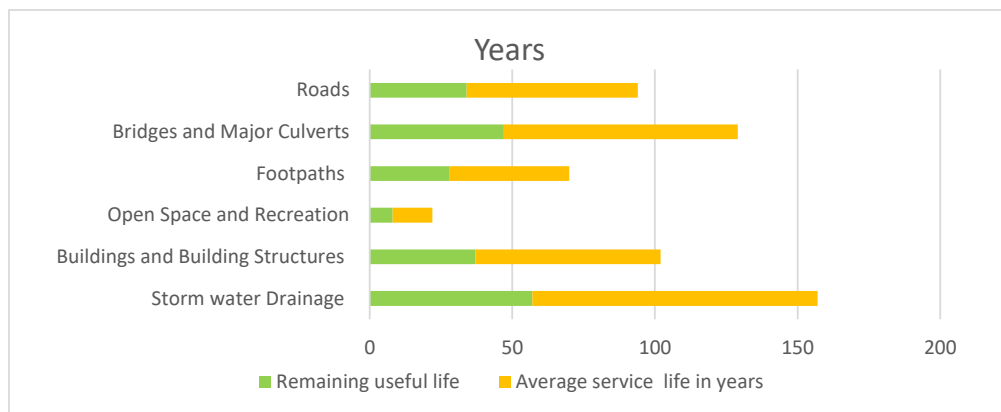


Figure 2 - Service Life of Moyne Shire's Assets

2.3 Asset condition

Of the assets covered by this State of Assets Report, **57 per cent** are in 'Fair' or better physical condition. This indicates that the majority of infrastructure is meeting service needs for now, with some elements showing deterioration that requires attention, whereas **12 per cent** of assets are in 'Poor' to 'Very Poor' condition.

'Poor' and 'Very Poor' assets reflect:

- an area in need of action in the form of investment, divestment, re-purpose; or
- an operational area may choose to continue to utilise a low-risk asset but must be prepared to proactively address the condition before or replace upon failure.

Asset condition information helps inform our understanding of the potential risks to service delivery and future investment needs. The performance of an asset or network of assets in most cases can be considered across three areas: *Physical Condition*, *Function* and *Capacity*.

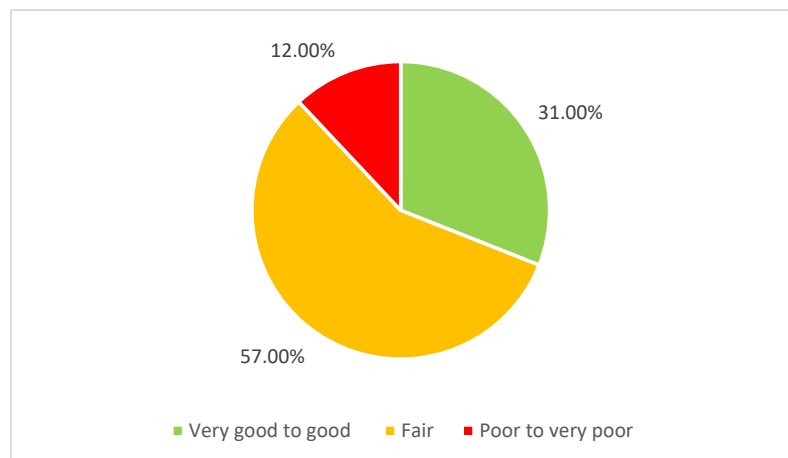


Figure 3 - Asset Condition Summary

This State of the Assets Report focuses on physical condition as an indicator of performance. This provides consistent methodology and comparison across the service area assets. Over time, Council will seek to collect functionality and capacity information about the assets to enhance knowledge and decision making.

2.4 Renewal investment

Based on our projections over the next 10 years, there is a need to spend a total of **\$244 million** to renew infrastructure assets and maintain planned levels of service.

Compared to how much is budgeted to spend in the *Long-Term Financial Plan* (**\$114 million**), the organisation is faced with a total funding gap of **\$130 million**.

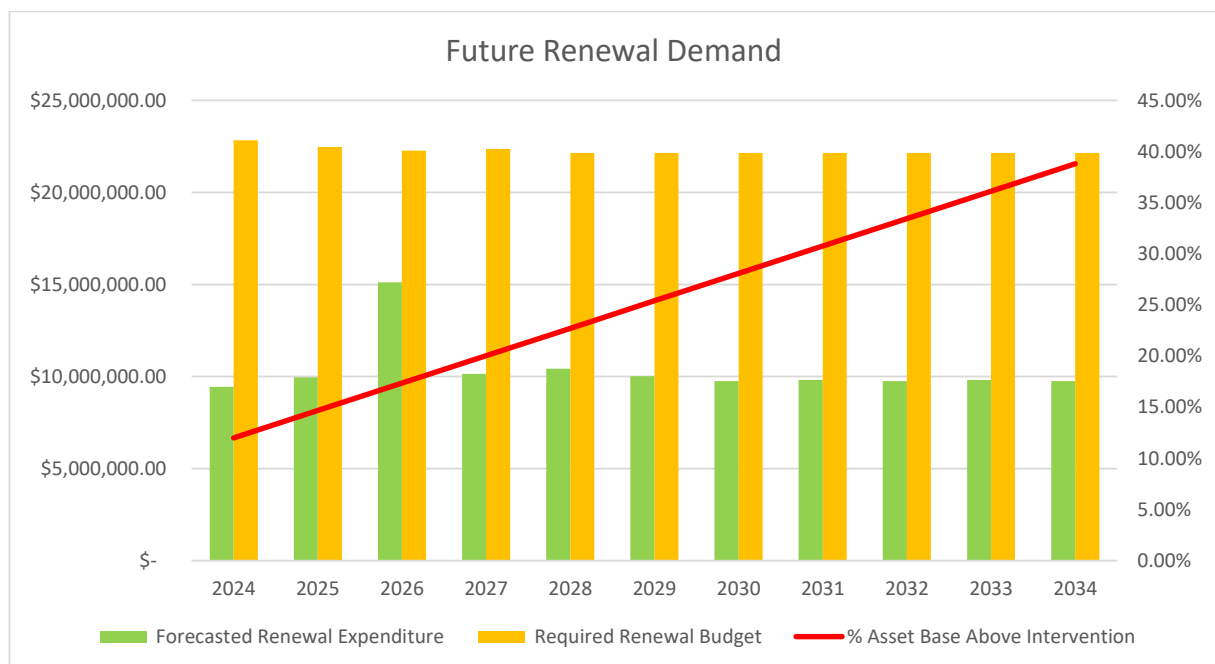
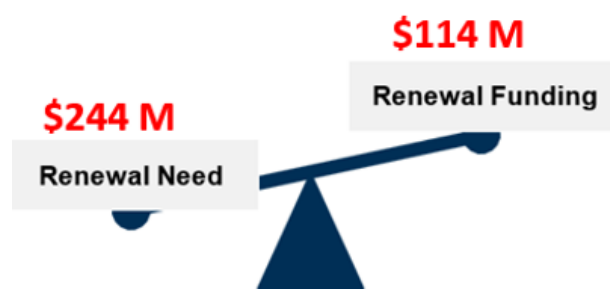


Figure 4 - Forecast Renewal Demand and Funding

This shortfall is largely a result of projected underfunding of renewal across the majority of infrastructure assets. It is also acknowledged that there are areas where improvements can be made to long-term infrastructure planning and integrating the financial outcomes of this with the *Long-Term Financial Plan*. Moreover, Council is in an improved state for evidence-based decision making compared to previous years due to availability of condition data. It should maintain this consistency to reach high confidence in evidence-based decision making.

Asset Renewal Gap In simple terms, this is the difference between the current level of actual expenditure on renewing existing assets and the level of funding necessary to replace our assets when needed.



Asset data requires regular maintenance, updating and analysis. It is not a one-time project, rather a journey of continuous improvement.

There are a number of risks if this renewal gap is not appropriately managed, including:

- Continued deterioration in asset condition
- Poor or under-performing assets
- Assets failure
- A decline in public confidence and community satisfaction
- Compromised public safety and associated liability
- Loss of financial and economic viability
- Escalation of costs.

The imperative is to ensure that council assets are safe, fit for purpose and meet the needs of the community. This will require responsible and strategic renewal investment in each asset class into the future. This can help minimise the impact to the community from the costs of unsustainable asset provision by proactively renewing and maintaining these assets.

There are a number of options available to manage the asset renewal gap:

- Improving the quality of information; knowing what condition assets are in, how long they last for and how they are used will provide greater confidence in asset renewal projections.
- Clearly defining levels of service in consultation with the community will guide decisions when assets need to be replaced and will enable discussion about long-term affordability.
- Improving efficiency is part of Council's ongoing commitment to continuous innovation. Operational efficiencies on how assets are managed include day-to-day maintenance, construction, replacement and longer-term planning that can reduce the overall costs.
- Continue advocacy efforts to attract support through government grants to increase the available sources of funding and reduce the overall cost burden.
- Adapting or consolidating existing assets to maximise multiuse potential could result in the rationalisation of unnecessary assets.
- Forming or strengthening alliances with strategic partners to find opportunities for identifying non-asset solutions for the delivery of services. This can also help reduce costs.
- Reviewing the distribution of available council funding so that spending can be prioritised towards asset replacement.

2.5 Improving our evidence base

This State of the Assets Report was compiled using the best data and information currently available. The organisation is committed to managing assets in accordance with recognised best practice and continuously working to improve what we know about assets and the tools available to manage them.

Future versions of this Report will build on the work currently underway and will reflect an improved knowledge base and enhanced analysis capabilities.

A number of performance indicators have been identified that will be beneficial in measuring assets and services.

Implementation and use of these tools and processes and data gathering are required to monitor and report on these indicators in the future. It will also be important for the Council to align this State of the Asset Report with other various annual reporting requirements.

Replacement values listed for the purpose of the report are derived from current revaluation records and financial statements; however, for a few asset classes, such as bridges and open spaces assets, gross replacement costs and unit rates needs to be reviewed along the lines of current market cost approach and needs verification and validation. Improvements on such financial data will provide more evidence-based planning for renewals and capital investment purposes.

There are some areas within our asset portfolio that are still being developed such as the condition data we have on our street trees, parkland trees and open space infrastructure. The council have committed an annual contribution to undertake street tree assessments to inform a renewal and maintenance program. This is a work in progress, but vital for the Council to support this initiative to assess and address risks in our extensive network of open space. Trees and open space infrastructure pose significant risks to Council and must be condition assessed and managed in the same way as other assets.



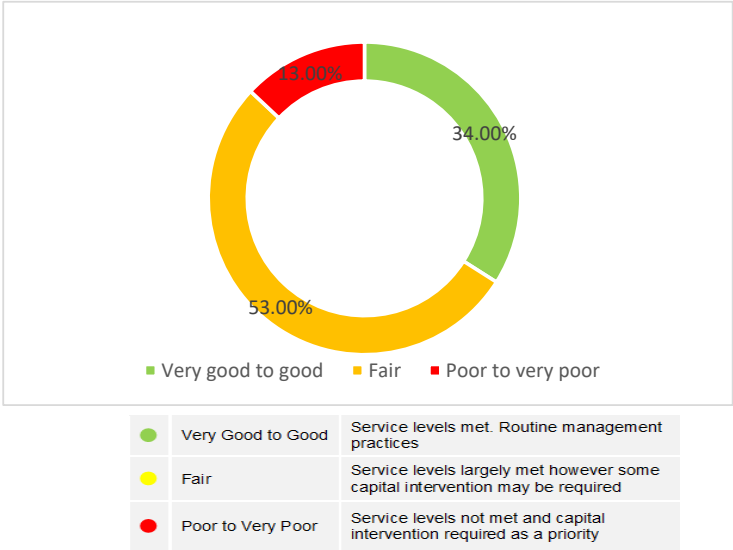
State of the Assets by Service Area

Roads					Page 12
Why do we have these assets?		The local road network enables people and goods to move safely and efficiently around the shire whether by vehicle or other means.			
Summary of assets that are included.					
Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost \$('000)	Depreciated Value \$('000)	
Sealed roads	1638 km	80	635,632,822	406,274,926	
Unsealed roads	1060 km	15	43,490,701	33,104,204	
Kerb and channel	48 km	80	5,729,844	3,464,162	
Total	2746 km		684,853,367	442,843,292	
How are these assets performing?			Are these assets fit for the future?		

Condition - A measure of the health of an asset

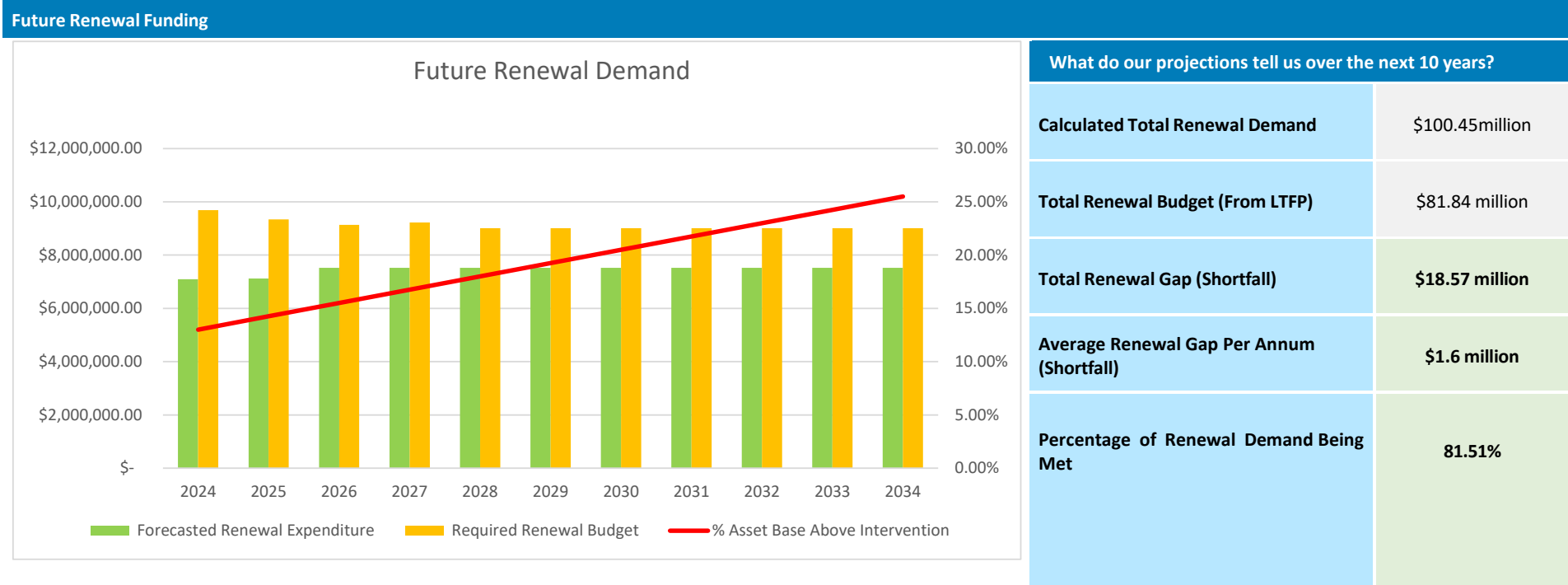
Data Confidence **Medium**

The local roads asset class includes sealed and unsealed road networks, and kerb and channel. This complex array of assets all works together to allow residents and others to move around the shire in a safe and efficient way.



Renewal and maintenance funding is allocated at a level that aims to keep pace with the deterioration of the road network. Based on our present knowledge of performance, the projected investment is expected to be insufficient to meet long-term renewal demands.

This allocation is informed by strategic modelling analysis that predicts deterioration of road assets and the impact of various renewal funding scenarios on asset condition.



Knowing we are delivering on our service commitments								
Customer Value	Level of Service Objective	How We Measure Performance	Measure Type	Performance				
				Moyne Average 2018-2023	2022/23	2023/24	Large Rural Regional Average 2018-2023	Trend
Quality	Number of sealed local road requests	The number of sealed local road requests per 100 kilometres of sealed local road	Mandatory LGRPF	9.37	12.49	11.33	41.57	Improving
	Satisfaction with sealed local roads	Annual Customer Satisfaction survey (score out of 100)	Business Metric	40	38	39	47	Improving
	Customer requests on provision of parking facilities	Number of customer requests for car parking facilities	Business Metric		-	-		Future measure
	Sealed local roads maintained to condition standards	The percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal	Mandatory LGRPF	97%	96.46%	98.84%	97%	Improving

Cost	Cost of sealed local road reconstruction	The direct reconstruction cost per square metre of sealed local roads reconstructed	Mandatory LGRPF	\$50.40	\$66.46	\$38.66	\$77.07	Improving
	Cost of sealed local road resealing	The direct resealing cost per square metre of sealed local roads resealed	Mandatory LGRPF	\$4.50	\$5.14	\$5.48	\$7.62	Declining
	Area of sealed local road pavements renewed	Square metres of sealed local roads reconstructed	Business Metric		65,685	200,016		Improving
	Area of sealed road surfaces renewed	Square metres of sealed local roads resealed	Business Metric		428,544	349,182		Declining

What are the future challenges and opportunities?



Changing Population

The increased demand on local roads and their connections with arterial roads due to population growth and increased dwelling density



Sustainable Transport

- > The lack of availability of the sustainable transport options, including public transport.
- > The poor connectivity of our existing on-road bicycle path network and rural network



Increased Freight Task

The increased deterioration of the road network due to an increased number of heavy vehicles and increased gross loadings due to growing wind agriculture and forestry



Climate Change

Increased risk to damage to assets through more intense and frequent storms and flooding events

What we need to do

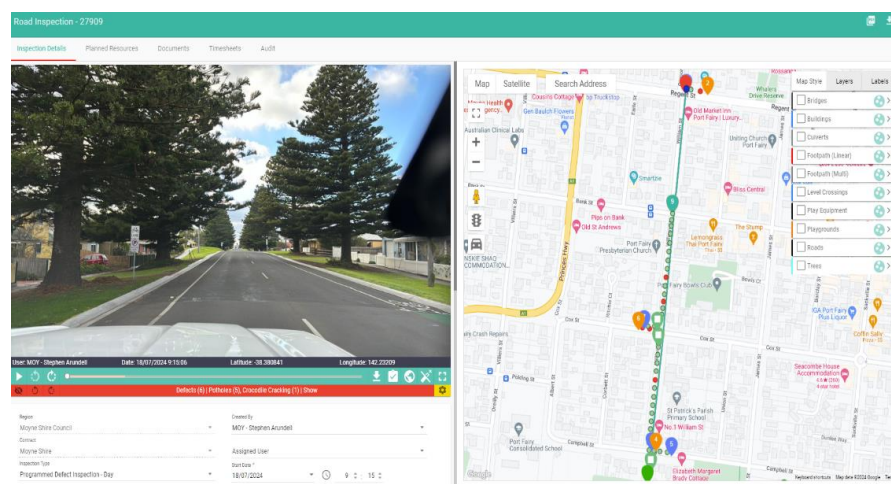
- > Monitor population and traffic count data alongside continuing to develop works programs with consideration of population trends.
- > Continue to monitor road and bridge network with condition assessment and internal advocacy methods due to high risk of implications from failure of this asset class
- > Advocate to State and Federal governments for improvements to arterial network
- > Continue to implement the recommendations and projects from our strategies and plans, such as rolling program of 10-year road rehabilitation plan and Port Fairy *Bicycle Implementation strategy*.
- > Continue to implement robust process around acquisition of road assets from subdivision developments.
- > Continue to advocate for updating and reviewing public road register and road management plan
- > Continue to advocate for funding from State and Federal governments for investment in improving local freight routes.
- > Continue to implement sufficient funding for road renewal works based on priority list.
- > Implement sufficient funding for road shoulder and table drains, kerb and channel, intersection, drainage works along with road works
- > Build resiliency into the design and construction of council roads, pathways and bridges.
- > Implement new technologies such as pavement stabilisation, advanced spray seal methods and use of recycled materials in the rehabilitation of local roads

Recent achievements

- > Rehabilitation of the following roads:
 - Dunnes Road
 - Codrington-Bessie Belle Road
 - Cooramook Road and Ibbs Lane
 - Korongah North Road
 - Minjah Hawkesdale Road
 - Willatook – Warrong Road
- > Other annual programs for:
 - Ongoing routine maintenance
 - Road safety risk reduction works
 - Installation and maintenance of regulatory and directional signs
 - Implementation of safer speed limits
- > History of successful grant applications for our local roads and strong track record delivering the funded projects

What key improvement actions will we take, including significant projects?

- > Continue to deliver the 10-year road rehabilitation plan and Port Fairy Bicycle implementation strategy
- > Continue to explore option of using more sustainable practices such as utilising recycled materials including crushed recycled glass, crumb rubber and foam bitumen in road construction
- > Continue to monitor and deliver routine maintenance in line with road management plan
- > Continue to deliver road renewal works to meet intervention levels set in road asset management plan
- > Continue to invest in our staff through training and development
- > Continue to invest in Council's heavy fleet and equipment
- > Continue to monitor and review road compliance and road safety for users
- > Continue to collaborate with surrounding councils for opportunities in delivery of works and condition assessments



Snapshot of asset inspection record and defects identification record indicating high surveillance of council road network - (Asset Vision)

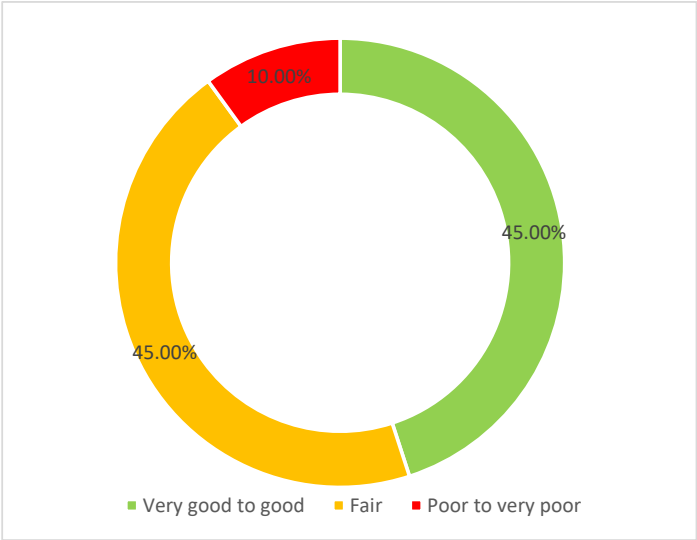
Bridges and Major Culverts

Why do we have these assets?	Bridges and major drainage structures create a high level of connectivity throughout across the local road and pathway networks.			
Summary of assets				
Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Bridges	134	100	58,987,487	32,902,360
Major culverts	131	100	12,305,243	6,524,613
Foot bridges	6	60	1,364,908	862,355
Total	271		72,657,638	40,289,328
How are these assets performing?			Are these assets fit for the future?	

Condition - A measure of the health of an asset

Data Confidence **Medium**

Management of bridge and major culvert structures covers a wide spread of build dates; however, over 90% of assets were constructed post-2000.

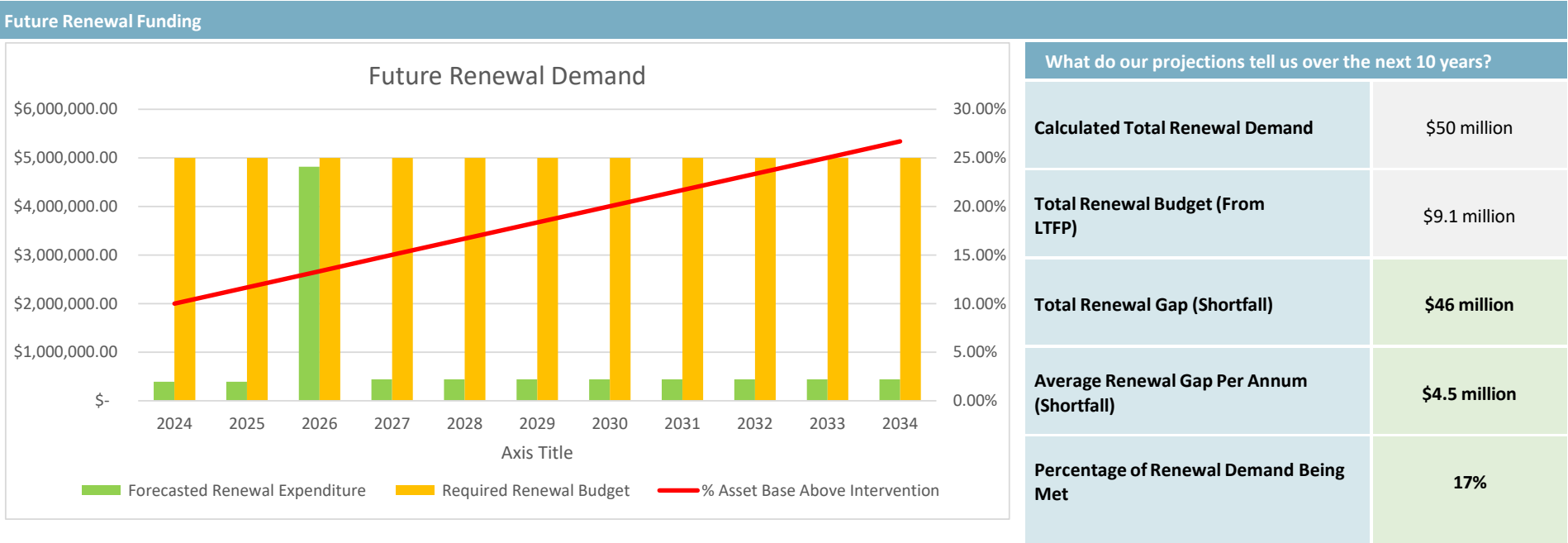


Challenges include prioritising bridge renewal and upgrade projects that best match community need, followed by planned, prioritised and successful grant funding applications.

As bridges being a high-risk portfolio of assets, consistent management and repair is required for the safety of users. Based on current projections at least 10% of the network is above intervention level and will require at least \$50 million to replace the deteriorating bridges and major culverts to current standards. Further, there is an escalation in the cost of construction and challenges in supply chain management. This is a high risk for Council if sufficient allocations and renewal planning are not prioritised.

The current and future renewal position is calculated at a broad portfolio level. The results of the renewal profiling should be used as a guide to inform the prioritisation of budget allocations in our Long-Term Financial Plan and Capital Works Program. In reality, expenditure for bridge renewal should be identified on a project basis, with works scheduled according to priority. A 10-year rolling program for bridge renewal should be implemented and sufficient allocations to made to reduce financial implications over the long term.

Very Good to Good	Service levels met. Routine management practices
Fair	Service levels largely met however some capital intervention may be required
Poor to Very Poor	Service levels not met and capital intervention required as a priority



Knowing we are delivering on our service commitments						
Customer Value	Level of Service Objective	How We Measure Performance	Measure Type	Performance		
				2022/23	2023/24	Trend
Accessibility	Accessibility during all typical weather events	Percentage of road structures above the 20% Annual Exceedance Probability (AEP)	Business Metric	-	99 %	Future Measure
	Accessibility of required vehicles	Percentage of structures with either no load limit or a reasonable load limit	Business Metric	-		Future Measure
Safety	Compliance with Road Management Plan - Inspections	Percentage of 'Defect Inspections' completed on time annually	Business Metric	94%	100%	Improving
	Compliance with Road Management Plan – Defect Response	Percentage of defects responded to within nominated response times annually (Roads and Roadsides)	Business Metric	95%	82%	Declining

What are the future challenges and opportunities?

**Changing Population**

The increased demand on local roads and their connections with bigger roads due to population growth and increased dwelling density.

**Ageing Infrastructure**

Increased demand for timely asset renewal and upgrade as ageing assets begin to show increasing signs of deterioration, or non-compliance with newer design standards.

**Increased Freight Task**

The increased deterioration of Council's road network due to an increased number of heavy vehicles and increased gross loadings

**Climate Change**

Climate change risks include increasing storm surges, sea level rise, increased ground and foundation movement, as well as frequency and intensity of extreme rainfall events, which forms a major contributing factor

What we need to do

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> > Monitor population and traffic count data alongside continuing to develop 10-year bridge renewal works programs with consideration of population trends. > More evidence-based reviews on replacement values and unit rates for improved accuracy on financial performance and renewal projections | <ul style="list-style-type: none"> Ongoing inspections and condition assessments to monitor performance of bridges > Prepare long-term bridge maintenance and renewal programs > Ensure that the Financial Plan and Asset Management Plans are integrated and reflect future asset costs | <ul style="list-style-type: none"> > Continue to advocate for funding from State and Federal governments for investment in improving local freight routes | <ul style="list-style-type: none"> > Build resiliency into the design and construction of council roads, pathways and bridges |
|---|---|---|---|

Recent achievements

- > Replacement of Branhholme Road - \$0.5 million project completed as a partnership between the Southern Grampians, Glenelg and Moyne Shire. The new bridge has been constructed to contemporary design standards catering for a full range of heavy vehicles.
- > Replacement of Dog Hole Road bridges – towards north and south ends with new box culverts for improved safety and increased load limits.
- > Condition data for bridge assets completed

What key improvement actions will we take, including significant projects?

- > Future major projects and initiatives for 24/25 are:
 - Continue with the preliminary planning to replace Gipps Street Bridge
 - Complete renewal and upgrade works for the Hopkins Falls Bridge (Crawley Bridge)
 - Refine short- and long-term bridge replacement programs
 - Continue ongoing data improvements and asset data capture as priorities

Footpaths

Why do we have these assets? Footpaths and shared trails provide a connected network that allows for the safe movement of pedestrians, cyclists and other users around the shire.

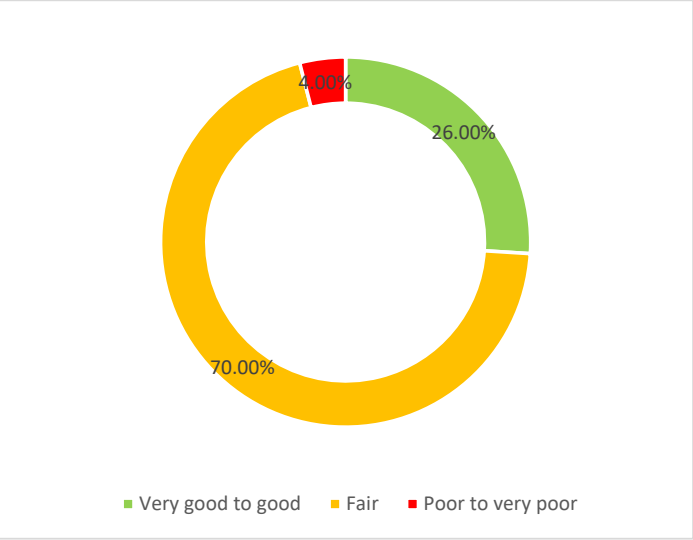
Summary of assets that are included.

Asset Category	Area (sq.m)	Length(kms)	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Concrete footpaths	125,913 sq.m	65 kms	50	8,214,372	5,299,464
Sealed footpaths	37,387 sq.m	15 kms	20	1,679,760	1,041,931
Bluestone pavers	2757 sq.m	0.5 kms	50	1,206,539	797,694
Gravel footpaths	7,501 sq.m	3.3 kms	20	168,254	109,639
Other	16,753 sq.m	1 km	20	1,536,128	1,075,747
Total	190,311 sq.m	85 kms		12,805,053	8,324,475

How are these assets performing?

Are these assets fit for the future?

Condition - A measure of the health of an asset



Data Confidence **High**

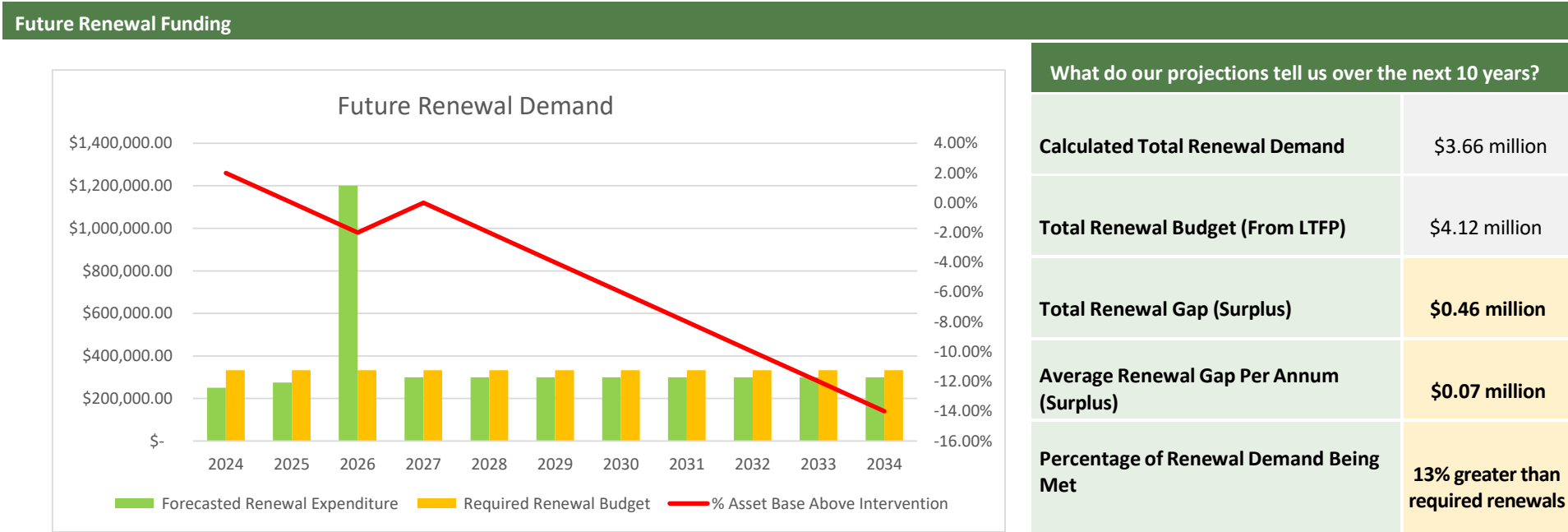


Approximately 24% of the pathway network requires replacement now or over the next few years. Ongoing investment is being made to meet this challenge.

In terms of capacity and functionality, there are a few shortcomings; however, areas for improvement in the future include:

- Accommodate enough resources for long-term renewal demands
- Create and implement a footpath policy and service plan for increasing demands of new footpaths from community
- 15km of footpaths that are non-compliant with current width standards
- Enhanced pathway lighting and signage
- Additional linkages to provide better connectivity

Very Good to Good	Service levels met. Routine management practices
Fair	Service levels largely met however some capital intervention may be required
Poor to Very Poor	Service levels not met and capital intervention required as a priority



Knowing we are delivering on our service commitments						
Customer Value	Level of Service Objective	How We Measure Performance	Measure Type	Performance		
				2022/23	2023/24	Trend
Quality	Satisfaction with local streets and footpaths	Annual Customer Satisfaction survey (score out of 100)	Mandatory LGPRF	38	39	Improving
	Customer requests for footpaths	Annual customer service requests	Business Metric	67	56	Improving
Cost	Area of footpaths renewed	The number of square metres of footpath renewed annually	Business Metric	-	1000 sq.m	Future measure
Safety	Compliance with Road Management Plan - Inspections	Percentage of 'Defect Inspections' completed on time annually	Business Metric	-	-	Future measure
	Compliance with Road Management Plan – Defect Response	Percentage of defects responded to within nominated response times annually	Business Metric	96%	74%	Declining

What are the future challenges and opportunities?



Changing Population

- > Population growth and increasing dwelling density
- > Ageing population and associated increase in impaired mobility



Legislation and Compliance

- > Ensuring compliance with the *Road Management Act 2004*
- > Meeting requirements of the Road Management Plan
- > Ensuring clarity on which roads Council is responsible for



Development

- > Development works (which can damage paths during construction) and introduce additional pathways through development.



Infrastructure

- > Ageing infrastructure causing root displacements for footpaths
- > Overgrowing vegetation on to footpaths

What we need to do

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none">> Monitor population and pedestrian count data alongside continuing to develop works programs with consideration of population trends. | <ul style="list-style-type: none">> Make sure we continue to deliver our commitments made in the Road Management Plan by inspecting and maintaining our footpath infrastructure to our service standards. | <ul style="list-style-type: none">> Monitor third parties performing work in and around our infrastructure and address any damage that may occur.> Ensure that extensions or changes to our footpath network follow our guiding strategies. | <ul style="list-style-type: none">> Develop 10-year renewal program for footpaths and continue to undertake regular condition assessments on footpaths. |
|---|--|--|--|

Recent achievements	What key improvement actions will we take, including significant projects?
---------------------	--

- | | |
|---|--|
| <ul style="list-style-type: none">> The construction of new footpaths around Dunlop Street and Scott Street in Mortlake to facilitate improved connectivity> New footpath constructed around Caravan Park – Bourne Avenue in Port Fairy for increased public access and tourism> Koroit township project – extended construction of bluestone pavers footpath on Commercial Road for improved public access and safety | <ul style="list-style-type: none">> Annual footpath renewal program> Other ongoing programs for regular maintenance and inspections> Continue with construction of Bank Street footpath in Port Fairy |
|---|--|

Buildings and Building Structures

Why do we have these assets? Our buildings provide suitable accessible, inclusive and welcoming spaces in which we can provide services both to and for the community.

Summary of assets that are included

Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Major buildings	223	20 - 100	100,260,321	39,027,957
Minor building structures	190	1 - 100	7,489,182	27,032,317
Total	413		107,749,503	66,060,274

How are these assets performing?

Are these assets fit for the future?

Condition - A measure of the health of an asset

Data Confidence **Medium**

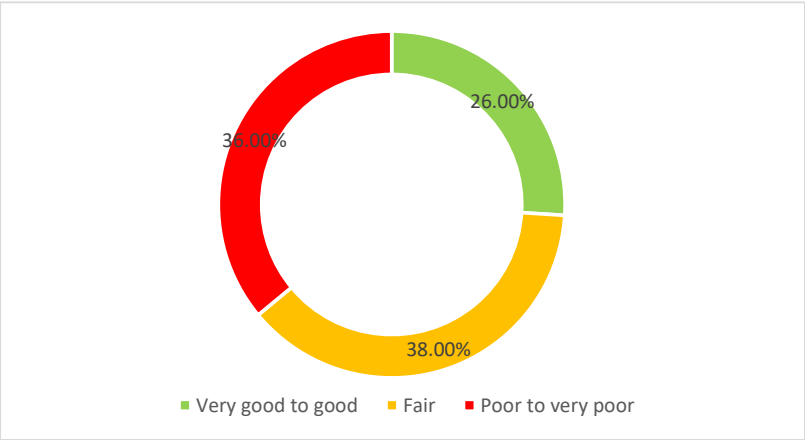
Buildings are currently in generally ‘Fair’ condition and funding projections tell us that over the next ten years it is likely the building renewal will be underfunded by approximately \$1.28 million per year.

If left unaddressed in the medium to long term, we will see a gradual decline in the standard of the facilities that our community enjoys using.

Major challenges include increased maintenance demands and insufficient resources to maintain intervention levels.

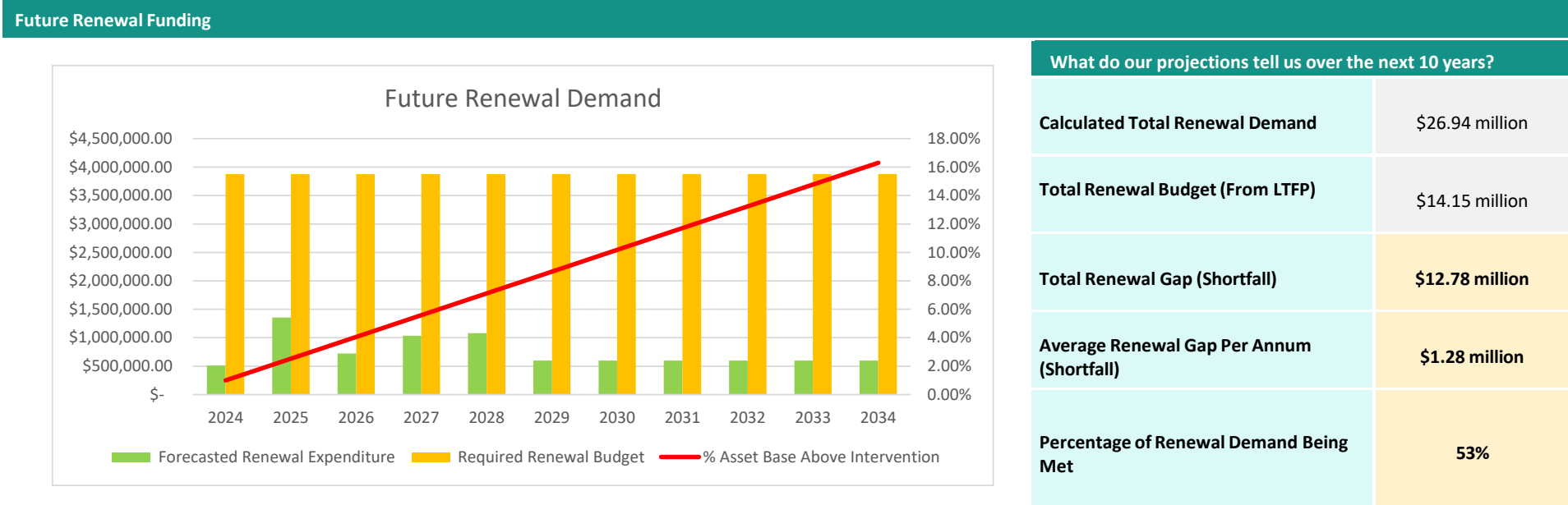
Along with maintaining the condition of our buildings, we will also need to plan our facilities so that they are of a contemporary standard and meet community expectations.

This includes making sure that they are accessible, fit for purpose, meet the needs of our changing community and are environmentally sustainable.



Very Good to Good	Service levels met. Routine management practices
Fair	Service levels largely met however some capital intervention may be required
Poor to Very Poor	Service levels not met and capital intervention required as a priority





Knowing we are delivering on our service commitments						
Customer Value	Level of Service Objective	How We Measure Performance	Measure Type	Performance		
				2022/23	2023/24	Trend
Quality	Satisfaction with recreational facilities	Annual Customer Satisfaction survey (score out of 100)	Business Metric	67	71	Improving
	Satisfaction with art centres and libraries	Annual Customer Satisfaction survey (score out of 100)	Business Metric	-	-	Future measure
	Provision of quality buildings and facilities	Percentage of buildings in ‘Fair’ condition or better	Business Metric	-	38%	Future measure
Use	Utilisation of aquatic facilities	Number of visits to aquatic facilities per head of municipal population	Mandatory LGRPF	0.24	0.17	Declining
	Occupancy rates of major buildings	Overall percentage of occupancy rates per year for the intended purpose of use for all council owned and managed major buildings	Business Metric			Future measure

What are the future challenges and opportunities?



Changing Population

- > Improving access for all genders, abilities and for other underrepresented communities
- > Meeting diverse, and often competing, demands and expectations for community facilities



Climate Change

- > More frequent and intense weather events will increase risk of facility damage
- > Ensuring that Council meets its zero net emissions target by 2040



Financial

- > Maximising the use of existing facilities and managing assets towards multifunctional purposes
- > Accommodating costs associated with new buildings within existing budget allocations



Legislation and Compliance

- > Ensuring compliance with all relevant governing legislation (e.g. accessibility, fire safety, occupational health and safety, etc.)
- > Ensuring that Council buildings are provided in line with the National Construction Code

What we need to do

- > Facilities will need to be adapted towards multiuse spaces to respond to and accommodate evolving and increasing demands
- > New facilities may be required to meet gaps in demand
- > Continue to implement renewal program for buildings and implement rolling condition assessment for buildings

- Continue to improve the energy performance of our facilities to reduce dependence on fossil fuel-derived energy
- > Incorporate sustainable design in investments in long lived infrastructure
- > Continue to advocate for resources to meet increasing maintenance demands and surveillance demands

- > Future asset planning and service design will need to consider and balance the key principles of affordability, equity and the environment
- > Divestment of underperforming assets and exploiting non-asset-based service solutions to reduce ongoing costs

- > Continue to maintain Essential Safety Measures in our buildings to meet our legal obligations
- > Maintain our Asbestos Management Plan
- > Manage contractors working on our buildings to make sure they do so safely
- > To increase and maintain transparent communications among internal stakeholders

Recent achievements

- > Amenities renewal in Southcombe and Killarney caravan parks
- > Upgrade/ repairs and renewals of community facilities in Port Fairy – such as Reardon Theatre, Community Services Centre, Visitor information centre, RSL, surf club, municipal office, Rogers Place –to improve safety and community satisfaction
- > Construction of Railway Goods Shed as part of federal grant funding to provide improved accessibility and community satisfaction
- > Rationalisation policy for disposal of assets
- > Successful completion of Moyne Shire Council Aquatic Audit Report providing an assessment of swimming pool infrastructure
- > Decommissioning of Peterborough Irving Reserve, golf club, caravan park and public toilet and handed over to Great Ocean Road Authority (GORCAPA)
- > Successful completion of Panmure female friendly change facilities

What key improvement actions will we take, including significant projects?

- > Monitor building performance and safety by regular condition assessment of all facilities
- > Continue to maintain Council's facilities to meet intervention levels
- > Investigate using different building methods such as prefabrication to address affordability principles
- > Continue to implement Macarthur Market Street Precinct plan and Public Toilets strategy
- > Continue to review community licensed facilities
- > Continue to advocate for sufficient funding allocations, resource allocation to meet intervention levels
- > Continue to implement recommendations from Moyne Shire Aquatic Audit Report

Open Space and Recreation

Why do we have these assets? Parks and recreation assets allow us to enjoy the many outdoor aspects around our shire.

Summary of assets that are included.

Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost \$ ('000)	Depreciated Value \$ ('000)
Play equipment	373	15 - 25	3,277,521	1,914,741
Other structures	323	5 - 50	8,794,176	4,846,262
Recreation	76	5 - 50	3,356,065	1,043,016
Total			15,427,762	7,804,020

How are these assets performing?

Are these assets fit for the future?

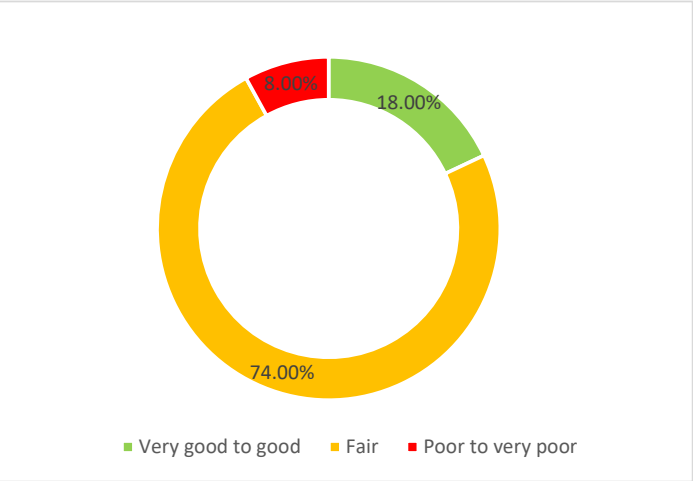
Condition - A measure of the health of an asset

Data Confidence **Low**

We acknowledge that we have more work to do to understand the performance of the open space asset portfolio. Asset data capture and condition information in our asset register is incomplete and we are working towards updating this information.

Many of the existing open space and recreation facilities were not designed to meet modern standards and expectations and will require major upgrades when they are eventually renewed.

Network deficiencies in terms of capacity and performance are detailed in our various open space strategies. We continually strive to implement the recommendations and initiatives from these strategies, subject to funding.



Very Good to Good	Service levels met. Routine management practices
Fair	Service levels largely met however some capital intervention may be required
Poor to Very Poor	Service levels not met and capital intervention required as a priority

Note: Above diagram is based on Playground data only





What are the future challenges and opportunities?



Changing Population

- > Population increase will boost demand for specific outdoor recreation activities, features and landscape settings, as well as new open spaces in proximity to where people live
- > Relocation of urban populations to regional areas is placing increased demand and expectations for improved asset performance and quality standards in comparison with urban areas
- > Increased tourism influx to the region



Open Space Provision

- > There will be a growing expectation that we will work towards preserving or increasing the current quantity and quality of green space within the shire
- > Increased expectations of community for modern and equivalent open space infrastructure standards in comparison with urban areas



Participation Patterns

- > Participation and leisure trends are expected to have a greater focus on health and enhanced social connectivity
- > A diverse range of high-quality facilities will be needed to meet community demand, including spaces for structured recreation, and non-competitive, social, and passive leisure opportunities.



Environmental Sustainability

- > Demands for upkeeping green infrastructure with climate change
- > Impacts on parks, gardens and local flora and fauna due to prolonged drought conditions increasing the need to plant drought tolerant plants and grasses
- > Potential for higher levels of water consumption to maintain the presentation of open spaces and the safe function of sporting facilities
- > Increasing temperatures from concrete surfaces and structures

What we need to do

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> > Upgrade and build new facilities designed and constructed to meet current standards > Universal design and inclusiveness principles included in the design and construction of open space infrastructure > Ongoing data capture and condition information along with data clean-up for improved data accuracy and reliability | <ul style="list-style-type: none"> Review and Implement Open Space Strategy to guide the delivery of consistent outcomes to the community based on defined levels of service > Implement plan to use the provisions of the planning scheme to acquire open space and/or cash-in-lieu as contributions to improving the open space system | <ul style="list-style-type: none"> > Continue to encourage diversity of use of all types of open space and promote increased accessibility by removing barriers wherever possible > Improvements in decision planning around budget allocations for open spaces and recreation facilities | <ul style="list-style-type: none"> > Increased effort to build sustainability features into open space design to limit the demand on water and provide increased water retention and water harvesting options > Sports grounds, courts, fields and other lawn areas have either warm-season grass, no irrigation needs, alternative water irrigation or are treated to reduce water use |
|--|---|---|---|

Recent achievements

- > Construction of Baxter Street Reserve – playground in Port Fairy
- > Construction of Koroit – Commercial Road – streetscape project with improved open space furniture and township access
- > Implementation of initiatives from the Koroit Streetscape Plan, Victoria Park Master Plan and Macarthur Precinct Plan
- > Completion of Port Fairy Gardens Oval and netball courts – Lighting project
- > Resurfacing of Mortlake netball courts

What key improvement actions will we take, including significant projects?

- > Continue with ongoing asset data capture, asset condition and other performance data for open space and recreation assets
- > Develop playground strategy and renewal programs
- > Review Open space strategy and update action plan
- > Review fees and charges policy for recreation facilities

Drainage

Why do we have these assets? Stormwater assets help protect our shire from flooding and helps keep our waterways clean.

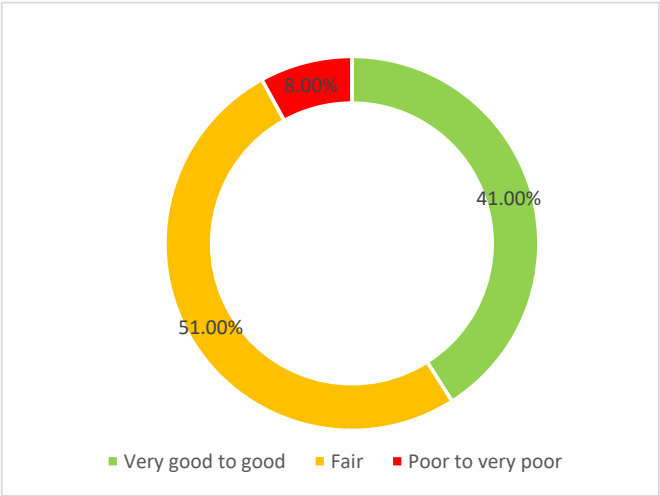
Summary of assets that are included.

Asset Category	Quantity (Number)	Useful Life (Years)	Gross Replacement Cost \$ ('000)	Depreciated Value \$ ('000)
Drainage pits	2008	100	4,740,372	3,123,732
Drainage pipes	1708	100	17,738,149	7,226,734
Minor culverts	1561	100	8,752,227	5,302,436
Total	5,277		31,230,748	15,652,902

How are these assets performing? **Are these assets fit for the future?**

Condition - A measure of the health of an asset

Data Confidence **Low***



* **Note** - Based on what exists in the asset register to date

Very Good to Good	Service levels met. Routine management practices
Fair	Service levels largely met however some capital intervention may be required
Poor to Very Poor	Service levels not met and capital intervention required as a priority

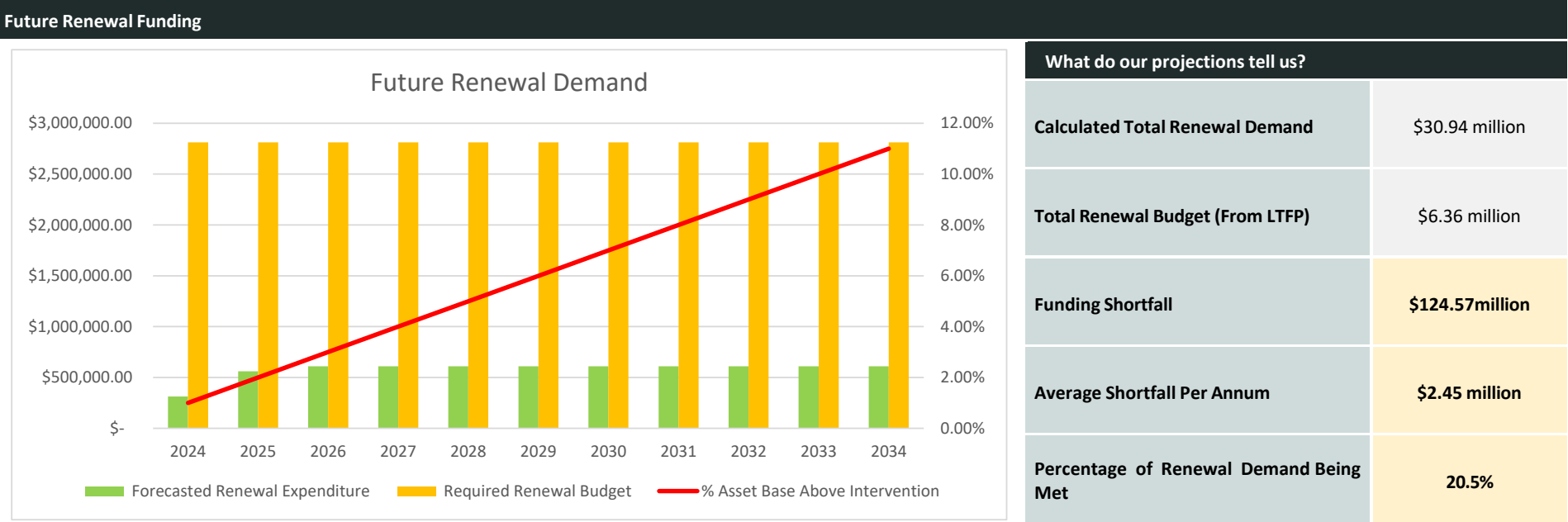


We acknowledge that we have more work to do to understand the performance of our drainage network to ensure that we are allocating sufficient funds towards the management of Council’s stormwater drainage assets.

We are working towards improving the knowledge of condition and serviceability (or function) through a structured inspection program of pits and underground drains. We are working towards inspecting approximately 10 km of drainage pipes in Koroit, which is around 10% of the network, by 2025.

We are also working towards improving the capacity of the drainage system by implementing some of the key projects from our *Drainage Asset Management Plan 2021*.

Better information on the performance of the stormwater drainage network will enable more accurate lifecycle costs to be determined; these will be reflected in future revisions of our Drainage Asset Management Plan and Long-Term Financial Plan. The renewal forecasts that we have made in this report have been determined by extrapolating the existing condition data that we do have across the balance of the drainage asset portfolio.



Knowing we are delivering on our service commitments						
Customer Value	Level of Service Objective	How We Measure Performance	Measure Type	Performance		
				2022/23	2023/24	Trend
Quality	Provision of an effective drainage network	Percentage of drainage assets in 'Poor' condition or better	Business Metric	-	41%	Future Measure <i>Due to more of the network to be inspected</i>
Responsiveness	Registered drainage complaints are responded to promptly	Percentage of complaints responded to within nominated timeframes	Business Metric	-	-	Future measure
Safety	Protection of property from surcharges	Percentage of drains that meet design standards for capacity	Business Metric	-	-	Future measure
	Drainage assets are managed to mitigate risk	Percentage of stormwater drainage network inspected each year	Business Metric	-	10%	Future measure
Environment	Receiving waterways are protected from gross pollutants	Percentage of Gross Pollutant Traps inspected and cleaned per annual program	Business Metric	-	100%	Future measure

* Note - Based on what we have inspected to date.

What are the future challenges and opportunities?



City Development

- > Development in growth areas and continued urban consolidation will create increased demand for additional stormwater drainage capacity across the existing network



Ageing Infrastructure

- > Some older stormwater assets are under capacity and require upgrades to improve flood immunity
- > More recurrent flooding incidents
- > The ability to fund timely renewal and upgrades of stormwater assets in poor condition, leading to increased maintenance costs



Climate Change

- > Projected increase in extreme weather events and sea level rise will leave the shire more vulnerable to flooding, especially in known hotspot locations such as Koroit and Port Fairy



Environmental Sustainability

- > Investigate opportunities for reusing storm water runoff for irrigation and road construction purposes

What we need to do

- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> > Develop storm water infrastructure plans to cater for future urban development; this will provide planners information to streamline development requirements for sustainable infrastructure > Improve resource and funding allocation for drainage renewal works | <ul style="list-style-type: none"> Ongoing inspections and drain cleaning to maintain performance > Prepare a long-term drainage renewal program > Ensure that the Financial Plan and Asset Management Plans are integrated and reflect future asset costs | <ul style="list-style-type: none"> Plan to prepare regional flood study in areas subject to low density rural development and urban developments, in order to aid planners and builders to develop responsibly | <ul style="list-style-type: none"> > Rolling program for condition assessment of drainage network to accumulate data for future renewal and funding and also to identify high risk failure situation |
|--|---|---|--|

Recent achievements

- > Koroit – Commercial Road drainage upgrade – major project planned, commenced in 2022/24
- > Roadside drainage constructed along with road reconstruction projects – 2023/24

What key improvement actions will we take, including significant projects?

- > Continued improvement in achieving recommendations from Drainage Asset Management Plan
- > Ongoing programmed condition inspection of drainage network
- > Continue to be part of the *Great South Coast Integrated Water Management Alliance* which aims to deliver significant efficiencies to the management of our stormwater infrastructure

Other Assets Classes that are not covered by this report include:

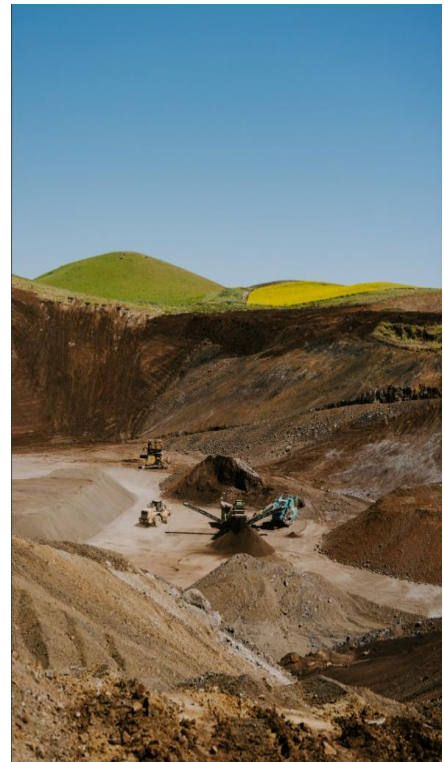
- > Caravan parks
 - > Quarry
 - > Coastal and marine assets
 - > Waste management facilities
 - > Plant and equipment
 - > Green infrastructure (street and parkland trees)
- To report on the current state and performance of service delivery on the above-mentioned asset classes, improvements are required at a minimum and not limited to data capture, reconciliation with finance and asset registers and condition data.
 - Management plans are to be developed and reviewed considering a broader long-term approach to managing life cycle costs for the above-mentioned assets.
 - Emergency management and risk management also to be considered with the implementation of asset planning strategies for the above asset classes.



Southcombe Caravan Park



Yambuk

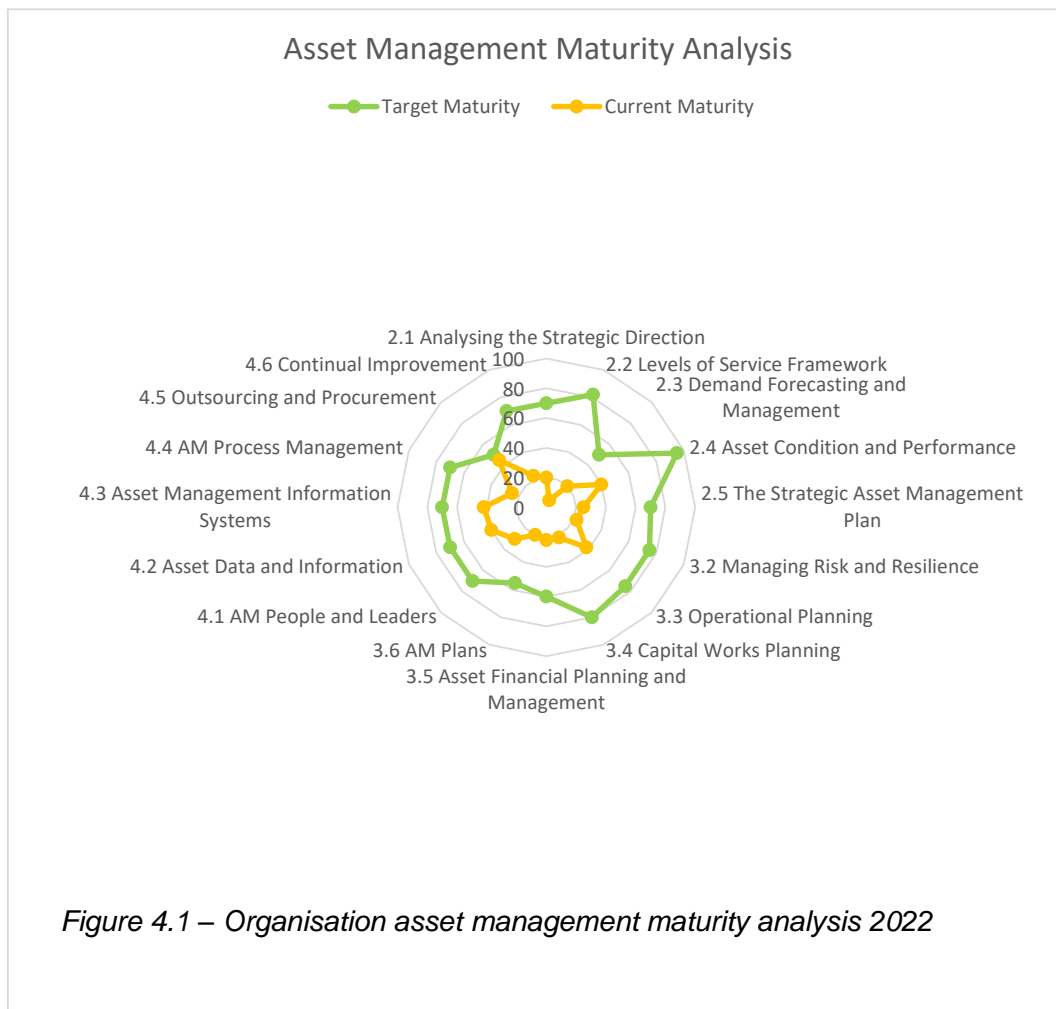


Mount Shadwell Quarry

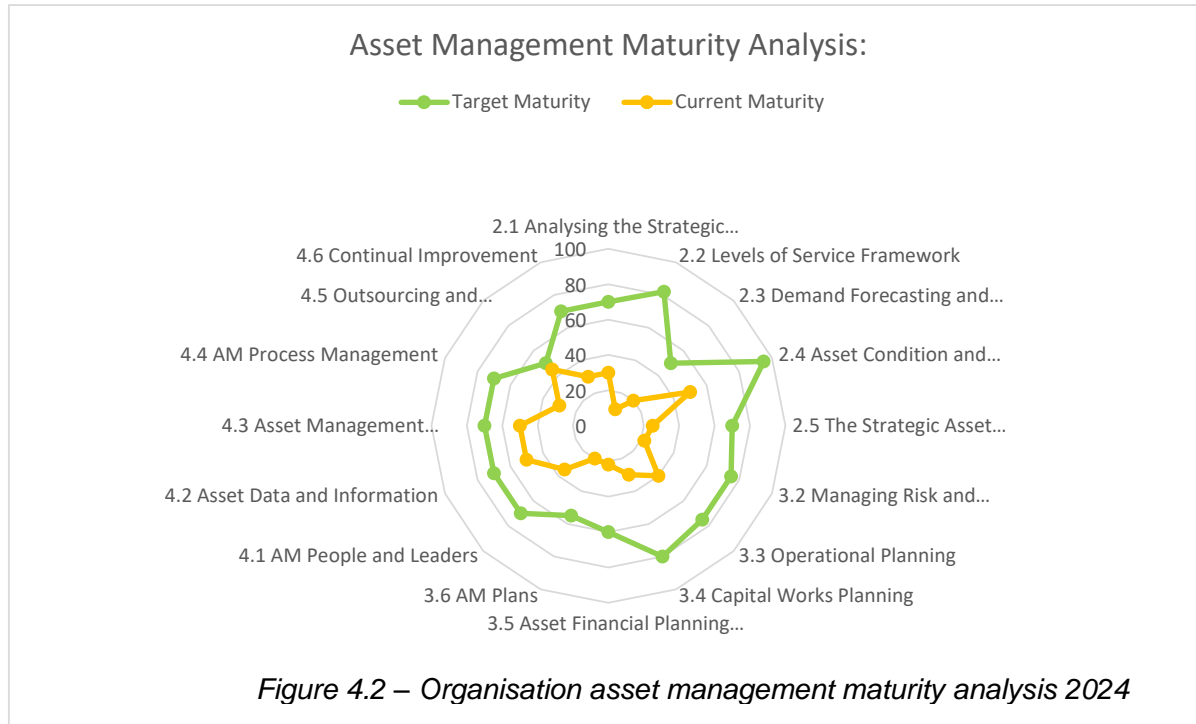
4. Asset Management Maturity Analysis:

The International Infrastructure Management Manual (IIMM) asset management maturity index measures asset management practice areas on a scale that starts at “aware” and progresses through “basic”, “core”, “intermediate” to “advanced” level.

During the establishment of AP22, Council’s asset management practices were assessed, with the results shown in Figure 4.1. The orange lines indicate the current level of maturity, and the green lines indicate target maturity desired.

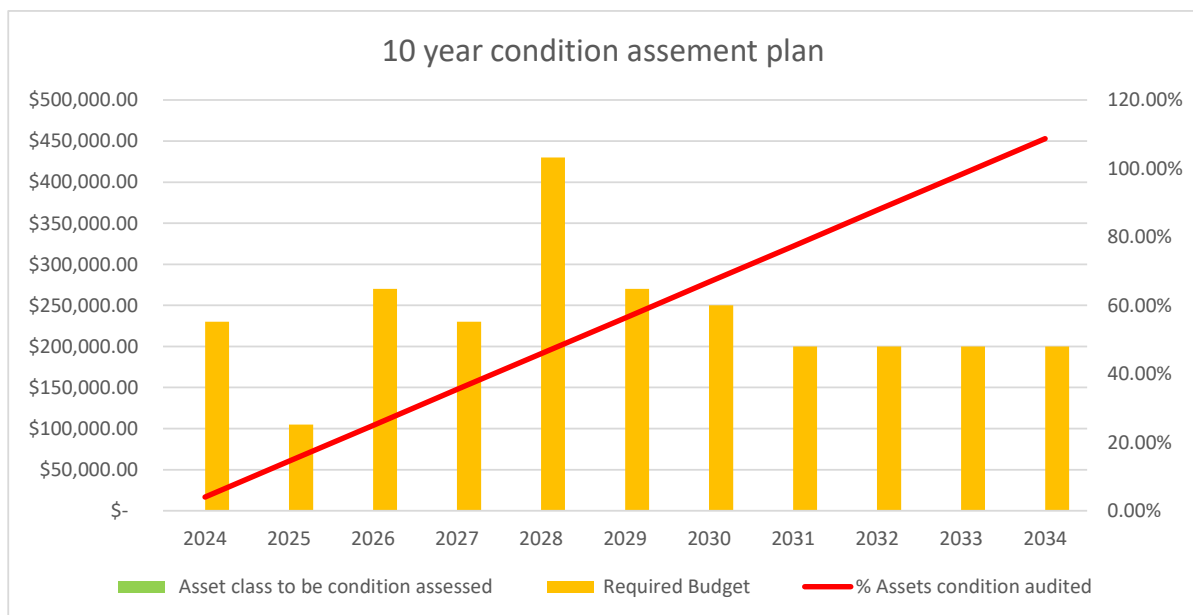


It should be noted that as AP22 was the first asset plan developed in response to the Local Government Act 2020, it is expected that asset maturity and awareness are low; however, the State of Assets report is used to identify and improve key strategic actions and priorities that would increase the asset maturity matrix of Council. Figure 4.2 shows that there have been some improvements contributing towards attaining a desired level of asset maturity.



Asset condition and performance:

- > A 10-year rolling program of asset condition audits for all asset classes has been developed and incorporated in the LTFP. Figures below describe the 10-year condition assessment plan.



- > Condition audits are completed for FY23-24 for bridges, footpaths and playgrounds.
- > Renewal programs for key assets are developed on an annual basis as part of the budget process.
- > Development and implementation of a 5-year road renewal program with a 10-year longer term forecast for works is underway.
- > Renewal scheduling has a high focus on asset management risk and user risk mitigation outcomes.
- > Acquisition and disposal decisions will be based on Asset Plan 2022 and specific asset acquisition and decision-making criteria, along with provision standards as proposed through Asset Rationalisation Plan and Policy. This process has commenced with assessments being made for Council freehold properties including value, usage, condition and community social licence for retention or disposal.

Strategic financing:

- > Improvement to smoothing of renewal demand is occurring through the investment in condition audits and improved renewal planning and scheduling.
- > Through the FY23-24 budget process, Council identified the need for an infrastructure “set aside” budget allocation for infrastructure/asset related projects not immediately identified within the current budget or strategic plans. This budget can also be used as leverage for funding and grants should they address asset renewal outcomes.
- > Ongoing implementation of the Asset Rationalisation program will inform rationalisation decisions based on an understanding of Council’s asset base and as a mechanism for determining asset disposal. This will reduce asset maintenance costs and provide a source of asset renewal revenues through asset sales or asset repurposing, thereby contributing to reducing the asset renewal gap.
- > Investment partnerships have been enhanced over the past 12 months to include identification of contributions for key asset stakeholders for asset and capital works investment.
- > Allocation of external grants towards existing asset renewal has had an important and positive impact on much needed investment in key infrastructure. Examples include the Local Roads and Community Infrastructure funds that was allocated to a number of community asset renewal projects including roads, community buildings, bridges, drainage and open space and sport and recreation assets.

Capacity building:

- > The June 2023 organisational realignment was based on the skills and key roles of staff to deliver Council’s planning and strategic framework. Skill diversification and professional development / training will continue to be provided to staff to ensure that the organisation is responsive to internal and external service influences and service opportunities.

Business processes and systems:

- > Information systems transformation for assets inventory capture, condition portfolio and asset management practice actions that contribute to Council’s decision making is progressing and contributes the data systems for a more user friendly and integrated software package. This is being undertaken through the Coastal Connect partnership project, as well as reviews of project management practice through the Project Management Office.
- > A data clean-up project is also underway to improve data capture, data accuracy and information relevance. This has identified gaps in the asset inventory details such as data duplication, incorrect disposal procedures and data management procedures.

- > A-SPEC project implementation is underway that allows the capture of constructed drawings and converts the information into readable contextual information for the asset register.

Strategic governance:

- > The Asset Project Management Framework Governance Group and the Capital Works Group are undertaking project management oversight to support improved asset investment planning, responsibilities and reporting. This process is leading to the development of a project investment pipeline that will guide future reviews and updates to AP22 and AMPs.
- > Climate change responses are being elevated within project and asset planning and management, including weather event mitigation design plans, drainage projects to reduce flooding impacts and securing funding for sustainable energy projects including solar panel installation and EV charging stations.
- > When undertaking projects, officers aim to involve traditional owners in asset and environmental design considerations to build partnership with local key stakeholders.
- > Asset project and asset class managers also have heightened awareness of statutory requirements under Native Title, Cultural Heritage Management Plans, Marine and Coastal Act approval processes and environmental values and protections.

5. Conclusion:

The State of the Asset Report identifies the future challenges, achievements and opportunities that exist across the key assets, and identified the requirements, risks and strategic actions to progress the asset maturity matrix and asset improvement plans.

The report provides information on replacement values and renewal gaps for key assets which are major factors in determining the LTFP budgets. This has also highlighted trends and demand drivers, performance metrics that measure the asset performance of key assets in relation to asset planning and management that can be improved across the organisation.

Improvements to the asset knowledge base across all asset classes can be supported through systems, policies and service integration. This will help to address gaps and missing linkages for measuring performance, strategic analysis, reporting and maintenance planning.

Asset maturity analysis is studied for the period of implementation from AP22, enabling an estimation of trends in progression towards increasing asset maturity for Council.

A focus will be given to improving completeness of capturing assets inventory, condition, audits and underlying trend data that helps Council identify capital and investment challenges and opportunities.

6. Next steps and recommendations:

- Progress towards raising Asset Management awareness and improving the organisational maturity level on adherence to adopted asset management plans and policy. It is important for service managers, key officers and elected members to understand the principles of asset management to inform best practice decision making and asset planning.
- AP22 management result areas will need to be incorporated into performance reviews for the respective managers and officers responsible and supported through best practice training / professional development for asset management.
- Continue to improve data capture for asset management purposes by utilising tools and existing processes such as A-SPEC that will provide consistent, quality and timely data to inform a centralised information bank of Council owned assets and asset planning for capital and operational works.

- Continue to implement a 10-year condition assessment plan that provides Council with evidence-based asset planning for capital and operational works.
- Continue to mitigate asset management risk by regular reviewing and reporting to align with corporate risk management processes and policies.
- Continue finding opportunities and consider assessing new methods, technologies and efficiencies where appropriate that would benefit Council by reducing costs in capital and operational planning.
- Progress the implementation of key asset policies and strategies including property management, road register, community engagement, waste management, footpath policy and township signage.
- Continue to implement asset rationalisation policy, strategies and cost benefit analysis for asset lifecycle management, aiming to get the best value for Council.
- Continue to improve business systems and processes through an integrated approach in the Coastal Connect project implementation.
- Continue to improve the integration of AP22 into Council's strategic planning and decision-making processes.



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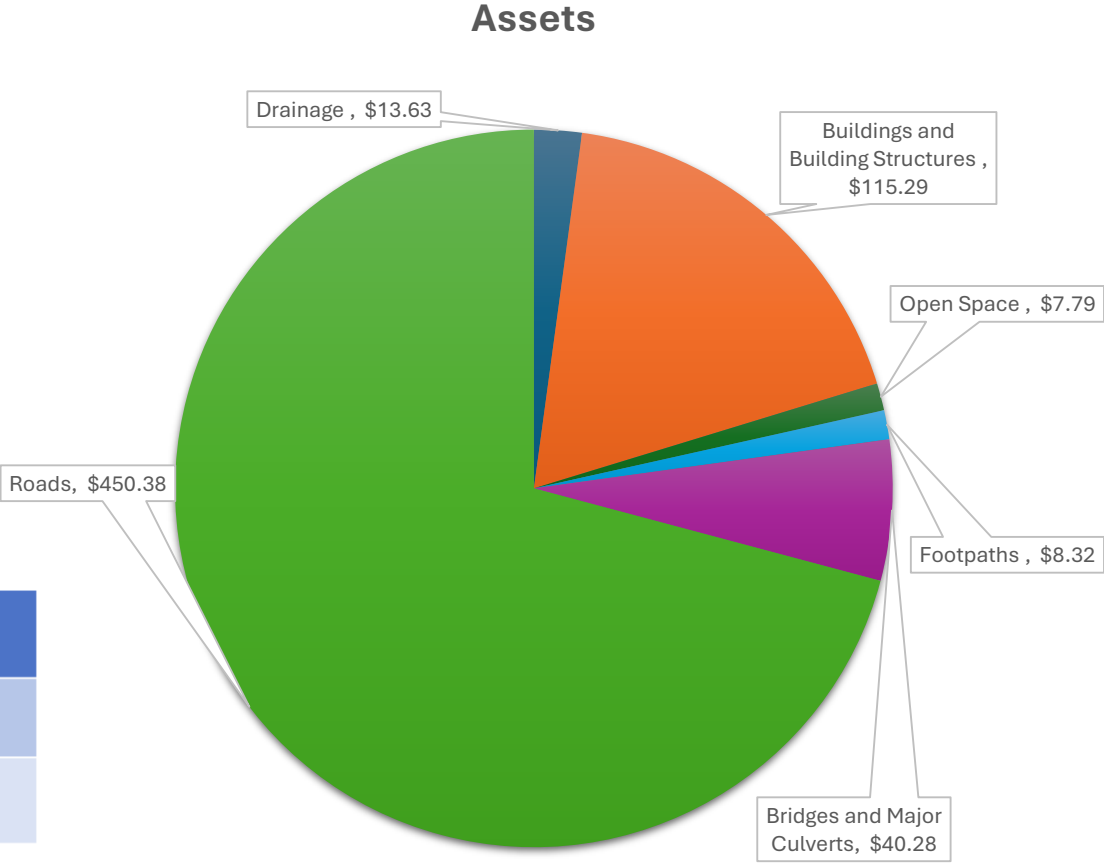
Introduction

Council has approximately \$665 million worth of assets used to operate the many services we provide and to deliver the Council Plan. The major asset breakdown includes:



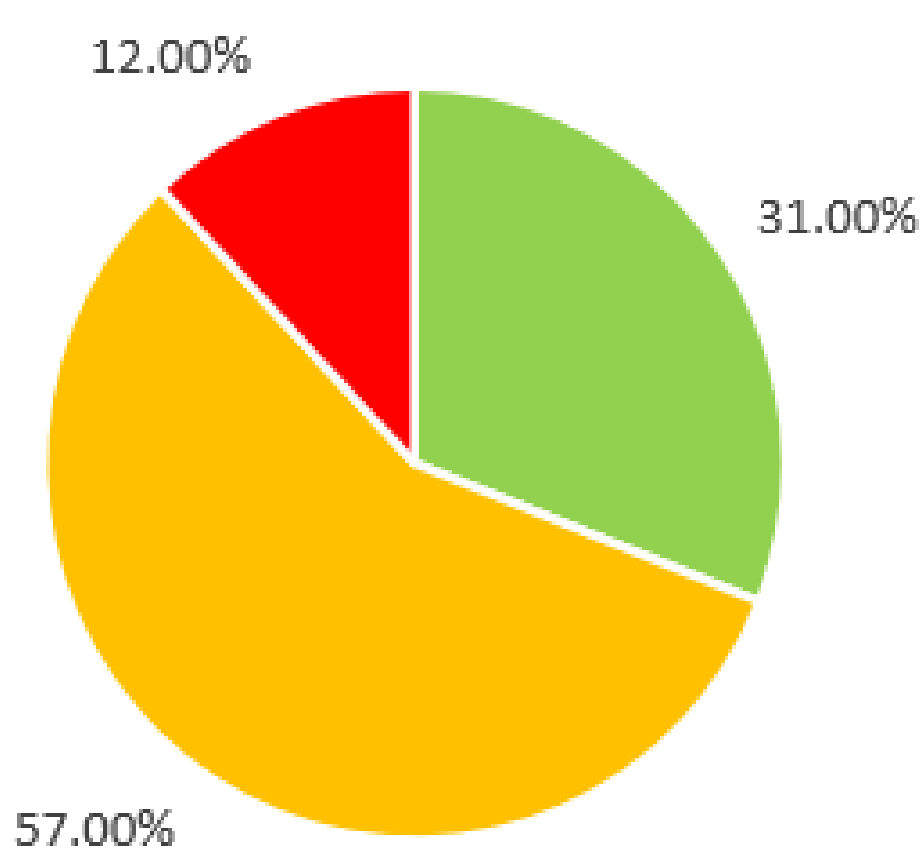
What is the worth of Council's assets	2022	2023	2024
Written down value /carrying amount	\$ 637 million	\$ 661 million	\$ 665 million
Fair value/replacement cost	\$ 926 million	\$ 1008 million	\$ 1029 million

Table 1: Details of Moyne Shire Council's financial statements details



Current Assets Condition

– all classes at 30 June 2024



Very Good to Good Condition

Service levels met. Routine management practices



Fair Condition

Service levels largely met however some capital intervention may be required



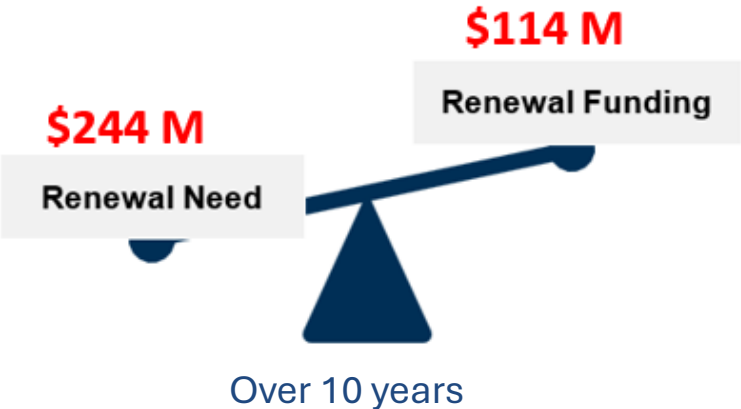
Poor to Very Poor Condition

Service levels not met and capital intervention required as a priority

‘Poor’ and ‘Very Poor’ assets reflect:

- an area in need of action in the form of investment, divestment, re-purpose
- an operational area may continue to utilise a low-risk asset but must be prepared to proactively address its condition

Renewal Gap



The renewal gap is the difference between the current level of actual renewal expenditure and the level of funding necessary to replace assets when they need to be.

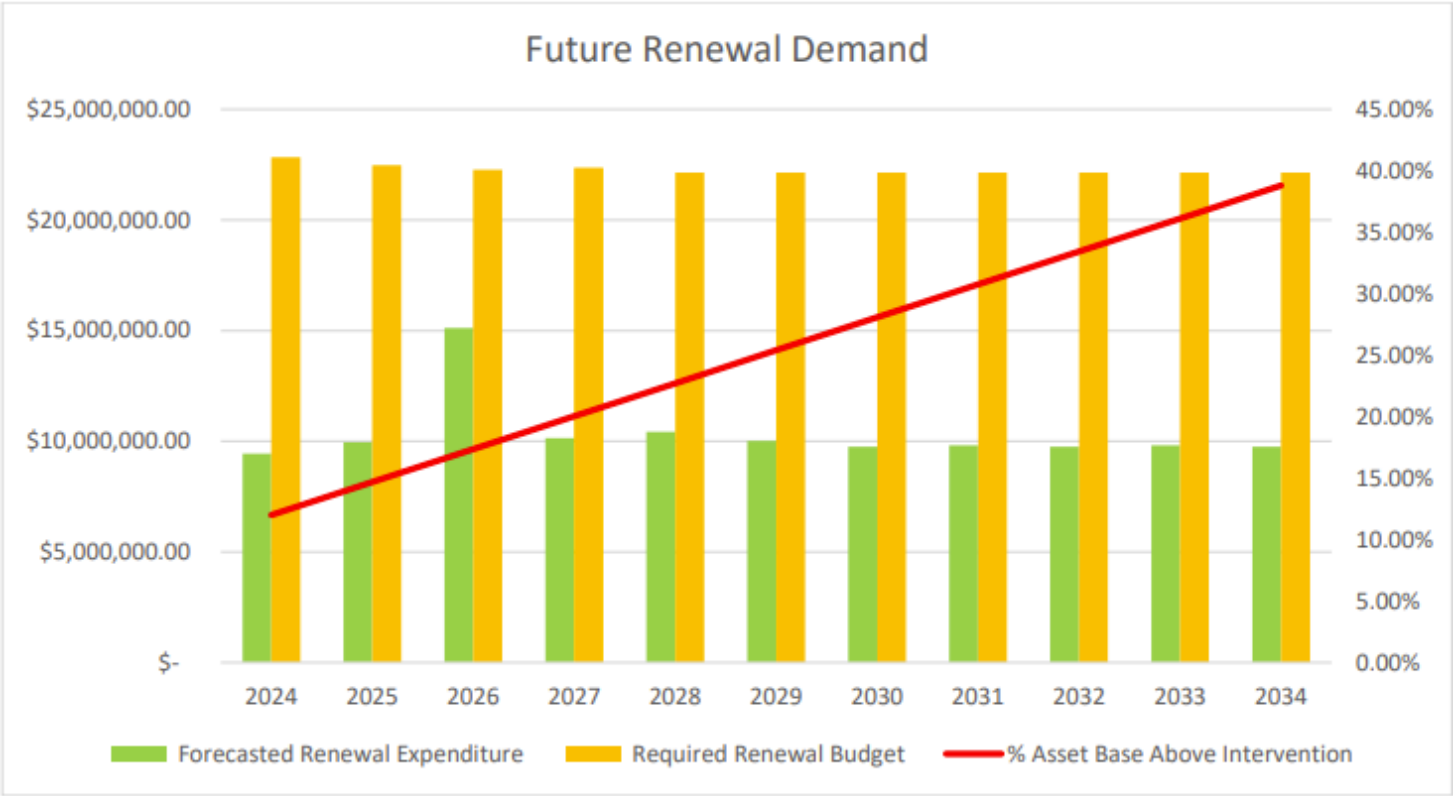
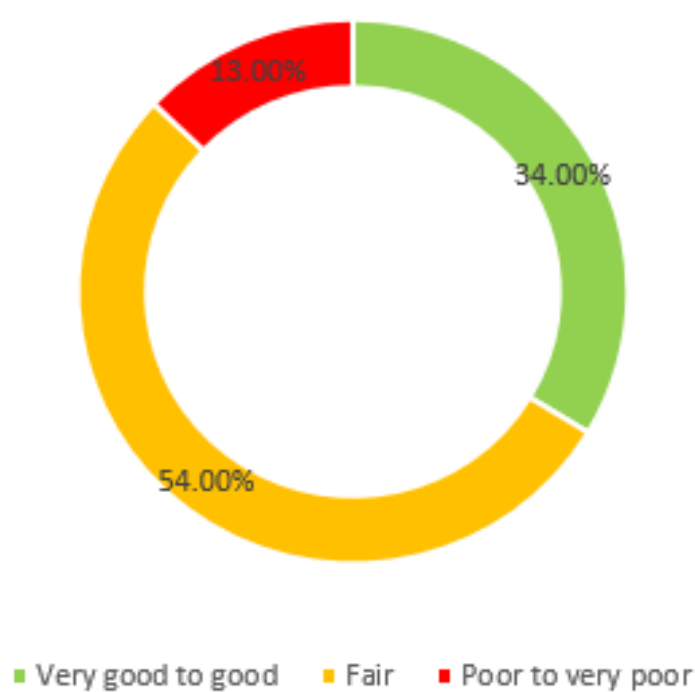


Figure 4 - Forecast Renewal Demand and Funding
Current Renewal Funding is only 47%

Roads

Why do we have these assets?	The local road network enables people and goods to move safely and efficiently around the shire whether by vehicle or other means.			
Summary of assets that are included.				
Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost \$('000)	Depreciated Value \$('000)
Sealed roads	1638 km	80	635,632,822	406,274,926
Unsealed roads	1060 km	15	43,490,701	33,104,204
Kerb and channel	48 km	80	5,729,844	3,464,162
Total	2746 km		684,853,367	442,843,292



Ongoing challenges include:

- Increased heavy vehicles
- Growing agriculture and forestry sectors
- Damage through intense and frequent climate change events

What do our projections tell us over the next 10 years?	
Calculated Total Renewal Demand	\$100.45million
Total Renewal Budget (From LTFP)	\$81.84 million
Total Renewal Gap (Shortfall)	\$18.57 million
Average Renewal Gap Per Annum (Shortfall)	\$1.6 million
Percentage of Renewal Demand Being Met	81.51%

Buildings and Building Structures

Why do we have these assets? Our buildings provide suitable accessible, inclusive and welcoming spaces in which we can provide services both to and for the community.

Summary of assets that are included.

Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Major buildings	223	20 - 100	100,260,321	39,027,957
Minor building structures	190	1 - 100	7,489,182	27,032,317
Total	413		107,749,503	66,060,274



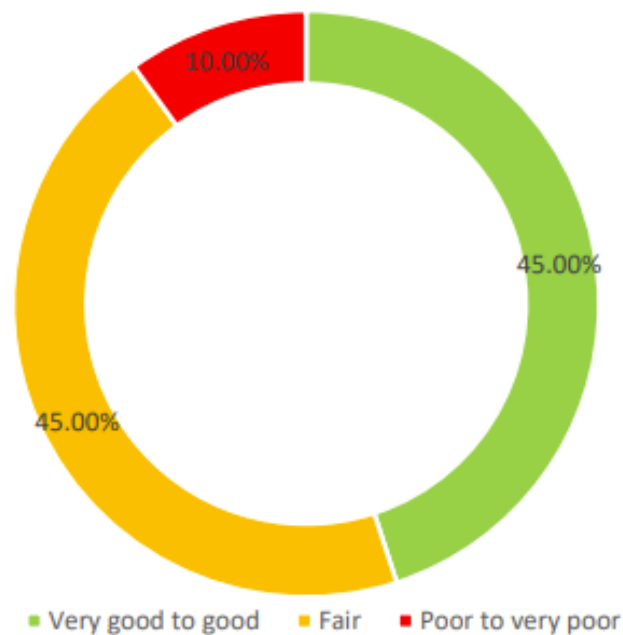
Areas to note include:

- Increased maintenance demands
- Challenges meeting essential compliance checks
- Increase renewal budget

What do our projections tell us over the next 10 years?	
Calculated Total Renewal Demand	\$26.94 million
Total Renewal Budget (From LTFP)	\$14.15 million
Total Renewal Gap (Shortfall)	\$12.78 million
Average Renewal Gap Per Annum (Shortfall)	\$1.28 million
Percentage of Renewal Demand Being Met	53%

Bridges and Major Culverts

Why do we have these assets?	Bridges and major drainage structures create a high level of connectivity throughout across the local road and pathway networks.			
Summary of assets				
Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Bridges	134	100	58,987,487	32,902,360
Major culverts	131	100	12,305,243	6,524,613
Foot bridges	6	60	1,364,908	862,355
Total	271		72,657,638	40,289,328
How are these assets performing?			Are these assets fit for the future?	



Areas to note include:

- 10% of network above intervention, requires at least \$50 million to replace
- Escalation of construction costs
- Challenges in supply chain management

What do our projections tell us over the next 10 years?	
Calculated Total Renewal Demand	\$50 million
Total Renewal Budget (From LTFP)	\$9.1 million
Total Renewal Gap (Shortfall)	\$46 million
Average Renewal Gap Per Annum (Shortfall)	\$4.5 million
Percentage of Renewal Demand Being Met	17%

Footpaths

Why do we have these assets?

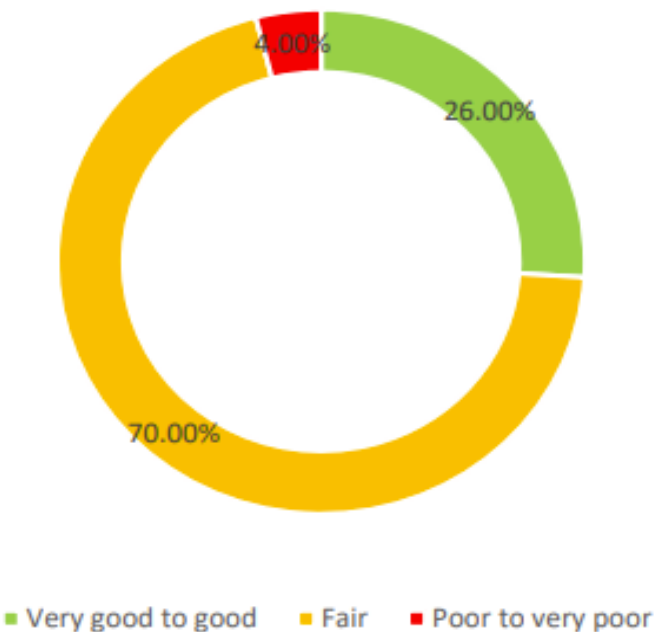
Footpaths and shared trails provide a connected network that allows for the safe movement of pedestrians, cyclists and other users around the shire.

Summary of assets that are included.

Asset Category	Area (sq.m)	Length(kms)	Useful Life (Years)	Gross Replacement Cost (\$)	Depreciated Value (\$)
Concrete footpaths	125,913 sq.m	65 kms	50	8,214,372	5,299,464
Sealed footpaths	37,387 sq.m	15 kms	20	1,679,760	1,041,931
Bluestone pavers	2757 sq.m	0.5 kms	50	1,206,539	797,694
Gravel footpaths	7,501 sq.m	3.3 kms	20	168,254	109,639
Other	16,753 sq.m	1 km	20	1,536,128	1,075,747
Total	190,311 sq.m	85 kms		12,805,053	8,324,475

How are these assets performing?

Are these assets fit for the future?



Areas to note include:

- Increasing requests for new footpaths
- 15kms of footpaths are non-compliant with current width standards
- Enhance pathway linkages, lighting and signage

What do our projections tell us over the next 10 years?

Calculated Total Renewal Demand	\$3.66 million
Total Renewal Budget (From LTFP)	\$4.12 million
Total Renewal Gap (Surplus)	\$0.46 million
Average Renewal Gap Per Annum (Surplus)	\$0.07 million
Percentage of Renewal Demand Being Met	13% greater than required renewals

Open Space and Recreation

Why do we have these assets?	Parks and recreation assets allow us to enjoy the many outdoor aspects around our shire.			
Summary of assets that are included.				
Asset Category	Quantity	Useful Life (Years)	Gross Replacement Cost \$ ('000)	Depreciated Value \$ ('000)
Play equipment	373	15 - 25	3,277,521	1,914,741
Other structures	323	5 - 50	8,794,176	4,846,262
Recreation	76	5 - 50	3,356,065	1,043,016
Total			15,427,762	7,804,020



Areas to note include:

- Existing facilities not designed to meet current standards
- Deficiencies in capacity and performance
- Increased tourism and community requests
- Improvements in the asset data capture

What do our projections tell us over the next 10 years?	
Calculated Total Renewal Demand	\$12.27 million
Total Renewal Budget (From LTFP)	\$4.19 million
Total Renewal Gap (Shortage)	\$8.08 million
Average Renewal Gap Per Annum (Shortage)	\$0.73 million
Percentage of Renewal Demand Being Met	34%

Stormwater Drainage

Why do we have these assets?	Stormwater assets help protect our shire from flooding and helps keep our waterways clean.			
Summary of assets that are included.				
Asset Category	Quantity (Number)	Useful Life (Years)	Gross Replacement Cost \$ ('000)	Depreciated Value \$ ('000)
Drainage pits	2008	100	4,740,372	3,123,732
Drainage pipes	1708	100	17,738,149	7,226,734
Minor culverts	1561	100	8,752,227	5,302,436
Total	5,277		31,230,748	15,652,902
How are these assets performing?			Are these assets fit for the future?	



Areas to note include:

- Limited condition and serviceability data
- Ageing infrastructure
- Extreme weather events causing pressure on maintenance programs

What do our projections tell us?	
Calculated Total Renewal Demand	\$30.94 million
Total Renewal Budget (From LTFP)	\$6.36 million
Funding Shortfall	\$124.57million
Average Shortfall Per Annum	\$2.45 million
Percentage of Renewal Demand Being Met	20.5%

Conclusion

- Renewal gaps are high for a number of asset classes
- Renewal gaps to address Long Term Financial Plan (LTFP)
- Improve performance through strategic actions
- Improvements to knowledge base across all assets
- Asset maturity assessment
- Asset management awareness



2.5 Councillor Representative for Victoria Local Governance Association (VLGA)

Directorate: Corporate & Governance Services

Report Author: Manager Governance & Corporate Planning

Overview: The Victorian Local Governance Association (VLGA) has requested that Moyne Shire provide representatives to the VLGA.

Officer Recommendation

That Council endorse that:

- 1. Cr. Murrehy be nominated as the Councillor representative for the Victorian Local Government Association (VLGA)**
 - 2. Cr Lockett be nominated as the representative for the VLGA's Local Government Working Group on Gambling.**
-

Background

The Victorian Local Governance Association (VLGA) is the councillor support network. As a Council member of the VLGA, the councillor group has an opportunity to nominate a representative/s for the 2025 year.

A Councillor representative aims to maximise the benefits council receives through membership and to participate in the various networks that the VLGA offer.

Councillors requested extra information at the discussion at workshop held on 4 February 2025.

Strategic Link

Council Plan 2021-2025

5.1 - ORGANISATIONAL GOVERNANCE AND POLICY - Governance and Leadership
Be an active partner in regional forums and networks and collaborate on regional priorities and opportunities

Discussion

All Councillors within Moyne Shire, as a member council, are entitled to attend VLGA programs and events. There is also the opportunity to nominate council representatives (one officer, and one Councillor) to the VLGA's *Local Government Working Group on*

Gambling (LGWGOG), which is a sector leading network that aims to provide information and support to VLGA member councils around the issue of gambling.

Membership

Council is a member of the Victorian Local Governance Association (VLGA). Annual membership is currently \$3422 p.a.

Membership provides council with:

- Discounts on training programs (e.g., 50% discount on VLGA Induction modules undertaken with a saving of \$7,000)
- candidate and councillor training
- advisory and support
- information forums and events
- professional development programs
- resources
- media management
- collaborative partnerships
- advocacy and policy
- participation in the governance of the VLGA.

Councillors were provided with information on the meeting structure, election, voting rights, and timing of meetings to support their consideration of representatives.

Consultation

Information on these opportunities has been provided by VLGA. A review of the VLGA constitution has provided information on the member council representative opportunities (voting at general meetings etc.).

Financial Implications

Additional travel expenditure/reimbursement for members involved in these meetings.

Risk

Risk identified: No Identified Risk

Conclusion and next steps

The VLGA will be advised of the representatives for Moyne Shire, and representatives will be given meeting/schedule information.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

A Gender Impact Assessment was not applicable.

Attachments

Nil

2.6 Monthly Finance Report - January 2025

Directorate: Corporate & Governance Services

Report Author: Manager Finance & Property

Overview: The purpose of the report is to inform the Council of the financial performance and position of the Council. This section provides a snapshot of some key financial indicators of our financial performance as at the end of the reporting period. It focuses on monitoring our operating performance, capital expenditure progress and the ready availability of/access to cash resources. It also provides a forecast of the year-end result.

Officers Recommendation

That Council

1. **Receive and note the Monthly Financial Report as at 31 January 2025.**
2. **Approve a budget variation of \$100,000 in the 2024-2025 budget to replace the fibreglass shell lining of the Macarthur Swimming Pool.**

Summary

The Income Statement result for the period ending January 2025 is favourable to YTD budget by \$0.72 million. Council had cash and investments at the end of January 2025 of \$16.67 million, and a forecast year-end balance of \$13.93 million, down from the adopted year end forecast of \$14.83 million. Capital works expenditure YTD totals \$11.94 million which is slightly behind the prior year comparative of \$12.6 million.

Discussion

The financial result for the period ended 31 January 2025 is a \$18.63 million surplus compared to the expected year to date Operating Surplus of \$17.91 million, a favourable result to YTD budget of \$0.72 million. Income of \$55.77 million is substantially in line with the budget forecast of \$56.08 million. Expenditure of \$37.14 million is favourable to budget by \$1.03 million.

The **underlying surplus** position is forecast to be \$0.11 million for the financial year. As previously reported to Council this result includes \$1.54 million of net expenditure for 2023-24 projects carried over to 2024-25, which will have had a timing difference affecting both financial years

The forecast year end cash position has reduced from \$14.83 million to \$13.93 million primarily due to the \$0.5 million additional cash required to fund the Hopkins Falls bridge works and the additional funds from the Mt Shadwell Quarry reserve to fund the purchase of two new loaders of \$1.24 million. Refer 2.4 Reconciliation of cash and reserves.

Macarthur Swimming Pool

The need for replacement of the existing fibreglass shell at the Macarthur Swimming pool is now considered urgent because the old patches that are also failing. Responsible budget decision-making for major plant infrastructure is necessary it is more efficient to replace the fibreglass shell at the end of the current operating season March 2025. The benefits include:

1) cost efficiencies

A pool shell will cost no more than \$100,000 and will last 10 years. The existing fibreglass is thin and is patched in sections as required, with the most recent patching undertaken in November 2023 at a cost of \$14,330. The deterioration will continue exponentially and will therefore require ongoing maintenance costs, which will also grow exponentially in cost.

The shell installation will allow for the completion of the Aquatic Facilities Strategy and provide a time buffer for a more strategic approach to the determination of future investment.

2) timing for delivery of project

Contractors to deliver the project are limited and none are local. Securing a contractor at the end of the operating season in March 2025 is preferred so that opening preparations are not impeded by weather delays and the timely opening of the pool is not compromised. The weather can impact attendance numbers at the pool, so readiness to open is important to maintain projected income levels.

Revised Budget

The CEO is required under the Local Government Act section 97(3) to provide a statement as to whether a revised budget is, or may be required following the December quarterly report of the financial year.

Accordingly, the CEO hereby advises that a revised budget is not required for the 2024-25 financial year.

A summary of the operating result and underlying deficit are reflected in Table 1 and are also discussed in section 1.1 below.

1.1 Financial Position as at 31 January 2025

Table 1: Financial Position as at 31 January 2025

	YTD Update Budget	YTD Actual Results	Variance from YTD Budget	Adopted Annual Budget	Revised Forecast Annual Result 30-Dec	Revised Forecast Annual Result 31-Jan	Variance from Previous Forecast Annual Result	Variance from Full Year Adopted Budget	Note
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating									
Revenue	\$ 50,837	\$50,501	\$ (336)	\$ 63,277	\$ 64,140	\$ 64,550	\$ 410	\$ 1,272	1
Expenditure	\$ 38,173	\$37,143	\$ (1,030)	\$ 62,529	\$ 64,567	\$ 64,539	\$ (29)	\$ 2,010	
Underlying Surplus/(Deficit)	\$ 12,664	\$13,358	\$ 694	\$ 748	\$ (427)	\$ 11	\$ 438	\$ (737)	2
Capital									
Capital Grants & Contributions (non-recurrent)	\$ 5,243	\$ 5,272	\$ 30	\$ 9,769	\$ 13,643	\$ 13,573	\$ (70)	\$ 3,804	3
<i>Carrying Amount of Assets Disposed</i>	\$ -	\$ -	\$ -	\$ 4,248	\$ 4,248	\$ 4,248	\$ -	\$ -	
Operating Surplus/(Deficit) Result	\$ 17,906	\$18,630	\$ 724	\$ 6,269	\$ 8,968	\$ 9,336	\$ 368	\$ 3,066	

A summary of the revised forecast results for the year ending June 2025 and year to date as at 31 January 2025 are set out in the notes following.

1. Variance includes \$0.36 million caravan park additional forecast revenue, and \$0.1 million interest revenue. A full list of variations for the month is included in Appendix C Budget Variations.
2. The full year variance from the adopted budget of (\$0.737 million) includes net carry over expenses from prior year of \$1.54 million. Adjusting for these prior year items would result in a full year underlying surplus of \$1.55 million.
3. Variance includes \$0.07 million reduction in sale of the sprayer truck that will be carried forward to next financial year.

2.1 Operating result reconciliation as at 31 January 2025

The table below summarises the impact on the cash surplus accumulated over a number of years including YTD savings.

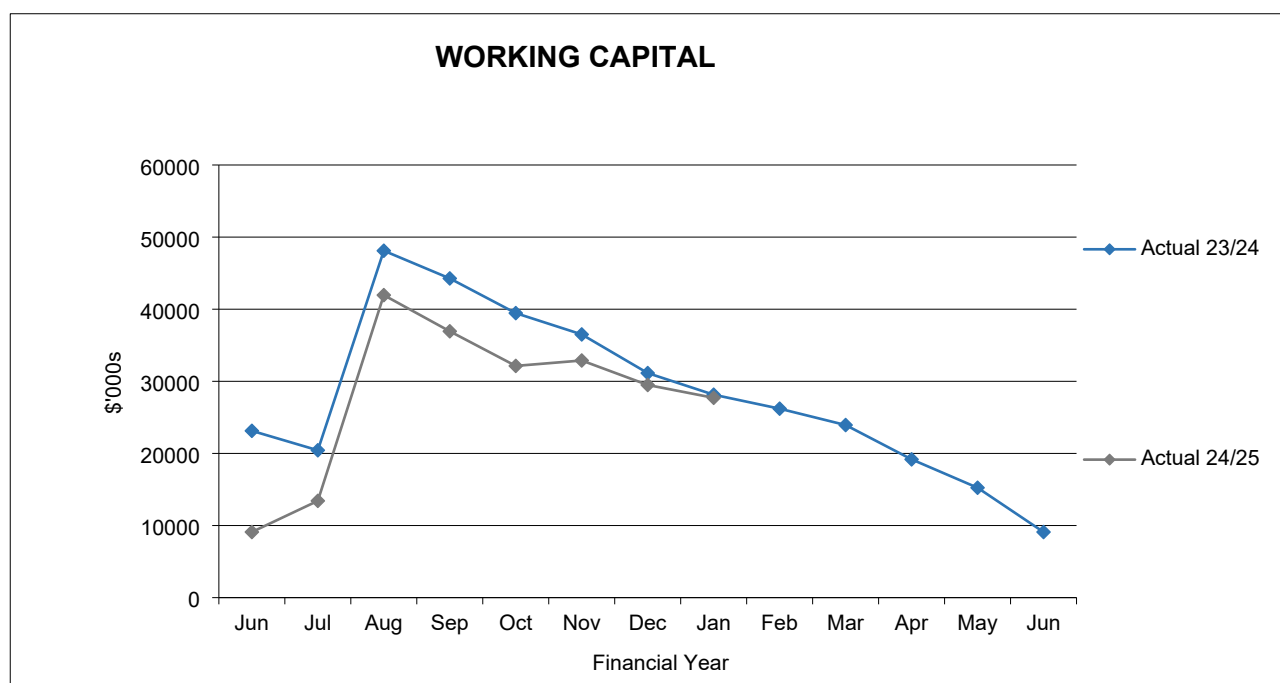
Balance Cash Surplus/(Deficit) as at 31 December (as per Appendix C)	2,648,474
Current Variations Funded by Cash Surplus	585,197
Balance Cash Surplus/(Deficit) as at 31 January (as per Appendix C)	3,233,671

This excludes non-cash items and also budgeted capital works which have been identified to be carried forward.

The \$3.23 million is the net cash favourable budget variance accumulated over a number of years and which forms part of the Council's Equity of \$691.777 million.

2.2 Working Capital

It is essential that the Council ensure it has, at all times, sufficient liquid funds in order to meet its day-to-day obligations. The measure for meeting this requirement is our 'Working Capital'. This is the net difference between Current Assets and Current Liabilities, it is a favourable 3.41:1 (year to date).



Note: Total rates and charges income of \$27.4 million raised in August 2024

2.3 Investments

Details of current investments are shown in the following table:

MOYNE SHIRE COUNCIL INVESTMENTS JANUARY 2025						
Investment	Amount	Rating (short term/ long term)	Rate	Term Mths	Investment Date	Maturity Date
CBA Business Online Saver	3,300,000	A1+/AA-	4.55%	at Call		at Call
Bank of Queensland	1,000,000	A2/BBB+	4.95%	6	13/9/24	13/3/25
ING	1,000,000	A1/A	5.11%	12	25/3/24	25/3/25
Bank of Queensland	1,000,000	A2/BBB+	5.00%	6	11/10/24	11/4/25
NAB	1,000,000	A1+/AA-	5.28%	9	24/7/24	22/4/25
Suncorp	1,000,000	A1/A+	5.44%	10	10/7/24	6/5/25
NAB	2,000,000	A1+/AA-	4.95%	8	26/9/24	27/5/25
Suncorp	2,000,000	A1/A+	5.44%	11	10/7/24	7/6/25
NAB	1,000,000	A1+/AA-	5.00%	12	21/8/24	21/8/25
NAB	1,000,000	A1+/AA-	4.95%	9	28/8/24	26/5/25
Suncorp	1,000,000	A1/A+	5.09%	12	31/10/24	31/10/25
NAB	1,000,000	A1+/AA-	5.08%	12	25/11/24	25/11/25
Sub Total	16,300,000					
Cash	366,858					
Total Cash & Investments	16,666,858					
Previous Month's Balance Movement	20,042,701 (3,375,843)					

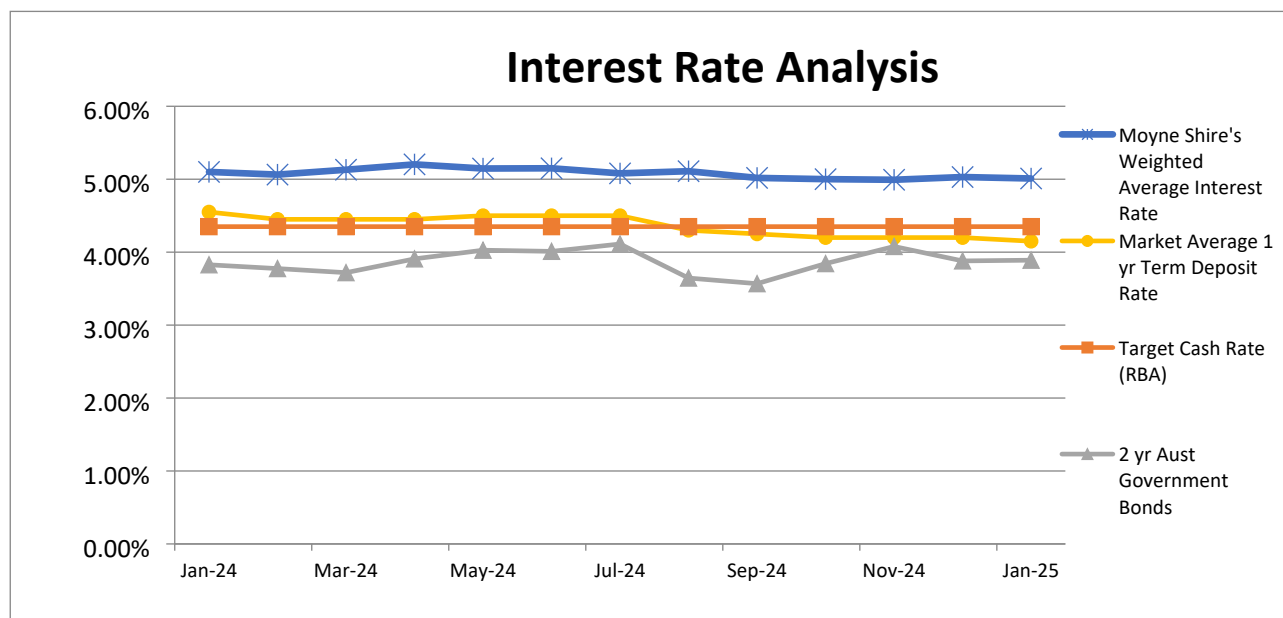
Refer **ATTACHMENT: Statement of Cashflows** for reconciliation of the cash movement.

Details of Council's Investment Policy Guidelines Vs Actual Holdings are provided in the following table:

Short Term Rating Standard & Poor's	Long Term Rating Standard & Poor's	Policy Guidelines			Actual Holdings		
		Maximum Percentage of Total Funds with One Financial Institution	Maximum Term to Maturity	Maximum Percentage of Total Investments	Percentage of Total Funds with One Financial Institution*	Maximum Term to Maturity*	Percent of Total Investments
A1+	AAA to AA-	50%	3 years	100%	37%	1 year	57%
A1	A+ to A-	30%	1 year	60%	25%	1 year	31%
A2	BBB+ to BBB-	10%	6 months	20%	12%	6 months	12%

* Policy for maximum percentage of funds with one financial institution & maximum term to maturity applies at the date an investment is made.

Comparison of monthly weighted average interest rate returned by Council's investments with the Reserve Bank of Australia Target Cash Rate, the yield on the Australian Government 2-year bonds and the average 1-year term deposit rate with the five major banks.



The differential between the Moyne weighted average interest rate and the market average one year term deposit rate would equate to an additional \$110k interest over a 12-month period, using the investment balance as at 31 January 2025.

2.4 Reconciliation of Cash and Reserves

Reconciliation of cash and reserves	Actual Balance Jun-24 \$'000	Adopted Budget Jun-25 \$'000	Update Budget Jun-25 \$'000
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(A) Total cash and investments	14,221	14,829	13,930
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(B) Statutory and discretionary reserves			
Statutory reserves			
- Heritage reserve	109	109	109
- Subdivision reserve	506	306	56
Sub-total statutory reserves	615	414	165
Discretionary reserves			
- Caravan Parks	1,202	750	995
- Quarry	3,781	3,766	2,798
- Southcombe Park Stadium	7	7	7
- Waste Facilities	5,047	4,939	5,035
- Infrastructure reserve	500	500	-
Sub-total discretionary reserves	10,538	9,962	8,835
(B) Total statutory and discretionary reserves	11,153	10,377	9,000

(A-B) Balance unrestricted cash and investments	3,068	4,452	4,930
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Notes

Statutory reserves (\$0.16 million) – Heritage and Subdivision

These funds must be applied for specified statutory purposes in accordance with various legislative and contractual requirements. Whilst these funds earn interest revenues for Council, they are not available for other purposes.

Discretionary reserves (\$8.83 million)

These funds are available for whatever purpose Council decides is their best use. In this case Council has made decisions regarding the future use of these funds and unless there is a Council resolution these funds should be used for those earmarked purposes.

2.5 Overdue Debtors

The table below shows arrears i.e. the overdue rates balance with comparatives as at the same period in the previous financial year. An increase in outstanding rates is reflective of the current economic climate. The January 2025 rate arrears comparative to previous year has increased 24% down from, 33% in the previous period. Letters were mailed on the 4th of November 2024 to accounts registering no receipts since 31 March 2024 and balances over \$500 requesting payment of outstanding rates or contacting Council to make a payment arrangement by the 30 November 2024. For ratepayers that have not responded to this request, these rate arrear accounts have been forwarded to Councils debt collection agency.

Outstanding rates	January 2024 \$	December 2024 \$	January 2025 \$
Rates arrears			
Debt Collection	480,076	479,752	937,361
Exhausted Collection Process	92,734	100,270	101,103
Balance Remaining Under \$500	27,749	44,435	46,195
No Arrangement		605,653	226,095
Payment by Arrangement	737,598	597,458	356,330
Total rates arrears	1,338,157	1,827,568	1,667,083

The table below shows the total value of overdue general debtors that are past 90 days due as at the end of the current reporting period and the previous reporting period.

GENERAL DEBTORS - OVER 90 DAYS	January 2024 \$	December 2024 \$	January 2025 \$
Child Care and Kindergarten	17,244	15,210	17,831
Home Care	19,826	14,690	13,276
Port	10,956	13,863	14,478
Quarry	5,491	13,786	12,267
Sundry Debtors	14,755	21,200	21,773
Waste	7,167	780	780
Planning	9,535	6,785	9,177
Building	2,111	17,127	13,853
Fire Hazard	6,039	5,792	5,467
Animals	13,611	6,983	6,082
Infringements	5,479	9,809	10,692
Health / Septics		1,568	1,568
Total	112,214	127,593	127,246

2.6 Detailed Financial Statements for 31 January 2025

The detailed Financial Statements for the period ended 31 January 2025 are included as Appendix A.

These include:

- Income Statement
- Balance Sheet
- Statement of Cash Flows
- Summary of Budget Variations
- Income Statement by Operating Program
- Capital Works Summary

2.7 Progress on Key Indicators

Progress on key indicators is shown in the following table:

Indicator	2024-25			
	Adopted Budget \$'000s	Update Budget \$'000s	YTD Actual \$'000s	Notes
Operating Surplus / (Deficit)	\$6,269	\$9,336	\$18,630	1
Underlying Surplus / (Deficit)	\$748	\$11	\$13,358	1
Cash from Operations	\$26,866	\$33,313	\$14,300	
Liquidity Ratio	1.76:1	1.64:1	3.7:1	2
Cash and investments	\$14,829	\$13,930	\$16,667	
Reserve funds	\$10,377	\$9,000	N/A	3
Rates outstanding	\$1,184	\$1,184	\$13,217	
Debtors Other outstanding	\$2,500	\$2,500	\$7,098	4
Borrowings outstanding	-	-	-	
Depreciation	\$17,022	\$17,022	\$9,930	
Capital expenditure	\$27,890	\$34,285	\$11,936	
Net worth	\$676,958	\$682,372	\$691,778	

1. Total rates and charges income of \$27.4 million raised in August 2024, with instalment dates of September, November, February & May.
2. Liquidity Ratio December YTD of 3.7:1 is on trend with previous year (23/24 Jan YTD 3.8:1).
3. Reserve funds calculated at year end.
4. Includes Fire Services Levy of \$2.6 million

1.8 Capital Works and Projects Monitoring Report

The detailed Capital Works Monitoring Report is included as Appendix B.

The Officers involved in reviewing this report, having made enquiries with the relevant members of staff, report that there are no conflicts of interest to be disclosed.

A Gender Impact Assessment was not undertaken. The policy, program or service was deemed to not have a direct and significant impact on the public.

Attachments

1. Monthly Financial Performance Report - January 2025 APPENDIX A [2.6.1 - 8 pages]
2. Monthly Financial Performance Report - January 2025 APPENDIX B [2.6.2 - 15 pages]
3. Monthly Financial Performance Report - January 2025 APPENDIX C [2.6.3 - 3 pages]

3 Councillors' Items

3.1 Mayor and Councillor Activities

Overview: The report provides information to Council in regard to the Councillors' attendance at briefings, forum and other meetings, between 18 January and 14 February 2025.

Mayor Activities

Date	Location	Meeting / Event
21 January	Port Fairy	Councillor Workshop
25 January	Peterborough	Council Plan Community Engagement
25 January	Port Fairy	Reflection and Healing Ceremony
26 January	Port Fairy	Australia Day Citizenship Ceremonies and Moyne Shire Community Awards
28 January	Mortlake	Ordinary Council Meeting
29 January	On-line	SW Victoria Alliance meeting with Early Childhood Advisor to Minister Aly
29 January	On-line	Regional Australia Institute 'Building the Future with your Community' session
29 January	Koroit	Koroit & District Progress Association meeting
31 January	Port Fairy	Council Plan – Stakeholder/Partners Session 1
31 January	Port Fairy	Council Plan – Stakeholder/Partners Session 2
1 February	Mortlake	Council Plan – Stakeholder/Partners Session 3
1 February	Koroit	Council Plan – Stakeholder/Partners Session 4
4 February	Port Fairy	Councillor Workshop
5 February	Port Fairy	Commonwealth Championship Dog Trials - Official Opening
5 February	Koroit	Presentation to Koroit Primary School students
6 February	Port Fairy	University of the Third Age (U3A) AGM and signing of Age Friendly Declaration
8 February	Port Fairy	Port Fairy Jazz Festival launch
10 February	On-line	Association of Australian Coastal Councils meeting
11 February	Port Fairy	Councillor Workshop
11 February	Port Fairy	Moyne Destination Action Plan Launch Event
12 February	Mortlake	Aberlea tour and discussion
14 February	Warrnambool	SW Victoria Alliance Board meeting
14 February	Garvoc	Garvoc Community Hub Soft Opening

Councillor Activities

Date	Location	Meeting / Event
21 January	Port Fairy	Councillor Workshop
21 January	Port Fairy	Southcombe Park Community Asset Committee meeting
23 January	Peterborough	Peterborough Residents Group AGM
25 January	Koroit	Koroit Truck Show
25 January	Port Fairy	Council Plan - Community Engagement
25 January	Port Fairy	Reflection and Healing Ceremony
25 January	Nullawarre	Council Plan - Community Engagement
26 January	Port Fairy	Australia Day Citizenship Ceremonies and Moyne Shire Community Awards
28 January	Mortlake	Ordinary Council Meeting
30 January	Wangoom	Council Plan - Community Engagement
31 January	Port Fairy	Council Plan – Stakeholder/Partners Session 1
31 January	Port Fairy	Council Plan – Stakeholder/Partners Session 2
1 February	Mortlake	Council Plan – Stakeholder/Partners Session 3
1 February	Koroit	Council Plan – Stakeholder/Partners Session 4
1 February	Koroit	Purnim recreation Reserve - Official electronic scoreboard opening
3 February	Port Fairy	Councillor Mandatory Training – Building an Effective Councillor Team
4 February	Port Fairy	Councillor Workshop
5 February	Warrnambool	Great South Coast Water Strategy
5 February	Koroit	Koroit & District Primary School class visit
6 February	Port Fairy	U3A AGM and signing of Age Friendly Declaration
8 February	Port Fairy	Official opening – Port Fairy Jazz Festival
11 February	Port Fairy	Councillor Workshop
11 February	Port Fairy	Moyne Destination Action Plan Launch Event
14 February	Melbourne	Rail Freight Alliance AGM and Meeting
14 February	Garvoc	Garvoc Community Hub Soft Opening

3.2 Councillor Notice of Motion

Overview: A Councillor may lodge a notice of motion on any matter the Councillor wants to be considered.

No Councillor Notice of Motion has been received for this meeting Agenda.

3.3 General Matters

Overview: General Matters gives Councillors the opportunity to report on positive and good news items from around the Shire.

3.4 Urgent Business

Overview: A Councillor may raise an urgent matter for consideration at a Council Meeting if the Councillors considers that the matter is extremely urgent and it was not possible for the matter to have been included in the agenda notice for the meeting.

4 CEO Meeting Schedule

Overview: This report provides information to Council in regard to the CEO's meeting schedules between 21 January and 20 February 2025.

Meeting Schedule

Date	Location	Meeting / Event
21 January	Port Fairy	Councillor Workshop Acting CEO Edith Farrell in attendance
23 January	Virtual meeting	South West Drought Coordination Group Meeting Acting CEO Edith Farrell in attendance
28 January	Mortlake	Ordinary Council Meeting
30 January	Mortlake	Meeting with Mortlake RSL President Merv Hampson
	Mortlake	Meeting with Aberlea CEO David Knight
31 January	Port Fairy	2025-29 Council Plan Stakeholder Engagement Session
		2025-29 Council Plan Community Engagement Session
1 February	Mortlake	2025-29 Council Plan Community Engagement Session
	Koroit	2025-29 Council Plan Community Engagement Session
4 February	Port Fairy	Councillor Workshop
5 February	Warrnambool	Food and Fibre Great South Coast Meeting - Water Preparedness and Barriers
6 February	Warrnambool	Leadership Great South Coast - New student intake launch event
	Warrnambool	Meeting with Telstra on Cyber Security Shared Services Models for Metro and Regional Councils -
11 February	Port Fairy	Councillor Workshop
12 February	Warrnambool	South West Councils ICT Alliance (SWCICTA) Joint Venture Governance Committee Monthly Meeting
13 February	Melbourne	Meeting with Mike Gooley, Executive Director at Local Government Victoria
	Melbourne	Meeting with Rhiannon Carter-Buntman , - The Agenda Group
14 February	Warrnambool	SouthWest Victoria Alliance Board meeting
	Garvoc	Garvoc Community Hub – Roots Childcare & Kindergarten soft opening.
17 February	Virtual Meeting	MAV Monthly CEO meeting
18 February	Port Fairy	Council Plan Workshop

5 CEO Activities Report

Overview: CEO Activities Report – 25 February 2025

Attachments

- | |
|--|
| 1. 2025-02-25 CEO Activities Report [5.1.1 - 35 pages] |
|--|



CEO Activities Report 25 February 2025

For public distribution

Message from the CEO

A mid-year financial review and strong summer tourism activity has delivered an improved 2024/25 financial forecast outlook, with the operating underlying result now indicating a modest surplus.

Good progress is being made on the sealed road rehabilitation program, with works on Childers Cove Road and Membreys Road nearing completion. Campbell Street was sealed last week in time for the Port Fairy Folk Festival.

The 2024-25 road reseal program is currently 40% and (with favourable weather conditions anticipated in the months ahead) is on track to be fully delivered by year end. A full list of the roads included in this year's program can be found on Engage Moyne.

Our Early Years 2025 program is in full swing, with the onboarding of new staff team members and further recruitment underway. Roots Childcare and Kindergarten in Garvoc celebrated their opening on 14 February 2025, offering 32 new places to families. Council will seek further expansion opportunities with this growing private operator.

Moyne's caravan parks have delivered terrific summer peak season results despite current cost of living pressures, with January 2025 revenue and nights up on last year. Customer feedback has been really pleasing, particularly around our friendly staff and the cleaning standards of our amenities. Our teams are now gearing up for the Port Fairy Folk Festival – with The Gardens sold out for the March 2025 long weekend and Southcombe circa 90% sold. I extend my sincere thanks to all staff who have worked across the holidays period to support such an important contribution.

Structure changes within our Planning team have now been completed, which are designed to facilitate more efficient engagement and processing of applications with Council. I look forward to seeing the positive impact in coming months.

Council Plan 2025-29 community consultation has been underway across the Moyne shire, with much valuable feedback received on priorities for Moyne Shire from listening posts and dedicated engagement sessions completed. Further consultation will continue by way of community feedback to be sought as the Council Plan is drafted.

Finally, broadening our means of communication for important council messages is being actioned through utilising (as appropriate) local community newspapers and newsletters. A current example is community consultation sought in Mortlake seeking ideas on a new landscape design at Market Square. Following community feedback, notification of a survey closing on 7 March 2025 will be booked in the Mortlake Dispatch and the Mortlake Lions newsletter.

Regards,

Mark Eversteyn

Chief Executive Officer



2 Communications Update

Communications Update

Dates: 23 January 2025 – 17 February 2025

Media releases Issued:

- 2025 Moyne Community Award winners announced
- Events for healing and celebration
- Full steam ahead for Koroit township renewal
- Moyne signs Age-Friendly Victoria declaration
- Film and Q&A session to inspire action on climate change and ocean plastic
- Action plan to grow the visitor economy in Moyne
- Inspiring women nominations closing soon

Media responses:

- Koroit Township Renewal funding (The Standard, ABC Radio, Council magazine, Coast FM)
- 25 January Reflection and Healing ceremony (ABC Radio, The Standard,
- 26 January community awards presentation (ABC Radio, The Standard, WD News,
- Moyne signs Age-Friendly Victoria declaration (WD News)
- Inspiring women nominations (WD News)
- Destination Action Plan (The Standard, ABC Radio)

Media Monitoring:

There were 49 mentions across print, web and radio for the period, up/down 12% on the previous period. Topics included Moyne's Destination Action Plan, Inspiring Women of Moyne, Mortlake Recreation Reserve changerooms, signing of Age-Friendly Victoria declaration, Codrington wind farm decommissioning, Port Fairy Folk Festival, Purnim Recreation Reserve scoreboard, Skate and Play flying fox, climate change in-school session, Australia Day community awards, Indigenous Reflection and Healing ceremony, Gipps Street bridge, Port Fairy landfill erosion risk, Koroit Township Renewal funding, car rollover at Grassmere, seismic testing.

Website

Top Searches (last 30 Days)	Most Viewed Pages (past 30 Days)
Jobs (10 searches)	Kerbside collection dates (1000 views)
Council Plan (7)	Employment (853)
Budget (6)	Contact Us (680)
Rates (5)	Griffiths Island (339)
Tenders (5)	Advertised planning application (294)
Koroit (4)	Waste and recycling (252)
Planning (4)	Killarney waste facility (238)

Social media (last 28 days)

Platform	Fans/followers	Reach
Facebook	7,859 (+99)	42,528
Instagram	1,859 (+22)	4,120

Top Facebook posts

Post	Impressions	Reactions
Coral Adventurer visiting port Fairy	5,700	21
Campbell Street parking areas resealing	4,800	12
Port Fairy marathon road closures 7 Feb	4,500	13
Australia Day awards & new citizens	4,500	86
Are these your goats?	3,600	12
Port Fairy marathon road closures 12 Feb	2,700	4
Introducing Snap Send Solve	2,400	24

Top Instagram posts

Post	Impressions	Reactions
Funding secured for Koroit Township Renewal	544	15
East Beach redevelopment update	525	2
DEECA consultation of renewables impact to biodiversity	506	1
Are these your goats	503	6
Port Fairy marathon road closures 12 Feb	473	3
Future Folk local stars – Joseph Lim	457	12
Council plan video with the mayor	454	9

3 ASSETS & COMMUNITY

Early Years

Early Years Enrolment numbers for February 2025

Service	Enrolments 2024	Enrolments 2025
Chatsworth	14	11
Hawkesdale	30	35
Koroit	61	69
Macarthur	5	4
Merri	24	34
Mortlake	41	41
Nullawarre	7	9
Port Fairy	156	137
Total	338	340

Service closures – Year to date

Service closures	2024	2025
McArthur Kinder	2	
Nullawarre Kinder	6	
Mortlake Kinder	1	
Merri Kinder	2	
Koroit Kinder	0	
Port Fairy – Childcare and Kinder	14	
Hawkesdale – Childcare and Kinder	5	1 (Childcare only)
Chatsworth - Childcare	4	
TOTAL	34	1

Community Care

Service	January 2023	January 2024	Financial Year to date 23/24	Financial Year to date 24/25
Home care hours	774	835	6,097	6,428
Personal care hours	447	371	3,073	3,254
Respite hours	81	162	1,240	779
Home maintenance hours	362	394	2,614	3032
* Kilometres travelled	14,276	15,295	96,7645	102,582
Travel time in hours	84	44	567	382
Meals delivered	719	823	5,431	5,357

**MOYNE
SHIRE**

Cultural & Community Development

SRV Regional Community Sports Infrastructure Fund

Council is submitting two applications to Sport & Recreation Victoria for the Regional Community Sports Infrastructure Program due by the 17 March 2025. One application is a resubmission for an Aquatics Strategy to look at future investment and service provision at the three outdoor pools. The other submission will be for female change facilities at Mortlake Recreation Reserve, along with formalised carpark for increased accessibility. A commitment of \$250,000 towards this project has been committed in Council's 2025-26 annual budget.

Market Square Landscape Design

Community in Mortlake are at the forefront in developing a landscape design for Market Square in Mortlake. Regular users of the Market Square playground identified the need for safe access of the facilities in the space and connecting with local amenities. The site is recognised as a central gathering point for locals and visitors alike and will host a community feedback afternoon on Wednesday 19 February 2025 at 2:30 – 4:30pm.

Community Assistance Fund - applications open until 7 March 2025

Grants of up to \$15,000 aimed at supporting community organisations to deliver services and activities that benefit the community. There is only \$60,000 available for the remainder of the 2024/2025 Community Assistance Grants so applicants are urged to contact an officer via cafs@moyne.vic.gov.au to discuss their project plans.

Construction, Maintenance and Emergencies

Sealed Road Rehabilitation Program

- Childers Cove Road. Construction in progress, 95% complete. Minor works to be finalised
- Membreys Road. Construction completed and road sealed. Minor works to be finalised. 95%
- Campbell Street. Road sealed, 85% complete
- Intersection works Kirkstall. Works to commence in early 2025
- Allansford-Wangoom Road. Construction in progress, 50% complete
- 2025-26 Draft Road Rehabilitation Program preparation in progress
- Finalising final milestone claim for Remote Roads Pilot Program

Sealed Road Reseal Program

- 2024-25 reseal program in progress – 40% complete
- 2025-26 Draft Road Reseal Program – in draft format and site assessments ongoing

Unsealed Roads

- Maintenance grading in progress
- Unsealed road re-sheeting program finalised for 2024; remaining works planned to re-commence April 2025

Emergency Management

- Preparedness works completed for the fire danger period
- Fire break maintenance completed
- Roadside burns are on hold until the end of February

Open Space

- Slashing of rural roadsides is in progress - first round of slashing completed. Second round of slashing underway as required and near completion
- Roadside spraying program in progress
- Township mowing ongoing

Assets & Infrastructure

Building Maintenance

- Vandalism has reduced across Council buildings post tourism season
- Various office staff seating alterations completed
- Busy with general maintenance across buildings, kindergartens in particular

Building Renewal / Capital

- Quotations for painting of 15 buildings have been received and are being assessed
- Quotations for re-roofing of the Port Fairy Visitor Information Centre received and works about to be awarded
- Exhaust ventilation works to Port Fairy RSL kitchen and water proofing completed
- Works to walls in the area to rear of stage in the Port Fairy Lecture Hall to commence shortly, and replacement of timber skirting board in main hall
- Works to timber fascia on Koroit Victoria Park Heritage building to commence shortly
- Discussed access ramp and brick work repairs with Macarthur Bowls Club
- Mortlake Kindergarten playground yard fence height increased
- Former Koroit CFA garage conversion to office space / emergency kiosk space almost completed

Bridge Program

Hopkins Falls Bridge:

- Spans 4 and 5 guard rail beams have been poured



Project Management Office

East Beach Stage 1

Works continue to schedule at East Beach including:

- Refurbishment works to the amenities block refurbishment
- Installation of BBQ shelters
- Site landscaping and footpaths

Cambell Street, James Street and Skate and Play

Works include:

- Completion of road works between Sackville and James Street including installation of permeable pavers to parking bays
- Commencement of earthworks at Russell Clark Reserve
- Preliminary car park adjacent to Belfast Aquatics that will be available for performer vehicle parking for the Port Fairy Folk Festival

Skate and Play contractors Convic will be on site 4th March for set up and commence main works on the skate and play precinct from the 13 March after main Festival shut down activities are completed.

Works on the raised intersection at Campbell and James Streets and Belfast car park works will also commence from the 13 March.

Port Fairy Football Netball Club Change Rooms

Contractors are progressing well with building foundation works including installation of reinforced steel mesh and main concrete pour, brickwork and away change room refurbishment. Works continue to be managed around the operational requirements of the Caravan Park and the commencement of the 2025 football and netball season.

Koroit Township Renewal Stage 3

Following the announcement of the successful grant application to the Federal Government's Growing Regions program for a \$2m contribution to the \$4m Stage 3 works for the Koroit Township Renewal project, officers have commenced preliminary project planning. A funding agreement is yet to be received but once ratified an update on timelines, milestones and works will be provided to Council and a communication plan implemented for community including businesses and residents.

- The scope of works under the funding application are for:
Pavement upgrade and associated works on the southern side of Commercial Road from Mickey Bourkes to the Koroit Theatre; and
- Road renewal, footpath and drainage upgrades, parking bays and landscaping in High Street from Commercial Road to Horne Avenue.

Grant application

An application has been submitted to the State Government's Restoring Community War Memorial and Avenue of Honour fund to install interpretative signage in recognition of the planting of 12 Norfolk Island Pines in Bourne Avenue Port Fairy to commemorate service personnel from Port Fairy who served in WW1. If successful, the \$11,500 grant will allow for two signs to be installed in Bourne Avenue and a further sign at Norfolk Island Pine planted at East Beach to commemorate all Port Fairy service personnel who served in WW1 with this location chosen for the original planting to acknowledge the Gallipoli campaign.

4 CORPORATE & GOVERNANCE SERVICES

Contracts Report

Awarded under delegation

Contract/Quotation No.	Description
MS986	Supply and Deliver 2 x Tractors Awarded Jan OCM
MS992	Supply and Delivery 2 x Loaders Mt Shadwell Quarry Awarded Jan OCM
WQ1180	Building works East Beach Toilet Block
WQ1181	Flooring works East Beach Toilet Block
WQ1182	Painting works East Beach Toilet Block
WQ1191	Supply and Delivery Seats and table furniture East Beach
WQ1192	Supply and Delivery BBQ's East Beach
WQ1193	Supply and Delivery Bollards and Bike Racks East Beach
WQ1194	Supply and Delivery Drinking Fountains and outdoor shower East Beach
WQ1195	Supply and Installation of Solar Lighting East Beach
WQ1196	Supply and Delivery Bin Surrounds East Beach
WQ1199	Traffic control for Roadside burnoffs

Under evaluation

Contract/Quotation number	Description	Responses
WQ1189	Painting works at various buildings	5 submissions
WQ1183	Tiling works East Beach toilets	2 submissions
MS993	Supply and Delivery Bulk Fuels	3 submissions
WQ1190	Partial Reroof Port Fairy VIC	2 submissions
WQ1197	Pile Rehabilitation Port of Port Fairy	1 submission

Currently out of about to be advertised

Contract/Quotation number	Description
WQ1186	Fall Protection Structures Waste Sites
MS994	Supply of Meals on Wheels
MS995	Hire of Plant Equipment and Haulage
MS996	Horticultural Services
WQ1198	Installation Generator Mortlake Office
WQ1200	Gardens Amenities Block design

Panel Contracts due to expire before 30 August 2025

Contract No.	Contract name	Expiry	Option to extend
MS950	Consultancy Services	31-May-25	nil
MS952	Hire of Plant Equipment and Haulage	30-Jun-25	nil
MS954	Horticultural Services	30 June 25	nil

Service Contract due to expire before 30 July 2025

Contract No.	Contract Name	Awarded to	Expiry	Option to extend	24/25 estimated cost
MS884	Meals on Wheels Services	Aberlea	30 June 25	Nil	\$15.65 per meal
MS930	Garden Maintenance Services (Home and Community Care)	South West Lawn and Order	30/06/2025	1 year + 1 year Letter to extend year 1 sent	\$101 per hour
MS932	Environmental Services	Kernow Environmental Services	30/06/2025	2 years	\$380 - \$400k

Customer Service

January 2025 customer service interactions with customers:

Touchpoint	2025	2024	Variance
Customer Service Centre Counter enquiry	650	523	127
Customer Service Call Centre enquiry	1583	1735	-152
Calls direct to officer extensions *	713	941	-228
Digital channels	51	46	5
Request For Service	551	551	0
Registered Correspondence	2202	1938	264
After hours phone	84	96	-12
TOTAL ENQUIRY	5834	5830	4

Note: *Calls direct to officer extensions does not include calls direct to Mobile.

There was an increase in counter enquiries in January. The top reason for customers coming in was for payments (17%).

5 ENVIRONMENT, ECONOMY & PLACE

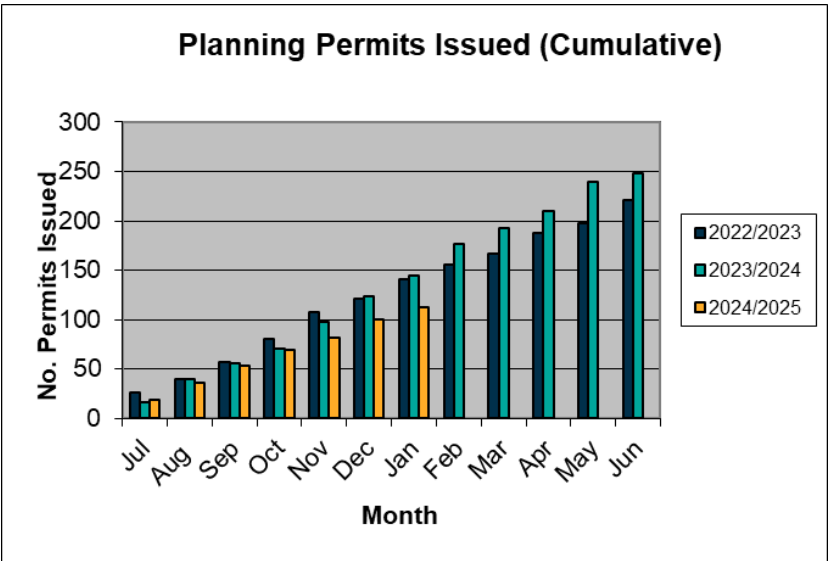
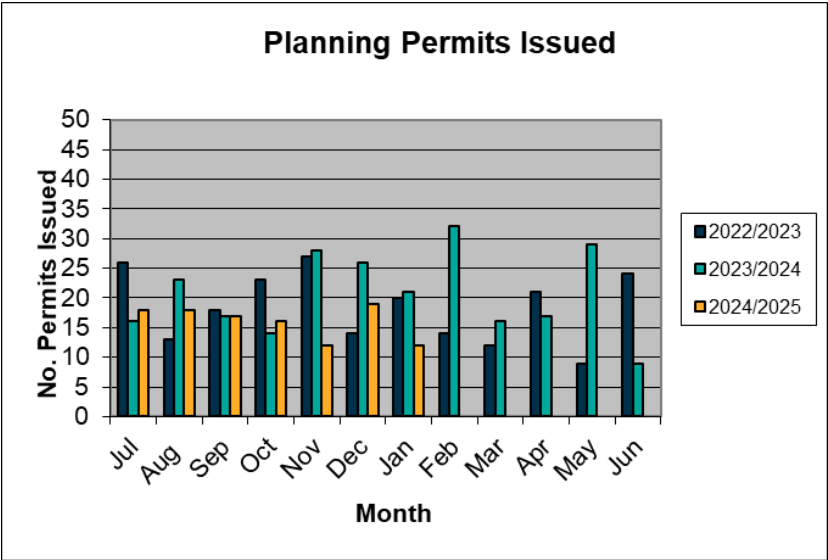
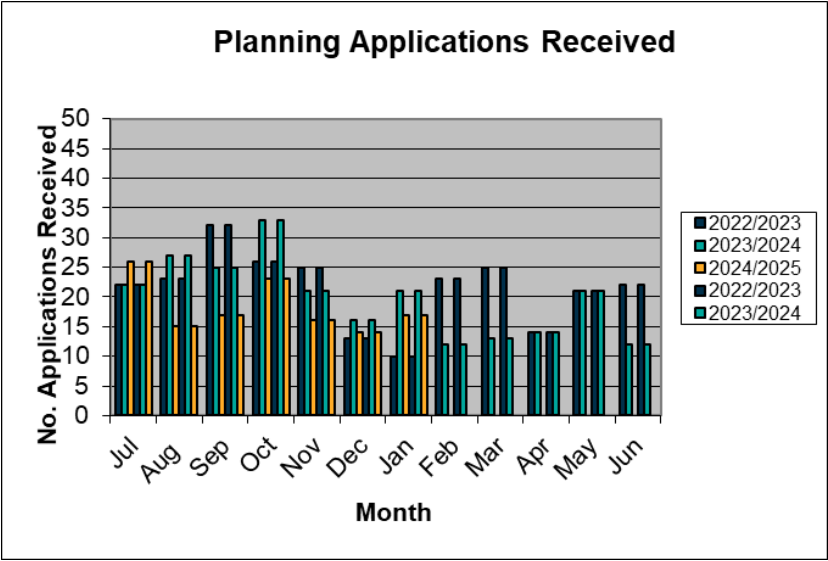
Statutory Planning

Planning Permits – January 2025

The following is a summary listing of the Planning Permits issued:

PLANNING APPROVALS – JANUARY 2025								
Development	No of Applications Received				Permits Issued from Applications			
	Nov 2024	Dec 2024	Jan 2025	Fiscal Year 2024 / 2025	Nov 2024	Dec 2024	Jan 2025	Fiscal Year 2024 / 2025
Residential Dwellings	1	5	6	79	3	1	2	85
Additions to existing dwellings	5	6	4	69	2	3	3	75
Dual Occupancy / Unit Development	0	0	0	3	0	1	0	5
Outbuildings	5	0	3	73	1	5	3	72
Commercial / Retail	1	0	0	23	0	0	0	18
Industrial	1	0	0	7	0	1	0	5
Public Utilities	0	0	0	1	0	0	0	3
Subdivisions	1	1	4	67	4	4	3	61
Agricultural	1	1	0	13	1	1	1	14
Miscellaneous	1	1	0	30	1	3	0	22
TOTAL	16	14	17	365	12	19	12	360

This table shows applications by land use definition to show trends as to what types of applications are being lodged and issued.



Percentage of Application Finalised within the Statutory timeframe				
Month / Year	New Applications received	Applications Completed	% Decision within Statutory timeframe	Current Permit/Amended Permit applications
Feb-24	12	32	60%	89
Mar-24	12	16	64%	89
Apr-24	14	19	74%	80
May-24	21	30	71%	79
Jun-24	12	14	57%	77
Jul-24	25	20	72%	90
Aug-24	15	22	68%	86
Sep-24	17	17	76%	86
Oct-24	23	16	75%	84
Nov-24	16	12	92%	85
Dec-24	14	19	74%	82
Jan-25	17	12	75%	87

Strategic Planning

Planning Scheme Amendment C72 Koroit Structure Plan

Council formally submitted Planning Scheme Amendment C72moyn to DTP for review and authorisation. DTP have provided conditional authorisation to proceed with the amendment. Conditions that DTP have issued relate to administrative changes to the structure plan document and the Development Plan Overlay. The Heritage Overlay requires administrative changes and further commentary on several heritage places. The Amendment will be exhibited (advertised), once the authorisation conditions have been satisfied. Council officers have consulted with landowners within the growth area about the preparation of a Development Plan for the area. This will guide future development and ensure subdivisions are designed appropriately given the site constraints.

Moyne Futures Blueprint – Land Use Strategy

The Moyne Futures Blueprint – Land Use Strategy is a whole-of-Shire strategy which will set the direction for land use, growth and development within the municipality for the next 20 years. Council has appointed Insight Planning Consultants to prepare the Strategy. Phase 1 of the project has commenced which includes a literature review, background research, and gap analysis. Initial community engagement commenced ahead of schedule with the release of an online Community Survey. Approximately 58 responses were received to the survey which was open until 31 January 2025.



Building

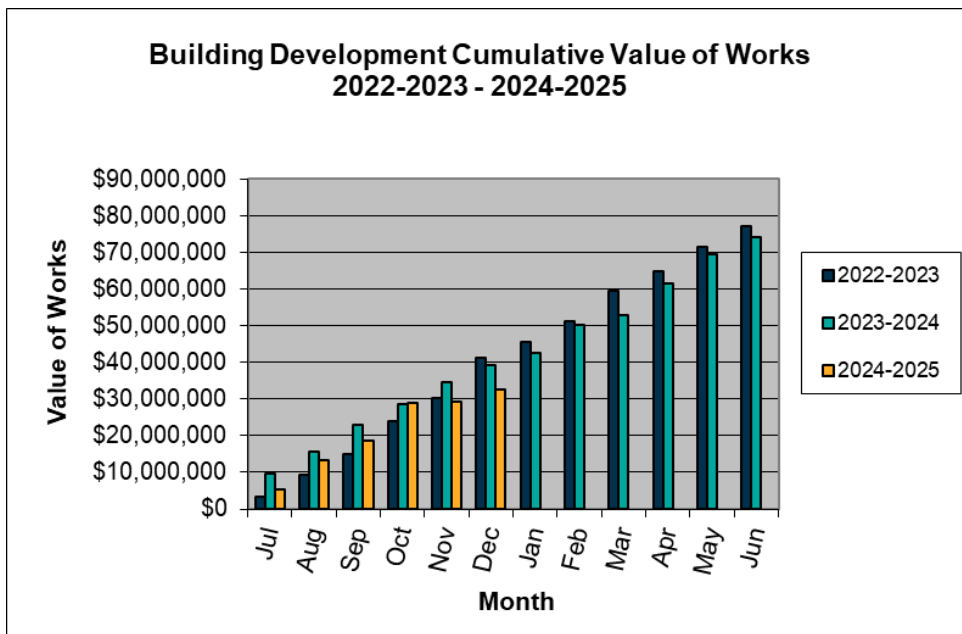
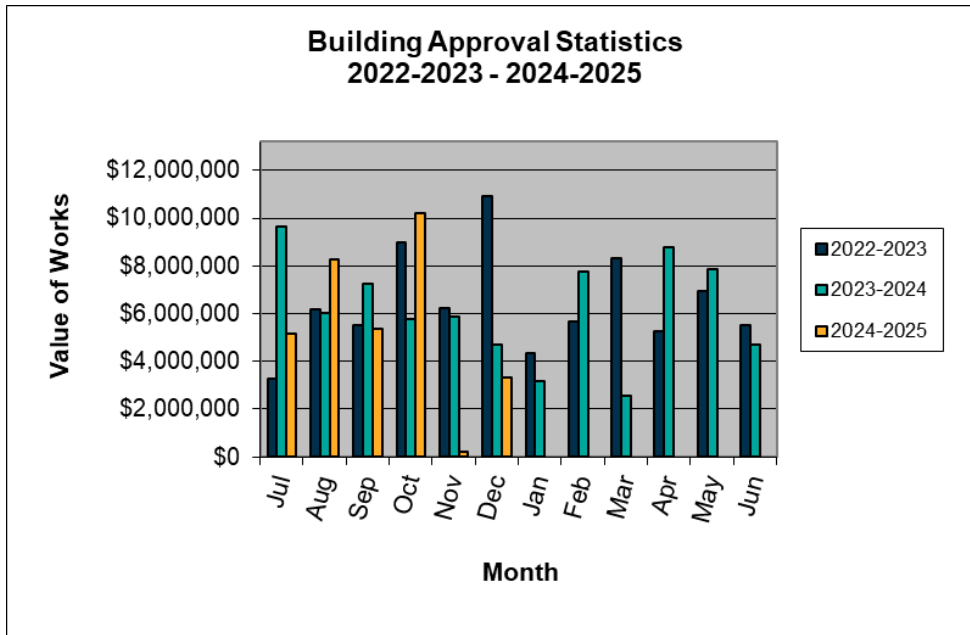
Building Permits – December 2024

The following summary listing of the building permits issued by Council's Building Surveyor and by Private Building Surveyors during December 2024.

BUILDING PERMIT SUMMARY – DECEMBER 2024			
DEVELOPMENT	No.	Value \$	
Residential New	4	\$ 2,302,601	70%
Residential Additions	2	\$ 413,920	13%
Commercial/Industrial	2	\$ 240,000	7%
Outbuildings	10	\$ 309,613	9%
Demolitions	0	\$ 0	0%
Miscellaneous	2	\$ 45,637	1%
Private Building Surveyor	20	\$ 3,311,771	100%
Council Issued Permits	0	\$ 0	0%
TOTAL	20	\$ 3,311,771	

Building Permits – December 2024

The following is graphical representation of accumulated monthly total building development costs.



Environmental Health

Septic Permits to Install / Alter Issue

The following Permits have been issued to either install or alter an On-site Wastewater Management System (OWMS) / Septic system during the month of January 2025:

	2022	2023	2024	2025
January	3	6	5	4
February	10	8	2	
March	16	6	3	
April	8	4	0	
May	4	8	3	
June	7	13	16	
July	11	7	4	
August	8	16	3	
September	8	2	5	
October	8	7	5	
November	7	8	3	
December	12	5	6	
TOTAL	102	90	55	4

Certificates of Registration

The following Certificates of Registration (i.e. Food, Prescribed Accommodation and Health Premises) have been issued during the month of January 2025:

	2022	2023	2024	2025
January	91	114	69	116
February	25	25	45	
March	13	33	22	
April	25	15	6	
May	13	7	4	
June	7	7	1	
July	19	5	2	
August	10	5	3	
September	3	6	4	
October	2	6	1	
November	24	33	35	
December	21	87	43	
TOTAL	253	343	235	116



Resource Recovery & Waste Management

WAY TO GO!
FOOD2FOGO
ZERO FOOD IN RED BIN

FOOD2FOGO
Way to Go!

30% of the Landfill bin is made up of food and organic matter which is sent to landfill.

FOOD2FOGO is turned into compost used locally in agriculture, moving Moyne towards a more sustainable future.

Visit **Waste and recycling** on the Council website to find out more about **Kerbside Collection Services** or call **1300 656 564**

Food scraps and nude food is the way to go for FOGO.

4 BINS

Council engaged EC Sustainable to carry out a bin composition audit of the kerbside residential landfill, mixed recycling, glass and organics bin contents. The audit was conducted in November 2024.

The audit was done to update the characterisation (types of waste) of bin streams, plan for future services and provide additional data for eligible containers in the Container Deposit Scheme (CDS) which started on 1 November 2023.

The audit involved a target sample of 150 households where matched, presented bins were audited i.e. landfill and organics bins, recycling and glass bins. A visual inspection of the bin contents was done at the kerbside before collection.

An inspection was undertaken on an aggregated collection (combined contents from collected bins) and sorted into 117 material categories to assist with - identifying contamination, resource recovery (recycling) and diversion of waste to landfill.

One of the key findings in the 2024 results indicate the same results from 2023 – 30% of the red-lidded landfill bin contains food and garden organics which belong (need to be diverted) in the green-lidded Food Organics and Garden Organics (FOGO) bin.

Organic contamination in the landfill waste stream as identified in the 2023 and 2024 audits – provide a solid foundation for the new waste management campaign which will be incorporated into all waste educational channels for the 2025-26 year.

FOOD2FOGO – Way to go!

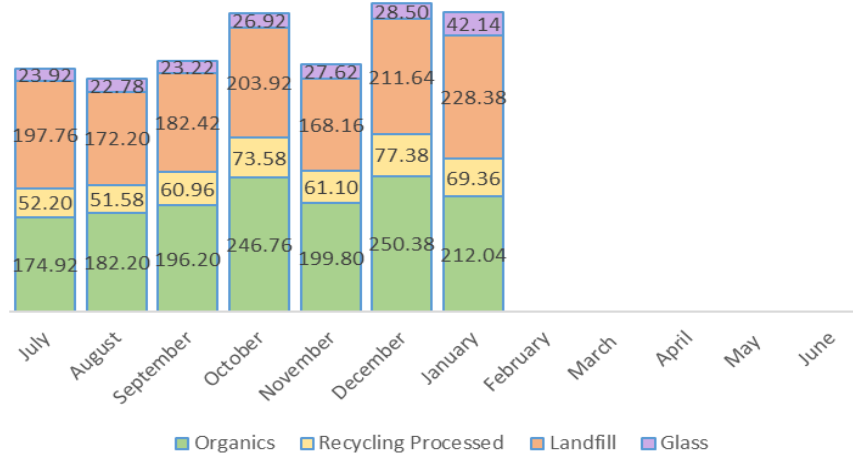
Food scraps and nude food is the way to go for FOGO.

30% of the landfill bin is made up of food and organic matter which is sent to landfill.

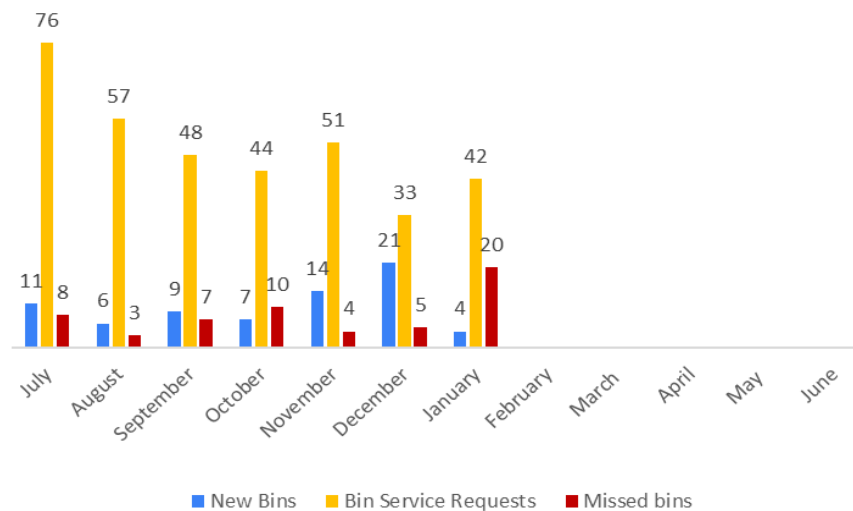
FOOD2FOGO is turned into compost used locally in agriculture, moving Moyne towards a more sustainable future. Way to go!



2024/25 Kerbside Tonnages



2024/25 Bin Statistics



Transfer Stations 2024/25	January	Total	January	Total	January	Total	January	Total
Caramut	0.00	0.70	0.98	1.02	1.98	11.78	0.50	19
Hawkesdale	0.00	1.25	0.00	0.00	0.00	8.82	1.50	4
Killarney	3.84	9.75	7.62	18.48	81.50	357.32	440.85	2108
Macarthur	1.87	1.87	0.00	2.14	3.68	18.54	1.25	26
Mortlake	0.00	3.04	1.72	8.34	16.46	96.36	22.50	196
Peterborough	2.22	2.90	0.00	3.80	16.82	67.84	20.50	106
Woolsthorpe	0.00	1.88	1.98	3.40	4.06	25.92	n/a	n/a
Woorndoo	0.00	0.85	0.00	0.86	0.00	3.82	n/a	n/a
Totals	7.93	22.24	12.30	38.04	124.50	590.40	487.10	2460

Economy & Tourism

Small Business Bus Port Fairy Visit – Business Victoria

Business Victoria's Small Business Bus visited Port Fairy on Tuesday 11 February 2025. All times allocated were booked weeks in advance, and they also had several drop-ins, which indicates a strong level of interest. Business Victoria have been contacted requesting further visits to Moyne Shire, specifically in Mortlake and Koroit.



Events

Port Fairy Marathon 16 February 2025

The Port Fairy Marathon took place on Sunday 16 February 2025 and was again a resounding success, bringing together participants, volunteers, and spectators for a day filled with athleticism, community spirit, and local engagement. The marathon which has approximately 2400 participants is a key event in the regional calendar, highlighting Port Fairy's scenic beauty.

Koroit Show and Field Days 22 February 2025

The upcoming Field Days will be held on Saturday, 22 February 2025, as part of the Koroit Show. This event has already gathered significant attention, attracting more than 25 exhibitors, with more expected to join ahead of the event. The event will provide an excellent opportunity for exhibitors and attendees to connect, share knowledge, and enjoy a day of agricultural and community engagement.

For more information [Koroit Field Day | Facebook](#)

Inspiring Women of Moyne 28 February

Moyne Shire is proud to host the *Inspiring Women of Moyne* event in celebration of International Women's Day on Friday, 28 February 2025. This special gathering will bring together community members to recognise and celebrate the achievements of local women across various industries. With a focus on empowerment and connection, this event will also feature our annual *Inspiring Women of Moyne Awards*, acknowledging outstanding individuals who have made a significant impact.

For more information [Inspiring Women of Moyne](#)

Port Fairy Folk Festal 7-10 March

The Port Fairy Folk Festival is set to run its 48th festival. Renowned for its vibrant atmosphere, the festival attracting thousands of visitors each year, showcases both local and international artists across multiple genres, including folk, blues, and world music.

For more information [Port Fairy Folk Festival](#)



Port Fairy Street Fair 7-10 March

The Port Fairy Street Fair is a fun-filled event that brings together locals, visitors, and artists for a weekend of activities. Taking place along the main street and railway place the fair offers a lively marketplace with food, live music and entertainment, and local crafts. This year, the event is expanding with even more to enjoy, including the ever-popular kids' zone at Fisherman's Walk, a games zone at the Scout Hall, and an open mic session at the Railway Shed. There is something for everyone to check out and enjoy!

For more information [Facebook](#)

Caravan Parks



Summary of Summer Results – Moyne Shire Caravan Parks

Boxing day 26 Dec – 31 Jan:

- **Favorable Weather Conditions** – This summer provided beautiful sunny weather, contributing to the popularity of outdoor activities and strong patronage of food and drink itinerant traders.
- **Increased Visitation** – A total of **13,939 individual guests** stayed across our six caravan parks, reflecting an increase from the **2023/24 season (13,435 guests)**.
- **Economic Impact** – The increase in visitor numbers had a positive flow-on effect on the local Moyne economy, benefiting surrounding businesses.
- **Guest Satisfaction** – 247 exit survey results were returned with a satisfaction score of 96%. This highlights a successful season and reinforces the dedication and hard work of our Caravan Parks Team. Particularly pleasing were many individual comments around the cleanliness of facilities and friendly/helpful staff.

Sheepdog trials – Gardens caravan park/reserve

We experienced above-average visitation throughout the week, with favourable and consistent weather playing a key role in attracting guests to enjoy the competitions and vibrant atmosphere.

Port Fairy Folk Festival 7-10 March

Interest in accommodation bookings for the Folk Festival has been exceptional, with Gardens Caravan Park reaching **full capacity** last week—an achievement not seen in over seven years. This strong demand suggests a significant influx of visitors to Port Fairy, eager to enjoy the festival's outstanding music and all that the region has to offer.

Port of Port Fairy

The final part of the 2024/25 dredging program has been completed.

Energy Projects

Energy Projects Report attached.



ECONOMIC DEVELOPMENT & PLANNING

Energy Projects

Projects pre-construction / under construction / being commissioned

Woolsthorpe – Enerfin – 12 turbines, Tip Height 230 metres, 68 megawatts			
Pre-construction	Minister for Planning	Zenviron has been selected as the lead contractor. Construction is proposed to commence Q2 2025.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Next meeting date TBC



Operational projects

ISSUE/ITEM	WHO	ACTION	UPDATE
Salt Creek – Tilt Renewables – 15 Turbines, tip height 150 metres, 54 megawatts			
Grey Headed Flying Fox	Council	Monitoring for GHFF and Southern Bent-wing Bat ongoing.	
Dundonnell – Tilt Renewables – 80 turbines, tip height 180 metres, 336 megawatts			
BAM plan monitoring	Council/DEECA	BAMP: Year 1 and 2 annual reports submitted to DEECA. Noise monitoring: Year 2 report placed on the project website.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Next meeting date TBC
Mortons Lane Wind Farm – 13 turbines, tip height 150 metres, 63 megawatts			
	Council		
Yambuk and Codrington Wind Farms– 13 turbines, tip height 150 metres, 63 megawatts			
	Council and Dept of Transport and Planning	Codrington Wind Farm - decommissioning	Pacific Blue has commenced engagement with Council officers regarding its intention to decommission the Codrington Wind Farm in 2027. Pacific Blue will continue to consult with Council officers and DTP to prepare a detailed decommissioning plan for the Wind Farm. The operator is responsible the decommissioning of turbines in accordance with the Planning



Macarthur – AGL – 140 turbines, tip height 140 metres, 420 megawatts			
	Minister for Planning		
Mortlake South WF – Acciona – 35 turbines, tip height 185 metres, 150 megawatts			
	Minister for Planning	Turbine repairs are ongoing.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC
Hawkesdale Wind Farm	GPG	23 turbines – tip height 180 metres – 96.6	
STATUS/ISSUE	WHO	ACTION	UPDATE
Operational	Minister for Planning		Newsletters and endorsed management plans are available via the project website.
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC
Ryan Corner WF – GPG – 52 turbines – Tip Height 180 metres, 224 megawatts			
Operational	Minister for Planning		Newsletters and endorsed management plans are available via
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC



Proposed Projects – Current Status/Issues

ISSUE/STATUS	WHO	ACTION	UPDATE
Willatook – Wind Prospect – Up to 59 turbines, Tip Height 250 metres			
EES & Planning Permit	Minister for Planning	Panel report and Minister's assessment received. The report and assessment required the applicant to provide more information to satisfy Ministerial issues raised.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC
Mt Fyans – Woolnorth – Up to 81 turbines, Tip Height 200 metres			
Planning Permit application lodged	Minister for Planning	Planning Panels Victoria's Panel Report: https://www.planningpanels.vic.gov.au/__data/assets/pdf_file/0029/700895/Mt-Fyans-Wind-Energy-Facility-Panel-Report-1.pdf The applicant is considering submissions received regarding further information on bats and Broilga.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC
Hexham - Wind Prospect – Up to 109 turbines, Proposed Tip Height of 250 metres (proposed location is between 4-5kms from the Caramut, Hexham and Ellerslie townships)			
Undertaking an Environment Effects Statement (EES)	Minister for Planning	EES Technical Reference Group meetings are ongoing.	
CEC	Council	Council will consider community representative nominations at an upcoming Council meeting.	Meeting dates TBC
Darlington – GPG – up to 45 turbines			
Undertaking an EES	Minister for Planning	EES Technical Reference Group meetings are ongoing.	



Bushy Creek Wind Farm - NewEn			
Feasibility	Minister for Planning	Wind farm proposed in Southern Grampians Shire, adjacent to Moyne Shire.	Analysing potential transmission routes.
Swansons Lane Wind Farm – 3 turbines in Moyne, 3 in Corangamite			
Planning Permit application	Minister for Planning	Application with DTP, at the further information request stage. Cultural Heritage Management plan being prepared.	
Southern Ocean Offshore Wind Zone: Proposed Spinifex Offshore Wind Farm (Proponents – Alinta and JERA Nex-Parkwind)			
Provisional Feasibility licence granted by the Federal Government	Federal (DCCEEW) and State (DEECA) governments	The proponent is currently monitoring marine mammal activity via baseline surveys which will take 2-3 years. October 2024 project update: https://www.spinifexoffshore.com.au/content/dam/spinifex/site-resources/project-updates-pdf-files/Spinifex%20Update%20-%20October%202024.pdf	



Other Energy Projects

ISSUE	WHO	ACTION	UPDATE
CO2CRC- carbon sequestration plant			
CO2CRC International Test Centre, Nirranda South	CO2CRC	https://co2crc.com.au/research/otway-international-test-centre/	The next Community Reference Group meeting will be held on 28 March 2025. A project open day will be held at the site on Saturday 29 March, 10am-3pm.
Wave Energy Research Project			
<i>Controlling Coastlines while Generating Power</i> Research Project	Swinburne University, UNSW, Flinders University, Port of Geraldton	Council has partnered with Swinburne University for a 3 year research project using Port Fairy's East Beach and the Port of Geraldton as case studies, to explore the use of wave energy converters to absorb and reflect wave energy that damages vulnerable coastlines.	The research project will conclude, and a final report released in late 2025.
Recent submissions / reports / consultations			
VicGrid draft Victorian Transmission Plan Guidelines and study area map	VicGrid	Submission lodged focusing on cumulative impact of energy projects in Moyne, and agricultural land use. https://www.moyne.vic.gov.au/Your-council/Advocacy/Council-submissions	A Feedback report following consultation on the 2024 Victorian Transmission Plan Guidelines and renewable energy zone (REZ) study area map will be published on the Engage Vic webpage in late 2024.
VicGrid draft Community Benefits Program	VicGrid	Submission lodged.	
Mt Fyans Wind Farm – submission on further information	Minister for Planning	Submission lodged.	



Guidelines on managing biodiversity near wind farms	DEECA	DEECA is conducting public consultation on its proposed guidance for addressing the impacts of renewable energy facilities on Victoria's biodiversity. The guidance will include a new Handbook for the development of renewable energy in Victoria, and specific guidance on assessing and managing impacts of onshore wind energy facilities on broilga and bats. https://engage.vic.gov.au/a-better-approach-to-managing...	The consultation period has been extended and will now close on 23 February 2025.
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Projects located within the Mortlake Gas Fired Power Station / Mortlake Terminal Station site

ITEM/PROJECT	SUMMARY	STATUS
Mortlake Turn-In Project (AusNet)	Currently, two existing 500kV transmission lines run past the Mortlake Terminal Station, but only one connects into the Station. This project will connect the second line to the Station by upgrading existing equipment. The project will reduce generation constraints and improve grid stability. The project is located on the northern side of the Mortlake Terminal Station.	Concrete pours are underway. Line works to commence in early-mid 2025, which will take approximately 1 month.
Mortlake BESS (Origin)	Construction of a 300mW 2-hour Battery Energy Storage System (BESS) on the site of the Mortlake Gas Fired Power Station and the Mortlake Terminal Station. Includes a new substation being constructed by AusNet. Permit issued by the Minister for Planning.	Under construction. Concrete pours are underway. An approved 60km/h speed limit is in place on Connewarren Lane either side of the site entrances.



Other existing and proposed projects

ITEM/PROJECT	SUMMARY	STATUS
Blue Gums Substation (Tilt Renewables)	The existing Blue Gums Substation is located on land owned by Tilt Renewables, directly adjacent to the eastern boundary of the Mortlake Gas Fired Power Station and Mortlake Terminal Station site. It connects the Dundonnell Wind Farm transmission line to the 500kV transmission line.	Operating
Mortlake Energy Hub – Solar and Battery (Bright Night Power)	A 360MW Solar Farm and 600MW Battery Energy Storage System (BESS) to be constructed on a site approximately 7kms west of Mortlake on the northern side of Connewarren Lane. The applicant is URBIS Pty Ltd on behalf of Bright Night Power.	Permit issued by the Minister for Planning on 12 September 2024. The permit will expire if the project is not commenced within four years.
Yangery Battery Energy Storage System (BESS) (South Energy)	Located on a 23 hectare site adjacent to Moyne Shire in Yangery, the project would have a storage capacity of approximately 120 megawatts (MW) and 480 megawatt-hours (MWh). Yangery Battery Energy Storage System (yangerybess.com.au)	A community information session was held in December 2024.



Tarrone Battery Energy Storage System (BESS) (GPG)	Located on a 7 hectare site, west of Tarrone North Road and adjacent to the existing Tarrone Terminal Station, the project would have a storage capacity of 200MW / 400MWH. globalpower-generation.com.au	A planning application has been lodged with the Minister for Planning and is now being notified. The Minister will not make a decision on the application before 14 March 2025. The application documents can be accessed via https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits The notice contains instructions on how a person can make an objection or submission to the Minister for Planning. GPG will also place the notice in the Warrnambool Standard, and a hard copy of the documents are available for viewing at the Council office in Port Fairy.
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6 Confidential Items

Overview: Under section 3 of the Act, the council may consider report items in closed business if they contain certain information which is defined to be confidential information because premature or improper release may cause harm to the Council or to a person or persons.

Confidential Information remains confidential unless it can lawfully be released and the Council has determined that it should be publicly available.

The following is a list of confidential Items:

6.1 Ocean Drive Footpath Works Options

6.2 Gipps Street Bridge Update

7 Close Meeting

