MORNINGTON PENINSULA Shire

ATTACHMENTS

COUNCIL MEETING

TUESDAY, 8 APRIL 2025

6:30PM

MUNICIPAL OFFICES
BESGROVE STREET, ROSEBUD

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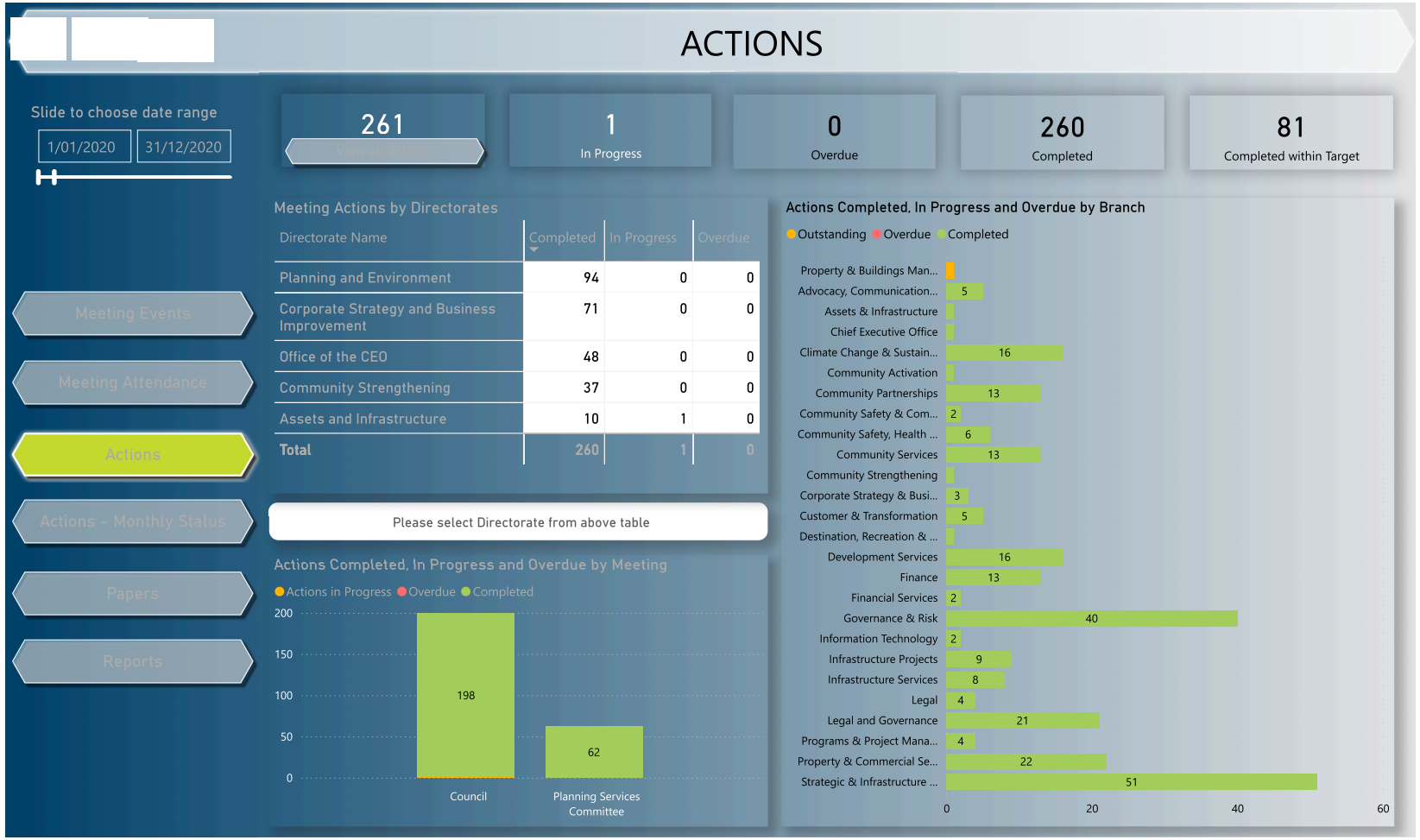
2019 Council Decision Register

Printed on 28-March-2025

In Progress
No Action Yet
Completed
No Further Action

Count of Status	Column Labels							
Row Labels	Number of Decisions COMPLETED	Number of Decisions IN PROGRESS	Number of No Further Action Required	Number of 2019 Council Decisions	Percentage of Decisions In Progress	Percentage of No Further Action Required	Percentage of Decisions No Update	Percentage of Decisions COMPLETED
Chief Executive Officer	2		6	**8**	0%	75%	0%	25%
Finance	15		4	**19**	0%	21%	0%	79%
Governance	28		6	**34**	0%	18%	0%	82%
Infrastructure Project Delivery	2			**2**	0%	0%	0%	100%
Infrastructure Strategy & Climate Change	30		2	**32**	0%	6%	0%	94%
Environment Protection	8			**8**	0%	0%	0%	100%
Aged & Disability	3			**3**	0%	0%	0%	100%
Communications, Media & Events	3			**3**	0%	0%	0%	100%
Planning Services	9			**9**	0%	0%	0%	100%
Family Services & Community Planning	15		2	**17**	0%	12%	0%	88%
Project Delivery	8			**8**	0%	0%	0%	100%
Infrastructure Services	17		1	**18**	0%	6%	0%	94%
Property & Strategy	28		2	**30**	0%	7%	0%	93%
Innovation & Advocacy	9			**9**	0%	0%	0%	100%
Arts & Culture	3			**3**	0%	0%	0%	100%
Planning & Building	1			**1**	0%	0%	0%	100%
Infrastructre Strategy	1			**1**	0%	0%	0%	100%
Libraries	1			**1**	0%	0%	0%	100%
Buildings & Facilities	1			**1**	0%	0%	0%	100%
Planning	1			**1**	0%	0%	100%	100%
Planning & Infrastructure		1		**1**	100%	0%	200%	0%
Number of 2019 Council Decisions	**185**	**1**	**23**	**209**				

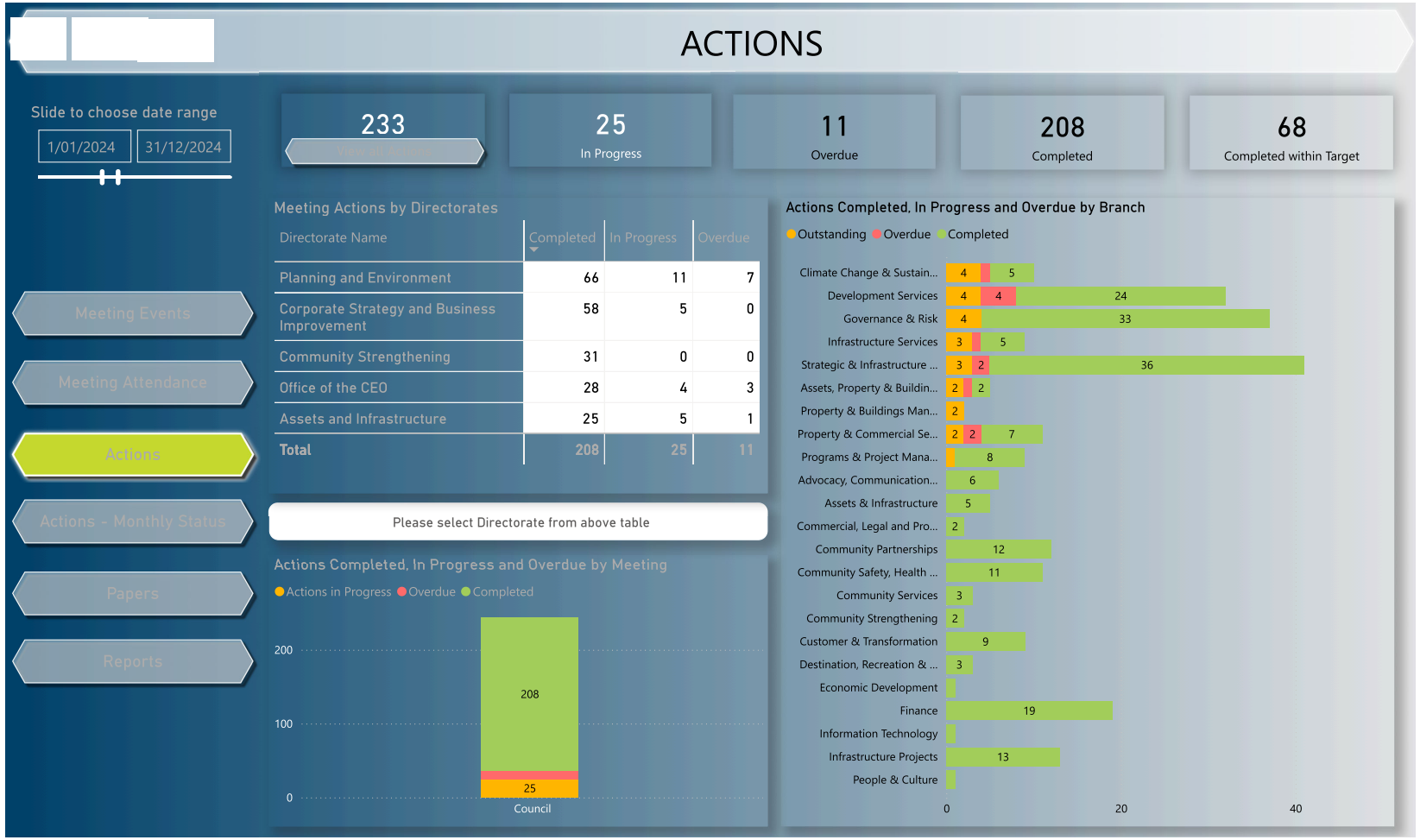
Department	Number of 2019 Council Decisions	Number of Decisions COMPLETED	Number of Decisions IN PROGRESS	Number of Decisions NO UPDATE	Percentage of Decisions No Update		Percentage of Decisions COMPLETED
Planning Services	**60**	60	0	0	0%		100%


ACTIONS
Slide to choose date range
1/01/2020
31/12/2020
261
View all Actions
1
In Progress
0
Overdue
260
Completed
81
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name | Completed | In Progress | Overdue
Planning and Environment | 94 | 0 | 0
Corporate Strategy and Business Improvement | 71 | 0 | 0
Office of the CEO | 48 | 0 | 0
Community Strengthening | 37 | 0 | 0
Assets and Infrastructure | 10 | 1 | 0
Total | 260 | 1 | 0
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress Overdue Completed
200
150
100
50
0
198
62
Council
Planning Services Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding Overdue Completed
Property & Buildings Man...
Advocacy, Communication... 5
Assets & Infrastructure
Chief Executive Office
Climate Change & Sustain... 16
Community Activation
Community Partnerships 13
Community Safety & Com... 2
Community Safety, Health ... 6
Community Services 13
Community Strengthening
Corporate Strategy & Busi... 3
Customer & Transformation 5
Destination, Recreation & ...
Development Services 16
Finance 13
Financial Services 2
Governance & Risk 40
Information Technology 2
Infrastructure Projects 9
Infrastructure Services 8
Legal 4
Legal and Governance 21
Programs & Project Mana... 4
Property & Commercial Se... 22
Strategic & Infrastructure ... 51
0
20
40
60


ACTIONS
Slide to choose date range
1/01/2021
31/12/2021
257
View all Actions
0
In Progress
0
Overdue
257
Completed
76
Completed within Target
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Planning and Environment 91 0 0
Corporate Strategy and Business Improvement 60 0 0
Office of the CEO 56 0 0
Community Strengthening 32 0 0
Assets and Infrastructure 18 0 0
Total 257 0 0
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
100
0
210
46
Council
Planning Services Committee
Section 223 Submission Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Advocacy, Communication... 4
Assets & Infrastructure 2
Chief Executive Office 2
Climate Change & Sustain... 23
Commercial, Legal and Pro... 3
Community Activation 2
Community Partnerships 8
Community Safety & Com... 2
Community Safety, Health ... 6
Community Services 13
Community Strengthening
Corporate Strategy & Busi... 3
Customer & Transformation 3
Development Services 12
Finance 17
Financial Services 3
Governance & Risk 38
Infrastructure Projects 11
Infrastructure Services 11
Legal 2
Legal and Governance 20
People & Culture
Programs & Project Mana... 6
Property & Commercial Se... 14
Strategic & Infrastructure ... 50
0
20
40


ACTIONS
Slide to choose date range
1/01/2022
31/12/2022
225
View all Actions
3
In Progress
1
Overdue
222
Completed
62
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Planning and Environment 73 1 0
Corporate Strategy and Business Improvement 63 0 0
Office of the CEO 41 1 1
Community Strengthening 28 0 0
Assets and Infrastructure 17 1 0
Total 222 3 1
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
150
100
50
0
193
29
Council
Planning Services Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Climate Change & Sustain... 24
Infrastructure Services 11
Property & Commercial Se... 9
Advocacy, Communication... 5
Assets, Property & Buildin...
Commercial, Legal and Pro... 8
Community Partnerships 8
Community Safety, Health ... 9
Community Services 9
Community Strengthening
Customer & Transformation 6
Destination, Recreation & ...
Development Services 10
Economic Development
Finance 10
Financial Services
Governance & Risk 42
Information Technology 2
Infrastructure Projects 8
Legal 2
Legal and Governance 13
Programs & Project Mana... 6
Strategic & Infrastructure ... 35
0
20
40


ACTIONS
Slide to choose date range
1/01/2023
31/12/2023
194
View all Actions
2
In Progress
1
Overdue
192
Completed
67
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Planning and Environment 74 0 0
Corporate Strategy and Business Improvement 55 0 0
Community Strengthening 30 0 0
Assets and Infrastructure 20 1 0
Office of the CEO 13 1 1
Total 192 2 1
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
150
100
50
0
192
Council
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Property & Buildings Man... 1
Property & Commercial Se... 1 1
Advocacy, Communication... 3
Assets & Infrastructure 4
Assets, Property & Buildin... 1
Climate Change & Sustain... 21
Commercial, Legal and Pro... 2
Community Partnerships 6
Community Safety, Health ... 7
Community Services 8
Customer & Transformation 7
Destination, Recreation & ... 9
Development Services 11
Economic Development 2
Finance 7
Governance & Risk 40
Information Technology 1
Infrastructure Projects 4
Infrastructure Services 12
Legal and Governance 3
Programs & Project Mana... 4
Strategic & Infrastructure ... 40
0
10
20
30
40


ACTIONS
Slide to choose date range
1/01/2024
31/12/2024
233
View all Actions
25
In Progress
11
Overdue
208
Completed
68
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name | Completed | In Progress | Overdue
Planning and Environment | 66 | 11 | 7
Corporate Strategy and Business Improvement | 58 | 5 | 0
Community Strengthening | 31 | 0 | 0
Office of the CEO | 28 | 4 | 3
Assets and Infrastructure | 25 | 5 | 1
Total | 208 | 25 | 11
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
100
0
208
25
Council
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Climate Change & Sustain... 4 5
Development Services 4 4 24
Governance & Risk 4 33
Infrastructure Services 3 5
Strategic & Infrastructure ... 3 2 36
Assets, Property & Buildin... 2 2
Property & Buildings Man... 2
Property & Commercial Se... 2 2 7
Programs & Project Mana... 8
Advocacy, Communication... 6
Assets & Infrastructure 5
Commercial, Legal and Pro... 2
Community Partnerships 12
Community Safety, Health ... 11
Community Services 3
Community Strengthening 2
Customer & Transformation 9
Destination, Recreation & ... 3
Economic Development
Finance 19
Information Technology
Infrastructure Projects 13
People & Culture
0
20
40


ACTIONS
Slide to choose date range
1/01/2025
31/12/2025
36
View all Actions
18
In Progress
16
Overdue
18
Completed
13
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Corporate Strategy and Business Improvement 11 3 2
Planning and Environment 4 8 7
Office of the CEO 2 4 4
Community Strengthening 1 2 2
Assets and Infrastructure 0 1 1
Total 18 18 16
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
60
40
20
0
18
16
18
Council
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Strategic & Infrastructure ... 4 4 1
Finance 3 3 1
Development Services 2 2 1
Programs & Project Mana... 2 1
Advocacy, Communication... 1 1
Climate Change & Sustain... 1
Community Partnerships 1 1
Community Safety, Health ... 1 1
Infrastructure Projects 1 1
Property & Commercial Se... 1 1
Strategic Planner 1 1
Commercial, Legal and Pro... 1
Community Services 1
Customer & Transformation 3
Governance & Risk 8
Legal 2
0
5

Councillor Briefing Sessions

MORNINGTON PENINSULA Shire

Briefing Date: 4 March 2024 **Time:** 5:30pm **Location:** Municipal Offices, Rosebud

Councillors Present (please tick)

☒ Cr Roper ☒ Cr Patton ☒ Cr Marsh ☒ Cr Binyon ☒ Cr Gill ☒ Cr Batty

☐ Cr Ranken ☒ Cr Allen ☒ Cr Pingiaro ☒ Cr Williams ☒ Cr Stephens

The matters listed below were presented at the Councillor Briefing Session

Item No	Item
1	**BN2004 - South East Councils Climate Change Alliance presentation** South East Councils Climate Change Alliance (SECCCA) outlined their current projects supporting member councils to deliver a scaled response to emissions reduction and climate adaptation.
2	**BN2005 - FY26 Budget Briefing 1 – Revenue** The first meeting of the Budget process focussing on the revenue estimated for Mornington Peninsula Shire Council (Shire) in 2025-26. The purpose of this report is to recommend adoption of the fees and charges for the 2025-26 Annual Budget, rate cap for 2025-26 and note draft operating revenue.
3	**BN2006 - Waste Services Overview** Presenting an overview of the Shire's waste services including: • Key Strategies / Policies • Key existing services • 23/24 Budget Decisions • State Government Changes • Long Term Planning e.g.: Waste to Energy.
4	**BN2007 - Dromana Arthurs Seat Management Plan** Presenting an update regarding the progress of the Dromana Arthurs Seat Escarpment Management Plan inclusive of the outcomes of the request for quotation. Additionally, this report identifies options to advance the project going forward.
5	**Planning Updates - Verbal Briefing** Updates to current projects

Councillor Briefing Sessions

MORNINGTON PENINSULA Shire

The matters listed below were provided as non-verbal updates

Item No	Item
1	
2	

Conflict of Interest Disclosures (refer overleaf):

Matter No.	Name of Councillor/s who declared a Conflict of Interest	Did they leave the Briefing?	
		YES	NO
		☐	☐

Responsible Officer completing this form:

Name: Fiona Kennedy **Signature:** **Position:** Council Reports Officer

Councillor Briefing Sessions

MORNINGTON PENINSULA Shire

Briefing Date: 25 March 2025 **Time:** 3.30pm **Location:** Municipal Offices, Rosebud

Councillors Present (please tick)

☒ Cr Roper ☒ Cr Patton ☒ Cr Marsh ☐ Cr Binyon ☒ Cr Gill ☒ Cr Batty

☐ Cr Ranken ☒ Cr Allen ☒ Cr Pingiaro ☒ Cr Williams ☒ Cr Stephens

The matters listed below were presented at the Councillor Briefing Session

Item No	Item
1	Implications of Ministerial Amendment VC267 and the new 'Townhouse & Low-Rise Code'
2	
3	
4	
5	
6	

The matters listed below were provided as non-verbal updates

Item No	Item
1	
2	
3	
4	

Conflict of Interest Disclosures (refer overleaf):

Matter No.	Name of Councillor/s who declared a Conflict of Interest	Did they leave the Briefing?	
		YES	NO
		☐	☐

Responsible Officer completing this form:

Name: Fiona Kennedy **Signature:** **Position:** Council Reports Officer

Appendix A - Schedule of Fees and Charges

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Land Use Planning								
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to adopt a Planning Scheme Amendment	Statutory	Free	530.70	545.00	2.69%	14.30
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to amend a Planning Scheme (authorisation)	Statutory	Free	3,275.40	3,364.00	2.71%	88.60
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider request to approve a Planning Scheme Amendment	Statutory	Free	516.80	531.00	2.75%	14.20
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment - up to 10 submissions	Statutory	Free	16,233.90	16,673.00	2.70%	439.10
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment - 11-20 submissions	Statutory	Free	16,631.20	17,081.00	2.70%	449.80
Land-Use Planning, Heritage and Urban Design	Planning Scheme Amendment Fee	Consider submissions to change Amendment - more than 20 submissions	Statutory	Free	43,359.30	44,532.00	2.70%	1,172.70
Planning Consultation	Application & Public Notification Fees	Certify plan of subdivision and Statement of Compliance	Statutory	Free	187.60	193.00	2.88%	5.40
Planning Consultation	DAA - Advertising	Additional Letters	Council	Taxable	15.00	16.00	6.67%	1.00
Planning Consultation	DAA - Advertising	Additional Sign	Council	Taxable	105.00	111.00	5.71%	6.00
Planning Consultation	DAA - Advertising	Up to 10 letters & signs	Council	Taxable	420.00	450.00	7.14%	30.00
Planning Consultation	DAA - Misc Income (GST)	Consideration of condition 1 plans for second or subsequent request	Council	Taxable	210.00	225.00	7.14%	15.00
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Commercial	Council	Taxable	290.00	305.00	5.17%	15.00
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Permit Only	Council	Taxable	80.00	84.00	5.00%	4.00
Planning Consultation	DAA - Misc Income (GST)	Copies of Planning and/or Endorsed Plans - Residential	Council	Taxable	145.00	155.00	6.90%	10.00
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 1st Request	Council	Taxable	580.00	610.00	5.17%	30.00
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 2nd Request	Council	Taxable	650.00	685.00	5.38%	35.00
Planning Consultation	DAA - Misc Income (GST)	Extension of Time to a Planning Permit - 3rd+ Request	Council	Taxable	750.00	790.00	5.33%	40.00
Planning Consultation	DAA - Misc Income (GST)	Pre-application meeting fee (virtual or in person) - with notes	Council	Taxable	340.00	360.00	5.88%	20.00
Planning Consultation	DAA - Misc Income (GST)	Secondary Consent - Commercial/Industrial/Multi dwelling/Other	Council	Taxable	840.00	885.00	5.36%	45.00
Planning Consultation	DAA - Misc Income (GST)	Secondary Consent - Residential (Single Dwelling)	Council	Taxable	420.00	445.00	5.95%	25.00
Planning Consultation	DAA - Misc Income (GST)	Written response to a General Enquiry - Commercial/Industrial/Multi dwelling/Other	Council	Taxable	340.00	360.00	5.88%	20.00
Planning Consultation	DAA - Misc Income (GST)	Written response to a General Enquiry - Residential (Single Dwelling)	Council	Taxable	170.00	180.00	5.88%	10.00
Planning Consultation	Land sales investigation	Land sales investigation fee	Council	Free	2,100.00	2,205.00	5.00%	105.00
Planning Permit Assessment	Planning Permit Amendment Fee	Amend description of permit or conditions - single dwelling	Statutory	Free	214.70	220.00	2.47%	5.30
Planning Permit Assessment	Planning Permit Amendment Fee	Any other development & use amend description of permit or conditions or amend the permit in any other way excl. subdivision	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Any other Development (including 2 or more dwellings) costing $1,000,000 +	Statutory	Free	3,665.00	3,764.00	2.70%	99.00
Planning Permit Assessment	Planning Permit Amendment Fee	Change of use permit	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing $0 to $10,000	Statutory	Free	214.70	220.00	2.47%	5.30
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing $10,001 to $100,000	Statutory	Free	675.80	694.00	2.69%	18.20
Planning Permit Assessment	Planning Permit Amendment Fee	Development of 1 Dwelling costing $100,001 to $500,000	Statutory	Free	1,383.30	1,421.00	2.73%	37.70
Planning Permit Assessment	Planning Permit Amendment Fee	Easements/Restrictions/Rights of Way - To create, vary or remove a restriction within the meaning of the Subdivision Act 1988.	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Easements/Restrictions/Rights of Way - To create, vary or remove an easement other than a right of way or to vary or remove a condition in the nature of an easement in a crown grant	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Easements/Restrictions/Rights of Way - To remove a restriction (within the meaning of the Subdivision Act 1988)	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	For the agreement to a proposal to amend or end an agreement under Section 173 of the Planning & Environment Act 1987	Statutory	Free	707.60	727.00	2.74%	19.40
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Amend description of permit or conditions	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Boundary Realignment and Consolidations	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Boundary realignments	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Other (including 3 or more lots)	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Subdivision into two lots only	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Subdivision - Subdivision of an existing Building	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	Vegetation Removal - 1 tree	Statutory	Free	214.70	220.00	2.47%	5.30
Planning Permit Assessment	Planning Permit Amendment Fee	Vegetation Removal - 2 or more trees	Statutory	Free	1,415.10	1,453.00	2.68%	37.90
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications - $0 to $10,000	Statutory	Free	214.70	220.51	2.71%	5.81
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications - $10,000+	Statutory	Free	461.10	474.00	2.80%	12.90
Planning Permit Assessment	Planning Permit Amendment Fee	VicSmart Applications to subdivide or consolidate the land	Statutory	Free	214.70	220.00	2.47%	5.30
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $0 to $100,000	Statutory	Free	1,232.30	1,266.00	2.73%	33.70
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $100,001 to $1,000,000	Statutory	Free	1,661.60	1,707.00	2.73%	45.40

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $1,000,001 to $5,000,000	Statutory	Free	3,655.00	3,754.00	2.71%	99.00
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $5,000,001 to $15,000,000	Statutory	Free	9,341.30	9,594.00	2.71%	252.70
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $15,000,001 to $50,000,000	Statutory	Free	27,546.80	28,292.00	2.71%	745.20
Planning Permit Assessment	Planning Permit Application Fee	Any other Development (including 2 or more dwellings) costing $50.01m+	Statutory	Free	61,914.60	63,589.00	2.70%	1,674.40
Planning Permit Assessment	Planning Permit Application Fee	Certificate of compliance (section 97N)	Statutory	Free	349.80	359.00	2.63%	9.20
Planning Permit Assessment	Planning Permit Application Fee	Satisfaction matter (under planning scheme)	Statutory	Free	349.80	359.00	2.63%	9.20
Planning Permit Assessment	Planning Permit Application Fee	VicSmart Applications to subdivided the or consolidate the land	Statutory	Free	214.70	220.00	2.47%	5.30
Open Space								
Briars and Police Point	Briars Homestead Entry	Homestead Entry - Adult	Council	Taxable	14.60	15.50	6.16%	0.90
Briars and Police Point	Briars Homestead Entry	Homestead Entry - Children	Council	Taxable	8.40	9.00	7.14%	0.60
Briars and Police Point	Briars Homestead Entry	Homestead Entry - Concession	Council	Taxable	8.40	9.00	7.14%	0.60
Briars and Police Point	Briars Homestead Entry	Homestead Entry - Families	Council	Taxable	20.70	21.50	3.86%	0.80
Briars and Police Point	Briars Homestead Entry	Homestead Entry - School Children	Council	Taxable	6.70	7.00	4.48%	0.30
Briars and Police Point	Briars Programs	15min Ranger activity	Council	Taxable	6.75	7.00	3.70%	0.25
Briars and Police Point	Briars Programs	Night walk - Adult	Council	Taxable	30.20	31.50	4.30%	1.30
Briars and Police Point	Briars Programs	Night walk - Child	Council	Taxable	23.60	25.00	5.93%	1.40
Briars and Police Point	Briars Programs	Nursery / Ranger Activity, Walk, Talk (per head)	Council	Taxable	7.25	7.50	3.45%	0.25
Briars and Police Point	Briars Programs	Nursery program / workshop 2 hrs	Council	Taxable	25.90	27.00	4.25%	1.10
Briars and Police Point	Briars Programs	Sanctuary Walk with wildlife encounter - Adult.	Council	Taxable	34.70	36.50	5.19%	1.80
Briars and Police Point	Briars Programs	Sanctuary Walk with wildlife encounter - Child	Council	Taxable	28.10	29.50	4.98%	1.40
Briars and Police Point	Briars Programs	School group (incursion) - per group / Session	Council	Taxable	298.00	313.00	5.03%	15.00
Briars and Police Point	Briars Programs	School group (onsite) 1 hr program per group	Council	Taxable	152.00	159.50	4.93%	7.50
Briars and Police Point	Briars Programs	School group (onsite) 1 hr program per group plus 1 hr Wildlife interaction	Council	Taxable	510.00	535.50	5.00%	25.50
Briars and Police Point	Briars Programs	School group (onsite) 2 x 1 hr program per group	Council	Taxable	305.00	320.00	4.92%	15.00
Briars and Police Point	Briars Programs	School group (onsite) 3 x 1 hr program per group	Council	Taxable	455.00	478.00	5.05%	23.00
Briars and Police Point	Briars Programs	School Holiday Program (3-5yrs) - 1hr	Council	Taxable	20.00	21.00	5.00%	1.00
Briars and Police Point	Briars Programs	School Holiday Program (3-5yrs)- 1hr with Wildlife interaction	Council	Taxable	29.50	31.00	5.08%	1.50
Briars and Police Point	Briars Programs	School Holiday Program (6-10yrs) - 2.5hrs	Council	Taxable	27.00	28.50	5.56%	1.50
Briars and Police Point	Briars Programs	School Holiday Program (6-10yrs)- 2.5hrs with Wildlife interaction	Council	Taxable	34.00	35.50	4.41%	1.50
Briars and Police Point	Briars Programs	Specialty program 2 hrs - Adult	Council	Taxable	26.00	27.50	5.77%	1.50
Briars and Police Point	Briars Programs	Specialty program 2 hrs - Child / Conc	Council	Taxable	22.00	23.00	4.55%	1.00
Briars and Police Point	Briars Programs	Specialty program 30 min with wildlife interaction	Council	Taxable	16.00	17.00	6.25%	1.00
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - commercial	Council	Taxable	121.20	127.00	4.79%	5.80
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - community group	Council	Taxable	36.30	38.00	4.68%	1.70
Briars and Police Point	Briars Venue Hire	BBQ area hire (half area) - per day - public	Council	Taxable	72.90	76.50	4.94%	3.60
Briars and Police Point	Briars Venue Hire	Bond for Hire of BBQ Area	Council	Taxable	200.00	200.00	-	-
Briars and Police Point	Briars Venue Hire	Bond for Hire of Lawn	Council	Taxable	200.00	200.00	-	-
Briars and Police Point	Briars Venue Hire	Bond for hire of Marquee	Council	Taxable	500.00	500.00	-	-
Briars and Police Point	Briars Venue Hire	Briars function - furniture package administration	Council	Taxable	525.00	551.50	5.05%	26.50
Briars and Police Point	Briars Venue Hire	Briars Marquee - Bump In Bump Out	Council	Taxable	283.00	297.00	4.95%	14.00
Briars and Police Point	Briars Venue Hire	Briars Marquee - per day - community	Council	Taxable	1,470.00	1,543.50	5.00%	73.50
Briars and Police Point	Briars Venue Hire	Briars Marquee - Weekday Public - Mon to Thurs	Council	Taxable	1,470.00	1,543.00	4.97%	73.00
Briars and Police Point	Briars Venue Hire	Checkingurk Bird Hide - business hours - community group	Council	Taxable	250.00	262.50	5.00%	12.50
Briars and Police Point	Briars Venue Hire	Checkingurk Bird Hide - business hours - public	Council	Taxable	500.00	525.00	5.00%	25.00
Briars and Police Point	Briars Venue Hire	Commercial Photography	Council	Taxable	702.00	737.00	4.99%	35.00
Briars and Police Point	Briars Venue Hire	Concerts / Festivals - BOND for hire of grounds - major event (>6000 pax)	Council	Free	5,245.00	5,507.50	5.00%	262.50
Briars and Police Point	Briars Venue Hire	Concerts / Festivals - BOND for hire of grounds - major event (3000-5999 pax)	Council	Free	3,147.00	3,304.50	5.00%	157.50
Briars and Police Point	Briars Venue Hire	Concerts / Festivals - Hire of Grounds - community peak	Council	Taxable	1,885.00	1,979.00	4.99%	94.00
Briars and Police Point	Briars Venue Hire	Concerts / Festivals - Hire of Grounds (Commercial)	Council	Taxable	2,420.00	2,541.00	5.00%	121.00
Briars and Police Point	Briars Venue Hire	Concerts / Festivals - Hire of Grounds (Community)	Council	Taxable	1,493.00	1,567.50	4.99%	74.50
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per day - community group	Council	Taxable	322.00	338.00	4.97%	16.00
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per day - public	Council	Taxable	638.00	670.00	5.02%	32.00
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per hour - community group	Council	Taxable	126.00	132.50	5.16%	6.50
Briars and Police Point	Briars Venue Hire	Edwardian Room Hire - per hour - public	Council	Taxable	249.00	261.50	5.02%	12.50
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per day - Community Group	Council	Taxable	250.00	263.00	5.20%	13.00
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per day - Public	Council	Taxable	463.50	487.00	5.07%	23.50
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per hour - Community Group	Council	Taxable	200.00	210.00	5.00%	10.00
Briars and Police Point	Briars Venue Hire	Kitchen Hire - per hour - Public	Council	Taxable	232.00	244.00	5.17%	12.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Briars and Police Point	Briars Venue Hire	Lawn / Edwardian + kitchen hire - per day - community group	Council	Taxable	649.00	681.50	5.01%	32.50
Briars and Police Point	Briars Venue Hire	Lawn / Edwardian + kitchen hire - per day - public	Council	Taxable	864.00	907.00	4.98%	43.00
Briars and Police Point	Briars Venue Hire	Lawn hire - per day	Council	Taxable	637.00	669.00	5.02%	32.00
Briars and Police Point	Briars Venue Hire	Lawn hire - per hour	Council	Taxable	249.00	261.50	5.02%	12.50
Briars and Police Point	Briars Venue Hire	Meetings / Workshops - The Eco Living Display Centre Meeting Room	Council	Taxable	16,500.00	17,325.00	5.00%	825.00
Briars and Police Point	Briars Venue Hire	Meetings / Workshops - The Eco Living Display Centre Meeting Room - Commercial - per hour	Council	Taxable	32.00	34.00	6.25%	2.00
Briars and Police Point	Briars Venue Hire	Meetings / Workshops - The Eco Living Display Centre Meeting Room - Community Groups - per hour	Council	Taxable	12.00	13.00	8.33%	1.00
Briars and Police Point	Briars Venue Hire	Special Event Multiple plus 25 days - eg Cinema 37 days $681.85 per day = $25,228.45	Council	Taxable	682.00	716.00	4.99%	34.00
Briars and Police Point	Briars Venue Hire	Theatre production 2-8 yr olds	Council	Taxable	26.00	27.50	5.77%	1.50
Briars and Police Point	Police Point	Bond	Council	Taxable	500.00	525.00	5.00%	25.00
Briars and Police Point	Police Point	Calling Ground	Council	Taxable	637.00	669.00	5.02%	32.00
Briars and Police Point	Police Point	Cottage Hire per night	Council	Taxable	250.00	263.00	5.20%	13.00
Briars and Police Point	Police Point	Cottage Lawns	Council	Taxable	100.00	105.00	5.00%	5.00
Briars and Police Point	Police Point	Horse Paddock	Council	Taxable	637.00	669.00	5.02%	32.00
Briars and Police Point	Police Point	Parade Ground Hire	Council	Taxable	637.00	669.00	5.02%	32.00
Foreshore and Beaches	Bathing Box Licence	Bathing Box Licence - beachbox / boatshed (5m2 and above)	Council	Free	1,100.00	1,155.00	5.00%	55.00
Foreshore and Beaches	Bathing Box Licence	Bathing Box Licence - beachbox small (<5m2)	Council	Free	855.00	898.00	5.03%	43.00
Foreshore and Beaches	Bathing Box Transfer Fees	Transfer fee payable on sale of bathing box (Fee is 6.5% of CIV and minimum $3,830)	Council	Free	3,830.00	4,022.00	5.01%	192.00
Transport Connections								
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 1 (0.5 Penalty Unit)	Statutory	Free	96.00	99.00	3.13%	3.00
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 2 (0.6 Penalty Unit)	Statutory	Free	115.50	119.00	3.03%	3.50
Parking Compliance & Enforcement	Parking Infringement	Parking Infringement Level 3 (1.0 Penalty Unit)	Statutory	Free	192.00	197.00	2.60%	5.00
Economic Development and Support								
Industry Development and Attraction	Footpath Licence/Lease	Footpath licence with liquor (depending on site) (minimum fee)	Council	Free	1,735.00	1,822.00	5.01%	87.00
Industry Development and Attraction	Footpath Trading Permit	Alternating between a single Display of Goods unit and an A-frame Sign - Sign Size - 0.9 metres x 0.6 metres	Council	Free	108.00	113.40	5.00%	5.40
Industry Development and Attraction	Footpath Trading Permit	Alternating between a single Display of Goods unit and an A-frame Sign - Sign Size - 1.2 metres x 0.9 metres	Council	Free	232.00	243.60	5.00%	11.60
Industry Development and Attraction	Footpath Trading Permit	Bulky goods - first 2 metres x 2 metres	Council	Free	77.00	80.85	5.00%	3.85
Industry Development and Attraction	Footpath Trading Permit	Bulky goods - subsequent or part thereof 2 metres x 2 metres	Council	Free	220.00	231.00	5.00%	11.00
Industry Development and Attraction	Footpath Trading Permit	Display of A-frame signs - Sign Size - 0.9 metres x 0.6 metres	Council	Free	77.00	80.85	5.00%	3.85
Industry Development and Attraction	Footpath Trading Permit	Display of A-frame signs - Sign Size - 1.2 metres x 0.9 metres	Council	Free	191.00	200.55	5.00%	9.55
Industry Development and Attraction	Footpath Trading Permit	Display of Goods - first display unit	Council	Free	293.00	307.65	5.00%	14.65
Industry Development and Attraction	Footpath Trading Permit	Display of Goods - Subsequent display unit	Council	Free	270.00	283.50	5.00%	13.50
Industry Development and Attraction	Footpath Trading Permit	Footpath Trading Permit application fee (new applications)	Council	Free	158.00	165.90	5.00%	7.90
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) - first eight chairs	Council	Free	424.00	445.20	5.00%	21.20
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) - fixed screens - price per screen	Council	Free	260.00	273.00	5.00%	13.00
Industry Development and Attraction	Footpath Trading Permit	Outdoor Dining Facilities (no liquor licence or infrastructure) - per chair thereafter	Council	Free	77.00	80.85	5.00%	3.85
Industry Development and Attraction	Footpath Trading Permit	Planter Boxes	Council	Free	77.00	80.85	5.00%	3.85
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings - Hastings Foreshore Carpark (opposite Cool Store Road)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings - Hastings Foreshore Carpark (opposite Cool Store Road) - Winter Permit	Council	Free	3,600.00	3,780.00	5.00%	180.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Hastings - Hastings Foreshore Carpark (opposite Pelican Park Recreation Centre)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington - Mornington (Schnapper Point Drive)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington - Mornington Park - slip lane carpark (off Flinders Drive)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Mornington - Mornington Park - slip lane carpark (off Flinders Drive) - Winter Permit	Council	Free	3,600.00	3,780.00	5.00%	180.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Eliza - Mount Eliza Regional Park (450 Moorooduc Highway)	Council	Free	7,500.00	7,875.00	5.00%	375.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Martha - Mount Martha Foreshore Carpark (opposite 506 Esplanade)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Mount Martha - The Briars (450 Nepean Highway)	Council	Free	7,500.00	7,875.00	5.00%	375.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Portsea - Police Point Shire Park (1 Franklands Drive)	Council	Free	7,500.00	7,875.00	5.00%	375.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming - Port Phillip (Area 1)	Council	Free	14,000.00	14,700.00	5.00%	700.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming - Port Phillip (Area 2)	Council	Free	14,000.00	14,700.00	5.00%	700.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming - Port Phillip (Area 3)	Council	Free	14,000.00	14,700.00	5.00%	700.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Residential Roaming -Western Port (Area 4)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach - Safety Beach Foreshore Carpark (opposite Prescott Avenue)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach - Safety Beach Foreshore Carpark (opposite Prescott Avenue) - Winter Permit	Council	Free	3,600.00	3,780.00	5.00%	180.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Safety Beach - Safety Beach Foreshore Carpark (opposite Tonkin Street)	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Food Truck: Sorrento - Sorrento Foreshore Carpark (opposite 3239 Point Nepean Road	Council	Free	11,000.00	11,550.00	5.00%	550.00
Industry Development and Attraction	Itinerant Traders	Seagate Permit	Council	Taxable	6,085.00	6,390.00	5.01%	305.00
Industry Development and Attraction	Parklet	Parklet Annual Full Fee – with Alcohol	Council	Free	3,900.00	3,900.00	-	-
Industry Development and Attraction	Parklet	Parklet Annual Full Fee – with Alcohol - 10% Best Bites Discount	Council	Free	3,545.00	-	(100.00%)	(3,545.00)
Industry Development and Attraction	Parklet	Parklet Annual Full Fee – without Alcohol	Council	Free	2,450.00	-	(100.00%)	(2,450.00)
Industry Development and Attraction	Parklet	Parklet Annual Full Fee – without Alcohol - 10% Best Bites Discount	Council	Free	2,227.00	-	(100.00%)	(2,227.00)
Industry Development and Attraction	Parklet	Parklet Annual Stimulation Fee with Alcohol	Council	Free	2,175.00	-	(100.00%)	(2,175.00)
Industry Development and Attraction	Parklet	Parklet Annual Stimulation Fee with Alcohol - 10% Best Bites Discount	Council	Free	1,957.50	-	(100.00%)	(1,957.50)
Industry Development and Attraction	Parklet	Parklet Annual Stimulation Fee without Alcohol	Council	Free	1,050.00	-	(100.00%)	(1,050.00)
Industry Development and Attraction	Parklet	Parklet Annual Stimulation Fee without Alcohol - 10% Best Bites Discount	Council	Free	945.00	-	(100.00%)	(945.00)
Industry Development and Attraction	Parklet	Parklet Application Fee	Council	Free	250.00	250.00	-	-
Industry Development and Attraction	Parklet	Parklet Application Fee - 10% Best Bites Discount	Council	Free	225.00	-	(100.00%)	(225.00)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Full Fee – with Alcohol	Council	Free	3,500.00	3,500.00	-	-
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Full Fee – with Alcohol - 10% Best Bites Discount	Council	Free	3,182.00	-	(100.00%)	(3,182.00)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Full Fee – without Alcohol	Council	Free	2,250.00	-	(100.00%)	(2,250.00)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Full Fee – without Alcohol - 10% Best Bites Discount	Council	Free	2,045.00	-	(100.00%)	(2,045.00)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Stimulation Fee with Alcohol	Council	Free	1,875.00	1,875.00	-	-
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Stimulation Fee with Alcohol - 10% Best Bites Discount	Council	Free	1,687.50	-	(100.00%)	(1,687.50)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Stimulation Fee without Alcohol	Council	Free	940.00	-	(100.00%)	(940.00)
Industry Development and Attraction	Parklet	Parklet Peak & Shoulder Season (15 September – 30 April) Stimulation Fee without Alcohol - 10% Best Bites Discount	Council	Free	846.00	-	(100.00%)	(846.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Full Fee – with Alcohol	Council	Free	2,200.00	2,200.00	-	-
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Full Fee – with Alcohol - 10% Best Bites Discount	Council	Free	2,000.00	-	(100.00%)	(2,000.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Full Fee – without Alcohol	Council	Free	1,600.00	-	(100.00%)	(1,600.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Full Fee – without Alcohol - 10% Best Bites Discount	Council	Free	1,455.00	-	(100.00%)	(1,455.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Stimulation Fee with Alcohol	Council	Free	900.00	900.00	-	-
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Stimulation Fee with Alcohol - 10% Best Bites Discount	Council	Free	810.00	-	(100.00%)	(810.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Stimulation Fee without Alcohol	Council	Free	450.00	-	(100.00%)	(450.00)
Industry Development and Attraction	Parklet	Parklet Summer permit (15 December – 31 January) Stimulation Fee without Alcohol - 10% Best Bites Discount	Council	Free	405.00	-	(100.00%)	(405.00)
Visitor Economy and Tourism	Directional Signage Applications	Directional Signage Applications - for one sign	Council	Free	420.00	441.00	5.00%	21.00
Visitor Economy and Tourism	Directional Signage Applications	Directional Signage Applications - for two or more signs	Council	Free	839.00	880.95	5.00%	41.95
Visitor Economy and Tourism	Directional Signage Applications	Reimbursement of costs of tourist sign manufacture and installation as organised by council	Council	Free	1,545.00	1,622.25	5.00%	77.25

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Public Safety								
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 1 (1 Penalty Unit)	Statutory	Free	192.00	197.00	2.60%	5.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 2 (2 Penalty Unit)	Statutory	Free	384.00	395.00	2.86%	11.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 3 (3 Penalty Unit)	Statutory	Free	577.00	593.00	2.77%	16.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (CALL) Infringement Level 5 (5 Penalty Unit)	Statutory	Free	961.55	988.00	2.75%	26.45
Public Safety Compliance and Enforcement	Local Laws	Local Law (Liquor) Infringement (1 Penalty Unit)	Statutory	Free	192.00	197.00	2.60%	5.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (Liquor) Infringement (2 Penalty Units)	Statutory	Free	384.00	395.00	2.86%	11.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 3 (3 Penalty Unit)	Statutory	Free	577.00	593.00	2.77%	16.00
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 5 (5 Penalty Unit)	Statutory	Free	961.55	988.00	2.75%	26.45
Public Safety Compliance and Enforcement	Local Laws	Local Law (STRA) Infringement Level 6 (6 Penalty Unit)	Statutory	Free	1,154.00	1,186.00	2.77%	32.00
Public Safety Compliance and Enforcement	Local Laws	Permits - Application for Local Law Permit (General)	Council	Free	288.00	302.40	5.00%	14.40
Public Safety Compliance and Enforcement	Local Laws	Permits - Busking - Aged Over 18	Council	Taxable	55.00	55.00	-	-
Public Safety Compliance and Enforcement	Local Laws	Permits - Busking - Aged Under 18	Council	Free	-	-	-	-
Public Safety Compliance and Enforcement	Local Laws	Short Stay Rental - Annual Registration Fee	Council	Free	352.00	369.60	5.00%	17.60
Public Safety Compliance and Enforcement	Vehicle Impound	Release Fees from Impounded Vehicles	Council	Taxable	545.00	572.25	5.00%	27.25
Public Works Safety								
Private Development Works	Build over easement	Build over easement	Statutory	Free	311.80	320.00	2.63%	8.20
Private Development Works	Construction Management Plans	Major CMP approval	Council	Taxable	585.00	614.25	5.00%	29.25
Private Development Works	Construction Management Plans	Minor CMP approval	Council	Taxable	221.00	232.05	5.00%	11.05
Private Development Works	Drainage Information Certificates	Drainage Point of Discharge	Statutory	Free	155.30	159.00	2.38%	3.70
Private Development Works	Drainage Information Certificates	Underground Drainage Pipe Information	Statutory	Free	68.40	70.00	2.34%	1.60
Private Development Works	Private Building Works	Additional Compliance Inspection	Council	Free	260.00	275.00	5.77%	15.00
Private Development Works	Private Building Works	Asset Protection Bond (2-10 Dwellings)	Council	Free	5,245.00	5,500.00	4.86%	255.00
Private Development Works	Private Building Works	Asset Protection Bond (Demolition, Swimming Pool, 1 Dwelling)	Council	Free	1,574.00	1,700.00	8.01%	126.00
Private Development Works	Private Building Works	Private access across Shire Land and Reserve	Council	Free	283.00	300.00	6.01%	17.00
Private Development Works	Private Building Works	Private Building Works - Asset & Amenity Permit	Council	Free	339.00	360.00	6.19%	21.00
Private Development Works	Private Building Works	Private Building Works - Asset & Amenity Permit (multiple activities)	Council	Free	439.00	460.00	4.78%	21.00
Private Development Works	Private Building Works	Skip / Waste Bin - Annual Supplier Accreditation	Council	Free	564.00	600.00	6.38%	36.00
Private Development Works	Private Building Works	Skip / Waste Bin - Placement Fee (Accredited Supplier)	Council	Free	52.00	60.00	15.38%	8.00
Private Development Works	Private Building Works	Skip / Waste Bin - Single Placement (Non Accredited Supplier)	Council	Free	91.00	96.00	5.49%	5.00
Private Development Works	Subdivisions and Services - Commercial	Small commercial developments (<500m2)	Council	Taxable	368.00	386.40	5.00%	18.40
Private Development Works	Subdivisions and Services - Commercial	Medium commercial developments (500-2,000m2)	Council	Taxable	878.00	921.90	5.00%	43.90
Private Development Works	Subdivisions and Services - Commercial	Large commercial developments (>2,000m2)	Council	Taxable	1,500.00	1,575.00	5.00%	75.00
Private Development Works	Subdivisions and Services - Commercial	Utility Service Engineering Plan Approval	Council	Taxable	368.00	386.40	5.00%	18.40
Private Development Works	Subdivisions and Services - Industrial/Factory/Warehouse	2 to 5 industrial/factory/warehouse developments	Council	Taxable	512.00	537.60	5.00%	25.60
Private Development Works	Subdivisions and Services - Industrial/Factory/Warehouse	6+ industrial/factory/warehouse developments	Council	Taxable	805.00	845.25	5.00%	40.25
Private Development Works	Subdivisions and Services - Industrial/Factory/Warehouse	Single industrial/factory/warehouse developments	Council	Taxable	221.00	232.05	5.00%	11.05
Private Development Works	Subdivisions and Services - Residential	2 Lot developments	Council	Taxable	221.00	232.05	5.00%	11.05
Private Development Works	Subdivisions and Services - Residential	3 to 4 Lot developments	Council	Taxable	368.00	386.40	5.00%	18.40
Private Development Works	Subdivisions and Services - Residential	5 to 8 Lot developments	Council	Taxable	585.00	614.25	5.00%	29.25
Private Development Works	Subdivisions and Services - Residential	9 to 12 Lot developments	Council	Taxable	878.00	921.90	5.00%	43.90
Private Development Works	Subdivisions and Services - Residential	13 to 19 Lot developments	Council	Taxable	1,097.00	1,151.85	5.00%	54.85
Private Development Works	Subdivisions and Services - Residential	20 + Lot developments	Council	Taxable	1,500.00	1,575.00	5.00%	75.00
Private Development Works	Subdivisions and Services - Residential	Amendments to approved Engineering or Construction Plans	Council	Taxable	200.00	210.00	5.00%	10.00
Private Development Works	Subdivisions and Services - Residential	Single Lot Development	Council	Taxable	200.00	210.00	5.00%	10.00
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Local Law Infringement Notice (3 Penalty Units)	Statutory	Free	577.00	593.00	2.77%	16.00
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Local Law infringement Notice (5 Penalty Units)	Statutory	Free	961.55	988.00	2.75%	26.45
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Planning & Environment Infringement Notice (5 Penalty Units)	Statutory	Free	961.55	988.00	2.75%	26.45
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Planning & Environment Infringement Notice (10 Penalty Units)	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Road Management Infringement Notice (3 Penalty units)	Statutory	Free	577.00	593.00	2.77%	16.00
Public Works Compliance and Enforcement	Public Works Fines & Prosecutions	Road Management Infringement Notice (15 Penalty units)	Statutory	Free	2,885.00	2,964.00	2.74%	79.00
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (small)	Council	Free	1,500.00	1,575.00	5.00%	75.00
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (medium)	Council	Free	2,000.00	2,100.00	5.00%	100.00
Public Works Permits	Public Works Permits	Amenity fee for removal of Council tree (large)	Council	Free	3,000.00	3,150.00	5.00%	150.00
Public Works Permits	Public Works Permits	Application to amend or extend an Asset & Amenity Protection or Works Permits	Council	Free	100.00	110.00	10.00%	10.00
Public Works Permits	Public Works Permits	Minor Development Works Permit - Multi Unit/Commercial	Council	Free	945.00	990.00	4.76%	45.00
Public Works Permits	Public Works Permits	Major Development Works Permit - Multi Unit/Commercial	Council	Free	1,353.00	1,450.00	7.17%	97.00
Public Works Permits	Public Works Permits	Nature Strip Landscaping Permit - Major landscaping works. (works > 8m2 & tree removals)	Council	Free	395.00	415.00	5.06%	20.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Public Works Permits	Public Works Permits	Nature Strip Landscaping Permit - Minor landscaping works. (works < 8m2)	Council	Free	85.00	90.00	5.88%	5.00
Public Works Permits	Public Works Permits	Permit application to erect a hoarding or overhead protective awning	Council	Free	395.00	415.00	5.06%	20.00
Public Works Permits	Public Works Permits	Permit to occupy or fence road or footpath (greater than 7 days)	Council	Free	395.00	415.00	5.06%	20.00
Public Works Permits	Public Works Permits	Permit to undertake works within road reserve (excluding landscaping)	Council	Free	395.00	415.00	5.06%	20.00
Public Works Permits	Public Works Permits	Retrospective Vehicle Crossing Approval Permit	Council	Free	1,500.00	1,575.00	5.00%	75.00
Public Works Permits	Public Works Permits	Site compound licence fee (minimum - per week)	Council	Free	580.00	609.00	5.00%	29.00
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval- Major-Greater than 50km/h within road reserve	Statutory	Free	659.00	677.00	2.73%	18.00
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval- Major-Greater than 50km/h outside of the road reserve	Statutory	Free	359.30	369.00	2.70%	9.70
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval- Major-Under 50km/h outside of the road reserve	Statutory	Free	359.30	369.00	2.70%	9.70
Public Works Permits	Traffic Management Approval	Traffic Management Plan Approval- Major-Under 50km/h within road reserve	Statutory	Free	359.30	369.00	2.70%	9.70
Public Health								
Public Health Compliance and Enforcement	Food Act Infringement	Food Act Infringement Level 5 Infringement (5 Penalty Units)	Statutory	Free	961.55	988.00	2.75%	26.45
Public Health Compliance and Enforcement	Food Act Infringement	Food Act Infringement Level 6 Infringement (10 Penalty Units)	Statutory	Free	1,923.10	1,976.00	2.75%	52.90
Public Health Compliance and Enforcement	Food Premises Compliance	Reinspection Fee for Food Premises - Critical	Council	Free	350.00	300.00	(14.29%)	(50.00)
Public Health Compliance and Enforcement	Food Premises Compliance	Reinspection Fee for Food Premises - Major	Council	Free	125.00	200.00	60.00%	75.00
Public Health Compliance and Enforcement	Public Health Compliance Administration	Solicitors Enquiries - Information GST exempt	Council	Free	645.00	677.25	5.00%	32.25
Public Health Compliance and Enforcement	Tobacco Act Infringement	Tobacco Act Infringement Level 4 Infringement (4 Penalty Units)	Statutory	Free	769.24	790.00	2.70%	20.76
Public Health Permits and Registrations	Caravan Parks Registration	Caravan Parks registration and renewal	Statutory	Free	-	-	-	-
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Not exceeding 25 (17 Fee Units)	Statutory	Free	270.30	278.00	2.85%	7.70
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 25 but not exceeding 50 (34 Fee Units)	Statutory	Free	540.60	555.00	2.66%	14.40
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 50 but not exceeding 100 (68 Fee Units)	Statutory	Free	1,081.20	1,110.00	2.66%	28.80
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 100 but not exceeding 150 (103 Fee Units)	Statutory	Free	1,637.70	1,682.00	2.71%	44.30
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 150 but not exceeding 200 (137 Fee Units)	Statutory	Free	2,178.30	2,237.00	2.69%	58.70
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 200 but not exceeding 250 (171 Fee Units)	Statutory	Free	2,718.90	2,792.00	2.69%	73.10
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 250 but not exceeding 300 (205 Fee Units)	Statutory	Free	3,259.50	3,348.00	2.72%	88.50
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 300 but not exceeding 350 (240 Fee Units)	Statutory	Free	3,816.00	3,919.00	2.70%	103.00
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 350 but not exceeding 400 (274 Fee Units)	Statutory	Free	4,356.60	4,474.00	2.69%	117.40
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 400 but not exceeding 450 (308 Fee Units)	Statutory	Free	4,897.20	5,030.00	2.71%	132.80
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 450 but not exceeding 500 (342 Fee Units)	Statutory	Free	5,437.80	5,585.00	2.71%	147.20
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 500 but not exceeding 550 (376 Fee Units)	Statutory	Free	5,978.40	6,140.00	2.70%	161.60
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 550 but not exceeding 600 (411 Fee Units)	Statutory	Free	6,534.90	6,712.00	2.71%	177.10
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 600 but not exceeding 650 (445 Fee Units)	Statutory	Free	7,075.50	7,267.00	2.71%	191.50
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 650 but not exceeding 700 (479 Fee Units)	Statutory	Free	7,616.10	7,822.00	2.70%	205.90
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 700 but not exceeding 750 (513 Fee Units)	Statutory	Free	8,156.70	8,377.00	2.70%	220.30
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 750 but not exceeding 800 (547 Fee Units)	Statutory	Free	8,697.30	8,932.00	2.70%	234.70
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 800 but not exceeding 850 (582 Fee Units)	Statutory	Free	9,253.80	9,504.00	2.70%	250.20
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 850 but not exceeding 900 (616 Fee Units)	Statutory	Free	9,794.40	10,059.00	2.70%	264.60

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 900 but not exceeding 950 (650 Fee Units)	Statutory	Free	10,335.00	10,614.00	2.70%	279.00
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 950 but not exceeding 1000 (684 Fee Units)	Statutory	Free	10,875.60	11,170.00	2.71%	294.40
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1000 but not exceeding 1050 (719 Fee Units)	Statutory	Free	11,432.10	11,741.00	2.70%	308.90
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1050 but not exceeding 1100 (753 Fee Units)	Statutory	Free	11,972.70	12,296.00	2.70%	323.30
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1100 but not exceeding 1150 (787 Fee Units)	Statutory	Free	12,513.30	12,852.00	2.71%	338.70
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1150 but not exceeding 1200 (821 Fee Units)	Statutory	Free	13,053.90	13,407.00	2.70%	353.10
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1200 but not exceeding 1250 (855 Fee Units)	Statutory	Free	13,594.50	13,962.00	2.70%	367.50
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1250 but not exceeding 1300 (890 Fee Units)	Statutory	Free	14,151.00	14,534.00	2.71%	383.00
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1300 but not exceeding 1350 (924 Fee Units)	Statutory	Free	14,691.60	15,089.00	2.70%	397.40
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1350 but not exceeding 1400 (958 Fee Units)	Statutory	Free	15,232.20	15,644.00	2.70%	411.80
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1400 but not exceeding 1450 (992 Fee Units)	Statutory	Free	15,772.80	16,199.00	2.70%	426.20
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1450 but not exceeding 1500 (1027 Fee Units)	Statutory	Free	16,329.30	16,771.00	2.70%	441.70
Public Health Permits and Registrations	Caravan Parks Registration	Total number of sites (other than camp sites) Exceeding 1500 (1095 Fee Units)	Statutory	Free	17,410.50	17,881.00	2.70%	470.50
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal - Best Bites Businesses	Council	Free	600.00	750.00	25.00%	150.00
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal - Businesses with critical inspection result	Council	Free	940.00	940.00	-	-
Public Health Permits and Registrations	Food Premises Registration	Class 1 Food Registration Renewal - Businesses with major inspection result	Council	Free	940.00	940.00	-	-
Public Health Permits and Registrations	Food Premises Registration	Class 1 High Risk Food Premises	Council	Free	940.00	960.00	2.13%	20.00
Public Health Permits and Registrations	Food Premises Registration	Class 2 (New Proposed Fees) - Large Food Premises: Supermarkets and Food Manufacturers, Fast Food Chains	Council	Free	50.00	50.00	-	-
Public Health Permits and Registrations	Food Premises Registration	Class 2 Bed and Breakfast serving less than 6 Guest at breakfast only	Council	Free	-	-	-	-
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal - Best Bites Businesses	Council	Free	585.00	750.00	28.21%	165.00
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal - Businesses with critical inspection result	Council	Free	835.00	876.75	5.00%	41.75
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal - Businesses with major inspection result	Council	Free	835.00	876.75	5.00%	41.75
Public Health Permits and Registrations	Food Premises Registration	Class 2 Food Registration Renewal - Sports clubs on Council reserves	Council	Free	420.00	430.00	2.38%	10.00
Public Health Permits and Registrations	Food Premises Registration	Class 2 Medium Risk Food Premises	Council	Free	835.00	852.00	2.04%	17.00
Public Health Permits and Registrations	Food Premises Registration	Class 3 Food Registration Renewal - Businesses with critical inspection result	Council	Free	600.00	630.00	5.00%	30.00
Public Health Permits and Registrations	Food Premises Registration	Class 3 Food Registration Renewal - Businesses with major inspection result	Council	Free	600.00	630.00	5.00%	30.00
Public Health Permits and Registrations	Food Premises Registration	Class 3 Low Risk Food Premises	Council	Free	600.00	612.00	2.00%	12.00
Public Health Permits and Registrations	Food Premises Registration	New Premises Application Fee Class 1 High Risk Food Premises	Council	Free	1,675.00	1,709.00	2.03%	34.00
Public Health Permits and Registrations	Food Premises Registration	New Premises Application Fee Class 2 Medium Risk Food Premises	Council	Free	1,675.00	1,675.00	-	-
Public Health Permits and Registrations	Food Premises Registration	New premises Application Fee Class 3 Low Risk Food Premises	Council	Free	1,300.00	1,326.00	2.00%	26.00
Public Health Permits and Registrations	Food Premises Registration	Pre-purchase and transfer of registration for food premises	Council	Free	645.00	900.00	39.53%	255.00
Public Health Permits and Registrations	Food Premises Registration	Streatrader Registration	Council	Free	90.00	95.00	5.56%	5.00
Public Health Permits and Registrations	Health Premises Registration	Application for Transfer of Registration of Health Premises	Council	Free	360.00	360.00	-	-
Public Health Permits and Registrations	Health Premises Registration	Health Premises Renewal of Registration	Council	Free	360.00	360.00	-	-
Public Health Permits and Registrations	Health Premises Registration	New Health Premises	Council	Free	820.00	837.00	2.07%	17.00
Public Health Permits and Registrations	Health Premises Registration	New Premises Application Fee - Hairdressers	Council	Free	590.00	602.00	2.03%	12.00
Public Health Permits and Registrations	Health Premises Registration	Pre-purchase of registration of health premises	Council	Free	635.00	900.00	41.73%	265.00
Public Health Permits and Registrations	Health Premises Registration	Public Health Swimming Pool Registration	Council	Free	435.00	435.00	-	-
Public Health Permits and Registrations	Health Premises Registration	Registration of a Health Premises - Tattooist	Council	Free	525.00	535.00	1.90%	10.00
Public Health Permits and Registrations	Prescribed Accommodation Registration	Accommodation Premises Registration renewal	Council	Free	250.00	255.00	2.00%	5.00
Public Health Permits and Registrations	Prescribed Accommodation Registration	Accommodation Premises Registration Renewal - with Swimming Pools	Council	Free	-	-	-	-
Public Health Permits and Registrations	Prescribed Accommodation Registration	New Accommodation Premises	Council	Free	590.00	602.00	2.03%	12.00
Public Health Permits and Registrations	Prescribed Accommodation Registration	Rooming house registration renewal	Council	Free	525.00	536.00	2.10%	11.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Wastewater Management	Septic Tank Application	Amendment to Septic Permit (10.38 Fee Units)	Statutory	Free	165.05	169.00	2.39%	3.95
Wastewater Management	Septic Tank Application	Search Fee - Septic Tank Plans (7.19 Fee Units)	Statutory	Free	114.32	117.00	2.34%	2.68
Wastewater Management	Septic Tank Application	Septic Installations - Application to Install/alter - base rate (8 hours = 48.88 Fee Units, above 8.2 hours additional 6.12Fee Units)	Statutory	Free	777.19	798.00	2.68%	20.81
Wastewater Management	Septic Tank Application	Septic Minor Alteration - Application to Alter (37.25 Fee Units)	Statutory	Free	592.27	608.00	2.66%	15.73
Wastewater Management	Septic Tank Application	Transfer of Septic Permit (9.93 Fee Units)	Statutory	Free	157.88	162.00	2.61%	4.12
Fire and Emergency Management								
Emergency Preparedness and Mitigation	Fire Prevention	Fire Prevention Compulsory Clearance Administration Fee	Council	Free	312.00	327.60	5.00%	15.60
Emergency Preparedness and Mitigation	Fire Prevention	Infringement Notice (10 Penalty Units)	Statutory	Free	1,923.10	1,976.00	2.75%	52.90
Emergency Preparedness and Mitigation	Fire Prevention	Permit to Burn - Basic	Council	Free	145.00	152.25	5.00%	7.25
Building Safety								
Building Compliance and Enforcement	Pool compliance	Infringement for non-register of pool - 2 penalty units	Statutory	Free	377.24	388.00	2.85%	10.76
Building Compliance and Enforcement	Pool compliance	Pool compliance certificate - Form 23 - 1.38 fee units	Statutory	Free	21.52	22.00	2.23%	0.48
Building Compliance and Enforcement	Pool compliance	Pool Non-compliance certificate - Form 24 - 26 fee units	Statutory	Free	405.45	416.00	2.60%	10.55
Building Compliance and Enforcement	Pool compliance	Pool Registration (Existing Pool) - 2.15 fee units	Statutory	Free	83.33	86.00	3.20%	2.67
Building Compliance and Enforcement	Pool compliance	Pool Registration (New Pool) - 2.15 fee units	Statutory	Free	32.95	34.00	3.19%	1.05
Building Information Advisory and Records	Building Information Request	Copy of second or subsequent permit/plans (commercial)	Council	Taxable	185.00	194.25	5.00%	9.25
Building Information Advisory and Records	Building Information Request	Copy of second or subsequent permit/plans (residential)	Council	Taxable	105.00	110.25	5.00%	5.25
Building Information Advisory and Records	Building Information Request	Regulation 51 Certificates - 3.19 fee units	Statutory	Free	50.70	52.00	2.56%	1.30
Building Information Advisory and Records	Building Information Request	Search for Copy of Commercial plans (if found - fee includes copy of first plans/permit - subsequent copies of plans/permits charged at 50% per permit)	Council	Taxable	375.00	393.75	5.00%	18.75
Building Information Advisory and Records	Building Information Request	Search for Copy of Residential plans (if found - fee includes copy of first plans/permits - subsequent copies of plans/permits charged at 50% per permit)	Council	Taxable	210.00	220.50	5.00%	10.50
Building Permit Assessment	Building Act Consultancy	Amendment of Occupancy Permit: Commercial (Section 70 of Building Act)	Council	Taxable	4,325.00	-	(100.00%)	(4,325.00)
Building Permit Assessment	Building Act Consultancy	Amendment of Occupancy Permit: Industrial (Section 70 of Building Act)	Council	Taxable	6,500.00	-	(100.00%)	(6,500.00)
Building Permit Assessment	Building Act Consultancy	Amendment of Occupancy Permit: Residential (Section 70 of Building Act)	Council	Taxable	2,675.00	-	(100.00%)	(2,675.00)
Building Permit Assessment	Building Act Consultancy	Audits/Determinations/Consulting/ Bushfire Assessments per hr	Council	Taxable	375.00	-	(100.00%)	(375.00)
Building Permit Assessment	Building Act Consultancy	Certification of Illegal structures/buildings - MBS set fee/ hr (excludes other permits and consultants)ts	Council	Taxable	385.00	-	(100.00%)	(385.00)
Building Permit Assessment	Building Act Consultancy	Combined Allotments Determination - Application to MBS to determine combined allotment as one allotment – Non prescribed fee: Commercial/Industrial (Regulation 60)	Council	Taxable	3,190.00	3,349.50	5.00%	159.50
Building Permit Assessment	Building Act Consultancy	Combined Allotments Determination - Application to MBS to determine combined allotment as one allotment – Non prescribed fee: Residential (Regulation 60)	Council	Taxable	1,595.00	1,674.75	5.00%	79.75
Building Permit Assessment	Building Act Consultancy	Non-Council Buildings Change of Use for Exemptions - Existing Building (per Clause): Commercial/Industrial Regulation 229, 222, 234, 236	Council	Taxable	1,100.00	1,155.00	5.00%	55.00
Building Permit Assessment	Building Act Consultancy	Non-Council Buildings Change of Use for Exemptions - Existing Building (per Clause): Residential - Regulation 229, 222, 234, 236	Council	Taxable	800.00	840.00	5.00%	40.00
Building Permit Assessment	Building Act Consultancy	Performance Solutions (POPE's and other works) - Assessment and Brief (per Clause)	Council	Taxable	750.00	787.50	5.00%	37.50
Building Permit Assessment	Building Act Consultancy	Performance Solutions (POPE's and other works) - Determination (per Clause)	Council	Taxable	500.00	-	(100.00%)	(500.00)
Building Permit Assessment	Building Act Consultancy	Pool & Spa Safety Barrier Audit: Application (includes one inspections and form 23/24)	Council	Taxable	385.00	-	(100.00%)	(385.00)
Building Permit Assessment	Building Act Consultancy	Pool & Spa Safety Barrier Audit: Fee for every subsequent inspection during business hours	Council	Taxable	250.00	-	(100.00%)	(250.00)
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 1 - These works may include minor structures e.g. polls, spas, fences etc.	Council	Taxable	375.00	-	(100.00%)	(375.00)
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 2- These works may include verandahs, desks <30m2 etc.	Council	Taxable	770.00	-	(100.00%)	(770.00)
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 3- These works may include residential additions and alternations, carports, garages >30m2 etc.	Council	Taxable	1,100.00	-	(100.00%)	(1,100.00)
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 4 - Commercial/Industrial - <500m2 - These works may include commercial works e.g. mezzanines, office fit outs, building alterations etc.	Council	Taxable	1,500.00	-	(100.00%)	(1,500.00)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Building Permit Assessment	Building Act Consultancy	Retention of illegal Building Works Administration Fee: Level 5 - Commercial/Industrial - >500m2 - These works may include commercial works e.g. mezzanines, office fit outs, building alterations etc.	Council	Taxable	2,680.00	-	(100.00%)	(2,680.00)
Building Permit Assessment	Building Act Consultancy	Room Capacity Inspection report/ Childcare/ Liquor License	Council	Taxable	3,190.00	-	(100.00%)	(3,190.00)
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Commercial/Industrial <500m2 (total Floor Area) (Regulation 231)	Council	Taxable	3,190.00	3,349.50	5.00%	159.50
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Commercial/Industrial >500m2 (total floor area) (Regulation 231	Council	Taxable	6,500.00	6,825.00	5.00%	325.00
Building Permit Assessment	Building Act Consultancy	Subdivision Reports of Existing Building Reports - Residential (Regulation 231)	Council	Taxable	1,595.00	1,674.75	5.00%	79.75
Building Permit Assessment	Building Act Consultancy	Subsequent fee per regulation thereafter (Regulation 229, 222, 234, 236) - Commercial	Council	Taxable	500.00	525.00	5.00%	25.00
Building Permit Assessment	Building Act Consultancy	Subsequent fee per regulation thereafter (Regulation 229, 222, 234, 236) - Residential	Council	Taxable	400.00	420.00	5.00%	20.00
Building Permit Assessment	Building Registration Fee	Building permit lodgement with Council - Section 30 - 8.23 fee units	Statutory	Free	128.32	132.00	2.87%	3.68
Building Permit Assessment	Building Registration Fee	Precautions over the street (Part 7)	Statutory	Free	316.40	325.00	2.72%	8.60
Building Permit Assessment	Building Registration Fee	Processing of Section 29A Application for Report and Consent for Demolition - 5.75 fee units	Statutory	Free	91.40	94.00	2.84%	2.60
Building Permit Assessment	Building Registration Fee	Report and Consent (Parts 5) - 27.45 fee units	Statutory	Free	311.80	320.00	2.63%	8.20
Building Permit Assessment	Building Regulations (POPE)	Charge per hour for officer time assessing place of public entertainment applications (Where after hours inspection or weekend inspection required)	Council	Taxable	250.00	262.50	5.00%	12.50
Building Permit Assessment	Building Regulations (POPE)	Late fee for POPE/Siting application where application received less than 10 business days prior to event	Council	Taxable	265.00	278.25	5.00%	13.25
Building Permit Assessment	Building Regulations (POPE)	POPE (Large event - 5001 patrons)	Council	Taxable	3,150.00	3,307.50	5.00%	157.50
Building Permit Assessment	Building Regulations (POPE)	POPE (Med event - 2001-5000 patrons)	Council	Taxable	1,575.00	1,653.75	5.00%	78.75
Building Permit Assessment	Building Regulations (POPE)	POPE (Small event upto 2000 patrons)	Council	Taxable	1,050.00	1,102.50	5.00%	52.50
Building Permit Assessment	Building Regulations (POPE)	Siting Approval Temporary Structure (POPE) - first structure	Council	Taxable	525.00	551.25	5.00%	26.25
Building Permit Assessment	Building Regulations (POPE)	Siting Approval Temporary Structure (POPE) - second or subsequent structure	Council	Taxable	265.00	278.25	5.00%	13.25
Building Permit Assessment	Flood Prone Approval	Report and Consent (Flood) (Part 10) - 19.61 fee units	Statutory	Free	311.80	320.00	2.63%	8.20
Building Permit Assessment	Flood Prone Approval	Report and Consent Amendment/Extension	Council	Taxable	160.00	311.80	94.88%	151.80
Animal Management								
Animal Management	Animal Infringement	Animal Infringement - Level 1 (.5 Penalty Units)	Statutory	Free	97.00	100.00	3.09%	3.00
Animal Management	Animal Infringement	Animal Infringement - Level 2 (1 Penalty Units)	Statutory	Free	192.00	197.00	2.60%	5.00
Animal Management	Animal Infringement	Animal Infringement - Level 3 (1.5 Penalty Units)	Statutory	Free	288.00	296.00	2.78%	8.00
Animal Management	Animal Infringement	Animal Infringement - Level 4 (2 Penalty Units)	Statutory	Free	385.00	396.00	2.86%	11.00
Animal Management	Animal Infringement	Animal Infringement - Level 5 (2.5 Penalty Units)	Statutory	Free	480.80	494.00	2.75%	13.20
Animal Management	Animal Infringement	Animal Infringement - Level 8 (4 Penalty Units)	Statutory	Free	769.00	790.00	2.73%	21.00
Animal Management	Animal Infringement	Minor attack infringement	Statutory	Free	-	-	-	-
Animal Management	Domestic Animal Business	Domestic Animal Business annual licence fee	Council	Free	395.00	414.75	5.00%	19.75
Animal Registration	Animal Registration	Assistance Dog (Trained by Assistance Dogs Australia) - Registration	Council	Free	-	-	-	-
Animal Registration	Animal Registration	Cat kept in foster care by a foster carer registered with Council (eligible for one period of registration only)	Council	Free	11.00	11.00	-	-
Animal Registration	Animal Registration	Cat kept in foster care by a foster carer registered with Council (eligible for one period of registration only) - Pensioner	Council	Free	9.00	10.00	11.11%	1.00
Animal Registration	Animal Registration	Dangerous/Restricted Breed Dog Registration	Council	Free	542.00	569.00	4.98%	27.00
Animal Registration	Animal Registration	Dog kept in foster care by a foster carer registered with Council (eligible for one period of registration only)	Council	Free	11.00	11.00	-	-
Animal Registration	Animal Registration	Dog kept in foster care by a foster carer registered with Council (eligible for one period of registration only) - Pensioner	Council	Free	9.00	10.00	11.11%	1.00
Animal Registration	Animal Registration	Foster carer annual registration scheme	Council	Free	61.00	64.00	4.92%	3.00
Animal Registration	Animal Registration	Intact Cat	Council	Free	254.00	267.00	5.12%	13.00
Animal Registration	Animal Registration	Intact Cat - Aged	Council	Free	63.00	66.00	4.76%	3.00
Animal Registration	Animal Registration	Intact Cat - Pensioner	Council	Free	127.00	134.00	5.51%	7.00
Animal Registration	Animal Registration	Intact Cat - Pensioner - Aged	Council	Free	30.00	32.00	6.67%	2.00
Animal Registration	Animal Registration	Intact Dog	Council	Free	254.00	267.00	5.12%	13.00
Animal Registration	Animal Registration	Intact Dog - Aged	Council	Free	63.00	66.00	4.76%	3.00
Animal Registration	Animal Registration	Intact Dog - Pensioner	Council	Free	127.00	133.00	4.72%	6.00
Animal Registration	Animal Registration	Intact Dog - Pensioner - Aged	Council	Free	30.00	32.00	6.67%	2.00
Animal Registration	Animal Registration	Menacing Dog Registration	Council	Free	362.00	380.00	4.97%	18.00
Animal Registration	Animal Registration	Reduced Cat	Council	Free	63.00	66.00	4.76%	3.00
Animal Registration	Animal Registration	Reduced Cat - First year registration	Council	Free	-	-	-	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Animal Registration	Animal Registration	Reduced Cat - Pensioner	Council	Free	31.00	33.00	6.45%	2.00
Animal Registration	Animal Registration	Reduced Dog	Council	Free	63.00	66.00	4.76%	3.00
Animal Registration	Animal Registration	Reduced Dog - First year registration	Council	Free	-	-	-	-
Animal Registration	Animal Registration	Reduced Dog - Pensioner	Council	Free	31.00	33.00	6.45%	2.00
Animal Shelter	Animal Adoption	Adoption Fee - Cat	Council	Free	105.00	110.25	5.00%	5.25
Animal Shelter	Animal Adoption	Adoption Fee - Dog	Council	Free	158.00	165.90	5.00%	7.90
Animal Shelter	Animal Adoption	Adoption Fee - Senior Cats (10 years and older)	Council	Free	52.00	54.60	5.00%	2.60
Animal Shelter	Animal Adoption	Adoption Fee - Senior Dogs (10 years and older)	Council	Free	78.00	81.90	5.00%	3.90
Animal Shelter	Animal Surrender	Surrender Fee - Cats	Council	Free	70.00	73.50	5.00%	3.50
Animal Shelter	Animal Surrender	Surrender Fee - Dog	Council	Free	70.00	73.50	5.00%	3.50
Animal Shelter	Animal Surrender	Surrender Fee - Pocket Pets	Council	Free	30.00	31.50	5.00%	1.50
Animal Shelter	Impound Release - Dog /Cat	Cat Accommodation Cost per day	Council	Taxable	28.00	33.60	20.00%	5.60
Animal Shelter	Impound Release - Dog /Cat	Cat Release Fee	Council	Taxable	100.00	105.00	5.00%	5.00
Animal Shelter	Impound Release - Dog /Cat	Dog Accommodation Cost per day	Council	Taxable	28.00	33.60	20.00%	5.60
Animal Shelter	Impound Release - Dog /Cat	Dog Release Fee	Council	Taxable	100.00	105.00	5.00%	5.00
Animal Shelter	Impound Release - Dog /Cat	Microchip Fee	Council	Taxable	66.00	69.30	5.00%	3.30
Animal Shelter	Impound Release - Other	Impounded Goods Release Fee	Council	Taxable	187.00	-	(100.00%)	(187.00)
Animal Shelter	Stock Release	Stock Accommodation Cost per day	Council	Taxable	146.00	153.30	5.00%	7.30
Animal Shelter	Stock Release	Stock Accommodation Cost per day - Pocket Pets & Poultry	Council	Taxable	10.00	10.50	5.00%	0.50
Animal Shelter	Stock Release	Stock at Large Fee AH 2.0 per hour	Council	Taxable	-	-	-	-
Animal Shelter	Stock Release	Stock at Large Fee per hour	Council	Taxable	-	-	-	-
Animal Shelter	Stock Release	Stock Release Fee	Council	Taxable	262.00	275.10	5.00%	13.10
Animal Shelter	Stock Release	Stock Release Fee - Pocket Pets & Poultry	Council	Taxable	10.00	10.50	5.00%	0.50
Libraries								
Collections Management	Library Lost / Damaged Stock	Damaged Repairable Stock - Non-Print Materials	Council	Free	-	-	-	-
Collections Management	Library Lost / Damaged Stock	Damaged Repairable Stock - Print Materials	Council	Free	-	-	-	-
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Adult Fiction	Council	Taxable	25.00	26.25	5.00%	1.25
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - DVDs/CDs	Council	Taxable	20.00	21.00	5.00%	1.00
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - for Older Items	Council	Taxable	-	-	-	-
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Junior Fiction	Council	Taxable	12.00	12.60	5.00%	0.60
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Large Print	Council	Taxable	70.00	73.50	5.00%	3.50
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Non-Fiction	Council	Taxable	35.00	36.75	5.00%	1.75
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Original Cost of item	Council	Taxable	-	-	-	-
Collections Management	Library Lost / Damaged Stock	Lost Irreparable Damage - Talking Book Disc	Council	Taxable	22.00	23.10	5.00%	1.10
Collections Management	Library Sales	Sale of Withdrawn Stock - Bag of Books	Council	Taxable	6.00	-	(100.00%)	(6.00)
Join and Borrow	Library Administration	ILL Reservations- Academic	Council	Taxable	33.00	34.65	5.00%	1.65
Join and Borrow	Library Administration	Inter-Library Loan Charge	Council	Taxable	8.00	-	(100.00%)	(8.00)
Join and Borrow	Library Administration	Inter-Library Loan Charge (Concession)	Council	Taxable	4.00	4.00	-	-
Join and Borrow	Library Administration	Inter-Library Loan Charge (University/Special Library)	Council	Taxable	33.60	33.60	-	-
Join and Borrow	Library Administration	Printing - A3 Black and White	Council	Taxable	0.30	0.30	-	-
Join and Borrow	Library Administration	Printing - A3 Colour	Council	Taxable	2.00	2.00	-	-
Join and Borrow	Library Administration	Printing - A4 Black and White	Council	Taxable	0.20	0.20	-	-
Join and Borrow	Library Administration	Printing - A4 Colour	Council	Taxable	1.00	1.00	-	-
Join and Borrow	Library Administration	Replace Lost library Cards	Council	Taxable	3.50	3.70	5.71%	0.20
Join and Borrow	Library Administration	Reservations/ILL - Concession Charge	Council	Taxable	4.20	4.40	4.76%	0.20
Join and Borrow	Library Administration	Reservations/ILL - Full price	Council	Taxable	8.40	8.80	4.76%	0.40
Join and Borrow	Library Administration	Sales of Withdrawn Books - Hardcopy	Council	Taxable	1.00	1.00	-	-
Join and Borrow	Library Administration	Sales of Withdrawn Books - Magazine	Council	Taxable	0.20	0.20	-	-
Join and Borrow	Library Administration	Sales of Withdrawn Books - Paperback	Council	Taxable	0.50	0.50	-	-
Public Programs	Library Book Club Membership	Library Book Club Members - Group	Council	Taxable	175.00	183.75	5.00%	8.75
Public Programs	Library Book Club Membership	Library Book Club Members - Individual	Council	Taxable	-	-	-	-
Community Services								
HACC-PYP	Domestic Assistance	Domestic Assistance High Fee	Council	Free	45.15	-	(100.00%)	(45.15)
HACC-PYP	Domestic Assistance	Domestic Assistance Medium Fee	Council	Free	20.75	-	(100.00%)	(20.75)
HACC-PYP	Domestic Assistance	Domestic Assistance Medium Fee - Reduced Rate 1	Council	Free	17.90	-	(100.00%)	(17.90)
HACC-PYP	Domestic Assistance	Domestic Assistance Medium Fee - Reduced Rate 2	Council	Free	14.95	-	(100.00%)	(14.95)
HACC-PYP	Domestic Assistance	Domestic Assistance Medium Fee - Reduced Rate 3	Council	Free	11.90	-	(100.00%)	(11.90)
HACC-PYP	Domestic Assistance	Domestic Assistance Medium Fee - Reduced Rate 4	Council	Free	8.95	-	(100.00%)	(8.95)
HACC-PYP	Domestic Assistance	Domestic Assistance Standard Fee - Reduced Rate 1	Council	Free	6.00	-	(100.00%)	(6.00)
HACC-PYP	Domestic Assistance	Domestic Assistance Standard Fee - Reduced Rate 2	Council	Free	3.05	-	(100.00%)	(3.05)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
HACC-PYP	Domestic Assistance	Domestic Assistance Standard Fee - Reduced Rate 3	Council	Free	1.55	-	(100.00%)	(1.55)
HACC-PYP	Domestic Assistance	Domestic Assistance Standard Fee - Reduced Rate 4	Council	Free	0.85	-	(100.00%)	(0.85)
HACC-PYP	Domestic Assistance	Domestic Assistance Standard Rate	Council	Free	8.25	-	(100.00%)	(8.25)
HACC-PYP	Home Maintenance	Home Maintenance High Fee (plus cost of materials)	Council	Free	70.60	-	(100.00%)	(70.60)
HACC-PYP	Home Maintenance	Home Maintenance Standard Fee (plus cost of materials) - Reduced Rate 1	Council	Free	8.95	-	(100.00%)	(8.95)
HACC-PYP	Home Maintenance	Home Maintenance Standard Fee (plus cost of materials) - Reduced Rate 2	Council	Free	4.45	-	(100.00%)	(4.45)
HACC-PYP	Home Maintenance	Standard Fee Rate (plus cost of materials)	Council	Free	16.05	-	(100.00%)	(16.05)
HACC-PYP	Personal Care	Personal Care High Fee	Council	Free	50.50	-	(100.00%)	(50.50)
HACC-PYP	Personal Care	Personal Care High Fee - Reduced Rate 1	Council	Free	28.70	-	(100.00%)	(28.70)
HACC-PYP	Personal Care	Personal Care Medium Fee	Council	Free	12.30	-	(100.00%)	(12.30)
HACC-PYP	Personal Care	Personal Care Standard Fee - Reduced Rate 1	Council	Free	4.40	-	(100.00%)	(4.40)
HACC-PYP	Personal Care	Personal Care Standard Fee - Reduced Rate 2	Council	Free	3.05	-	(100.00%)	(3.05)
HACC-PYP	Personal Care	Personal Care Standard Fee - Reduced Rate 3	Council	Free	1.50	-	(100.00%)	(1.50)
HACC-PYP	Personal Care	Personal Care Standard Rate	Council	Free	6.10	-	(100.00%)	(6.10)
HACC-PYP	Respite Care	Respite Care High Fee	Council	Free	46.55	-	(100.00%)	(46.55)
HACC-PYP	Respite Care	Respite Care High Fee - Reduced Rate 1	Council	Free	28.70	-	(100.00%)	(28.70)
HACC-PYP	Respite Care	Respite Care Medium Fee	Council	Free	6.35	-	(100.00%)	(6.35)
HACC-PYP	Respite Care	Respite Care Standard Fee - Reduced Rate 1	Council	Free	3.05	-	(100.00%)	(3.05)
HACC-PYP	Respite Care	Respite Care Standard Fee - Reduced Rate 2	Council	Free	1.60	-	(100.00%)	(1.60)
HACC-PYP	Respite Care	Respite Care Standard Fee - Reduced Rate 3	Council	Free	0.90	-	(100.00%)	(0.90)
HACC-PYP	Respite Care	Respite Care Standard Rate	Council	Free	4.10	-	(100.00%)	(4.10)
Meals on Wheels	Meals on Wheels - Brokerage Meals	Meals on Wheel Brokerage Full Cost Recovery	Council	Taxable	27.00	28.35	5.00%	1.35
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels High Fee	Council	Free	25.70	27.00	5.06%	1.30
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels Standard Fee	Council	Free	13.65	14.35	5.13%	0.70
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels Standard Fee - Reduced Rate 1	Council	Free	9.45	9.95	5.29%	0.50
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels Standard Fee - Reduced Rate 2	Council	Free	7.35	7.75	5.44%	0.40
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels Standard Fee - Reduced Rate 3	Council	Free	3.70	3.90	5.41%	0.20
Meals on Wheels	Meals on Wheels - Standard Fee	Meals on Wheels Standard Fee - Reduced Rate 4	Council	Free	1.10	1.15	4.55%	0.05
Positive Ageing								
Community Transport	Community Transport Social Support	Outings & Excursions	Council	Free	8.20	10.00	21.95%	1.80
Community Transport	Dial A Bus	Dial-A-Bus Trip (each way)	Council	Free	1.00	2.00	100.00%	1.00
Recreation and Leisure								
Aquatics and Recreation	Aquatics and Recreation - Administration	Membership Joining Fee	Council	Taxable	50.00	52.50	5.00%	2.50
Aquatics and Recreation	Aquatics and Recreation - Administration	Suspension fee	Council	Taxable	5.00	5.30	6.00%	0.30
Aquatics and Recreation	Aquatics and Recreation - Administration	Transfer fee	Council	Taxable	20.00	21.00	5.00%	1.00
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party - Additional Host - per party	Council	Taxable	94.50	99.20	4.97%	4.70
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party - Catered - per person (includes party host)	Council	Taxable	40.90	42.90	4.89%	2.00
Aquatics and Recreation	Aquatics and Recreation Birthday Party	Birthday Party - Non catered - per person - Party host only	Council	Taxable	21.00	22.10	5.24%	1.10
Aquatics and Recreation	Child Care - Administration	Late pick up fee / per 15 minutes	Council	Free	24.90	26.10	4.82%	1.20
Aquatics and Recreation	Child Care - Casual	Care 1 Hour - Per Child (rate applicable if attending class/using facility)	Council	Free	6.90	7.20	4.35%	0.30
Aquatics and Recreation	Child Care - Casual	Occasional Care 1 Hour - Per Child (applicable if not attending class/using facility)	Council	Free	24.30	25.50	4.94%	1.20
Aquatics and Recreation	Child Care - MVP	Care 10 Hour Pass - Per Child	Council	Free	62.10	65.20	4.99%	3.10
Aquatics and Recreation	Clinical Pilates	10 Sessions- Clinical Pilates- one on four (45 min)	Council	Taxable	397.80	417.70	5.00%	19.90
Aquatics and Recreation	Clinical Pilates	10 Sessions- Clinical Pilates- one on one (45 min)	Council	Taxable	845.10	887.40	5.01%	42.30
Aquatics and Recreation	Clinical Pilates	Clinical Pilates- Initial Consultation (60 min)	Council	Taxable	110.50	116.00	4.98%	5.50
Aquatics and Recreation	Clinical Pilates	Clinical Pilates- one on four (45 min)	Council	Taxable	44.20	46.40	4.98%	2.20
Aquatics and Recreation	Clinical Pilates	Clinical Pilates- one on one (45 min)	Council	Taxable	93.90	98.00	4.37%	4.10
Aquatics and Recreation	Facility Hire - Aquatics	25m Lane Hire (Off Peak) per hour	Council	Taxable	41.80	43.90	5.02%	2.10
Aquatics and Recreation	Facility Hire - Aquatics	25m Lane Hire (Peak) per hour	Council	Taxable	49.20	51.60	4.88%	2.40
Aquatics and Recreation	Facility Hire - Aquatics	25m Pool Hire per hour	Council	Taxable	205.00	215.30	5.02%	10.30
Aquatics and Recreation	Facility Hire - Aquatics	50m Lane Hire (Off Peak) per hour	Council	Taxable	83.60	87.80	5.02%	4.20
Aquatics and Recreation	Facility Hire - Aquatics	50m Lane Hire (Peak) per hour	Council	Taxable	98.30	103.20	4.98%	4.90
Aquatics and Recreation	Facility Hire - Aquatics	50m Pool Hire per hour	Council	Taxable	410.00	430.50	5.00%	20.50
Aquatics and Recreation	Facility Hire - Aquatics	Casual Use - Equipment Hire	Council	Free	5.50	5.80	5.45%	0.30
Aquatics and Recreation	Facility Hire - Aquatics	Lane Reservation Fee per facility <2,000 hours Annually	Council	Taxable	726.00	762.30	5.00%	36.30
Aquatics and Recreation	Facility Hire - Aquatics	Lane Reservation Fee per facility >4,000 hours Annually	Council	Taxable	2,904.00	3,049.20	5.00%	145.20
Aquatics and Recreation	Facility Hire - Aquatics	Lane Reservation Fee per facility b/n 2,000-4,000 hours Annually	Council	Taxable	1,452.00	1,524.60	5.00%	72.60

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Aquatics and Recreation	Facility Hire - Aquatics	Out of hours trading fee (Aquatics Only) (Per Lane, plus relevant lane fees) per hour	Council	Taxable	169.40	177.90	5.02%	8.50
Aquatics and Recreation	Facility Hire - Aquatics	Outdoor 25m Pool Hire per hour	Council	Taxable	123.70	129.90	5.01%	6.20
Aquatics and Recreation	Facility Hire - Stadium	Full Court Hire (Off Peak) per hour	Council	Taxable	38.00	39.90	5.00%	1.90
Aquatics and Recreation	Facility Hire - Stadium	Full Court Hire (Peak) per hour	Council	Taxable	44.70	46.90	4.92%	2.20
Aquatics and Recreation	Facility Hire - Stadium	Half Court Hire (Off- Peak) per hour	Council	Taxable	19.00	20.00	5.26%	1.00
Aquatics and Recreation	Facility Hire - Stadium	Half Court Hire (Peak) per hour	Council	Taxable	22.40	23.50	4.91%	1.10
Aquatics and Recreation	Facility Hire - Stadium	Office Hire - per desk per month	Council	Taxable	276.30	290.10	4.99%	13.80
Aquatics and Recreation	Facility Hire - Stadium	Stadium Users Storage - Cage per month	Council	Taxable	55.00	57.80	5.09%	2.80
Aquatics and Recreation	Facility Hire - Studio	Child Care / Group Fitness/ Meeting Room Hire (Off- Peak) per hour	Council	Taxable	39.90	41.90	5.01%	2.00
Aquatics and Recreation	Facility Hire - Studio	Child Care / Group Fitness/ Meeting Room Hire (Peak) per hour	Council	Taxable	46.90	49.20	4.90%	2.30
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Adult	Council	Taxable	21.60	22.70	5.09%	1.10
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - All Access	Council	Taxable	10.80	11.30	4.63%	0.50
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Concession	Council	Taxable	17.30	18.20	5.20%	0.90
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Staying Active	Council	Taxable	13.00	13.70	5.38%	0.70
Aquatics and Recreation	Health Club - Casual	Casual Gym & Swim / Group Fitness Class - Teen	Council	Taxable	13.00	13.70	5.38%	0.70
Aquatics and Recreation	Health Club - Casual	Casual Reformer Pilates - Adult	Council	Taxable	36.00	37.80	5.00%	1.80
Aquatics and Recreation	Health Club - Casual	Casual Reformer Pilates - Concession	Council	Taxable	28.80	30.20	4.86%	1.40
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Adult	Council	Taxable	194.40	204.60	5.25%	10.20
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - All Access	Council	Taxable	97.20	102.10	5.04%	4.90
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Concession	Council	Taxable	155.70	163.50	5.01%	7.80
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Staying Active	Council	Taxable	117.00	122.90	5.04%	5.90
Aquatics and Recreation	Health Club - MVP	10 Session - Gym & Swim / Group Fitness Class - Teen	Council	Taxable	117.00	122.90	5.04%	5.90
Aquatics and Recreation	Health Club - MVP	10 Sessions - Reformer Pilates - Concession	Council	Taxable	259.20	272.20	5.02%	13.00
Aquatics and Recreation	Health Club - MVP	10 Sessions - Reformer Pilates- Adult	Council	Taxable	324.00	340.20	5.00%	16.20
Aquatics and Recreation	Health Club - Schools	School Groups (Per person)	Council	Taxable	9.40	9.90	5.32%	0.50
Aquatics and Recreation	Health Club - Small Group Training	Personal Training Activation Programs - per session	Council	Taxable	15.40	16.20	5.19%	0.80
Aquatics and Recreation	Health Club - Small Group Training	Small Group Training 1 hour session- Per session (2- 5 people)	Council	Taxable	114.70	120.40	4.97%	5.70
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Inflatable- Per session (includes Casual Swim entry)	Council	Taxable	12.80	13.40	4.69%	0.60
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim - Adult	Council	Taxable	8.90	9.30	4.49%	0.40
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim - Child	Council	Taxable	5.30	5.60	5.66%	0.30
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim - Concession	Council	Taxable	7.10	7.50	5.63%	0.40
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim - Family (Max 2 Adults, 2 children)	Council	Taxable	23.10	24.30	5.19%	1.20
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim - Spectator	Council	Taxable	1.00	1.00	-	-
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim/Spa/Steam Room - Adult	Council	Taxable	17.70	18.60	5.08%	0.90
Aquatics and Recreation	Indoor Aquatics - Casual	Casual Swim/Spa/Steam Room - Concession	Council	Taxable	14.20	14.90	4.93%	0.70
Aquatics and Recreation	Indoor Aquatics - MVP	Adult Swim Pass (10 visits)	Council	Taxable	80.10	84.10	4.99%	4.00
Aquatics and Recreation	Indoor Aquatics - MVP	Adult Swim/Spa/Steam Room Pass (10 visits)	Council	Taxable	159.30	167.30	5.02%	8.00
Aquatics and Recreation	Indoor Aquatics - MVP	Child Swim Pass (10 visits)	Council	Taxable	47.70	50.10	5.03%	2.40
Aquatics and Recreation	Indoor Aquatics - MVP	Concession Swim Pass (10 visits)	Council	Taxable	63.90	67.10	5.01%	3.20
Aquatics and Recreation	Indoor Aquatics - MVP	Concession Swim/Spa/Steam Room Pass (10 visits)	Council	Taxable	127.80	134.20	5.01%	6.40
Aquatics and Recreation	Indoor Aquatics - Program	GOswim/ Member Inflatable- Per session	Council	Taxable	7.50	7.90	5.33%	0.40
Aquatics and Recreation	Indoor Aquatics - Program	Inflatable Supervision - Hire a buddy/per session	Council	Taxable	47.20	49.60	5.08%	2.40
Aquatics and Recreation	Membership - Direct Debit	Aquatic Membership - Adult DD (No Contract) per week	Council	Taxable	18.20	19.10	4.95%	0.90
Aquatics and Recreation	Membership - Direct Debit	Aquatic Membership - Concession DD (No Contract) per week	Council	Taxable	14.60	15.30	4.79%	0.70
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - Adult DD (No Contract)	Council	Taxable	26.40	27.70	4.92%	1.30
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - All Access DD (No Contract) per week	Council	Taxable	13.20	13.90	5.30%	0.70
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - Concession DD (No Contract) per week	Council	Taxable	21.10	22.20	5.21%	1.10
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - Corporate DD (No Contract) per week	Council	Taxable	21.10	22.20	5.21%	1.10
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - Staying Active DD (No Contract) per week	Council	Taxable	15.80	16.60	5.06%	0.80
Aquatics and Recreation	Membership - Direct Debit	Premier Membership - Teen DD (No Contract) per week	Council	Taxable	15.80	16.60	5.06%	0.80
Aquatics and Recreation	Membership - Direct Debit	Weekender DD (No Contract) per week	Council	Taxable	15.80	16.60	5.06%	0.80
Aquatics and Recreation	Membership - Direct Debit	Wellness Membership - Adult DD (No Contract) per week	Council	Taxable	44.20	46.40	4.98%	2.20
Aquatics and Recreation	Membership - Direct Debit	Wellness Membership - Concession DD (No Contract) per week	Council	Taxable	35.40	37.20	5.08%	1.80
Aquatics and Recreation	Membership - Direct Debit	Wellness Membership - Staying Active DD (No Contract) per week	Council	Taxable	27.00	28.40	5.19%	1.40
Aquatics and Recreation	Membership - Direct Debit	Wellness Membership - Teen DD (No Contract) per week	Council	Taxable	27.00	28.40	5.19%	1.40
Aquatics and Recreation	Membership - PIF	Aquatic Membership - Adult 12 month term	Council	Taxable	946.40	993.70	5.00%	47.30
Aquatics and Recreation	Membership - PIF	Aquatic Membership - Adult 3 month term	Council	Taxable	331.20	347.80	5.01%	16.60
Aquatics and Recreation	Membership - PIF	Aquatic Membership - Concession 12 month term	Council	Taxable	759.20	797.20	5.01%	38.00
Aquatics and Recreation	Membership - PIF	Aquatic Membership - Concession 3 month term	Council	Taxable	265.70	279.00	5.01%	13.30
Aquatics and Recreation	Membership - PIF	Premier Membership - Adult 12 month term	Council	Taxable	1,372.80	1,441.40	5.00%	68.60
Aquatics and Recreation	Membership - PIF	Premier Membership - Adult 3 month term	Council	Taxable	480.50	504.50	4.99%	24.00
Aquatics and Recreation	Membership - PIF	Premier Membership - All Access 12 month term	Council	Taxable	686.40	720.70	5.00%	34.30

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Aquatics and Recreation	Membership - PIF	Premier Membership - All Access 3 month term	Council	Taxable	240.20	252.20	5.00%	12.00
Aquatics and Recreation	Membership - PIF	Premier Membership - Concession 12 month term	Council	Taxable	1,097.20	1,152.10	5.00%	54.90
Aquatics and Recreation	Membership - PIF	Premier Membership - Concession 3 month term	Council	Taxable	384.00	403.20	5.00%	19.20
Aquatics and Recreation	Membership - PIF	Premier Membership - Staying Active 12 month term	Council	Taxable	821.60	862.70	5.00%	41.10
Aquatics and Recreation	Membership - PIF	Premier Membership - Staying Active 3 month term	Council	Taxable	287.60	302.00	5.01%	14.40
Aquatics and Recreation	Membership - PIF	Premier Membership - Teen 12 month term	Council	Taxable	821.60	862.70	5.00%	41.10
Aquatics and Recreation	Membership - PIF	Premier Membership - Teen 3 month term	Council	Taxable	287.60	302.00	5.01%	14.40
Aquatics and Recreation	Membership - PIF	Third Party Payment Membership - 3 Month term	Council	Taxable	462.00	470.00	1.73%	8.00
Aquatics and Recreation	Membership - PIF	Wellness Membership - Adult 12 month term	Council	Taxable	2,298.40	2,413.30	5.00%	114.90
Aquatics and Recreation	Membership - PIF	Wellness Membership - Adult 3 month term	Council	Taxable	804.40	844.60	5.00%	40.20
Aquatics and Recreation	Membership - PIF	Wellness Membership - Concession 12 month term	Council	Taxable	1,840.80	1,932.80	5.00%	92.00
Aquatics and Recreation	Membership - PIF	Wellness Membership - Concession 3 month term	Council	Taxable	644.30	676.50	5.00%	32.20
Aquatics and Recreation	Outdoor Aquatics - Casual	Outdoor Casual Swim - Adult	Council	Taxable	7.30	7.70	5.48%	0.40
Aquatics and Recreation	Outdoor Aquatics - Casual	Outdoor Casual Swim - Child	Council	Taxable	4.40	4.60	4.55%	0.20
Aquatics and Recreation	Outdoor Aquatics - Casual	Outdoor Casual Swim - Concession	Council	Taxable	5.80	6.00	3.45%	0.20
Aquatics and Recreation	Outdoor Aquatics - Casual	Outdoor Casual Swim - Family (Max 2 Adults, 2 children)	Council	Taxable	19.00	20.00	5.26%	1.00
Aquatics and Recreation	Outdoor Aquatics - MVP	10 Visits- Outdoor Adult Swim	Council	Taxable	65.70	69.00	5.02%	3.30
Aquatics and Recreation	Outdoor Aquatics - MVP	10 Visits- Outdoor Child Swim	Council	Taxable	40.50	42.50	4.94%	2.00
Aquatics and Recreation	Outdoor Aquatics - MVP	10 Visits- Outdoor Concession Swim	Council	Taxable	52.20	54.80	4.98%	2.60
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session- Expert Trainer	Council	Taxable	48.20	50.60	4.98%	2.40
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session- Master Trainer	Council	Taxable	50.50	53.00	4.95%	2.50
Aquatics and Recreation	Personal Training - Casual (Non-Member)	Personal Training 30 min session- Qualified Trainer	Council	Taxable	45.90	48.20	5.01%	2.30
Aquatics and Recreation	Personal Training - Member	30 min session- Exercise Physiology	Council	Taxable	67.80	-	(100.00%)	(67.80)
Aquatics and Recreation	Personal Training - Member	60 min session- Exercise Physiology	Council	Taxable	93.80	-	(100.00%)	(93.80)
Aquatics and Recreation	Personal Training - Member	Initial Assessment- Exercise Physiology	Council	Taxable	104.30	-	(100.00%)	(104.30)
Aquatics and Recreation	Personal Training - Member	Intro to Personal Training Session- 3 x 30min sessions	Council	Taxable	99.00	99.00	-	-
Aquatics and Recreation	Personal Training - Membership DD	Personal Training 30 min session- Expert Trainer	Council	Taxable	48.20	50.60	4.98%	2.40
Aquatics and Recreation	Personal Training - Membership DD	Personal Training 30 min session- Master Trainer	Council	Taxable	50.50	53.00	4.95%	2.50
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week- Expert Trainer	Council	Taxable	45.80	46.90	2.40%	1.10
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week- MasterTrainer	Council	Taxable	48.00	49.10	2.29%	1.10
Aquatics and Recreation	Personal Training - Membership DD	PT Membership DD 30 min session per week- Qualified Trainer	Council	Taxable	43.60	44.70	2.52%	1.10
Aquatics and Recreation	Personal Training - MVP	10 Sessions- PT 30 min session- Expert Trainer	Council	Taxable	433.80	455.50	5.00%	21.70
Aquatics and Recreation	Personal Training - MVP	10 Sessions- PT 30 min session- Master Trainer	Council	Taxable	454.50	477.20	4.99%	22.70
Aquatics and Recreation	Personal Training - MVP	10 Sessions- PT 30 min session- Qualified Trainer	Council	Taxable	413.10	433.80	5.01%	20.70
Aquatics and Recreation	Personal Training - MVP	PT 30 min session per week- Qualified Trainer	Council	Taxable	456.90	479.80	5.01%	22.90
Aquatics and Recreation	School Swimming Lessons	School student entry (Learn to Swim Program) 30 min - per lesson	Council	Free	10.40	10.90	4.81%	0.50
Aquatics and Recreation	School Swimming Lessons	School student entry (Learn to Swim Program) 40 min - per lesson	Council	Free	13.90	14.60	5.04%	0.70
Aquatics and Recreation	SRC Foundation Membership - Direct Debit	Premier Membership - Adult DD (No Contract) Foundation Stage 1	Council	Taxable	21.10	22.20	5.21%	1.10
Aquatics and Recreation	SRC Foundation Membership - Direct Debit	Wellness Membership - Adult DD (No Contract) Foundation Stage 1	Council	Taxable	36.00	37.80	5.00%	1.80
Aquatics and Recreation	Stadium	School Holiday Program- Stadium - per hour	Council	Taxable	7.50	7.80	4.00%	0.30
Aquatics and Recreation	Stadium	Stadium - Casual Use - Adult	Council	Taxable	9.30	9.70	4.30%	0.40
Aquatics and Recreation	Stadium	Stadium - Casual Use - Concession	Council	Taxable	7.40	7.70	4.05%	0.30
Aquatics and Recreation	Stadium	Stadium Internal Competition - Per Team	Council	Taxable	175.00	181.70	3.83%	6.70
Aquatics and Recreation	Stadium	Stadium Internal Competition - Registration per term	Council	Taxable	50.00	51.90	3.80%	1.90
Aquatics and Recreation	Stadium	Stadium Programs - All Access	Council	Taxable	9.10	9.40	3.30%	0.30
Aquatics and Recreation	Swimming Lessons	All Access Swim Lesson (30 mins)	Council	Free	11.00	11.00	-	-
Aquatics and Recreation	Swimming Lessons	Learn to Swim Lesson per lesson (30 mins)	Council	Free	21.00	22.00	4.76%	1.00
Aquatics and Recreation	Swimming Lessons	New joiner - Learn to Swim - Admin Fee	Council	Free	20.00	21.00	5.00%	1.00
Aquatics and Recreation	Swimming Lessons - Private	All Access- Private Lesson (30 mins)	Council	Free	44.00	44.00	-	-
Aquatics and Recreation	Swimming Lessons - Private	Private Lesson - 2 Children (Family) - per lesson (30 mins)	Council	Free	126.10	132.40	5.00%	6.30
Aquatics and Recreation	Swimming Lessons - Private	Private Lesson - per lesson (30 mins)	Council	Free	84.40	88.60	4.98%	4.20
Foreshore Camping	Camping Fees	Cancellation administration fee, Late payment fee	Council	Taxable	21.00	23.10	10.00%	2.10
Foreshore Camping	Camping Fees	Off Season - Non Powered - Daily	Council	Taxable	21.00	23.10	10.00%	2.10
Foreshore Camping	Camping Fees	Off Season - Non Powered - Weekly (7 nights for price of 6	Council	Taxable	126.00	138.60	10.00%	12.60
Foreshore Camping	Camping Fees	Off Season - Post package (Rosebud & McCrae Only) (Upfront fee for 12 weeks) (60% of weekly rate). Package booking by application only, with application to be submitted by 30 June 2025.	Council	Taxable	1,473.00	1,942.60	25.75%	469.60
Foreshore Camping	Camping Fees	Off Season - Powered - Daily	Council	Taxable	31.50	34.65	10.00%	3.15
Foreshore Camping	Camping Fees	Off Season - Powered - Weekly (7 nights for price of 6)	Council	Taxable	189.00	207.90	10.00%	18.90
Foreshore Camping	Camping Fees	Off Season - Pre Package (Rosebud & McCrae only) (Upfront fee for 8 weeks) (52.5% of weekly rate). Package booking by application only, with application to be submitted by 30 June 2025.	Council	Taxable	793.80	873.20	10.00%	79.40
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season - Non Powered - Daily	Council	Taxable	52.00	57.20	10.00%	5.20

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season - Non Powered - Weekly	Council	Taxable	364.00	400.40	10.00%	36.40
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season - Powered - Daily	Council	Taxable	69.00	75.90	10.00%	6.90
Foreshore Camping	Camping Fees	Rosebud / McCrae Peak Season - Powered - Weekly	Council	Taxable	483.00	531.30	10.00%	48.30
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Non Powered - Daily (first 6 weeks of post peak)	Council	Taxable	36.50	40.15	10.14%	3.65
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Non Powered - Weekly (7 nigths for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	219.00	240.90	10.00%	21.90
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Powered - Daily (first 6 weeks of post peak)	Council	Taxable	50.25	55.30	10.05%	5.05
Foreshore Camping	Camping Fees	Rosebud / McCrae Shoulder Season - Powered - Weekly (7 nigths for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	301.50	331.80	10.02%	30.30
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Non Powered - Daily	Council	Taxable	57.75	63.50	9.96%	5.75
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Non Powered - Weekly	Council	Taxable	404.25	444.50	10.01%	40.25
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season - Powered - Daily	Council	Taxable	75.25	82.80	10.03%	7.55
Foreshore Camping	Camping Fees	Rye / Sorrento Peak Season- Powered - Weekly	Council	Taxable	526.75	579.60	10.00%	52.85
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Non Powered - Daily (first 6 weeks of post peak)	Council	Taxable	39.50	43.30	10.13%	3.80
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Non Powered - Weekly (7 nigths for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	237.00	259.80	10.00%	22.80
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Powered - Daily (first 6 weeks of post peak)	Council	Taxable	53.25	58.70	10.05%	5.45
Foreshore Camping	Camping Fees	Rye / Sorrento Shoulder Season - Powered - Weekly (7 nigths for the price of 6. Available for the first 6 weeks post peak)	Council	Taxable	319.50	352.20	10.02%	32.70
Golf Course	Golf Hire Fees	18 hole cart hire	Council	Taxable	48.00	48.00	-	-
Golf Course	Golf Hire Fees	9 hole cart hire	Council	Taxable	32.00	32.00	-	-
Golf Course	Golf Hire Fees	Buggy hire	Council	Taxable	6.00	5.00	(16.67%)	(1.00)
Golf Course	Golf Hire Fees	Club hire	Council	Taxable	21.00	20.00	(4.76%)	(1.00)
Golf Course	Golf Membership Fees	5 day Concession Membership (suspension not permitted)	Council	Taxable	812.00	850.00	4.68%	38.00
Golf Course	Golf Membership Fees	5 day Membership (suspensions not permitted)	Council	Taxable	1,017.00	1,067.00	4.92%	50.00
Golf Course	Golf Membership Fees	7 day Concession Membership (suspension not permitted)	Council	Taxable	1,085.00	1,139.00	4.98%	54.00
Golf Course	Golf Membership Fees	7 day Junior Membership (under 18 years of age) (suspensions not permitted)	Council	Taxable	337.00	350.00	3.86%	13.00
Golf Course	Golf Membership Fees	7 day Membership (suspensions not permitted)	Council	Taxable	1,400.00	1,470.00	5.00%	70.00
Golf Course	Green Fees	18 hole - Adult: weekday	Council	Taxable	45.00	47.00	4.44%	2.00
Golf Course	Green Fees	18 hole - Adult: weekend/public holiday	Council	Taxable	58.00	60.00	3.45%	2.00
Golf Course	Green Fees	18 hole - Junior (under 18 years of age): weekday	Council	Taxable	22.50	23.00	2.22%	0.50
Golf Course	Green Fees	18 hole - Junior (under 18 years of age): weekend/public holiday	Council	Taxable	29.50	31.00	5.08%	1.50
Golf Course	Green Fees	9 hole - Adult: weekday	Council	Taxable	27.00	28.00	3.70%	1.00
Golf Course	Green Fees	9 hole - Adult: weekend/public holiday	Council	Taxable	35.00	36.00	2.86%	1.00
Golf Course	Green Fees	9 hole - Junior (under 18 years of age): weekday	Council	Taxable	13.50	14.00	3.70%	0.50
Golf Course	Green Fees	9 hole - Junior (under 18 years of age): weekend/public holiday	Council	Taxable	18.00	19.00	5.56%	1.00
Golf Course	Green Fees	Lifestyle 400 (Valid 7 days, expire 24 months from date of issue)	Council	Taxable	400.00	400.00	-	-
Golf Course	Green Fees	Lifestyle 600 (Valid 7 days, expire 24 months from date of issue)	Council	Taxable	600.00	600.00	-	-
Golf Course	Green Fees	Simulator 1 hour 2 players	Council	Taxable	-	50.00	-	50.00
Golf Course	Green Fees	Simulator 1 hour 3 players	Council	Taxable	-	60.00	-	60.00
Golf Course	Green Fees	Simulator 1 hour 4+ players	Council	Taxable	-	70.00	-	70.00
Golf Course	Green Fees	Simulator 1 hour junior	Council	Taxable	-	25.00	-	25.00
Golf Course	Green Fees	Simulator 1 Hour single	Council	Taxable	-	35.00	-	35.00
Golf Course	Green Fees	Simulator Half hour	Council	Taxable	-	25.00	-	25.00
Golf Course	Green Fees	Simulator Half hour junior	Council	Taxable	-	20.00	-	20.00
Golf Course	Green Fees	Simulator Lifestyle Tags (Points Based Membership = 50)	Council	Taxable	-	200.00	-	200.00
Golf Course	Green Fees	Simulator Lifestyle Tags (Points Based Membership = 110)	Council	Taxable	-	400.00	-	400.00
Sporting Facility Liaison	Recreation Facilities Hire	Bond - Reserve Use for Purposes Other Than Sports (events etc)	Council	Free	6,480.00	6,804.00	5.00%	324.00
Sporting Facility Liaison	Recreation Facilities Hire	Bond - Sports Facility Use for Sport Finals	Council	Free	6,480.00	6,804.00	5.00%	324.00
Sporting Facility Liaison	Recreation Facilities Hire	Casual Sports Ground Booking - 1/2 Day - Community rate	Council	Taxable	51.00	54.00	5.88%	3.00
Sporting Facility Liaison	Recreation Facilities Hire	Casual Sports Ground Booking- 1/2 Day - Commercial rate	Council	Taxable	88.00	92.00	4.55%	4.00
Sporting Facility Liaison	Recreation Facilities Hire	Casual Sports Ground Booking- Full Day - Commercial rate	Council	Taxable	176.00	185.00	5.11%	9.00
Sporting Facility Liaison	Recreation Facilities Hire	Casual Sports Ground Booking- Full Day - Community rate	Council	Taxable	100.00	105.00	5.00%	5.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Combined School Sports - District/Region - Daily	Council	Taxable	545.00	572.00	4.95%	27.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Commercial Hire - Daily	Council	Taxable	423.00	444.00	4.96%	21.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Commercial Hire - Hourly	Council	Taxable	95.00	100.00	5.26%	5.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Community Hire - Daily	Council	Taxable	303.00	318.00	4.95%	15.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Community Hire - Hourly	Council	Taxable	78.00	82.00	5.13%	4.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Discus Set - Daily	Council	Taxable	39.00	41.00	5.13%	2.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Electronic Timing Gates - Daily	Council	Taxable	489.00	513.00	4.91%	24.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - High Jump Mats - Daily (each)	Council	Taxable	74.00	78.00	5.41%	4.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Hurdles (45-76cm) Set of 80 - Daily	Council	Taxable	98.00	103.00	5.10%	5.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Javelin Set - Daily	Council	Taxable	39.00	41.00	5.13%	2.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Primary School - Non Shire Based - Daily	Council	Taxable	363.00	381.00	4.96%	18.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Primary School - Shire Based - Daily	Council	Taxable	303.00	318.00	4.95%	15.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Secondary School - Non Shire Based - Daily	Council	Taxable	423.00	444.00	4.96%	21.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Secondary School - Shire Based - Daily	Council	Taxable	363.00	381.00	4.96%	18.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Shot Put Set - Daily	Council	Taxable	39.00	41.00	5.13%	2.00
Sporting Facility Liaison	Recreation Facilities Hire	Civic Athletics - Starting Blocks Set of 8	Council	Taxable	39.00	41.00	5.13%	2.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A - Primary - Annual	Council	Taxable	2,180.00	2,289.00	5.00%	109.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A - Primary - Season	Council	Taxable	1,090.00	1,144.50	5.00%	54.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A - Primary - Season Shared	Council	Taxable	545.00	572.00	4.95%	27.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A - Secondary	Council	Taxable	545.00	572.00	4.95%	27.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion A - Secondary Shared	Council	Taxable	272.50	286.00	4.95%	13.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA - Primary - Annual	Council	Taxable	3,650.00	3,832.50	5.00%	182.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA - Primary - Season	Council	Taxable	1,825.00	1,916.25	5.00%	91.25
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA - Primary - Season Shared	Council	Taxable	912.50	958.00	4.99%	45.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA - Secondary	Council	Taxable	912.50	958.00	4.99%	45.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion AA - Secondary Shared	Council	Taxable	456.25	479.00	4.99%	22.75
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B - Primary - Annual	Council	Taxable	1,030.00	1,081.50	5.00%	51.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B - Primary - Season	Council	Taxable	515.00	541.00	5.05%	26.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B - Primary - Season Shared	Council	Taxable	257.50	270.00	4.85%	12.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B - Secondary	Council	Taxable	257.50	270.00	4.85%	12.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion B - Secondary Shared	Council	Taxable	128.75	135.00	4.85%	6.25
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C - Primary - Annual	Council	Taxable	310.00	325.00	4.84%	15.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C - Primary - Season	Council	Taxable	155.00	163.00	5.16%	8.00
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C - Primary - Season Shared	Council	Taxable	77.50	81.00	4.52%	3.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C - Secondary	Council	Taxable	77.50	81.00	4.52%	3.50
Sporting Facility Liaison	Recreation Facilities Hire	Pavilion C - Secondary Shared	Council	Taxable	38.75	40.00	3.23%	1.25
Sporting Facility Liaison	Recreation Facilities Hire	Schools - Regional Events	Council	Taxable	428.00	450.00	5.14%	22.00
Sporting Facility Liaison	Recreation Registration	Commercial Health & Fitness Permit (Application for Local Law Permit General)	Council	Taxable	360.00	378.00	5.00%	18.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Acrylic - Usage 1	Council	Taxable	280.00	308.00	10.00%	28.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Acrylic - Usage 2	Council	Taxable	330.00	363.00	10.00%	33.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Acrylic - Usage 3	Council	Taxable	365.00	401.00	9.86%	36.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Asphalt - Usage 1	Council	Taxable	245.00	270.00	10.20%	25.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Asphalt - Usage 2	Council	Taxable	290.00	320.00	10.34%	30.00
Sporting Facility Liaison	Recreation Registration	Netball - Annual - Asphalt - Usage 3	Council	Taxable	320.00	352.00	10.00%	32.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Acrylic - Usage 1	Council	Taxable	140.00	154.00	10.00%	14.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Acrylic - Usage 2	Council	Taxable	165.00	180.00	9.09%	15.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Acrylic - Usage 3	Council	Taxable	180.00	198.00	10.00%	18.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Asphalt - Usage 1	Council	Taxable	125.00	137.00	9.60%	12.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Asphalt - Usage 2	Council	Taxable	145.00	160.00	10.34%	15.00
Sporting Facility Liaison	Recreation Registration	Netball - Season - Asphalt - Usage 3	Council	Taxable	160.00	176.00	10.00%	16.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - A - Usage 1	Council	Taxable	1,925.00	2,117.50	10.00%	192.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - A - Usage 2	Council	Taxable	2,260.00	2,486.00	10.00%	226.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - A - Usage 3	Council	Taxable	2,490.00	2,739.00	10.00%	249.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - B - Usage 1	Council	Taxable	1,350.00	1,485.00	10.00%	135.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - B - Usage 2	Council	Taxable	1,590.00	1,749.00	10.00%	159.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - B - Usage 3	Council	Taxable	1,745.00	1,919.50	10.00%	174.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 1	Council	Taxable	670.00	737.00	10.00%	67.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 2	Council	Taxable	785.00	863.50	10.00%	78.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Summer - C - Usage 3	Council	Taxable	865.00	951.50	10.00%	86.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 1	Council	Taxable	2,885.00	3,173.50	10.00%	288.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 2	Council	Taxable	3,395.00	3,734.50	10.00%	339.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - A - Usage 3	Council	Taxable	3,730.00	4,103.00	10.00%	373.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 1	Council	Taxable	2,025.00	2,227.50	10.00%	202.50
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 2	Council	Taxable	2,380.00	2,618.00	10.00%	238.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - B - Usage 3	Council	Taxable	2,620.00	2,882.00	10.00%	262.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 1	Council	Taxable	1,000.00	1,100.00	10.00%	100.00
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 2	Council	Taxable	1,180.00	1,298.00	10.00%	118.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Sporting Facility Liaison	Recreation Registration	Sportsground Seasonal - Winter - C - Usage 3	Council	Taxable	1,295.00	1,424.50	10.00%	129.50
Community Development								
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Large) - Commercial - Per Hour	Council	Taxable	29.50	30.00	1.69%	0.50
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Large) - Community - Per Hour	Council	Taxable	13.50	15.00	11.11%	1.50
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Small) - Commercial - Per Hour	Council	Taxable	20.00	21.00	5.00%	1.00
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mornington Room Hire (Small) - Community - Per Hour	Council	Taxable	13.50	10.00	(25.93%)	(3.50)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Large) - Commercial - Per Hour	Council	Taxable	29.50	30.00	1.69%	0.50
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Large) - Community - Per Hour	Council	Taxable	13.50	15.00	11.11%	1.50
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Small) - Commercial - Per Hour	Council	Taxable	20.00	21.00	5.00%	1.00
Community Halls and Houses	Facility Hire - Hall Meeting Room	Community House Mt Martha Room Hire (Small) - Community - Per Hour	Council	Taxable	13.50	10.00	(25.93%)	(3.50)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Hall - Community - Per Hour	Council	Taxable	-	15.00	-	15.00
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Off Peak (Mon-Fri) - Daily	Council	Taxable	56.00	-	(100.00%)	(56.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Off Peak (Mon-Fri) - Per Hour	Council	Taxable	14.00	-	(100.00%)	(14.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Peak (Sat-Sun) - Daily	Council	Taxable	75.00	-	(100.00%)	(75.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Peak (Sat-Sun) - Per Hour	Council	Taxable	15.00	-	(100.00%)	(15.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Community - Per Hour	Council	Taxable	-	10.00	-	10.00
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Off Peak (Mon-Fri) - Daily	Council	Taxable	100.00	-	(100.00%)	(100.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Off Peak (Mon-Fri) - Per Hour	Council	Taxable	20.00	21.00	5.00%	1.00
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Peak (Sat-Sun) - Daily	Council	Taxable	115.00	-	(100.00%)	(115.00)
Community Halls and Houses	Facility Hire - Hall Meeting Room	Meeting Room - Private / Commercial - Peak (Sat-Sun) - Per Hour	Council	Taxable	23.00	24.00	4.35%	1.00
Community Halls and Houses	Hall Administration	Cancellation Fee - More Than 14 Days From Booking	Council	Taxable	95.00	-	(100.00%)	(95.00)
Community Halls and Houses	Hall Administration	Cleaning Charge (Minimum Fee - Cost Recovery)	Council	Taxable	483.00	507.00	4.97%	24.00
Community Halls and Houses	Hall Administration	Piano Tune	Council	Taxable	278.00	-	(100.00%)	(278.00)
Community Halls and Houses	Hall Bonds	Bond - High Risk	Council	Free	1,000.00	1,000.00	-	-
Community Halls and Houses	Hall Bonds	Bond - Low Risk	Council	Free	250.00	250.00	-	-
Community Halls and Houses	Hall Bonds	Bond - Medium Risk	Council	Free	500.00	500.00	-	-
Community Halls and Houses	Hall Equipment Hire	Hire Furniture Set Up/Pack Down Fee (Minimum Fee - Based on Quote)	Council	Taxable	61.00	-	(100.00%)	(61.00)
Community Halls and Houses	Peninsula Community Theatre	AV system (mics, ipad, lights, speakers etc) - per booking (PCT, Flinders, Mt Eliza) - Community	Council	Taxable	25.00	-	(100.00%)	(25.00)
Community Halls and Houses	Peninsula Community Theatre	AV system (mics, ipad, lights, speakers etc) - per booking (PCT, Flinders, Mt Eliza) - Private / Commercial	Council	Taxable	100.00	105.00	5.00%	5.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - AV System (Mics, iPad, Lights, Speakers etc) - Commercial	Council	Taxable	100.00	105.00	5.00%	5.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Off Peak (Mon-Fri) - Daily	Council	Taxable	182.00	-	(100.00%)	(182.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Off Peak (Mon-Fri) - Stage Only Daliy Rate	Council	Taxable	14.00	-	(100.00%)	(14.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Peak (Sat-Sun)	Council	Taxable	60.00	-	(100.00%)	(60.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Peak (Sat-Sun) - Daily	Council	Taxable	300.00	-	(100.00%)	(300.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Peak (Sat-Sun) - Stage Only Daliy Rate	Council	Taxable	14.00	-	(100.00%)	(14.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Community - Per Hour	Council	Taxable	31.00	33.00	6.45%	2.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Kitchen - Per Day	Council	Taxable	58.00	61.00	5.17%	3.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Off Peak (Mon-Fri) - Daily	Council	Taxable	645.00	-	(100.00%)	(645.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Off Peak (Mon-Fri) - Per Hour	Council	Taxable	111.00	117.00	5.41%	6.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Off Peak (Mon-Fri) - Stage Only Daliy Rate	Council	Taxable	75.00	-	(100.00%)	(75.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Peak (Sat-Sun) - Daily	Council	Taxable	870.00	-	(100.00%)	(870.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Peak (Sat-Sun) - Per Hour	Council	Taxable	145.00	152.00	4.83%	7.00
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Private / Commercial - Peak (Sat-Sun) - Stage Only Daliy Rate	Council	Taxable	75.00	-	(100.00%)	(75.00)
Community Halls and Houses	Peninsula Community Theatre	Peninsula Community Theatre - Stage Riser with Scissor Lift - Per Booking	Council	Taxable	43.00	-	(100.00%)	(43.00)
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Large 251+) - Per Booking	Council	Taxable	665.00	732.00	10.08%	67.00
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Medium 101 - 250) - Per Booking	Council	Taxable	443.00	487.00	9.93%	44.00
Community Halls and Houses	Peninsula Community Theatre	Setup & Pack Down (Small <100) - Per Booking	Council	Taxable	222.00	244.00	9.91%	22.00
Community Halls and Houses	Primary Hall	Primary Hall - Community - Off Peak - Daily	Council	Taxable	182.00	-	(100.00%)	(182.00)
Community Halls and Houses	Primary Hall	Primary Hall - Community - Off Peak - Per hour	Council	Taxable	31.00	-	(100.00%)	(31.00)
Community Halls and Houses	Primary Hall	Primary Hall - Community - Peak - Daily	Council	Taxable	243.00	-	(100.00%)	(243.00)

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Community Halls and Houses	Primary Hall	Primary Hall - Community - Peak - Per hour	Council	Taxable	35.00	-	(100.00%)	(35.00)
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Off Peak - Daily	Council	Taxable	346.00	-	(100.00%)	(346.00)
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Off Peak (Mon-Fri) - Per hour	Council	Taxable	66.00	69.00	4.55%	3.00
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Peak - Daily	Council	Taxable	397.00	-	(100.00%)	(397.00)
Community Halls and Houses	Primary Hall	Primary Hall - Private / Commercial - Peak (Sat-Sun) - Per hour	Council	Taxable	75.00	79.00	5.33%	4.00
Community Halls and Houses	Secondary Hall	Secondary Hall - Community - Off Peak (Mon-Fri) - Daily	Council	Taxable	66.00	-	(100.00%)	(66.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Community - Off Peak (Mon-Fri) - Per Hour	Council	Taxable	14.00	-	(100.00%)	(14.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Community - Peak (Sat-Sun) - Daily	Council	Taxable	100.00	-	(100.00%)	(100.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Community - Peak (Sat-Sun) - Per Hour	Council	Taxable	20.00	-	(100.00%)	(20.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Off Peak (Mon-Fri) - Daily	Council	Taxable	152.00	-	(100.00%)	(152.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Off Peak (Mon-Fri) - Per hour	Council	Taxable	29.00	30.00	3.45%	1.00
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Peak (Sat-Sun) - Daily	Council	Taxable	175.00	-	(100.00%)	(175.00)
Community Halls and Houses	Secondary Hall	Secondary Hall - Private / Commercial - Peak (Sat-Sun) - Per hour	Council	Taxable	34.00	36.00	5.88%	2.00
Community Halls and Houses	Theatre rehearsal	Theatre Rehearsal (Stage Only) - Community - Peak	Council	Taxable	13.00	-	(100.00%)	(13.00)
Community Halls and Houses	Theatre rehearsal	Theatre Rehearsal (Stage Only) - Private / Commercial	Council	Taxable	71.00	-	(100.00%)	(71.00)
Arts and Cultural Development								
Events and Festivals	Event Hire	24 Hour Hire - Soundshell Transportable Stage - Commercial	Council	Taxable	1,850.00	1,900.00	2.70%	50.00
Events and Festivals	Event Hire	24 Hour Hire - Soundshell Transportable Stage - Community	Council	Taxable	1,085.00	1,085.00	-	-
Events and Festivals	Event Permit	Application & Site Fee for Community, Cultural, Fundraising & Charity Events	Council	Taxable	185.00	185.00	-	-
Events and Festivals	Event Permit	Application Fee Only - Major and Icon events (Commercial Events - high/low season)	Council	Taxable	185.00	185.00	-	-
Events and Festivals	Event Permit	Bond - High Risk	Council	Free	-	2,000.00	-	2,000.00
Events and Festivals	Event Permit	Bond - Medium Risk	Council	Free	-	1,000.00	-	1,000.00
Events and Festivals	Event Permit	Late Event Application Fee. Community & Commercial (within 30 days of event)	Council	Taxable	-	235.00	-	235.00
Events and Festivals	Event Permit	Local Law Consumption of Liquor Permit	Council	Taxable	226.00	237.00	4.87%	11.00
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - Low Impact - Event Day Site Fee (Commercial)	Council	Taxable	865.00	908.00	4.97%	43.00
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - Medium Impact - Event Day Site Fee (Commercial)	Council	Taxable	1,380.00	1,449.00	5.00%	69.00
Events and Festivals	Event Permit	Major and Icon High Season - 1 October - 30 April - High Impact - Event Day Site Fee (Commercial)	Council	Taxable	1,872.00	1,966.00	5.02%	94.00
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - Low Impact - Event Day Site Fee (Commercial)	Council	Taxable	412.00	433.00	5.10%	21.00
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - Medium Impact - Event Day Site Fee (Commercial)	Council	Taxable	713.00	749.00	5.05%	36.00
Events and Festivals	Event Permit	Major and Icon Low Season - 1 May - 30 September - High Impact - Event Day Site Fee (Commercial)	Council	Taxable	1,012.00	1,063.00	5.04%	51.00
Events and Festivals	Event Permit	Market Fee Commercial Per Stall	Council	Taxable	16.75	17.60	5.07%	0.85
Events and Festivals	Event Permit	Market Fee Community Per Stall	Council	Taxable	4.95	-	(100.00%)	(4.95)
Events and Festivals	Event Permit	Mental Health First Aid	Council	Taxable	120.00	126.00	5.00%	6.00
Events and Festivals	Event Permit	Private High Season - 1 October - 30 April - Commercial Filming & Photography - Per Day	Council	Taxable	430.00	452.00	5.12%	22.00
Events and Festivals	Event Permit	Private High Season - 1 October - 30 April - Weddings	Council	Taxable	435.00	457.00	5.06%	22.00
Events and Festivals	Event Permit	Private Low Season - 1 May - 30 September - Commercial Filming & Photography - Per Day	Council	Taxable	288.00	302.00	4.86%	14.00
Events and Festivals	Event Permit	Private Low Season - 1 May - 30 September - Weddings	Council	Taxable	304.00	319.00	4.93%	15.00
Events and Festivals	Event Permit	School Holiday excursions	Council	Taxable	10.00	12.00	20.00%	2.00
Events and Festivals	Event Permit	Schoolies Charges - nightly ticket	Council	Taxable	10.00	14.00	40.00%	4.00
Events and Festivals	Event Permit	Schoolies Charges - weekly ticket	Council	Taxable	30.00	40.00	33.33%	10.00
Galleries and Museums	Gallery Events	Create Adults	Council	Taxable	25.00	25.00	-	-
Galleries and Museums	Gallery Events	Create Childrens	Council	Taxable	10.00	10.00	-	-
Galleries and Museums	Gallery Events	Guests / Public option 1 - Family Activity Day	Council	Taxable	12.60	13.25	5.16%	0.65
Galleries and Museums	Gallery Events	Guests / Public option 2 - Annex Lecture	Council	Taxable	17.00	17.85	5.00%	0.85
Galleries and Museums	Gallery Events	Guests / Public option 3 - Meet the Artist Activity	Council	Taxable	20.00	21.00	5.00%	1.00
Galleries and Museums	Gallery Events	Guests / Public option 4 - Other Talks - General	Council	Taxable	23.00	24.15	5.00%	1.15
Galleries and Museums	Gallery Events	Guests / Public option 5 - Lunchtime Talk	Council	Taxable	26.50	27.85	5.09%	1.35
Galleries and Museums	Gallery Events	Guests / Public option 6 - Artist in Conversation - General	Council	Taxable	31.50	33.10	5.08%	1.60
Galleries and Museums	Gallery Events	Guests / Public option 7 - Artist Talk and Tour	Council	Taxable	52.50	55.15	5.05%	2.65
Galleries and Museums	Gallery Events	Guests / Public option 8 - School Holiday Workshops	Council	Taxable	58.00	60.90	5.00%	2.90
Galleries and Museums	Gallery Events	Guests / Public option 9 - Painting Workshop	Council	Taxable	95.00	99.75	5.00%	4.75

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Galleries and Museums	Gallery Events	Guests / Public option 10 - Ceramic Workshops	Council	Taxable	105.00	110.25	5.00%	5.25
Galleries and Museums	Gallery Events	Guests / Public option 11 - College Workshops	Council	Taxable	74.00	77.70	5.00%	3.70
Galleries and Museums	Gallery Events	Guests / Public option 12 - Gala Event	Council	Taxable	137.00	143.85	5.00%	6.85
Galleries and Museums	Gallery Events	Guests / Public option 13 - Printing Workshops	Council	Taxable	158.00	165.90	5.00%	7.90
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 1 - MPRG Monthly Morning Tes	Council	Taxable	10.50	11.05	5.24%	0.55
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 10 - Painting Workshop	Council	Taxable	94.50	99.25	5.03%	4.75
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 2 - Annex Lecture	Council	Taxable	13.00	13.65	5.00%	0.65
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 3 - Meet the Artist Activity	Council	Taxable	16.00	16.80	5.00%	0.80
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 4 - Other Talks - Members	Council	Taxable	21.00	22.05	5.00%	1.05
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 5 - Lunchtime Talk	Council	Taxable	22.00	23.10	5.00%	1.10
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 6 - Artists in Conversation - Members	Council	Taxable	26.50	27.85	5.09%	1.35
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 7 - Artist Talk and Tour - Members	Council	Taxable	42.00	44.10	5.00%	2.10
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 8 - Collage Workshop	Council	Taxable	52.50	55.15	5.05%	2.65
Galleries and Museums	Gallery Events	MPRG Members / others event concession rate option 9 - Symposium	Council	Taxable	89.00	93.45	5.00%	4.45
Galleries and Museums	Gallery Events	Programs for children under 5 - Young at Art	Council	Taxable	10.50	11.05	5.24%	0.55
Galleries and Museums	Gallery Events	Programs for school aged students - School Holiday Workshops	Council	Taxable	16.00	16.80	5.00%	0.80
Galleries and Museums	Gallery Events	Programs for Senior Secondary aged students - Folio Prep VCE Students	Council	Taxable	58.00	60.90	5.00%	2.90
Child & Family Health								
Immunisation	Immunisation	Bexsero (Meningococcal B)	Council	Free	125.00	131.25	5.00%	6.25
Immunisation	Immunisation	dTPa (Whooping cough booster) (Boostrix)	Council	Free	45.00	47.25	5.00%	2.25
Immunisation	Immunisation	Influenza Vaccine	Council	Free	26.00	27.30	5.00%	1.30
Immunisation	Immunisation	Meningococcal ACWY (Nimenrix)	Council	Free	72.00	75.60	5.00%	3.60
Immunisation	Immunisation	Varicella (Chicken Pox)	Council	Free	68.00	71.40	5.00%	3.40
Circular Economy & Waste Management								
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Bill posting unsolicited documents - body corporate	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Bill posting unsolicited documents - individual	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure for person to remove waste requested by litter enforcement officer - body corporate	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure for person to remove waste requested by litter enforcement officer - natural person	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with a waste information gathering notice - body corporate	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with a waste information gathering notice - natural person	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with waste abatement notice - body corporate	Statutory	Free	5,770.00	5,928.00	2.74%	158.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with waste abatement notice - natural person	Statutory	Free	1,154.00	1,186.00	2.77%	32.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with waste removal notice - body corporate	Statutory	Free	5,770.00	5,928.00	2.74%	158.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Failure to comply with waste removal notice - natural person	Statutory	Free	1,154.00	1,186.00	2.77%	32.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Junk mail - body corporate	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Junk mail - individual	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Loading of vehicles - body corporate	Statutory	Free	3,846.00	3,952.00	2.76%	106.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Loading of vehicles - individual	Statutory	Free	769.00	790.00	2.73%	21.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Provide incorrect information	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Public litter recepticles - body corporate	Statutory	Free	3,846.00	3,952.00	2.76%	106.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Public litter recepticles - individual	Statutory	Free	769.00	790.00	2.73%	21.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Refuse to provide name and address	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Refuse to provide photographic identification	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of dangerous litter - body corporate	Statutory	Free	3,846.00	3,952.00	2.76%	106.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of dangerous litter - natural person	Statutory	Free	769.00	790.00	2.73%	21.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of litter - body corporate	Statutory	Free	1,923.00	1,976.00	2.76%	53.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of litter - natural person	Statutory	Free	385.00	396.00	2.86%	11.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of waste greater than 1000 litres - body corporate	Statutory	Free	9,616.00	9,880.00	2.75%	264.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of waste greater than 1000 litres - natural person	Statutory	Free	1,923.00	1,976.00	2.76%	53.00

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of waste more than 50 litres but less than 1000 litres - body corporate	Statutory	Free	5,770.00	5,928.00	2.74%	158.00
Dumped Rubbish Prevention and Enforcement	Street Litter - Fines and Prosecutions	Unlawful deposit of waste more than 50 litres but less than 1000 litres - natural person	Statutory	Free	1,154.00	1,186.00	2.77%	32.00
Waste Collection and Disposal	Extra capacity bins	Extra Capacity Garbage Bins (per litre)	Council	Free	5.25	5.50	4.76%	0.25
Waste Collection and Disposal	Extra capacity bins	Extra capacity Recycling 240 litre bin	Council	Free	95.00	100.00	5.26%	5.00
Waste Collection and Disposal	Green Waste bins	Opt-in Green Waste	Council	Free	156.00	173.00	10.90%	17.00
Waste Collection and Disposal	Waste Disposal Centre - Car Body	Car Body with tank tyres and rims	Council	Taxable	128.00	135.00	5.47%	7.00
Waste Collection and Disposal	Waste Disposal Centre - Commercial Vehicles	0.5m3 Asbestos of Domestic Origin Only	Council	Taxable	144.00	162.00	12.50%	18.00
Waste Collection and Disposal	Waste Disposal Centre - Commercial Vehicles	Base Rate per cubic metre - landfill - commercial	Council	Taxable	183.00	208.00	13.66%	25.00
Waste Collection and Disposal	Waste Disposal Centre - Commercial Vehicles	Base rate per tonne - tonne	Council	Taxable	366.00	415.00	13.39%	49.00
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Animals (per cubic metre)	Council	Taxable	152.00	175.00	15.13%	23.00
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Animals (per tonne)	Council	Taxable	366.00	415.00	13.39%	49.00
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Animals (single animal-no larger than a dog)	Council	Taxable	10.50	11.00	4.76%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Dead Animals	Chickens (car boot-240 litres)	Council	Taxable	43.00	47.00	9.30%	4.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - commercial	Council	Taxable	12.50	13.00	4.00%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - non-resident	Council	Taxable	14.00	15.50	10.71%	1.50
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Bag (40 litres) - resident	Council	Taxable	7.50	8.25	10.00%	0.75
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate Per Cubic Metre - commercial	Council	Taxable	132.00	141.00	6.82%	9.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate Per Cubic Metre - non-resident	Council	Taxable	152.00	162.00	6.58%	10.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Base Rate per cubic metre - resident	Council	Taxable	105.00	114.00	8.57%	9.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - commercial	Council	Taxable	35.00	37.50	7.14%	2.50
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - non-resident	Council	Taxable	41.00	44.00	7.32%	3.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Car Boot (240 litres) - resident	Council	Taxable	27.00	29.00	7.41%	2.00
Waste Collection and Disposal	Waste Disposal Centre - Garbage	Garbage (Soil/Bricks/Concrete/Rubble)	Council	Taxable	170.00	180.00	5.88%	10.00
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - commercial	Council	Taxable	8.50	9.00	5.88%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - non-resident	Council	Taxable	7.50	8.00	6.67%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Bag (40 litres) - resident	Council	Taxable	7.50	8.00	6.67%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate Per Cubic Metre - commercial	Council	Taxable	56.00	59.00	5.36%	3.00
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate Per Cubic Metre - non-resident	Council	Taxable	48.00	50.50	5.21%	2.50
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Base Rate per cubic Metre - resident	Council	Taxable	46.00	48.00	4.35%	2.00
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - commercial	Council	Taxable	15.00	16.00	6.67%	1.00
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - non-resident	Council	Taxable	13.00	14.00	7.69%	1.00
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Car Boot (240 litres) - resident	Council	Taxable	12.50	13.00	4.00%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Green Waste	Christmas Trees	Council	Taxable	8.00	8.50	6.25%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Mattress	Mattress Double	Council	Taxable	31.50	33.00	4.76%	1.50
Waste Collection and Disposal	Waste Disposal Centre - Mattress	Mattress Single	Council	Taxable	26.00	27.50	5.77%	1.50
Waste Collection and Disposal	Waste Disposal Centre - Not degassed White goods	Not degassed Fridge, Freezer or Air Conditioner	Council	Taxable	31.00	33.00	6.45%	2.00
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Car	Council	Taxable	12.00	12.50	4.17%	0.50
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Heavy Truck or Car Tyre on Rim.	Council	Taxable	26.50	28.00	5.66%	1.50
Waste Collection and Disposal	Waste Disposal Centre - Tyres	Light Truck.	Council	Taxable	19.00	21.00	10.53%	2.00
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - commercial	Council	Taxable	12.50	13.00	4.00%	0.50
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - non-resident	Council	Taxable	14.00	15.50	10.71%	1.50
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Bag (40 litres) - resident	Council	Taxable	7.50	8.25	10.00%	0.75
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - commercial	Council	Taxable	132.00	141.00	6.82%	9.00
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - non-resident	Council	Taxable	152.00	162.00	6.58%	10.00
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Base Rate per Cubic Metre - resident	Council	Taxable	105.00	114.00	8.57%	9.00
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - commercial	Council	Taxable	35.00	37.50	7.14%	2.50
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - non-resident	Council	Taxable	41.00	44.00	7.32%	3.00
Waste Collection and Disposal	Waste Disposal Hoppers - Garbage	Car Boot (240 litres) - resident	Council	Taxable	27.00	29.00	7.41%	2.00
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - commercial	Council	Taxable	8.50	9.00	5.88%	0.50
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - non-resident	Council	Taxable	7.50	8.00	6.67%	0.50
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Bag (40 litres) - resident	Council	Taxable	7.50	8.00	6.67%	0.50
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate Per Cubic Metre - commercial	Council	Taxable	56.00	59.00	5.36%	3.00
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate Per Cubic Metre - non-resident	Council	Taxable	48.00	50.50	5.21%	2.50
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Base Rate per cubic metre - resident	Council	Taxable	46.00	48.00	4.35%	2.00
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - commercial	Council	Taxable	15.00	16.00	6.67%	1.00
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - non-resident	Council	Taxable	13.00	14.00	7.69%	1.00
Waste Collection and Disposal	Waste Disposal Hoppers - Green Waste (Flinders Only)	Car Boot (240 litres) - resident	Council	Taxable	12.50	13.00	4.00%	0.50
Council Governance								
Policy and Compliance	Freedom of Information	Photocopying per page	Statutory	Free	0.20	0.20	-	-

Program	Category of Fee or Charge	Fee or Charge	Fee Set By	GST Type	Price incl GST 2024/25 $	Price incl GST 2025/26 $	Variance %	Variance $
Policy and Compliance	Freedom of Information	Request Fee	Statutory	Free	31.80	33.00	3.77%	1.20
Policy and Compliance	Freedom of Information	Search and Access	Statutory	Free	23.90	24.00	0.42%	0.10
Policy and Compliance	Freedom of Information	Supervision of Inspection Charges	Statutory	Free	23.90	24.00	0.42%	0.10
Revenue Management								
Rate Administration	Land Information	Land Information Certificate	Statutory	Free	29.20	30.00	2.74%	0.80
Rate Administration	Land Information	Land Information Certificate - Priority Service 3 Business Days	Council	Taxable	82.00	86.10	5.00%	4.10
Rate Administration	Rate Reports	Application to Change Rating Classification – Farms, Trust for Nature	Council	Taxable	440.00	440.00	-	-
Rate Administration	Rate Reports	Application to Change Rating Classification – Other	Council	Taxable	55.00	55.00	-	-
Rate Administration	Rate Reports	Rate History Report < 10 years	Council	Free	55.00	60.00	9.09%	5.00
Rate Administration	Rate Reports	Rate History Report > 10 years	Council	Free	105.00	115.00	9.52%	10.00
Rate Administration	Rate Reports	Rate Notice Reprint	Council	Free	25.00	30.00	20.00%	5.00

Officer Assessment - P24/1043

APPLICATION SUMMARY

Application Number	P24/1043
Address	304 Myers Road MERRICKS NORTH VIC 3926
Applicant	C/- Downer EDI Limited
Planning Scheme	Mornington Peninsula Planning Scheme
Zone & Overlays	GWZ3/ESO3. ESO28, SLO1, VPO2
Public Notice	Yes
Objections	Yes One (1) objection
Decision	Issue a Notice of Decision to grant a permit

PROPOSAL

Proposal	• Develop a telecommunications facility (35m high monopole with single triangle headframe) and associated equipment at 304 Myers Road Merricks North to replace the existing facility at 29 Tubbarubba Road Merrick North which is required to be decommissioned and removed. • Remove vegetation .
Decision Documents	The documents assessed were those advertised with the application, including: • A full set of reports containing: ○ Planning submissions, Reference No, VT25935.01, dated June 2024; ○ Aboricultural Impact Assessment, prepared by Joy Venz, dated 30 April 2024; ○ Plans, DWG No.VIC100268, dated 15.09.23; ○ Precautionary Approach Checklist to Site Selection & Site Design, RFNSA No. 3926010, Issue date 12/06/2024; ○ EPBC Act Protected Matters Report, dated 04 June 2024; ○ Environmental EME Report, RFNSA No. 3926010, Issue date 28/03/2024. • Maps with 500m Radius Circle

PERMIT TRIGGERS

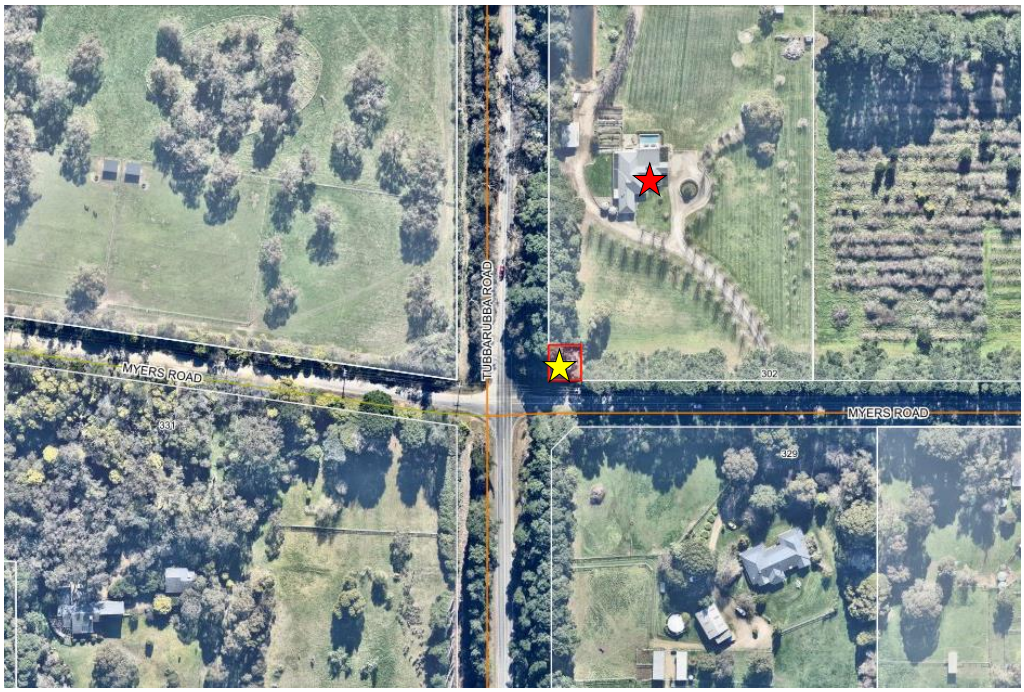
	Clause	Trigger?	Rationale
Zone			
GWZ3	62.01	No	***Use:*** *The use of land for a telecommunications facility does not require a planning permit unless in the PCRZ.*
	35.04-5	Yes	***Buildings and/or works:***

			A permit is required to construct or carry out: • *A building is within 20 metres from any other road;* • *A building is within 5 metres from any other boundary;* • *A building is within 100 metres from a dwelling or small second dwelling not in the same ownership.*
Overlays			
ESO3	42.01-2	Yes	*A permit is not required for buildings and works associated with a Section 1 use in the Green Wedge zone, provided the requirements set out under the schedule are met.* *The proposal does not meet the following requirement:* • *No building or other structure exceeds a height of 8 metres above natural ground level.* *A permit is required to remove, destroy or lop native vegetation.*
ESO28	42.01-2	Yes	*A permit is required to construct a building or construct or carry out works.* *A permit is required to remove, destroy or lop native vegetation.*
SLO1	42.03-2	Yes	*A permit is not required for buildings and works associated with a Section 1 use in the Green Wedge zone, provided the requirements set out under the schedule are met.* *The proposal does not meet the following requirement:* • *No building or other structure exceeds a height of 6 metres above natural ground level.* *A permit is required to remove, destroy or lop native vegetation.*
VPO2	42.02-2		*A permit is required to remove, destroy or lop any vegetation.*
Particular Provisions			
Telecommunications facility	52.19-1	Yes	*A permit is required to construct a building or construct or carry out works for a telecommunications facility.*
Bushfire protection exemptions	52.12-2	N/A	*Exemption for vegetation removal along a fenceline.* The removal of tree numbers 1 and 3 within the site is exempt from a planning permit under Clause 52.12-1.

SUBJECT SITE

Site Conditions	
Lot:	The site has frontage to both Tubbarubba Road and Myers Road with an area of approximately 216sqm.
Existing conditions:	There is an existing Telstra exchange building and associated power pole, enclosed by a security fence and gate. The proposed telecommunication facility is to be situated on the western side of the building.
Topography:	The land is relatively flat.
Vegetation:	Mature strands of vegetation are primarily located along the western and northern boundaries of the site.
Vehicle access:	Vehicle access is via the existing driveway and access gates linking the site to Myers Road on the southern boundary of the subject land. Officers agreed that the telecommunication facility is a minor generator of traffic with required site inspections for maintenance purposes (*2-4 trips per year* mentioned in the submission). Therefore, the existing conditions are deemed sufficient to support traffic movements and no additional formal parking or manoeuvring areas are required.
Street trees:	Yes, tree 6 (Willow Bottle Brush – non-native) is proposed to be removed.
Impacts on adjoining land vegetation:	N/A
Surrounding Land	
Abutting zone(s) / overlays(s)	GWZ3, GWZ1, SLO3
North and East:	302 Myers Road (Objector's site)
	The surrounding parcels are predominately occupied by agricultural uses with associated dwellings.
Site Context	
Cultural Heritage Management Plan (CHMP)	A CHMP is not required as the subject site is not located within an area of cultural heritage sensitivity under the Aboriginal Heritage Regulations 2007.
Bushfire Prone Area:	Yes
Flood Prone Areas:	No
Restrictions and/or easements on title:	N/A
Permit/Site history	
	Council's records indicate that there are no recent planning decisions/applications made relevant to the assessment of this application.

Aerial Photo showing subject site and objector sites - GIS Aug 5 2024



Subject Land: ☆ Objectors: ★ N

PUBLIC NOTIFICATION

The application was advertised by sending direct notice to adjoining properties and erecting a sign on site for 14 days.

One objection has been received to date. A summary of the objections and Council's response is detailed below.

REFERRALS

Referral	Type	Response	Officer Response
Vegetation	Internal	No objections, no conditions required. A verbal discussion occurred, and Council's Senior Vegetation Officer confirmed that no concerns have been identified thus no formal referral is required for the proposal.	Adopted in full

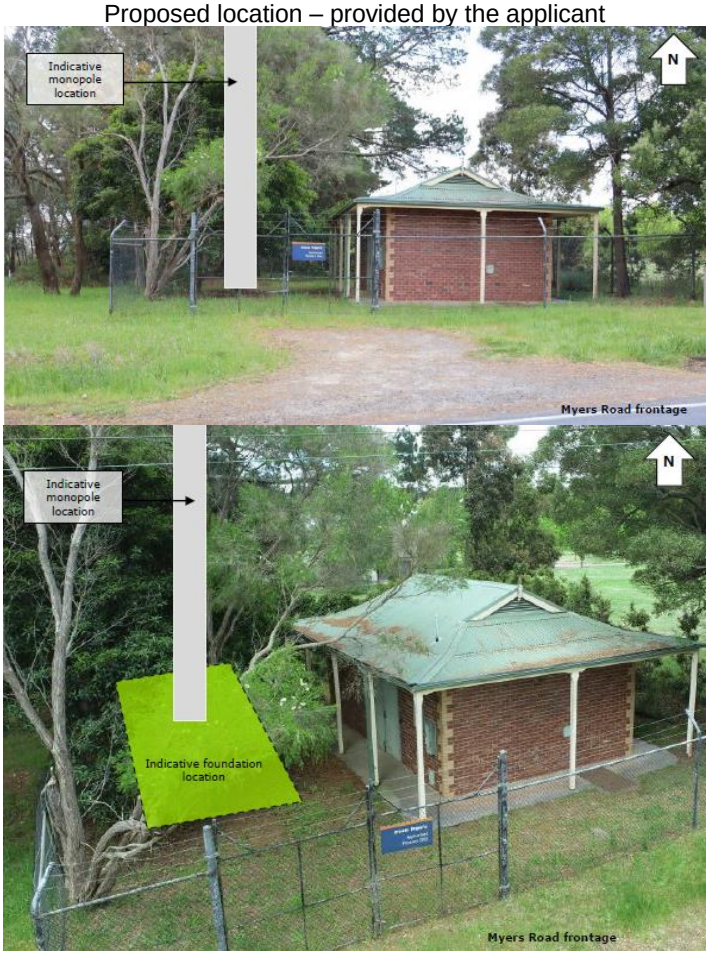
ASSESSMENT

The relevant provisions of the Mornington Peninsula Planning Scheme listed in Appendix 1.

The proposed telecommunication facility (monopole and associated equipment) and associated vegetation removal are consistent with the objectives and decision guidelines of GWZ3, ESO3, ESO28, SLO1, VPO2, and Clause 52.19 as:

- Due to the limited approximately 200 square metre size of the subject site and the presence of the existing Telstra exchange building, there is no agricultural capacity or potential that would be compromised. Moreover, due to its current operation, the proposed location would not impact on the rural character of the area or have any unreasonable impacts on the environmental and landscape values of the surrounding areas as it would be located within a site currently associated with telecommunications infrastructure.

Proposed location – provided by the applicant

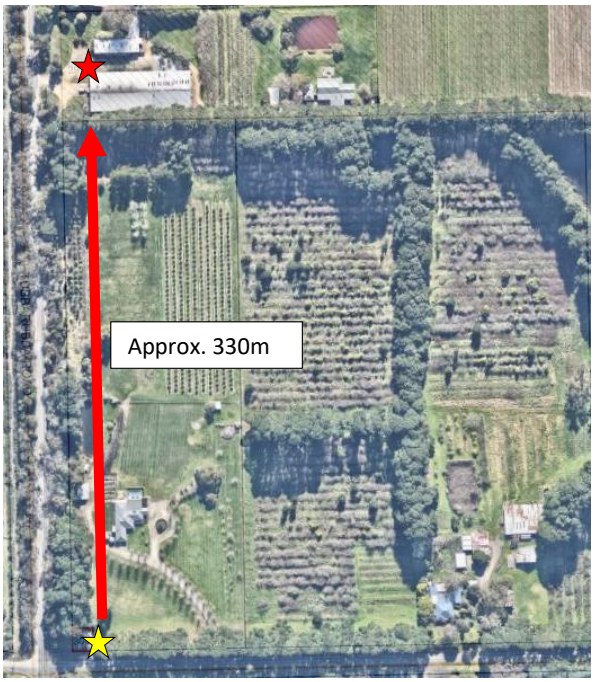


- The vegetation removal can be adequately minimised. The submitted application refers to the removal of 6 trees, 3 on the site and 3 on the road reserve, with the removal of 2 of the trees on site exempt from requiring a planning permit pursuant to the bushfire protection exemptions of Clause 52.12-1. However, the submitted arboricultural report indicates that while 1 of the road reserve trees will not be able to

co-exist with the facility, the other 2 trees within the road reserve will not be adversely impacted. Excluding the previously mentioned 2 road reserve trees, vegetation to be removed is identified to be of low retention value and significance. It is therefore considered acceptable to require that the extent of vegetation removal as detailed on the submitted plans be reduced to 4 trees and that the 2 referenced trees in the road reserve are maintained.

- Decision guidelines related to design, siting, construction and operations and effects of the facility on surrounding lands outlined under Clause 52.19 are addressed below:
    - Siting and Design (Visual Impacts)
      The location (siting) of the facility has been strategically selected due to its proximity to the existing telecommunication facility (35m high steel streamline monopole) at 29 Tubbarubba Road, Merricks North, which is set to be decommissioned and removed. This ensures minimal transport logistics and changes are required.

Aerial Photo - 2024



Subject Land: ☆ Existing telecommunication facility: ★

Figure 1 (below) shows a map of the existing telecommunications facilities in the surrounding the Merricks North area. The blue marker indicates the location of the newly proposed replacement telecommunications facility at Merricks North. The site to the north of the blue marker (site 3926003) on Tubbarubba Road, is the site which is required to be decommissioned and removed and which requires replacement.



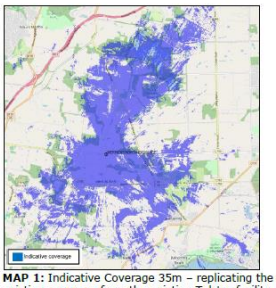
As the site is currently used as a Telstra exchange site, it provides established connections to power and transmissions networks, reducing the need for extensive construction (such as earthworks or crossover construction/upgrade) and ensuring the continued provision of reliable 4G services and the provision of future 5G access to the surrounding communities in Merrick North after decommissioning.

The proposal will be adequately set back from adjoining properties, with the nearest residential dwelling at 302 Myers Road situated approximately 77m away, in order to further minimise visual intrusion. Additionally, the applicant has submitted a map outlining the setback distances from all adjoining buildings within a 500-metre radius of the proposed monopole.

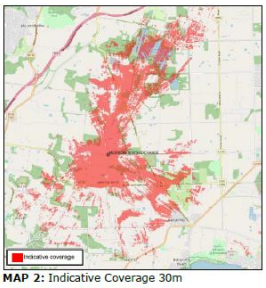


The design of the monopole is proposed at 35m high, in the mid-range of height of current telecommunications towers which are generally between 25-50m tall. The proposed height of 35m is necessary to prevent any adverse impact of the service coverage and to replicate the current level of service, as is shown in the below imagine provided by the applicant. Reducing the height of the proposed monopole by 5m to 10m would result in significant coverage loss, as per the below coverage mapping provided by the applicant.

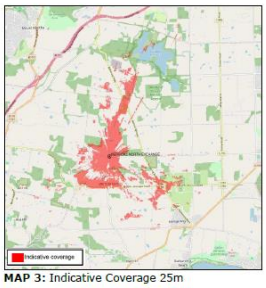
Indoor Coverage from the newly proposed facility location at 403 Myers Road, Merricks North



MAP 1: Indicative Coverage 35m – replicating the existing coverage from the existing Telstra facility at 29 Tubbarubba Road, Merricks North which is required to be decommissioned and removed.



MAP 2: Indicative Coverage 30m

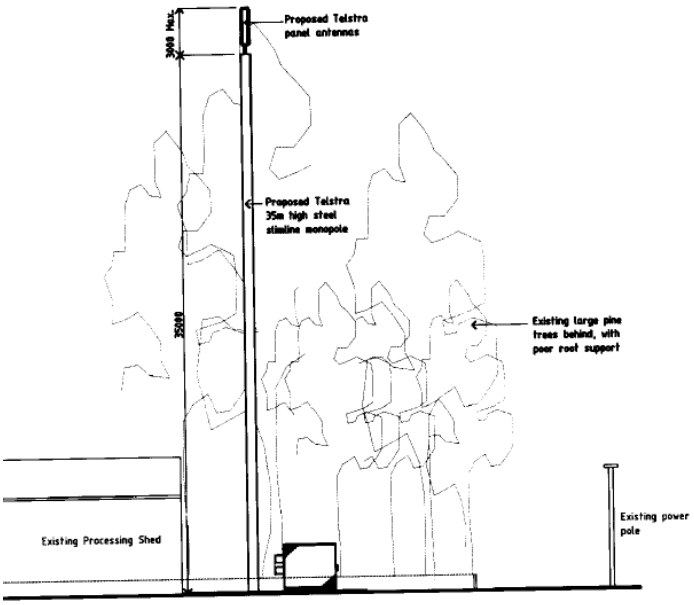


MAP 3: Indicative Coverage 25m

Like the existing telecommunication facility at 29 Tubbarubba Road, the use of a slimline monopole design ensures the impact of the facility is as minimal as possible.

The monopole and panel antennas will be non-reflective 'light grey' in colour and made of pre-fabricated concrete material. To further integrate the facility into the landscape, a condition of approval will require all external finishes to be muted in tone which will assist in minimising the visual impact of the structure when viewed from the surrounding area.

Elevation of existing telecommunication tower at 29 Tubbarubba Road under P02/1122



As can been seen from site inspection photos below, Myers Road and Tubbarubba Road are heavily vegetated on both sides with varying mature tall trees overhanging the road. The vegetation would screen and/or filer views of the facility from Myers Road, Tubbarubba Road and surrounding properties.

Map of Viewpoints for Site Inspection



Viewpoint 1 – facing western boundary of the site.



Viewpoint 2 – Tubbarubba Road (Mature tall road trees along both side of the road)



Viewpoint 3 – Myers Road



The applicant has also provided artist impressions of the proposed monopole (see below), taking into account a gap in tall vegetation to highlight the most impactful views of the structure. Noting that limited pedestrian infrastructure exists in the area, the majority of passing traffic will be via private vehicle, travelling at a speed in which the impact/identification of the facility will be further minimises



Figure 16: Montage 1 – Artist's impression of proposed facility. View looking north towards the indicative proposed site. Viewpoint is from approximately 70m south. (Original Image Source: Downer).

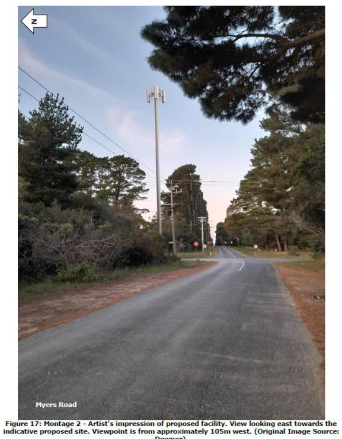


Figure 17: Montage 2 – Artist's impression of proposed facility. View looking east towards the indicative proposed site. Viewpoint is from approximately 105m west. (Original Image Source: Downer).

In light of the above, it is considered that there will be minimal visual impact and such an outcome is considered acceptable within the Green Wedge or rural landscape. It is an integral characteristic of such facilities that they are required to be taller than the surrounding environment to effectively provide improved services to the areas that are currently deficient. Whilst the proposal will be visible within the landscape from certain surrounding areas, it is

considered acceptable subject to conditions on any approval having regard to its visual impact in the context of its setting, design and siting and the relevant provisions of the planning scheme.

Construction and Operation

The applicant is bound to follow the relevant Australian Standards during construction, which will ensure that the construction does not pose risk to any person or being.

The proposal will not adversely impact the existing waterflows across the subject land parcel and is not anticipated to alter existing traffic flows within the area. Moreover, sufficient car parking is available surrounding the site and no alteration is required to upgrade the existing crossover and accessway. As mentioned in the planning submission, traffic management will be utilised during construction as necessary, and appropriate additional non-statutory planning approvals will also be sought from Council where required.

Conditions of permit ensure that trees to be retained are appropriately protected during the construction phase of the development.

As with all mobile telecommunications facilities in Australia, the proposed facility is required to comply at all times with the relevant Radiation Protection Standard, and once operational, must have this compliance certified by an accredited body.

Conditions of permit will ensure that the exposure levels of the facility will be well within the required exposure limits. The facility will be required to comply with the relevant heath standards so as not to pose a health and safety risk.

The effect of the telecommunications facility on adjacent land

The proposal is not considered to have an unreasonable impact on adjacent land. As previously discussed, the facility is located approximately 77m from any adjoining dwellings. Both Myers Road and Tubbarubba road contain existing mature tall roadside vegetation that also provide a vegetated buffer to the west and south.

The proposal is consistent with Clause 02.03-2 – Environmental and Landscape values - in that it has been located where the structure will not have a detrimental impact on any significant landscape, heritage item or neighbourhood character.

The proposal is considered acceptable having regard to the relevant provisions of the planning scheme (including ESO3, ESO28, SLO1 and VPO2) as they relate to consideration of the effect of the proposal on adjacent land.

RESPONSE TO SUBMISSIONS

To date, one (1) objection has been received. A summary of the issues and Council's response is detailed in the following table:

Issue	Response
Health impacts on people	As mentioned above, the proposed facility will be required to comply with the relevant Radiation Protection Standard which must be certified by an accredited body. This is not a planning matter. This issue is most appropriately summarised in VCAT determination Mason v Greater Geelong CC (Includes Summary) (Red Dot) [2013][1], that: *Public health concerns about electromagnetic radiation are often raised in planning cases about a telecommunications facility. However, it is not the role of VCAT to second-guess the expert authorities that regulate the area.* *The Australian Communications and Media Authority has set a clear regulatory standard – the ARPANSA standard - under Commonwealth law, to protect the health or safety of those who may be affected by the operation of a telecommunications network or facility from the potential impacts of electromagnetic radiation. Compliance with that standard has been effectively incorporated into the Victorian planning framework through clause 52.19 of all Victorian planning schemes and the requirements of 'A Code of Practice for Telecommunications Facilities in Victoria'. VCAT cannot look behind the ARPANSA standard where it will be met, nor does it have the expertise to do so.* *The amount of electromagnetic radiation emitted by a telecommunications facility may well be a legitimate issue of public concern. However, VCAT is not a forum for addressing all issues of social or community concern, nor is it an investigative body. It cannot give great weight to unsupported assertions about public health concerns in the context of an*

[1] Mason v Greater Geelong CC (Includes Summary) (Red Dot) [2013] VCAT 2057 (16 December 2013) (austlii.edu.au)

	individual planning application, particularly in relation to matters outside its own expertise or beyond the limited ambit of its statutory role or discretion in relation to that application. Accordingly, VCAT is not the appropriate forum where generalised opposition to telecommunications facilities based on public health concerns can or should be raised. It is a waste of the parties' and the Tribunal's resources as, ultimately, VCAT is essentially bound to apply the ARPANSA standard. *Allowing objectors to continue to air their concerns about electromagnetic radiation at a VCAT hearing creates false expectations about the role of VCAT and the ambit of its discretion, and the extent to which it can realistically deal with such issues.*

DECISION

The proposed development represents an acceptable response to the applicable planning controls and policy and will be recommended for approval subject to conditions.

Permissions and recommended conditions are reflected below:

THE PERMIT ALLOWS

PLANNING SCHEME CLAUSE	**MATTER FOR WHICH THE PERMIT HAS BEEN GRANTED**	**REVIEWABLE OR NON-REVIEWABLE MUST BE COMPLETED FOR EACH TRIGGER**
Clause 35.04-5 (GWZ3)	Construct or carry out a building.	Reviewable
Clause 42.01-2 (ESO3 & ESO28)	Construct a building or construct or carry out works. Remove, destroy or lop any vegetation, including dead vegetation.	Reviewable
Clause 42.03-1 (SLO1)	Construct a building or construct or carry out works. Remove, destroy or lop any vegetation, including dead vegetation.	Reviewable
Clause 42.02-2 (VPO2)	Remove, destroy or lop any vegetation.	Reviewable

Clause 52.19-1 (Telecommunications Facility)	Construct a building or construct or carry out works for a Telecommunications Facility	Reviewable

CONDITIONS

Amended plans

1. Before the developments starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:

    a. All external finishes of the facility (including monopole) to be muted in tone and detailed on the development plans.

    b. Vegetation to be removed and retained, to be numbered in accordance with the submitted Aboricultural Impact Assessment (AIA), prepared by Joy Venz, dated 30 April 2024.

    c. Except for road tree no.6 (numbered in AIA), no road vegetation to be removed.

Development layout not altered

2. The approved development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority (unless otherwise specified by a condition of this permit, consent is not required for any buildings or works which do not require a planning permit under the Mornington Peninsula Planning Scheme).

External finishes

3. The exterior finishes must be of a non-reflective nature to the satisfaction of the responsible authority.

Tree Protection

4. Prior to the commencement of any demolition, excavation or works; and during all stages of development, the Tree Protection Zones (TPZ), Tree Protection Fencing, Recommendations and Tree Protection Measures identified in the approved Arboricultural Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Vegetation removal

5. The extent of clearing of vegetation as shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.

6. All disturbed surfaces on the land must be revegetated and stabilised to the satisfaction of the Responsible Authority.

Telecommunications facility

7. The telecommunications facility must comply with the ARPANSA 'Standard for Limiting Exposure to Radiofrequency Fields – 100KHz to 300GHz (RPS S-1)', or such other standard as is adopted from time to time by the Australian Communications Authority.

8. If the telecommunications facility hereby approved becomes redundant, all infrastructure associated with the telecommunication facility must be removed and the area reinstated to the satisfaction of the responsible authority. All works to comply with this condition must be completed within three (3) months of the facility ceasing to operate and must be at the expense of the permit holder.

Earthworks

9. All works must be undertaken in a manner that minimises soil disturbance, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the responsible authority. All topsoil removed during the earthworks must be stockpiled, maintained in a weed-free condition, respread on disturbed ground after completion of the earthworks and revegetated to prevent erosion, all to the satisfaction of the responsible authority.

Expiry

10. This permit will expire if the development is not completed within four years of the date of this permit.

    In accordance with section 69 of the planning and environment act 1987, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

CONFLICT OF INTEREST DECLARATION

I have considered my professional duties and personal interests and declare that to the best of my knowledge no actual, potential or perceived conflict risk of exists in the assessment of this application.

Appendix 1 – Planning Scheme Provisions

Planning Policy Framework (PPF)
Clause 11.01-1S Settlement
Clause 11.03-5S Distinctive areas and landscapes *Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)*

Clause 12.05-1S Environmentally sensitive areas
Clause 12.05-2S Landscapes
Clause 14.01-S Protection of agricultural land
Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne
Clause 14.01-1L Protection of agricultural land – Mornington Peninsula
Clause 19.03-4S Telecommunications
Zone
Green Wedge Zone 3 (GWZ3)
Overlay/s
Environmental Significance Overlay, Schedule 3 (ESO3)
Environmental Significance Overlay, Schedule 28 (ESO28)
Significant Landscape Overlay, Schedule 1 (SLO1)
Vegetation Protection Overlay, Schedule 2 (VPO2)
Particular Provisions
Clause 52.12 Bushfire Protection Exemptions
Clause 52.19 Telecommunications Facility
General Provisions
Clause 65 Decision Guidelines
Clause 66 Referral and Notice Provisions
Operational Provisions
Clause 71.02 Operation of the Planning Policy Framework

DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS: CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE ACCESS AND LOCALITY PLAN	VIC100268	S1	1	15/09/23		✓			
SITE LAYOUT	VIC100268	S1-1	1	15/09/23		✓			
ANTENNA LAYOUT	V115787	S1-2	1	15/09/23		✓			
SOUTH ELEVATION	VIC100268	S3	1	15/09/23		✓			
ANTENNA CONFIGURATION TABLE	V115787	S3-1	1	15/09/23		✓			

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MERRICKS NORTH EXCHANGE

TOWER AMS SITE: VIC100268

ADDRESS: 304 MYERS ROAD,
MERRICKS NORTH,
VIC 3926

UNAPPROVED DRAWING

Downer
Relationships creating success

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-26771	JM	FM	PRELIMINARY - SP3008665-WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G.85.DSS26	RW	AL	15.09.23	1

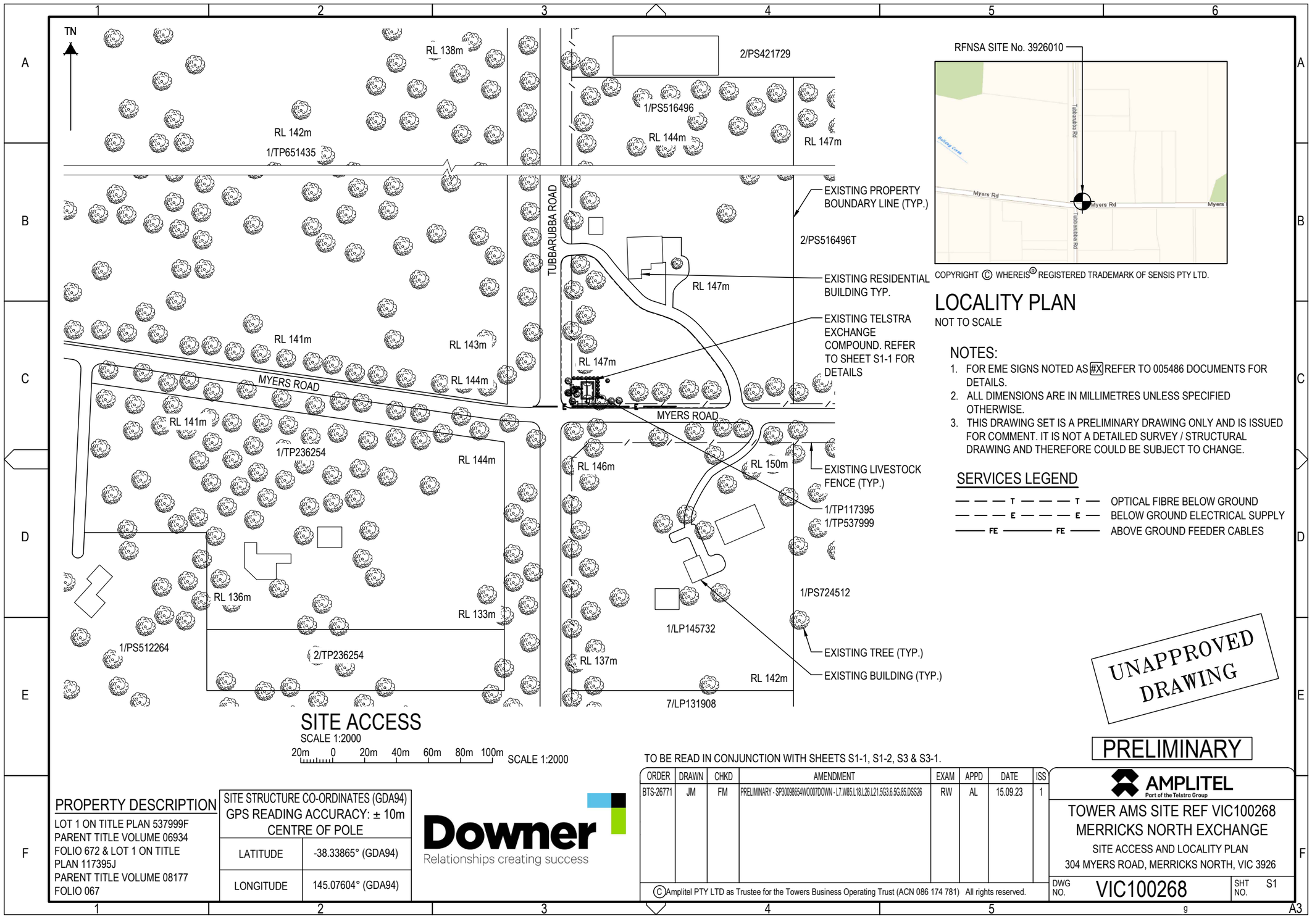
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
DRAWING INDEX AND DOCUMENT CONTROL
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 | SHT NO. DC

A3



LOCALITY PLAN
NOT TO SCALE

NOTES:
1. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SERVICES LEGEND
- T — T — OPTICAL FIBRE BELOW GROUND
- E — E — BELOW GROUND ELECTRICAL SUPPLY
- FE — FE — ABOVE GROUND FEEDER CABLES

SITE ACCESS
SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

UNAPPROVED DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

PROPERTY DESCRIPTION
LOT 1 ON TITLE PLAN 537999F
PARENT TITLE VOLUME 06934
FOLIO 672 & LOT 1 ON TITLE PLAN 117395J
PARENT TITLE VOLUME 08177
FOLIO 067

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-38.33865° (GDA94)
LONGITUDE	145.07604° (GDA94)

Downer
Relationships creating success

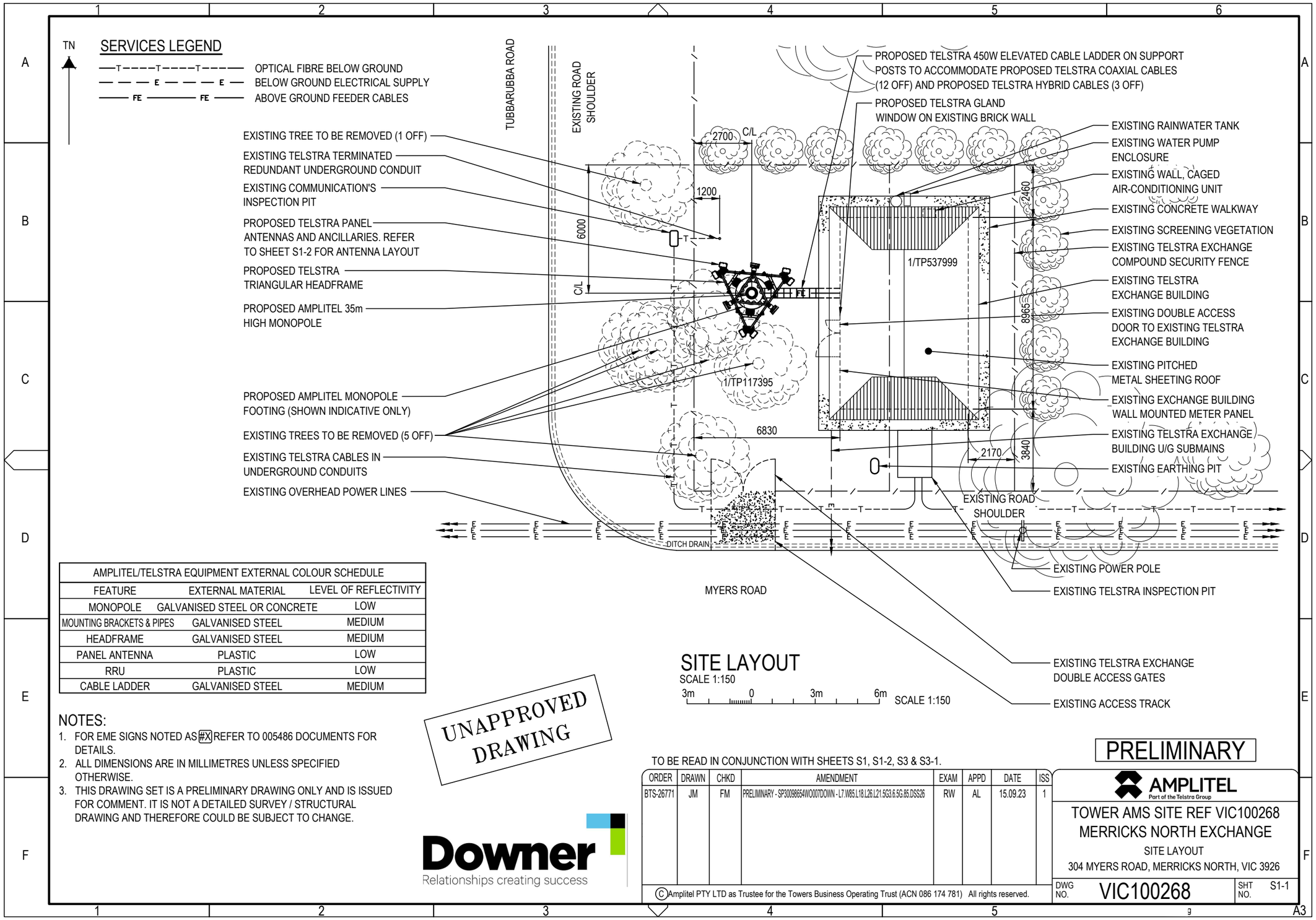
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SITE ACCESS AND LOCALITY PLAN
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S1

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AMPLITEL/TELSTRA EQUIPMENT EXTERNAL COLOUR SCHEDULE		
FEATURE	EXTERNAL MATERIAL	LEVEL OF REFLECTIVITY
MONOPOLE	GALVANISED STEEL OR CONCRETE	LOW
MOUNTING BRACKETS & PIPES	GALVANISED STEEL	MEDIUM
HEADFRAME	GALVANISED STEEL	MEDIUM
PANEL ANTENNA	PLASTIC	LOW
RRU	PLASTIC	LOW
CABLE LADDER	GALVANISED STEEL	MEDIUM

NOTES:
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UNAPPROVED DRAWING

SITE LAYOUT
SCALE 1:150
3m 0 3m 6m SCALE 1:150

Downer
Relationships creating success

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S3 & S3-1.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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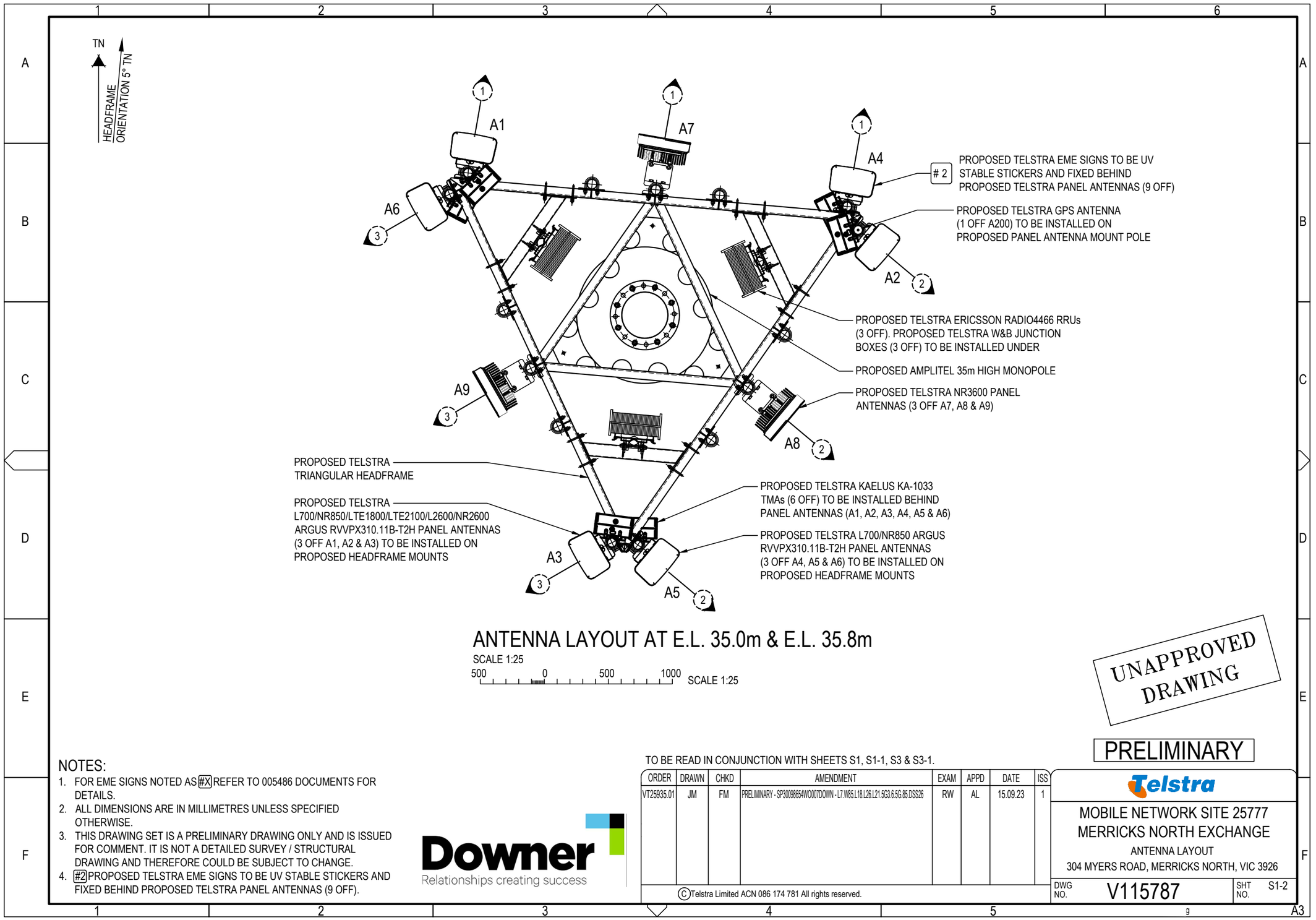
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SITE LAYOUT
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S1-1

A3



ANTENNA LAYOUT AT E.L. 35.0m & E.L. 35.8m

SCALE 1:25

500 0 500 1000 SCALE 1:25

UNAPPROVED DRAWING

PRELIMINARY

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4. #2 PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

Downer
Relationships creating success

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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Telstra

MOBILE NETWORK SITE 25777
MERRICKS NORTH EXCHANGE
ANTENNA LAYOUT
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. V115787 SHT NO. S1-2

A3

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) TO BE INSTALLED ON PROPOSED PANEL ANTENNA MOUNT POLE

PROPOSED TELSTRA ERICSSON RADIO4466 RRUs (3 OFF) TO BE INSTALLED ON PROPOSED TELSTRA HEADFRAME

PROPOSED TELSTRA KAELUS KA-1033 TMAs (6 OFF)

PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF) # 2

PROPOSED TELSTRA JUNCTION BOXES (3 OFF) TO BE INSTALLED ON PROPOSED TELSTRA HEADFRAME

PROPOSED TELSTRA L7000/NR850 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED HEADFRAME MOUNTS

E.L. 36.7m (±100mm)
OVERALL HEIGHT

E.L. 36.6m (±100mm)
C/L PROPOSED TELSTRA GPS ANTENNA (1 OFF A200)

E.L. 35.8m (±100mm)
C/L PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF A7, A8 & A9)

E.L. 35.4m (±100mm)
C/L PROPOSED TELSTRA KAELUS KA-1033 TMAs (3 OFF)

E.L. 35.0m (±100mm)
TOP OF PROPOSED AMPLITEL MONOPOLE
C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME
C/L PROPOSED TELSTRA L700/NR850/LTE1200/LTE1800/LTE2600/NR2600 ANTENNAS (3 OFF A1, A2 & A3)
C/L PROPOSED TELSTRA L700/NR850 PANEL ANTENNAS (3 OFF A4, A5 & A6)
C/L PROPOSED TELSTRA ERICSSON RADIO4466 RRUs (3 OFF)

E.L. 34.6m (±100mm)
C/L PROPOSED KAELUS KA-1033 TMAs (3 OFF)

E.L. 34.1m (±100mm)
C/L PROPOSED TELSTRA RRU INTERFACE JUNCTION BOXES (3 OFF)

PROPOSED TELSTRA L700/NR850/LTE1800/LTE2100/L2600/NR2600 ARGUS RVVPX310.11B-T2H PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED HEADFRAME MOUNTS

PROPOSED TELSTRA TRIANGULAR HEADFRAME

PROPOSED TELSTRA FEEDER CABLES (12 OFF) AND HYBRID CABLES (3 OFF) TO RUN INTERNALLY TO MONOPOLE

PROPOSED AMPLITEL 35m HIGH MONOPOLE

NOTES:

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4. #2 PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

SITE EME SIGNAGE

2 EME TELSTRA #2 SIGN
PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

UNAPPROVED DRAWING

EXISTING 25m HIGH TREE (TYP.)

EXISTING O/H POWER LINES (TYP.)

EXISTING TREES TO BE REMOVED (6 OFF)

EXISTING TELSTRA EXCHANGE DOUBLE ACCESS GATES

E.L. 0.0m
GROUND LEVEL

EXISTING COMMUNICATION'S INSPECTION PIT

PROPOSED TELSTRA 450W ELEVATED CABLE LADDER ON SUPPORT POSTS TO ACCOMMODATE PROPOSED TELSTRA COAXIAL CABLES (12 OFF) AND PROPOSED TELSTRA HYBRID CABLES (3 OFF)

PROPOSED TELSTRA GLAND WINDOW ON EXISTING BRICK WALL

EXISTING POWER POLE

EXISTING TELSTRA EXCHANGE BUILDING

EXISTING TELSTRA EXCHANGE COMPOUND SECURITY FENCE

EXISTING LIVESTOCK TIMBER FENCE

EXISTING TELSTRA INSPECTION PIT

EXISTING EARTHING PIT

EXISTING TELSTRA CABLES IN UNDERGROUND CONDUITS

EXISTING TELSTRA EXCHANGE BUILDING U/G SUBMAINS

SOUTH ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

SERVICES LEGEND

—T—T—T— OPTICAL FIBRE BELOW GROUND
— — E — — E — BELOW GROUND ELECTRICAL SUPPLY
— FE — FE — ABOVE GROUND FEEDER CABLES

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3-1.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-26771	JM	FM	PRELIMINARY - SP30098654WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G.85.DSS26	RW	AL	15.09.23	1

Downer
Relationships creating success

AMPLITEL
Part of the Telstra Group

TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SOUTH ELEVATION
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S3

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A3V

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	10°	S1: LTE700/NR850 S1: LTE700/NR850
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
A2	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	130°	S2: LTE700/NR850 S2: LTE700/NR850
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
A3	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	240°	S3: LTE700/NR850 S3: LTE700/NR850
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
A4	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	10°	S1: LTE700/NR850 S1: LTE700/NR850
					-
					-
A5	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	130°	S2: LTE700/NR850 S2: LTE700/NR850
					-
					-
A6	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	240°	S3: LTE700/NR850 S3: LTE700/NR850
					-
					-

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A7	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	0°	S1: NR3600 S1: NR3600
A8	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	130°	S2: NR3600 S2: NR3600
A9	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	240°	S3: NR3600 S3: NR3600
A200	GPS ANTENNA	INSTALL	36.6m	0°	-

UNAPPROVED DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3.

Downer
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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT25935.01	JM	FM	PRELIMINARY - SP3009865-4WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G-85.DSS26	RW	AL	15.09.23	1

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Telstra

MOBILE NETWORK SITE 25777
MERRICKS NORTH EXCHANGE
ANTENNA CONFIGURATION TABLE
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. V115787 SHT NO. S3-1

Cad file: VIC100268.dwg A3

Planning Permit Application

Proposed installation of a new Telecommunications Facility at

Telstra Exchange – 304 Myers Road, Merricks North VIC 3926
Lot 1 on Title Plan 537999F

Prepared on behalf of Amplitel by Downer EDI Limited

Date | June 2024
Reference | VT25935.01 Merricks North Exchange

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Executive Summary

Proposed Development	Downer EDI Limited (Downer) on behalf of Amplitel seeks to establish a new mobile phone base station monopole located at 304 Myers Road, Merricks North VIC 3926 – Lot 1 on Title Plan 537999F, adjacent the existing Telstra Merricks North Exchange building. The new facility will replace an existing mobile phone base station (35m monopole) located nearby at 29 Tubbarubba Road, Merricks North VIC 3926) which is required to be decommissioned and removed. The proposed scope of works is inclusive of the following: • The installation of a new 35m monopole with triangular headframe atop the new monopole; • The installation of six (6) new panel antennas each measuring less than 2.8 metres in length mounted on the aforementioned headframe at a centreline elevation of 35 metres; • The installation of three (3) new panel antennas each aforementioned measuring less than 1m metres in length mounted on the aforementioned headframe at a centreline elevation of 35.8 metres; • The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the headframe; • The installation of ancillary equipment within the existing exchange building; • The installation of associated ancillary equipment including radio remote units (RRUs), transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment and; • Removal of six (6) existing trees (three (3) within the subject land parcel and three (3) within the adjacent road reserve to the eastern verge of Tubbarubba Road. A permit being required to remove trees #1, 2, 3 and 6 as identified within the Arboricultural Impact Assessment, attached at Appendix A. It is believed that proposed works as outlined above will not result in any adverse visual or environmental impacts to the surrounding environs within the Merricks North locality.
Coverage Objectives	Telstra is currently being forced to relocate from its existing telecommunications site located on at 29 Tubbarubba Road, Merricks North. In order to replicate the coverage performance of the area and ensure no disruptions to services a new site to accommodate a new replacement telecommunications facility is required. The replacement facility will both replicate the existing 4G coverage whilst also introducing Telstra 5G coverage into the area allowing local residents, businesses and visitors to experience the advantages of 5G technology.
Property Details	**Address:** 304 Myers Road, Merricks North VIC 3926 **Legal Description:** Lot 1 on Title Plan 537999F
Property Owner	Telstra
Relevant LGA, Zoning and Principal Designated Land Use	**Local Government Area:** Mornington Peninsula Shire **Local Planning Policy:** Mornington Peninsula Planning Scheme **Zoning:** Green Wedge Zone (GWZ3) **Principal Designated Use:** Residential

Overlays	Environmental Significance Overlay (Schedule 3 and Schedule 28) Significant Landscape Overlay (Schedule 1) Vegetation Protection Overlay (Schedule 2)
Applicant:	Amplitel C/- Downer EDI Limited Level 10, 567 Collins Street Melbourne VIC 3000 **Contact:** S Bishop ***community.consult@downergroup.com*** **Our Ref:** VT25935.01 Merricks North Exchange

1.0 Introduction

Telstra Corporation Limited (Telstra) currently provides mobile phone coverage and data capacity to the Merricks North and surrounding locality via an existing telecommunications facility (being a 35m monopole) located at 29 Tubbarubba Road, Merricks North.

The land tenure of the existing facility is at an end. Therefore, Telstra is required to decommission and remove the facilities at this site. In order to ensure the ongoing provision of services to the surrounding Merricks North community, Telstra needs to relocate the site. Hence, this project is required to find a suitable replacement to maintain mobile coverage and capacity in the Merricks North area.

Amplitel Pty Ltd (Amplitel) are part of the Telstra Group and provide wireless infrastructure for Telstra across Australia. Downer EDI Limited (Downer) have been contracted by Amplitel to acquire the necessary planning and property approvals to support the Telstra network.

In order to enable the continued provision of services to customers, Amplitel and Downer have undertaken a comprehensive site identification and selection process based on a number of factors including environmental, planning, community, property, engineering and radiofrequency (RF) coverage objectives which have all been taken into careful consideration throughout the analysis.

As a result of this assessment, it was determined that the newly proposed telecommunications facility located at 304 Myers Road, Merricks North, would be required in order to replace the services currently being provided at 29 Tubbarubba Road, Merricks North which will be decommissioned. The newly proposed facility meets the necessary coverage and service objectives.

Amplitel and Telstra ensures that all of their facilities, including this replacement facility at Merricks North, will operate at a level several thousand times below the already strict ARPANSA (Australian Radiation Protection and Nuclear Safety Agency) guidelines, even at maximum capacity. It should be noted that telecommunication facilities are designed to operate at the lowest possible power.

Amplitel and Downer consider the newly proposed facility to be the most favourable choice to replace and upgraded the services currently provided in Merricks North as it will have the overall lowest environmental impact upon the Merricks community whilst providing the necessary coverage.

Telstra, as a licensed telecommunications carrier, must operate under the provisions of the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 1997*. In some instances, the 1997 Act exempts carriers from the requirements of State and Territory planning legislation when the proposed facility is compliant with the *Telecommunications (Low Impact Facilities) Determination 2018*. In this instance the proposal is not deemed to be "low impact" as it requires a new monopole to be installed which will be taller than the existing facility. It is therefore not exempt from planning requirements. Accordingly, a planning permit is sought from Mornington Peninsula Council in accordance with the Mornington Peninsula Planning Scheme.

A description of the regulatory framework is provided in Section 4. An assessment of the environmental impacts associated with the proposed upgrade and its compliance with the

regulatory framework is discussed in Section 5. Telstra, as a licensed carrier, must also operate under the provisions of the Communications Alliance Ltd Industry Code (the Deployment Code) for the Deployment of Mobile Base Station Infrastructure C564:2020, and in particular, must adopt the precautionary approach as detailed under Section 8 and 4.2.3 of the Deployment Code. This report has been prepared in accordance with the Deployment Code.

It is deemed that the subject proposal demonstrates sufficient merit to warrant the requested development approval.

1.1Why is a new Mobile Phone Base Station Required?

Telstra is required to decommission and remove its existing facility in Merricks North (as their tenure at this site expires) which is located to the south-western corner of land at 29 Tubbarubba Road, Merricks North. As such, and in order to replicate the existing coverage and services currently provided to the community by this facility, a suitable replacement facility is required.

Telstra regularly undertakes detailed assessments of the performance and coverage of its digital mobile telephone and broadband internet networks to ensure its systems are reliable and achieving the required objectives. Reference to customer demand also provides an indication of areas where coverage and capacity constraints exist. In addition, operators of telecommunications networks must constantly respond to changes in technology or increased demand on their existing infrastructure assets due to urban growth. Recently, 5G has become the latest industry standard for mobile phone network operators within the Australian marketplace, with consumer demands reflecting an increase in demand for speed and data bandwidth.

As such, in addition to the replacement facility replicating the existing coverage to the area, Telstra will introduce upgraded services at the newly proposed site incorporating Telstra 5G services to ensure that this level of service provision can be maintained within the defined coverage improvement objectives, whilst minimising adverse impacts on surrounding environments and the community.

1.2 Pre-Application Advice

On 12 January 2024, Mornington Peninsula Council's planning department met with Downer and Amplitel representatives to discuss the proposed telecommunications facility.

The following key points were raised verbally by Council's planning department as things to strongly consider or include as part of any subsequent development application.

- Alternative locations in the area, specifically co-location options;
- Coverage maps be provided to address the requirement for facility height. The relationship between proposed facility heights and coverage requirements (specifically differences between coverage at 25m, 30m and 35m tower height) be addressed;
- An Arborists Report be included should vegetation be proposed to be removed;
- Artist's impression images (photomontages) of the proposed facility be provided to illustrate the proposed facility within the visual context of the landscape, particular in relation to existing treelines and;
- Prior to any development application being lodged, consultation via letter-drop to neighbouring properties and stakeholders be undertaken to inform them of the proposed development and invite feedback.

These points have all been appropriately addressed within this development application report. Should any information be missing, this can be provided as part of a response to a request for further information.

Consultation

Consultation with neighbouring properties (incorporating landowner and occupiers) and stakeholders was undertaken via letter-drop notification on 1 May 2024, inviting feedback about the proposed development.

1.3 Site Selection

Carriers and mobile phone network operators have an obligation under the Industry Deployment Code (C564:2020) to utilise and upgrade existing infrastructure as opposed to developing new sites. In this instance this was not achievable, as discussed in further detail below, and therefore a new greenfield facility is required to replace the existing services and coverage which will be lost within the area due to the required decommissioning of the current Telstra facility in Merricks North at 29 Tubbarubba Road.

Telstra commences the site selection process with a search of potential sites that meet the network's technical requirements, with a view to also having the least possible impact on the surrounding area. Telstra applies and evaluates a range of criteria as part of this site selection process.

Telstra assesses the technical viability of potential sites through the use of computer modelling tools that produce predictions of the coverage that may be expected from these sites, as well as from the experience and knowledge of the radio engineers.

There are also a number of other important criteria that Telstra uses to assess options and select sites that may be suitable for a proposed new facility. These take into account factors other than the technical performance of the site, and include:

- The potential to co-locate on an existing telecommunications facility.
- The potential to locate on an existing building or structure.
- The potential to obtain tenure at the site.
- Visual impact and the potential to obtain relevant town planning approvals.
- Proximity to community sensitive locations and areas of environmental heritage.
- The cost of developing the site and the provision of utilities (power, access to the facility and transmission/fibre links).

In this instance, given that a new telecommunications facility is sought which is capable of replicating the existing coverage and services which will no longer be able to be provided from the site to be decommissioned, proximity of location to the existing facility forms an integral consideration in identification of a suitable alternative site. Relatively small movements in facility location can have large impacts on the coverage area reachable, service quality and capacity as well as adversely impacting other telecommunications facilities and network connections within the wider network.

Accordingly, this section of the report will demonstrate the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation: and
- An analysis of the locations considered when determining an appropriate location for a new telecommunications facility within the required coverage area.

Colocation Opportunities

The Communications Alliance Ltd. Industry Code C564:2020 - Mobile Phone Base Station Deployment promotes the use of existing sites in order to mitigate the effects of facilities on the landscape. It should also be noted that as a first preference, Telstra attempts to utilise, where possible, any existing infrastructure or co-location opportunities.

Figure 1 (below) shows a map of the existing telecommunications facilities in the surrounding the Merricks North area. The blue marker indicates the location of the newly proposed replacement telecommunications facility at Merricks North. The site to the north of the blue marker (site 3926003) on Tubbarubba Road, is the site which is required to be decommissioned and removed and which requires replacement.

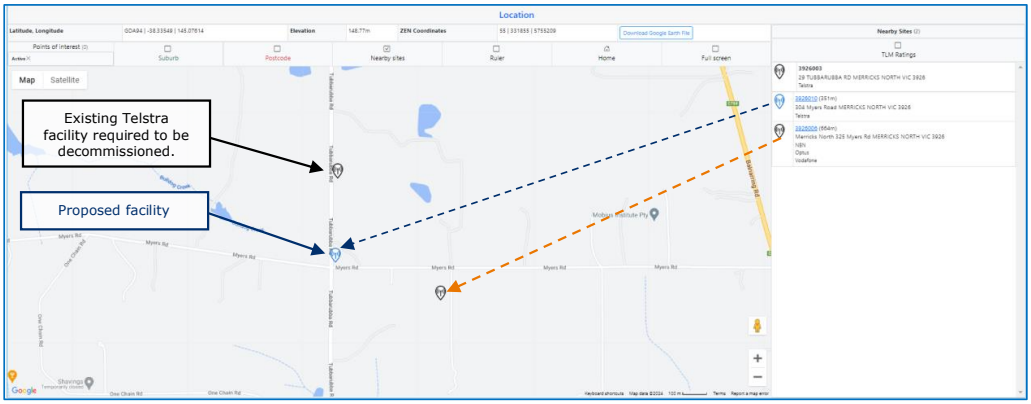


Figure 1 – Location of nearby existing telecommunications facilities (Source: ***www.rfnsa.com.au***) Location of nearby existing telecommunications facilities within the Merricks North area within to the existing Telstra facility which is required to be decommissioned and replaced by a suitable alternative facility.

As shown above in Figure 1, there is only one marker (indicated by orange arrow) identifying an existing telecommunications facility in an approximate 1 square kilometre radius to the existing Telstra facility at 29 Tubbarubba Road, Merricks North, which requires replacement due to its required decommissioning and removal.

The alternative telecommunications site (3926006) is located at 325 Myers Road, Merricks North. This facility, whilst being 40m in height, currently hosts NBN, Optus and Vodafone equipment with existing antennas and equipment hosted between heights of 25m through 40m on the monopole. Noting the existing carrier equipment it holds and the required technical separation distances between equipment, colocation opportunities are not available at heights which will permit the required services and coverage to be matched within the area. It is noted that the existing facility which requires replacement is 35m in height.

In addition, the facility at 325 Myers Road, is at its structural capacity and unable to support the additional equipment required, even if suitable collectable heights on the structure had been available.

Unfortunately, no other viable colocation opportunities exist on existing telecommunications or other utility infrastructure within the Merricks North area. Other existing sites were investigated further afield; however, none could provide the service requirements needed to reach the target area for service. This is predominantly due to separation distances from the required coverage area, topographic considerations and the low height and availability of space on the existing facilities. As such, a new greenfield facility is required.

Lastly, it is important to note, the current proposal will facilitate the orderly development, and extension and maintenance of telecommunications infrastructure for the area, whilst providing further colocation opportunities for carriers and emergency service providers.

Greenfield Candidates

The below candidates were identified and assessed against environmental, planning, community, property, engineering, construction, access and Radio Frequency (RF) objectives. The outcomes of the site selection process are outlined in the table below. Figure 2 overleaf, provides location of these candidates within the Merricks North area.

Candidate ID	Address	Selection Outcomes
Candidate A: Telstra 35m Monopole (-38.33865, 145.07604)	304 Myers Road, Merricks North VIC 3926	This site was selected as the best option for progressing with a development application and is discussed throughout this report.
Candidate B: Newly proposed monopole (-38.33570, 145.07610)	302 Myers Road, Merricks North VIC 3926	This candidate is located to the northwestern corner of the subject land parcel within close proximity to an existing dam on the property. The proposed siting of the facility is behind tall existing vegetation to the properties northern and western boundaries (near to its Tubbarubba Road frontage). The existing Telstra facility which is required to be decommissioned and replaced is located within proximity to the north of this siting (within an adjacent and separately owned land parcel). This large rectangular land parcel is relatively flat in topography and largely cleared in nature being used as a large residential allotment. An adjoining land parcel to the east, which forms part of the total land holding, incorporate a small lime plantation. Land is zoned Green Wedge (GWZ3) and is affected by an Environmental Significance Overlay (ESO3 and ESO28). Whilst there is a Significant landscape Overlay (SLO1) which affects a large portion of the subject land parcel, this is not within the vicinity of the proposed facility. Having said this, the required creation of new cross over and access track to the facility from Tubbarubba Road would affect areas along the road corridor covered by the SLO1. The land is similarly affected by a Vegetation Protection Overlay (VPO2). Whilst this property could achieve the required coverage and capacity requirements it was required to be discounted due to various considerations including town planning, visual amenity, and construction such as; - The requirement to remove and level areas of stockpiled soil from past dam excavations and appropriately grade the site, stabilise the area and complete any required hydrological works in relation to water retention and flows; - The requirement to construct a new crossover and access track to the property facility location; - Anticipated long power connection and; - The requirement for significant works to remove a number of tall and well-established trees within the Tubbarubba Road reserve and property to provide for the required new facility access.



Figure 2 – Location of candidates identified by Telstra/Downer. (Image source: Google Earth)

It is noted that whilst only the two candidates identified above have been discussed, extensive search of the surrounding area was undertaken with landowners for various personal, technical or commercial reasons disinterested in or unable to host a telecommunications facility on their land. As such, these have not been detailed within this report.

Proximity to the existing facility on Tubbarubba Road which requires decommissioning is a key driver in the selection of a greenfield site, nothing that small changes in geographical location can have a large impact on areas of coverage, the potential for the creation of coverage gaps and broader network connection issues in relation to the wider surrounding telecommunication network within the region. It is imperative that the replacement facility is capable of replicating the existing Telstra services within the area to prevent compromising of the existing coverage capacity and quality.

The site selection process also incorporates mandatory Deployment Code (C564:2020) activities which are undertaken in order to justify the location of the subject site. This is inclusive of a "Traffic Light Model" (TLM) system which determines community-based sensitivities, within both social and legislative based frameworks. The intent of the Deployment Code is to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code Precautionary Approach Checklists (PACs) which are attached at ***Appendix C***.

1.4 Preferred Site Candidate and Site Context

Given no suitable colocation or upgrade alternatives are available within the Merricks North area to replace the existing Telstra facility required to be decommissioned, the preferred site candidate at 304 Myers Road, Merricks North was selected as the preferred site candidate for the following reasons:

- The land is currently used as the Telstra Merricks North Exchange site;
- Land tenure is available;

- The availability of existing connections to the power and transmission networks;
- Town planning considerations (such as zoning, surrounding land uses, environmental significance, compliance with the planning scheme and visual impact);
- The proposed monopole will result in minimal adverse impacts to the surrounding environment as a result of construction;
- Visual impact – it is believed that the proposed site location will not significantly result in the loss of amenity or the obstruction of viewing corridors to and from the proposed site and;
- The location will offer a cost-effective site solution whilst maximising coverage and mobile phone service provisions within the identified locality.

The proposed site location, displayed below in ***Figure 2***, meets Amplitel and Telstra's deployment objectives whilst satisfying construction feasibility, town planning considerations, environmental impacts, visual amenities and engineering factors.



Figure 2: Existing Telecommunication Facility Site Location (Source: *RFNSA*)

The Merricks North area is recognised as an established and attractive place to live, work and visit, being situated within the popular Mornington Peninsular region in southeastern metropolitan Melbourne.

The area is recognised as one of Melbourne's greatest assets with unique characteristics which incorporate contained townships, a substantial and diverse local economy, and areas of national and international significance. Large areas of green wedge land, such as those surrounding Merricks North, are utilised for a mixture of agricultural, residential, environmental, historic, landscape, recreational and tourism purposes. Given this, the area faces ongoing challenges in striking an appropriate balance between protecting agricultural land and significant landscapes whist catering to the pressures of urban development due to population growth and increased traffic movement in the area over recent decades.

Whilst the proposed facility is required to replace an existing facility required to be decommissioned, such changes in the number of people within the area are required to be considered to ensure that the replacement facility is capable of catering to increased infrastructure capacity requirements in the

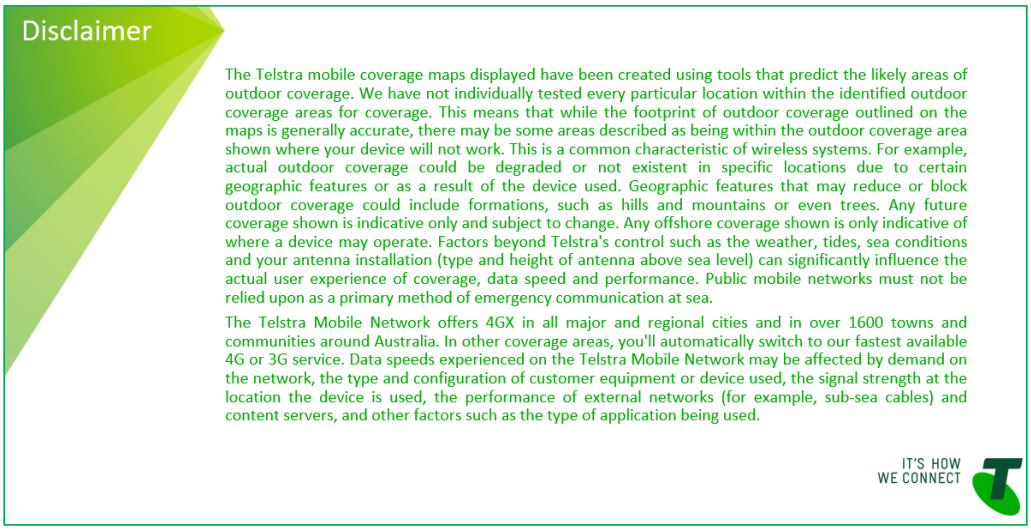
future. As there is an exponential growth in the mobile data use on smartphones, this necessitates additional infrastructure to provide adequate service provision to meet expanding demand.

The immediately surrounding area comprises large rural residential lots with associated dwellings and agricultural uses. Further afield, the types of land use are relatively consistent with what is located immediately adjacent to the existing site on Tubbarubba Road which is being decommissioned, with the inclusion of commercial and tourism land uses. The nearest residential dwelling is located approximately 75 metres north of the proposed subject site.

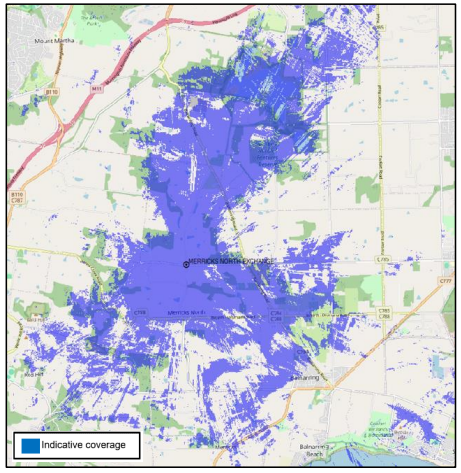
Coverage Analysis

Further to pre-development application discussions with the Mornington Council planning department completed 12 January 2024 the following discussion and analysis of Telstra radio frequency (RF) modelling considers the relationship between predicted service coverage area within the Merricks North area from the proposed facility at 304 Myers Road, Merricks North, at different equipment elevations which would be achieved upon different height facilities such as a 25m, 30m or 35m monopole.

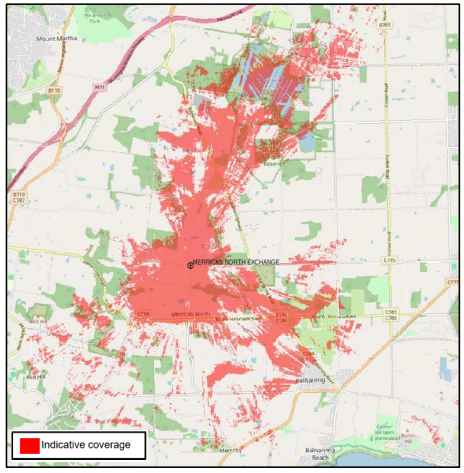
As shown below, a 35m monopole is the required facility height at the subject location to ensure the replication of existing Telstra services without experiencing unacceptable levels of coverage and capacity loss.



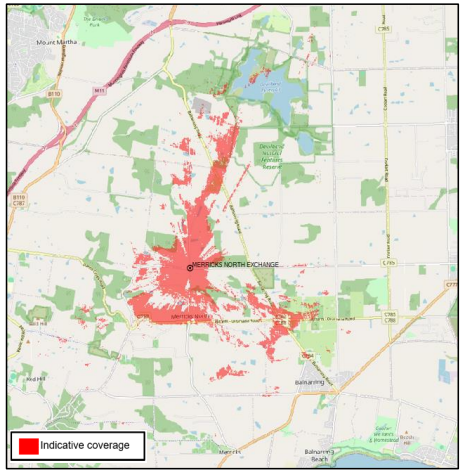
Indoor Coverage from the newly proposed facility location at 403 Myers Road, Merricks North



MAP 1: Indicative Coverage 35m – replicating the existing coverage from the existing Telstra facility at 29 Tubbarubba Road, Merricks North which is required to be decommissioned and removed.



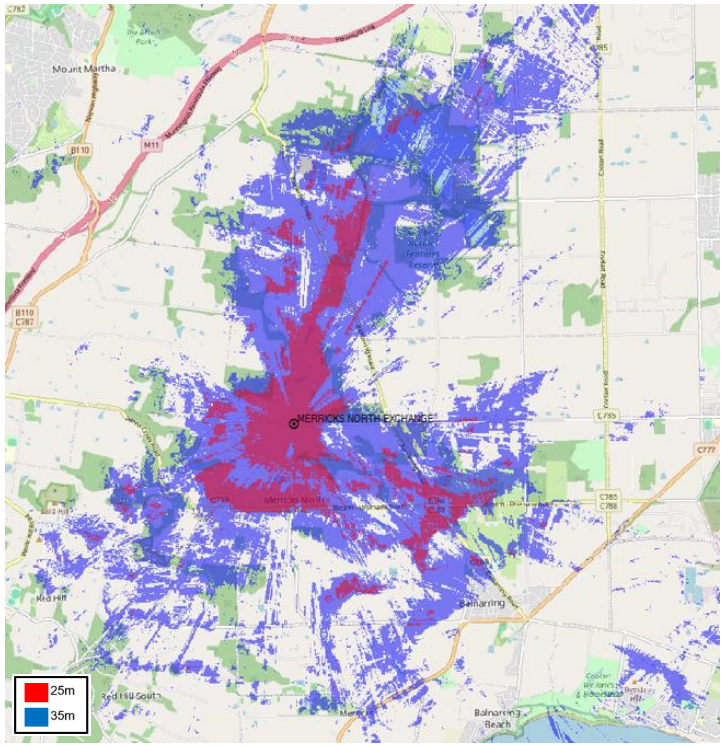
MAP 2: Indicative Coverage 30m



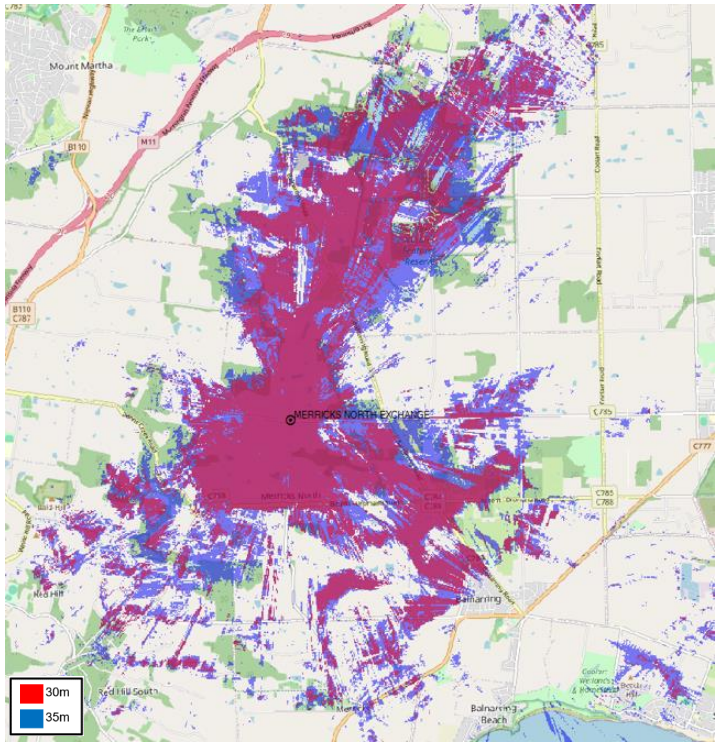
MAP 3: Indicative Coverage 25m

As shown in the above maps, there are substantial decreases in the expanse of coverage area as proposed facility heights decreases from 35m to 30m and then to 25m at the subject land parcel at 304 Myers Road, Merricks North (at Telstra Merricks North Exchange). It is clear that facility heights of less 35m in height adversely impact the existing coverage to the Merricks North area with 25m and 30m facilities being unable to be replicated current services. As such services gaps, capacity shortfalls and connectivity issues to be anticipated between this facility and other telecommunications facilities within the wider region.

Comparison in indoor coverage from the newly proposed facility location at 403 Myers Road, Merricks North



MAP 4: Indicative Coverage at 35m compared to Indicative Coverage at 25m



MAP 5: Indicative Coverage at 35m compared to Indicative Coverage at 30m

Noting that the height of antennas at the current Telstra facility location at 29 Tubbarubba Road, Merricks North, are at an elevation of 36.3m, a drop in facility height to 25m equates to an approximate reduction in antenna height of 10m. This is a significant reduction in elevation which, as shown above in Map 4, results in a unacceptable reduction in capacity of the newly proposed monopole to provide coverage to the surrounding area (of approximately 43km²) from those currently possible at the site which is required to be decommissioned.

Whilst not to the same extent, the loss in coverage capacity between a 35m high facility and a 30m facility (refer Map 5 above) is not as extreme as within the previous example, Telstra note that that this anticipated loss in coverage represents an approximate 35km² area and as such represents an unacceptable reduction in coverage, capacity, quality and consistency to that which is currently enjoyed by the residents, businesses, tourists and visitors within the Merricks North area.

Given the nature and importance of land uses within this region, incorporating residential, commercial and tourism, any loss in current service capacity, especially during busy times of usage, will stretch Telstra's services with people likely to experience call dropouts and slow connections to data services. At a time when working from home and learning from home is extremely vital for day-to-day life, once these options become unreliable, it impacts how people operate and cope with the new ways of living.

This is especially so having consideration for the vital access to essential services which telecommunications facilities provide the community. From a safety standpoint, during events such as power outages whereby wifi modems can no longer deliver home internet services, mobile telecommunications services become extremely stretched, and access to emergency services and information from emergency services is not as easily accessible if phone coverage provisions are not as good as they could be.

The height at 35m and positioning of the proposed telecommunications facility at 304 Myers Road, Merricks North is vital to ensure the existing coverage is replicated and retained within to the Merricks North area so that the local population can receive the best and most reliable coverage both outside and inside their premises.

2.0 Scope of Works

The proposed schedule of works seeks to ensure current services within Merricks North are replicated, with the requirement to decommission the existing site servicing this area from 29 Tubbarubba Road, ensuring no reductions are experienced in existing coverage and capacity. The newly proposed facility will also provide improvements with the addition of Telstra 5G services.

The proposed scope of works is inclusive of the following:

- The installation of a new 35m monopole with single triangular headframe atop the new monopole;
- The installation of six (6) new panel antennas each measuring less than 2.8 metres in length mounted on the aforementioned headframe at a centreline elevation of 35 metres;
- The installation of three (3) new panel antennas each aforementioned measuring less than 1m metres in length mounted on the aforementioned headframe at a centreline elevation of 35.8 metres;
- The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the headframe;
- The installation of ancillary equipment within the existing exchange building;
- The installation of associated ancillary equipment including radio remote units (RRUs), transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment and;

- Removal of six (6) existing trees, (three (3) within the subject land parcel and three (3) within the adjacent road reserve to the eastern verge of Tubbarubba Road. Trees are both native and non-native in nature. A permit being required to remove trees #1, 2, 3 and 6 as identified within the Arboricultural Impact Assessment, attached at Appendix A.

It is anticipated that the proposed works as outlined above will not result in adverse environmental or visual impacts to the surrounding environs within the Merricks North locality.

2.1 Development Specifics

The proposal will encompass the installation of a new 35m monopole with single triangle headframe. The total height of the new telecommunications facility, including antenna protrusion will be 36.7m. It is noted that this is relatively the same as the height of the facility at 29 Tubbarubba Road, Merricks North, which is required to be decommissioned and removed. Footings for the structure will extend below ground level for which the depth will be determined during detailed high level design phase. The existing equipment building of the Merricks North Exchange and relevant existing service connections will be utilised.

Diagrams of the proposed telecommunications facility are displayed below and overleaf in ***Figures 3 to 8.***

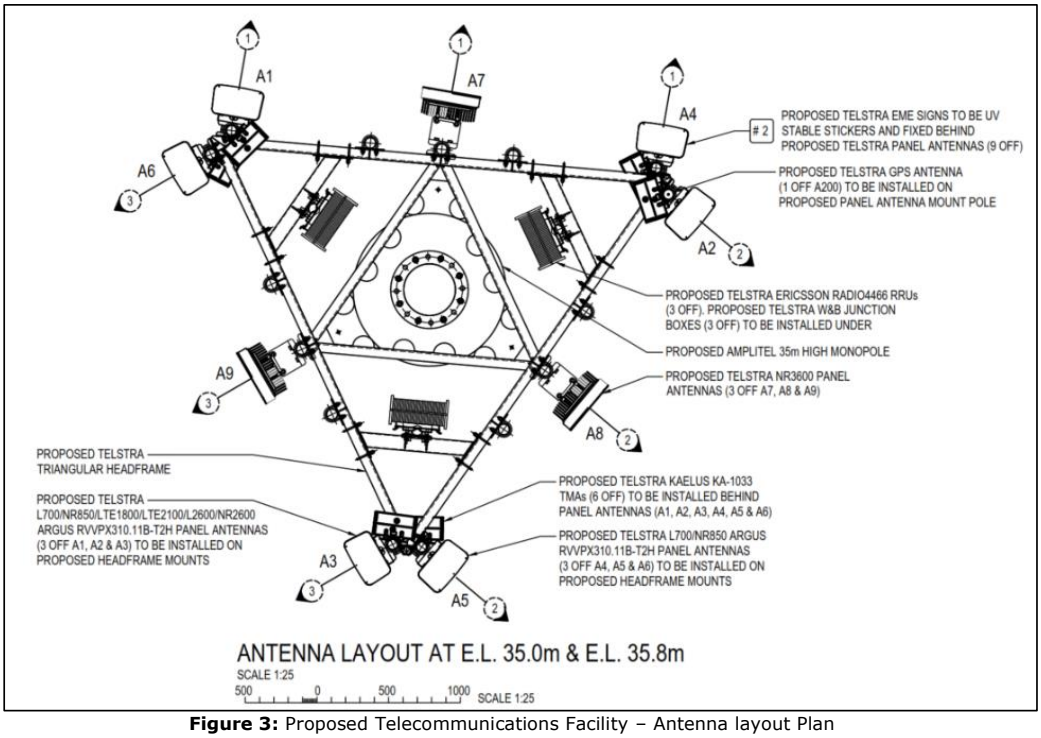


Figure 3: Proposed Telecommunications Facility – Antenna layout Plan

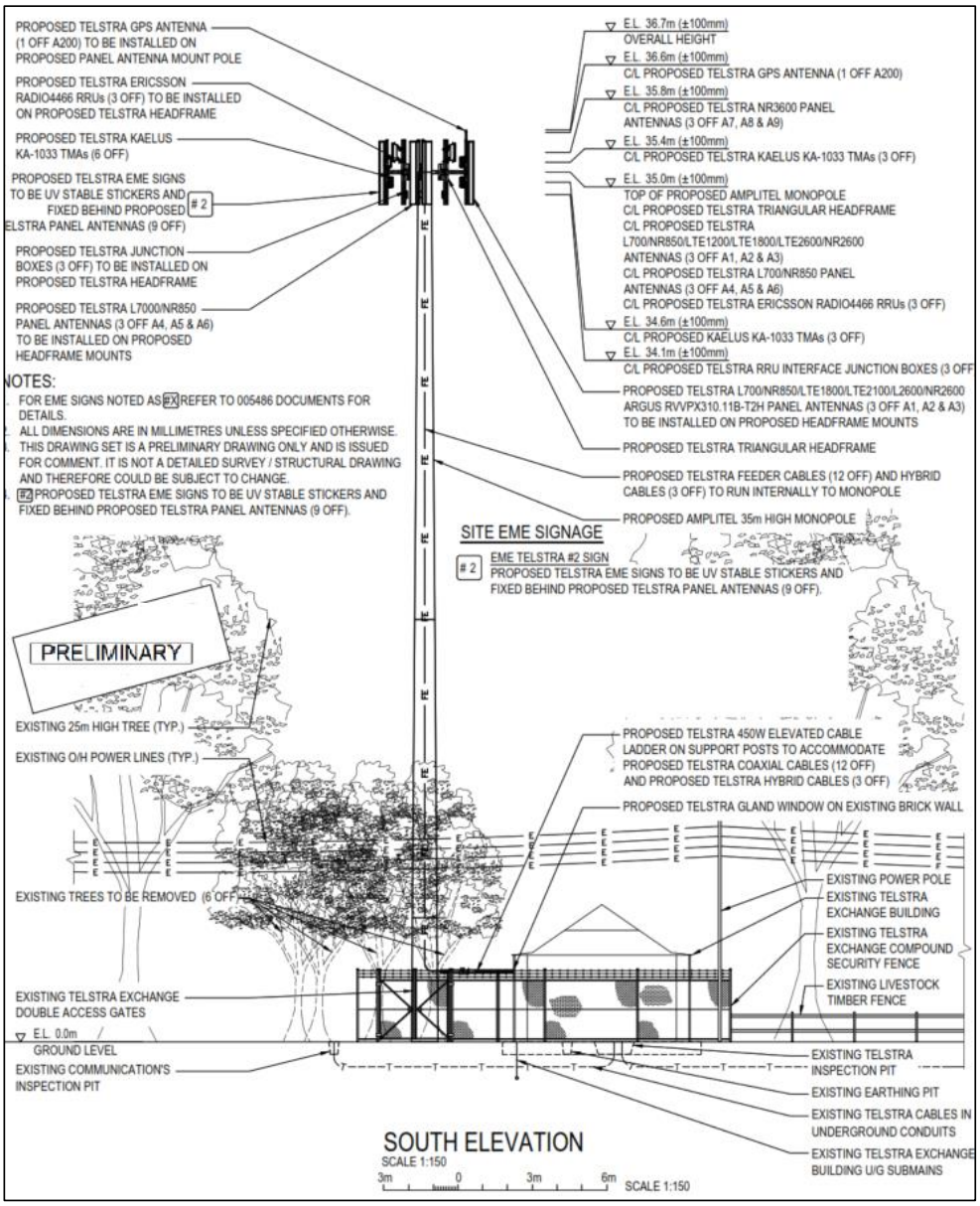


Figure 4: Proposed Telecommunications Facility elevation – south elevation



Figure 5: Existing exchange building (Source: Downer)



Figure 6: Viewpoint showing location of monopole within existing compound. (Source: Downer)



Figure 7: Viewpoint showing the existing Telstra Merricks North Exchange building within subject land parcel. (Source: Downer)

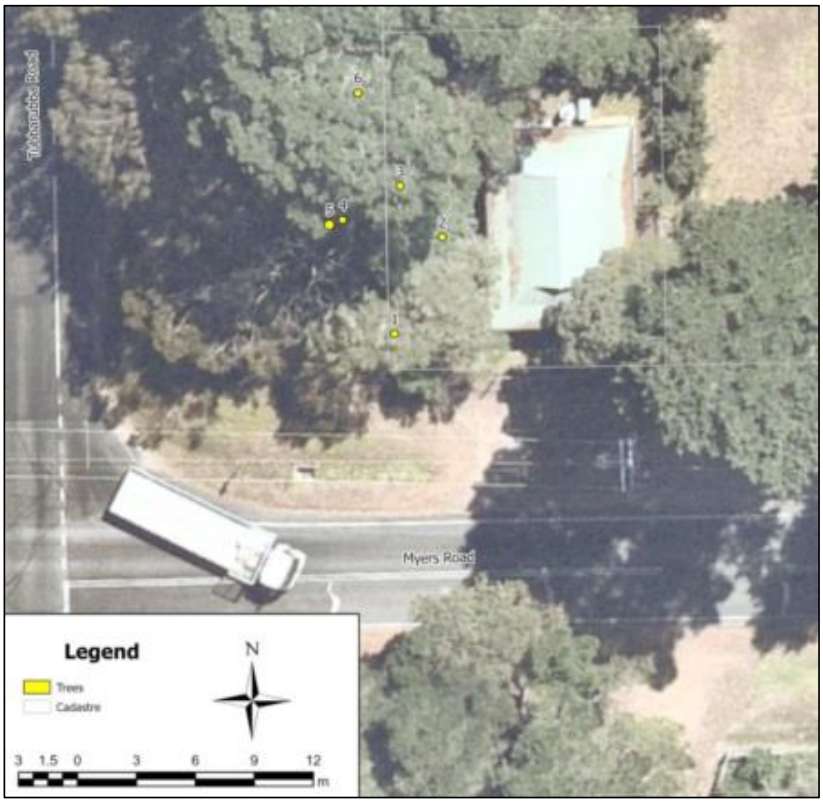


Figure 8: Viewpoint showing the existing trees with the Telstra Merricks North Exchange site which require proposed to be removed as discussed within this application. (Source: Ryder Arboriculture & Environment)

2.2 Access to the site

As the newly proposed facility is to be located within the Telstra Merrick North Exchange, access will be via the existing driveway and access gates linking the site to Myers Road on the southern boundary of the land parcel. Access is shown on the proposed plans within ***Appendix B*** of this report, and below in ***Figure 9***. It is anticipated that this direct access off a roadway which will repeal any disruptions to traffic flow for construction vehicles during the build phase and any future required maintenance. The available access is of sufficient size for vehicle manoeuvring.

It is anticipated that sufficient car parking is available surrounding the site. Traffic management will be utilised during construction as necessary.

The existing Telstra exchange at the subject site is a minor generator of traffic, with it anticipated to be no different once the installation of this new facility completed. Total required visits are expected to remain relatively unchanged at 2 – 4 trips per year. It is not believed that any additional formal parking or manoeuvring areas are required.

It should be highlighted that traditionally, mobile phone base stations do not require extensive maintenance. Additionally, this proposal will not be a significant generator of vehicular and/or pedestrian traffic.



Figure 9: Existing site conditions of access from Myers Road (looking north). Source: Downer.

2.3 Utilities

As the site has existing power connection, this will be continued with the installation of the new facility. The final power design including the capacity of the supply will be confirmed in the detailed design phase, however, a major upgrade is not anticipated.

The newly proposed unmanned facility does not require access to water or sewer infrastructure. The proposal will not alter stormwater runoff from the site, given minimal change to the existing hardstand area.

The site does not require any additional permits for the connection of a sewer/roadway.

2.4 Construction Scheduling

Given the unique nature of the proposed replacement, the development and construction of the mobile phone base station primarily consists of the following processes:

- Remediation – ensuring that the land is suitable for construction. This is inclusive of confirming existing structural assessments and the provisioning of cabling;
- Installation of new equipment – reflective of the scope of works outlined within this Planning Permit Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

Throughout the construction phase of the proposed replacement, any construction works will not completely disturb existing traffic flows. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from Council (where applicable). Should car parking be required for use by construction vehicles on Myers Road verge during the brief construction period, appropriate approvals will also be sought from Council (where required).

3.0 Planning Assessment

Of particular importance when assessing planning permit applications for telecommunications facilities are the following Planning Scheme clauses:

- Planning Policy Framework - Infrastructure: clause 19.03-4S Telecommunications.
- General Provisions: Clause 62 - Uses, buildings, works, subdivisions and demolition not requiring a permit; and
- Particular Provisions: Clause 52.19 - Telecommunications Facility.

Clause 62.01: 'Uses not requiring a permit' states as follows:

> *"Any requirement in this scheme relating to the use of land does not apply to:*
>
> - *The use of land for a telecommunications facility.*

Therefore, there is no permit trigger for use or buildings and works under either the zone or overlay which applies to the site. The only permit trigger is under Clause 52.19-1, which states as follows:

> *"A permit is required to construct a building or construct or carry out works for a Telecommunications facility."*

Therefore, in this instance, a planning permit has been applied for buildings and works for a proposed new telecommunications facility and should a permit be granted having considered the decision guidelines in Clause 52.19-5, then the requirements of Clause 52.19 will have been met.

A full assessment of the current proposals against the pertinent parts of the Planning Scheme is set out in Section 4.

4.0 Key Regulatory Framework

The following information provides a summary of the Commonwealth, State, and Local legislation relevant to telecommunications development proposals within Victoria.

4.1 Commonwealth Legislation

The following information provides a summary of the Commonwealth legislation relevant to telecommunications development proposals.

4.1.1 Commonwealth Telecommunications Act 1997

The Telecommunications Act 1997 (the Act) came into operation on 1st July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers. Under the Act, telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

1. There are exemptions for inspection of land, maintenance of facilities, installation of "low impact facilities", subscriber connections and temporary defence facilities. These exemptions are detailed in the Telecommunications (Low-impact Facilities) Determination 2018 and these exceptions are subject to the Telecommunications Code of Practice 2018;
2. A limited case-by-case appeals process exists to cover installation of facilities in situations of national significance; and
3. There are some specific powers and immunities from the previous Telecommunications Act 1991.

4.1.2 Telecommunications Code of Practice

The Telecommunications Code of Practice 1997 (the Code) emphasises “best practice” for the installation of facilities, compliance with industry standards and minimisation of adverse impacts (particularly in terms of degradation of the environment and visual impact). The proposal will comply with “best practice” given the proposal will:

- Utilise an existing telecommunications site to improve services to the local area;
- Provide improved telecommunications and wireless internet coverage in the locality; and
- Comprise the smallest configuration possible for the site, in order to reduce visual impact while providing a high-quality service to the locality.

4.1.3 Telecommunications (Low Impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 came into effect in December 2018, further compiled in 2021.

The Determination contains a list of Telecommunications Facilities that the Commonwealth will continue to regulate. These are facilities that are essential to maintaining telecommunications networks and are unlikely to cause significant community disruption during their installation or operation. These facilities are therefore considered to be 'Low-impact' and do not require planning approval under State or territory laws.

The proposed facility at Merricks North does not fall under the Determination and, therefore, requires approval under State planning legislation.

4.1.4 Mobile Phone Base Station Deployment Code

The new Communications Alliance Ltd. C564:2020 Industry Code - Mobile Phone Base Station Deployment (referred to as the Deployment Code) sees a strengthening of consumer safeguards, especially in regard to the inclusion of small-scale infrastructure and replaces the C564:2020 Mobile Phone Base Station Deployment Industry Code. The Deployment Code is designed to:

- provide greater transparency to local community and councils when a Carrier is planning, selecting sites for, installing and operating mobile phone radiocommunications infrastructure; and
- allow the community and councils to have greater participation in the decision-making process of Carriers when deploying mobile phone base stations.

The Code imposes mandatory levels of notification and community consultation for sites complying with the Telecommunications (Low-impact Facilities) Determination 2018. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent notification procedures.

Nevertheless, the intent of the Code, to ensure Carriers follow a 'precautionary approach' to the siting of infrastructure away from sensitive land uses, has been followed in the selection of this site as demonstrated in the Deployment Code section 4.1 Precautionary Approach Checklist which is attached at ***Appendix C***.

Included in the section 4.1 Checklist is a statement of how the public's exposure to EME from the site has been minimised. All emissions from the site will be well within the requirements of the relevant Australian Standard. Details of this standard are contained in the following section.

Also attached at ***Appendix C*** is the Deployment Code section 4.2 Precautionary Approach Checklist which demonstrates how the proposal has been designed in accordance with the Code's 'precautionary approach'.

This site has been selected and designed to comply with the requirements of the Deployment Code in so much as the precautionary approach has been adhered to and, as a result the best design solution has been achieved.

Refer to Precautionary Approach Checklists in *Appendix C*.

4.1.5 Environment Protection & Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act commenced on 16th July 2000. It introduces a new role for the Commonwealth Government in the assessment and approval of development proposals where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

A search of the EPBC protected Matters Report (conducted on 04/06/2024) indicated that the following may be present within a 1km radius of the proposed site (refer to ***Appendix D***):

- 38 x Listed Threatened Species
- 13 x Listed Migratory Species
- 1 x Listed Threatened Ecological Communities.

Given the proposed site and broader area is already modified for residential and farming land use activities, and the facility is proposed adjacent an already existing facility (being the Merricks North Exchange), there is minimal risk of impacting on potential threatened species or ecological communities that may occur within the broader area.

Therefore, the proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions: or
- The environment of Commonwealth Marine area.

Refer to EPBC Act Protected Matters Report at *Appendix D*.

4.1.6 Civil Aviation Safety Authority

Telstra are aware that structures over 30m in height are required to be reported in accordance with the CASA publication AC139.08 "Reporting Tall Structures". As this facility will be 35m in height, it is anticipated that reporting of the proposed replacement will be undertaken during this application process via the CASA protocols in accordance with this policy.

Telstra's assessment is that the proposed facility is not affected by the CASA standard; MOS Part 139 - Aerodromes. Telstra also concludes that aircraft warning lights are not warranted in this location.

4.2 State Planning Policy Framework (SPPF)

State Planning Policy Framework (SPPF) sets out the specific policies relating the environmental, social and economic factors. The section of the SPPF most relevant to this proposal is Clause 19.03-4S - Telecommunications. The objective of this is:

> *"To facilitate the orderly development, extension and maintenance of telecommunications infrastructure."*

Planning decisions should recognise that telecommunications are an essential utility service and should:

- *Facilitate the upgrading and maintenance of telecommunication facilities.*
- *Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.*
- *Ensure the communications technology needs of business, domestic, entertainment and community services are met.*
- *Do not prohibit the use of land for a telecommunications facility in any zone.*
- *Encourage the continued deployment of broadband telecommunications services that are easily accessible by:*
    - *Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.*
    - *Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.*

Planning decisions should reflect a reasonable balance between the provision of important telecommunication services and the need to protect the environment from adverse impacts arising from such development. Development must also reflect consistency in infrastructure design and placement.

Apart from Clause 19.03-4S, there is little specific reference to telecommunications infrastructure provisions throughout the SPPF, however, it is clear through Clauses 12, 13, 15 and 19 in particular that the emphasis is placed on the balance between providing modern infrastructure to foster community connectivity and the efficient operation of existing business and attraction of new business. For example, striving to minimise any environmental impacts on such things as the landscape, water resources and cultural and built heritage.

In general, when considering proposals for telecommunications facilities against the SPPF, the responsible authority must seek a balance between the provision of important telecommunications services and the need to protect the environment from possible adverse impacts (e.g. visual intrusion) arising from telecommunications infrastructure. There is strong State policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental impacts. For example, a new facility having minimal visual impact, however contributed to providing improved emergency service infrastructure for natural disaster such as flood or bushfire, where the overall proposal results in a net community benefit.

4.2.1 Planning and Environment Act 1987

Before deciding on an application or approval of a plan, the responsible authority must consider a number of decision guidelines. Below is a response to the relevant decision guidelines relating to this application as outlined under Clause 65.01.

Decision Guidelines	**Assessment of Current Proposal**
The matters set out in Section 60 of the Act	All matters set out in Section 60 of the Act including the objectives of Planning in Victoria as specified in section 4 of the Planning and Environment Act 1987 have been considered and are addressed in the body of this development submission. It is submitted that the newly proposed facility is consistent with the Mornington Peninsula Planning Scheme and any relevant codes, policy documents and guidelines and will have a positive social and economic effect on the Merricks North area and therefore, accords with Section 60 of the Act.

Decision Guidelines	Assessment of Current Proposal
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	These matters have been addressed under Sections 3 and 4 of this report. It is considered that there is strong State and local policy support for improved telecommunications facilities if, when balancing improved telecommunications services with environmental, including visual impact, where the proposal provides a net community benefit.
The purpose of the zone, overlay or other provision and any matter required to be considered in the zone, overlay or other provision.	The proposal is consistent with the purposes of the zone, overlays and Clause 52.19: Telecommunications Facilities, contained within the Particular Provisions of the Planning Scheme, as addressed in Section 4 of this report.
The orderly planning of the area	The proposal is located and designed to ensure off-site impacts are minimised and will not negatively affect the orderly planning of the area for other land uses. Furthermore, the current proposal will facilitate the orderly development, and extension and maintenance of telecommunications infrastructure for the area, given its siting within the existing Telstra Merricks North Exchange, whilst providing further colocation opportunities for carriers and emergency service providers.
The effect on the amenity of the area	The proposed new monopole's overall effect on the amenity of the area is addressed by the siting and design of the facility given it is on land within the existing Telstra Merricks North Exchange and is a replacement facility for those required to be decommissioned on 29 Tubbarubba Road, Merricks North. It is not considered that the effect on the amenity of the area will be unreasonable on balance with the vital services the facility will provide the area.
The proximity of the land to any public land	The facility is on land zoned Green Wedge (GWZ3), being set back from Myers Road and Tubbarubba Road as much as is practicable noting the relatively small size of the subject land parcel.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	The newly proposed facility is located on flat land and only minor earth works will be required. The excavation depth will be detailed in the For Construction drawings. The subject site is not subject to inundation. A geotechnical report will be commissioned with the Full Construction Drawings and will advise if any adverse soil conditions are present.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	Not applicable. The proposal does not collect stormwater. The proposed replacement facility will maintain the quality of stormwater within and exiting the site.

Decision Guidelines	Assessment of Current Proposal
The extent and character of native vegetation and the likelihood of its destruction	Whilst the proposed facility is located within the previously cleared and developed Merricks North Exchange, there are several trees, some native (both indigenous to the area and not) within the compound and subject land parcel as well as within proximity to the land parcel boundary on the eastern road reserve of Tubbarubba Road. This vegetation does not form areas of remnant bushland as might be found within the broader area. Due to the nature of the proposed development and relatively small size of the subject land parcel, six (6) trees (within both the land parcel and immediately adjacent road reserve) are required to be removed via permit to construct the facility. An Arboricultural Impact Assessment has been prepared and is attached, refer Appendix A.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Whilst it is a priority to retain and protect native vegetation where possible, as described above, in this instance that is not possible. Six (6) trees are proposed to be removed as part of this application. There trees include native and non-native species with the subject property and on immediately adjacent road reserve to Tubbarubba Road to the west of property boundary. Some of the trees to be removed trigger a permit requirement under the Mornington Peninsula Planning Scheme as detailed within the Assessment. The subject land parcel constitutes a previously disturbed and modified environment with the general area having been previously cleared for the development of the exchange facility. The Applicant awaits Council feedback in relation to a requirement for commensurate plantings in relation to vegetation removal within the road reserve.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	The newly proposed facility is sited upon land unaffected by Floodway or Land Subject to Inundation Overlay. The site is does is not currently subject to flooding from any designated waterway. The subject land is located within a Designated Bushfire Prone Area which provides for removal of vegetation along fence lines as discussed within the Arboricultural Impact Assessment, refer Appendix A. It is noted that the proposed development is for a non-habitable utility structure which will be constructed from materials that are not prone to contributing to the fire fuel loads such as steel and concrete. As such, the proposal is unlikely to be subject to bushfire risk from any nearby remnant bushland corridors/areas. Regardless, the proposed telecommunications facility will assist in providing essential communications including during times of emergency.

4.2.2 Victorian Aboriginal Heritage Act 2006

The Aboriginal Heritage Act 2006 commenced operation on 28 May 2007. The commencement of the Act proceeded as soon as practicable after the completion of the Regulations. The regulations are intended to provide for the effective protection and management of Aboriginal cultural heritage in Victoria by- amongst other things- specifying the circumstances in which a cultural heritage management plan (CHMP) is required and prescribing standards for the preparation of CHMPS. Under the regulations, Telecommunications Facilities are not considered "High Impact" activities (Division 5, regulation 43) and therefore are exempt from the requirement to undertake a mandatory CHMP. In certain situations, the power line associated with the facility may not be exempt from the requirement to undertake a CHMP. As of 28th May 2009, the revised Act requires that underground lines (such as power routes) require a CHMP if over 100m in length and located within Areas of Aboriginal Cultural Heritage Sensitivity.

Amplitel takes its obligations under the act seriously and assesses each site against the Cultural Heritage Sensitivity Maps provided by Aboriginal Affairs Victoria (AAV). If a site is in an area of aboriginal sensitivity, then Telstra will undertake a register check with AAV and consider further investigations to limit any impacts on any known or unknown heritage. In the case of this proposal at Springvale, the site is not located in an Area of Aboriginal Cultural Heritage Sensitivity as defined by the Act. Therefore, it has been assessed that a Cultural Heritage Management Plan (CHMP) is not required.

The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered during construction.

4.3 Local Policy Planning Framework (LPPF)

4.3.1 Municipal Planning Strategy (MPS)

The proposed telecommunications facility seeks to supports Council's vision and strategic objectives for the Mornington Peninsula to create a thriving, accessible and inclusive places to live, work and visit. The proposal will aid in fostering and protecting the municipalities substantial and diverse local economy, encouraging opportunities for job creation and an environment conducive for business success.

Specifically, the proposal will:

- continue to ensure equitable access is available to critical telecommunications facilities for all who live, work and visit the Mornington Peninsula. A facility in Merricks North is essential in ensuring the connectivity and integrity of the wider telecommunications network, ensuring the connectedness of the region;
- continue to support businesses and the provision of services within the area fostering economic development and employment opportunities;
- seek to consolidate development within the area to areas which have been previously disturbed and developed, through the utilisation of an existing telecommunications exchange site. This prevents further pressures being placed on the development of agricultural land whilst striking a balance with the provision of telecommunications services within proximity to the rural living areas they serve and;
- ensure the continued provision of emergency services.

The proposed facility (being the required replacement of an existing facility) will ensure the ongoing provision of 4G wireless capacity remains uncompromised whilst also introducing Telstra 5G capacity to the Merricks North area. Residents and businesses will have continued access to

quality voice and mobile data coverage and provision, with the current proposal ensuring the latest mobile technologies can be effectively accessed and harnessed by customers in this area in a similar manner to other dynamic communities across Victoria.

With the almost ubiquitous nature of smartphone use across the spectrum of society and particularly the need for reliable access to mobile data by businesses, tourists and residents alike the provision of telecommunications infrastructure such as the current proposal is vital in achieving the community needs as set out in Clause 52.19 of the Mornington Peninsula Planning Scheme.

4.3.2 Mornington Peninsula Planning Scheme

There are no local planning policies contained within the Mornington Peninsula Scheme of the *Mornington Peninsula Localised Planning Statement* of specific relevance to the newly proposed telecommunications tower.

Pursuant to Clause 52.19-1 of the Mornington Peninsula Planning Scheme the proposed facility requires a planning permit (i.e. the permit trigger as per Section 3) based on the below statement and due to the fact that the proposed facility does not meet any of the exceptions specified in Clause 52.19-1.

> *"A permit is required to construct a building or construct or carry out works for a Telecommunications Facility."*

The purpose of Clause 52.19 is:

- *To ensure that telecommunications infrastructure and services are provided in an efficient and cost-effective manner to meet community needs.*
- *To facilitate an effective state-wide telecommunications network consistent with proper and orderly planning.*
- *To support the provision of telecommunications facilities with minimal impact on the amenity of the area.*

Before deciding on an application for the upgrade of a Telecommunications Facility in an area of environmental significance, in addition to the guidelines of Clause 65, Council must consider as appropriate the decision guidelines contained in Clause 52.19-5, these are as follows:

- ***The design, siting, construction and operation of the telecommunications facility.***

The proposal involves the installation of a new telecommunications facility incorporating a new 35m high monopole, single triangular head frame, antennas and associated equipment. The facility will replace an existing 35 metre tall monopole located at 29 Tubbarubba Road, 350m to the north of the subject site which is required to be decommissioned and removed.

Given the height of the facility and the need for the antenna to be free from obstructions, it is not possible to completely visually mitigate any telecommunications facility. Telecommunications facilities by their very nature need a clear line of site to the areas intended for coverage. Given the slight change in location from the site being decommissioned, to this newly proposed site, coverage modelling completed has shown that the facility is required to be at 35m in height, the same height as the site being decommissioned, to match existing coverage and ensure no loss in the current coverage and capacity of services provided. As detailed above in **section 1.3**, colocation upon a nearby facility was not possible.

Overall, it is considered that the newly proposed facility within an existing telecommunications exchange compound is acceptable and will not cause a loss of visual amenity to the surrounding area given its design to minimum heights required to achieve replication of existing coverage and positioning. Additionally, the presence of surrounding, tall, established vegetation will aid in

screening the facility from viewpoints in the surrounding area, particularly from viewpoints and residential dwellings nearby.

It is submitted that a reasonable balance has been struck between the technical requirements for a replacement facility in this area, the need to deliver an optimum level of service based on the level of coverage and capacity delivered by a facility of this height and the need to minimise visual and other environmental impacts. The location of the proposed replacement facility within an existing Telstra Exchange site illustrates a coordinated approach to telecommunications infrastructure planning and deployment.

The construction area will have minimal disturbance to the environmental characteristics of the site.

The installation of the newly proposed monopole will be undertaken in standard construction working hours deemed by Council.

Construction of the facility will be carried out in accordance with relevant Occupational Health and Safety Guidelines. Amplitel will reinstate any damage to the existing property to the standard that existed prior to the facility being installed. Construction of the facility is unlikely to cause any major disruption to adjoining properties or public access areas. Some noise may be experienced by residents of nearby premises; however, this would be limited to the working hours deemed by Council.

- ***The effect of the telecommunications facility on adjacent land***

It is submitted that the proposed facility will not affect the ongoing use of land adjacent for residential purposes. Equally, the proposed facility will not impact the possible future development of surrounding adjacent land for uses supported in the zone, noting the immediate surrounding area is used for residential (rural living) and farming purposes.

The current proposal will meet the purpose of Clause 52.19 in that:

- The proposed facility will allow for the continued efficient provision of telecommunications services to the area in a cost-effective manner to meet growing community needs;
- It matches design and siting guidelines, ensuring that there is a consistent approach to the development of telecommunications facilities within the region and ensuring there is no unreasonable effect on adjacent land; and
- It will not only ensure the continued provision of telecommunications services but also provide for improved services with the introduction of Telstra 5G to the area. The proposed replacement facility is in a location that is designed to reduce potential impact on surrounding uses. The facility will ensure the continued provision of essential mobile services on a monopole. The proposal is wholly contained within the existing Telstra exchange site in Merricks North, thereby eliminating the need to develop a new facility location and footprint.

Zoning

Under Clause 73.03 Land Use Terms of the Planning Scheme, the proposal land use is defined as '*Telecommunications facility'*:

> *"Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus,* ***telecommunications tower,*** *mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network."*

Included in the definition of *'Utility installation'*.

'*Telecommunications tower*' is further defined within General Terms (Clause 73.01) of the Planning Scheme:

> *"A tower, pole or mast used as part of a Telecommunications network."*

Green Wedge Zone:

The subject land is located within the Green Wedge 3 Zone (GWZ3) under the Mornington Peninsula Planning Scheme. The purpose of the Green Wedge 3 Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

The proposal is consistent with the purpose of the Zone in that it does not take away land from being used for agricultural, environmental, recreational, tourism and resource purposes, as it is wholly contained within land utilised for the Merricks North Exchange. The proposed replacement telecommunications facility will not detract from potential future land uses within the surrounding areas with the proposal sited, as much as is practical, to protect and conserve green wedge land and the vegetation (including roadside vegetation) which is valued within these areas.

The proposal is not within proximity to heritage items or places as discussed below in **section 5.2**, nor is it within mapped or protected biodiversity areas as discussed in **section 5.3**. To the extend possible, the proposal has sought to protect and retain vegetation upon and surrounding the facility however several trees will be required to be removed as discussed within this report and detailed within the Arboricultural Impact Assessment, refer Appendix A. Given the nature of the proposal, it is not anticipated that it will detrimentally impact the existing biodiversity or habitat values of the area.

The subject land is not near to waterways, gullies, ridgelines or areas of saline discharge and recharge. The proposal will not be a contributor of stormwater nor change the existing waterflows across the subject land parcel and is not anticipated to alter existing traffic flows within the area. No new utility connections will be required as part of the development.

The applicant has sought to protect the character of the area through the siting and design of the facility being to minimum height requirements, monopole nature with single headframe, coloured grey – to blend with the sky and within a land parcel which benefits from elements of screening provided by tall vegetation surrounding the site, both on private land and within the road corridor. To a large extent, protecting vistas from surrounding areas as much of the lower level of the proposed facility will be viewed within the context of a vegetated landscape. It is anticipated that views will be contained to proximal locations and will not unreasonably impact the existing landscape features of the area. A visual impact assessment has been incorporated below in section 5.1.

As stated in **section 3** of this report, permit requirements for use and buildings and works contained within Clause 34.01 are displaced by Clauses 62.01 and 62.02-1 of the Mornington Peninsula Planning Scheme. The permit trigger exists under Clause 52.19-1.

Clause 52.19-1 states:

> *"A permit is required to construct a building or construct or carry out works for a Telecommunications facility.*

This does not apply to:

- *Buildings and works associated with:*
  - *A low-impact facility as described in the Telecommunications (Low-impact) Facilities Determination 1997.*
  - *The inspection and maintenance of a Telecommunications facility as defined in the Telecommunications Act 1997 (Cwth).*
  - *A facility authorised by a Facilities Installation Permit issued under the Telecommunications Act 1997 (Cwth).*
  - *An activity authorised under clause 6(2) of Division 3 of Schedule 3 of the Telecommunications Act 1997 (Cth).*
  - *An activity carried out by a body listed in sections 46 to 51 (inclusive) of the Telecommunications Act 1997 (Cth) pursuant to legislation applying to that body.*
  - *A temporary defence facility.*
  - *A telecommunications facility equipment shelter.*
  - *A telecommunications line forming part of a telecommunications network connected to a building, caravan or mobile home.*
  - *A telecommunications tower that replaces an existing light pole on public land if the designated requirements are met.*
  - *A telecommunications tower that replaces an existing telecommunications tower on the same land if the designated requirements are met.*
  - *The extension of an existing telecommunications tower if the designated requirements are met.*
  - *A telecommunications facility on a building if the designated requirements are met.*
  - *telecommunications facility that provides service coverage during routine or emergency maintenance of an existing facility, construction or installation of a new facility, or additional service coverage for an event, if the designated requirements are met.*
  - *Any Telecommunications facility described in A Code of Practice for Telecommunications Facilities in Victoria which complies with the requirements of the Code."*

The proposed telecommunications facility comprises the erection of a 35m monopole. This installation therefore does not meet any of the above criteria. A permit is therefore required for the buildings and works for a telecommunications facility.

Assessment of the proposal against Clause 52.19 is provided at section 4.3.2 above.

While the facility will be partially visible within the surrounding area, every effort has been made to minimise these impacts with the selection of a monopole structure to minimum heights to replicate existing coverage, set within existing, established, tall vegetation and with separation from sensitive land uses. The proposed replacement facility will continue to serve the local community, businesses and visitors, and provide enhanced network coverage within the Merricks North area.

Overlays

Environmental Significance Overlay:

The subject land is located within an Environmental Significance Overlay (ESO) under the Mornington Peninsula Planning Scheme. The purpose of the ESO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Under 42.01-2 a permit is required to:

- Construct a building or construct or carry out works.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the table to Clause 42.01-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

As such, as described within Arboricultural Impact Assessment, attached at Appendix A, a permit is required to remove trees #1, 2 and 3 (as shown above in Figure 8) under this clause.

The objectives of SLO3 which relate to *Central Peninsula* are:

- To protect and conserve the environmental systems, biodiversity, native vegetation, habitat areas, land and soil stability, drainage patterns, and stream quality of this area.
- To promote the sustainable development of rural land and integrated land and catchment management, including the retention and enhancement of habitat corridors and wetlands.
- To ensure that subdivision and development density is compatible with maintaining the long term natural, agricultural and landscape values of this area.
- To promote siting and design of buildings and works that is responsive to the open rural landscape character and vistas of the area and that maintains the scenic value of roads and recreation routes.

As discussed within this report, the proposed development will not adversely impact environmental systems, biodiversity, habitat areas, soil stability or drainage patterns within the area and is not located within proximity to identified waterways. The proposed development examples a sustainable development of rural land given that the proposed development is within an existing telecommunications exchange facility, ensuring the long term natural and agricultural use of surrounding land in the area is retained. The facility has been carefully sited within a previously developed land parcel and it, to the extent possible, is set back from road frontages in a location which is provided elements of visual screening from existing tall vegetation with the immediate and surrounding area. It is not anticipated that the proposed facility will unreasonably detract from the landscape character of the area.

There are no specified Application requirements or decision guidelines under ESO3.

The objectives of SLO28 which relate directly to *Mornington Peninsula Bushland* are:

- To protect and conserve native vegetation and habitat areas, including those of rare, threatened and endangered flora and fauna species, from clearing, degradation or fragmentation.
- To protect and conserve habitat corridors, including land with a minimum width of 30 metres on both sides of a streamline.
- To arrest and reverse the decline of remanent native vegetation, and to achieve a net increase in native vegetation within the Shire over time.
- To promote the maintenance of ecological processes and biodiversity.
- To promote the implementation of regional catchment strategies, regional vegetation plans and other natural resource management strategies.
- To conserve the Shire's vegetation based landscape assets.

- To avoid the loss or detrimental modification of native vegetation through grazing, cropping and other forms of agriculture.
- To ensure that trees are cleared from no more than 10 per cent of the land effected by this schedule and understorey from no more than a further 30 per cent of the land effected by this schedule.

As discussed above in section 4.1.5 there is minimal risk that the development of the proposed faciality on the subject land parcel will adversely impact potential threatened species or ecological communities that may occur within the broader area. Whilst some clearing of vegetation is necessary, this will not adversely impact the protection and conservation of significant habitat areas nor affect the ongoing ecological processes or biodiversity of the area. The subject land parcel is not within proximity to streamlines. It is noted that the subject property represents a compact land parcel being approximately 210m² and that the land was previously cleared in its entirety to provide for its current use as the Merricks North Exchange. Whilst it would be preferred to retain vegetation upon and adjacent the proposed facility siting, this is not possible in this instance.

Under this schedule a permit is not required to remove vegetation that is not native vegetation. A permit is not required to remove, destroy or lop native vegetation specified in the schedule to Clause 52.17.

Below is a table outlining our response to the requirements which apply to an application to construct a building or construct or carry out works in the Environmental significance overlay ESO28.

Application requirements	**Response**
Applications to locate dwellings within bushland areas must include a site plan indicating the areas for the dwelling, access driveways, fire hazard clearing, areas for effluent disposal and other areas of site development in addition to the plan requirements specified below.	Not applicable. The proposed development is for a utility structure which is non-inhabitable. A site plan is incorporated within the preliminary plan attached, refer Appendix A.
An application to remove native vegetation must: - Indicate the total extent of native vegetation on the property, the extent and purpose of proposed clearing, the location of any watercourse on the property, and, if relevant, the location of areas where the ground slope exceeds 20 per cent. - Demonstrate that the proposed removal of native vegetation has been minimised to the maximum extent that is reasonable and practical. - Specify measures to protect and improve the condition of native habitat, including proposals for revegetation, indicating proposed species, methods of ground stabilisation and measures to prevent or manage invasion by environmental weeds.	The application to remove native vegetation contained within this report is accompanied by an Arboricultural Impact Assessment, satisfying this Application Requirement. The subject land parcel is not near to an identified watercourse and is relatively flat in nature. The slope of the ground does not exceed 20 per cent. As the entire land parcel is located within the overlay, no alternative location outside of it, could be found which would not require vegetation removal. The site is of a previously developed nature. Where possible, vegetation is to be protected and retained. As noted within the Arboricultural Impact Assessment, the trees proposed for removal are not of a significant nature. Some of the trees are anticipated to have limited remaining life cycle. The trees do not contain hollows which may have formed habitat. The removal of the vegetation will not adversely impact the long-term viability of remnant bushland areas. Due to the nature of the compound and having consideration for management of the road reserve, replanting treatment has not been proposed within this application. The applicant awaits feedback from Council in this regard.

Application requirements	Response
	Removal of the trees is not likely to adversely affect the stability of the site or soil condition, noting its relatively flat condition. Nor make the area prone to erosion. Clearing of vegetation is not likely to expose remaining areas of the site to weed invasion. As discussed below within section 5.9, erosion and sediment controls will be put in place during construction with no new soil being brought into the site.
If the area of proposed clearing exceeds 4000 square metres, a report on the vegetation and habitat significance of the area to be cleared must be provided to the satisfaction of the responsible authority.	Whilst not technically applicable given that the approximate area with proposed tree removal is 65m², an arborists report has been prepared and is attached, refer Appendix A. As noted within the report and within section 4.1.5 above, the vegetation proposed for removal is not considered significant in nature. It is not expected that the proposed vegetation will adversely affect the habitat values of the general area.

The below table outlines our response to the decision guidelines of the ESO.

Decision guidelines	Response
Any relevant regional catchment strategy or regional vegetation plan.	None identified.
The need for a report, by a properly qualified person and to the satisfaction of the responsible authority, on the vegetation and habitat significance of the vegetation to be removed.	The required Arboricultural Impact Assessment has been prepared and is attached at Appendix A.
The botanical and habitat value of the vegetation in terms of physical condition, rarity or diversity. This includes recognition of the role of dead vegetation and tree hollows in providing habitat.	Refer Arboricultural Impact Assessment attached at Appendix A.
The environmental value of the vegetation in terms of protecting stream quality and wetlands.	Not applicable. The subject land parcel is not within vicinity of an identified stream or waterway.
Whether there is any reasonable alternative site for proposed buildings and works outside of the overlay area that would better meet the objectives of this schedule.	As noted above, the subject land parcel is covered in its entirety by the overlay. Alternative siting of the proposed facility was not possible.
The extent of the proposed vegetation removal and the likely effect on the stability of the site and soils, particularly along streamlines or in erosion prone areas.	Given the nature of the existing site, its topography and vegetation proposed for removal, it is not anticipated that proposal will alter the stability of the site or soil.
The siting and design of buildings and works to avoid the removal of remnant vegetation, including the disturbance of root zones.	Where possible, the proposed development has sought to avoid remnant vegetation and any unnecessary disturbance of root zones. Details are discussed within the Arboricultural Impact Assessment attached at Appendix A.
The extent to which the removal of vegetation is necessary to achieve proper fire management.	Consideration for proper fire management are discussed below in section 5.7 and within the Arboricultural Impact Assessment attached at Appendix A.

Decision guidelines	Response
The likely effect of any clearing on the habitat value and long-term viability of remnant bushland areas.	As discussed within the Arboricultural Impact Assessment attached at Appendix A, the vegetation proposed for removal (native and non-native in nature) is not considered significant in nature. As such, it is not anticipated that it will affect the habitat values of the area or long-term viability of remnant bushland area.
Whether the siting of a proposed dwelling is likely to generate demand for future removal of vegetation associated with fire hazard clearing, areas for ancillary uses and the like.	The proposed development is for a utility structure and is not an inhabitable dwelling. As such, no further vegetation removal is anticipated post construction.
The extent to which proposed clearing may expose remaining areas to weed invasion.	It is not anticipated that the proposed development will significantly alter the current condition of the land or expose the area to weed invasion.
The landscape impact of the proposed removal, destruction or lopping of vegetation.	A visual impact assessment has been completed as discussed below in section 5.1. It is considered that the proposed vegetation removal will not unreasonably impact the landscape values of the surrounding area.
The purpose of removing native vegetation and whether there are any alternative land management or construction practices that would better meet the objectives of this schedule.	As discussed within this report and the Arboricultural Impact Assessment, alternative land construction practices were, in this instance, not available.
The comments of any relevant coastal management fire prevention, catchment protection, land management or soil conservation authority.	Fire management prevention is discussed within section 5.7 below and within the attached Arboricultural Impact Assessment, refer Appendix A.
The benefit of conditions requiring planting or replanting or other treatment of any part of the land, including the opportunity to achieve a net increase in the area of native vegetation.	As discussed within this report, the applicant awaits Council feedback in this regard.
The benefit of requiring locally indigenous species in replanting and the need to exclude environmental weeds.	As above, the applicant awaits Council feedback in this regard.

Significant Landscape Overlay:

The subject land is located within a Significant Landscape Overlay under the Mornington Peninsula Planning Scheme. The objectives of the SLO1 are:

- To protect and enhance the visual, natural and cultural heritage values of ridge and escarpment landscapes.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To avoid the construction of any buildings within 10 metres of a ridge area unless no alternative site is available on the land.
- To protect ridge and escarpment landscapes from visual intrusion resulting from inappropriate buildings and works, and their siting, design or materials.
- To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of ridge and escarpment areas.

- To maintain vegetation as an important element of ridge and escarpment landscapes.

The siting of the proposed development has sought to protect the significant landscapes of the wider area through the avoidance of ridgelines and escarpment landscapes within an area where natural skylines can be maintained. The facility will not cast an obtrusive building silhouette noting that it is located within proximity to existing tall vegetation which naturally cast its own silhouette within the surrounding area. It is anticipated that the facility will be read by the viewer within the landscape similarly to the existing treelines and canopies. The proposed facility is set back from residential dwellings with the nearest residential dwelling being located approximately 70m to the north. As discussed within this report, the facility has been designed at minimum heights to achieve the required coverage outcomes and is proposed to be grey in colour in an effort to neutralise the facility against the skyline and dissolve it within the surrounding setting.

Whilst it is not possible to completely screen the facility from view, noting that it requires to be above the height of the natural and built environment in order to function, it is anticipated that the proposed facility will be largely contained within the visual landscape as discussed in section 5.1 below.

A permit is required to construct a building or construct or carry out works and to remove, destroy or lop any vegetation specified in a schedule to this overlay (except where exempt in Clause 52.19).

As such, as described within Arboricultural Impact Assessment, attached at Appendix A, a permit is required to remove tree #1 and 2 (as shown above in Figure 8) under this clause.

The landscape character objectives to be achieved under the SLO1 are:

- To protect and enhance the visual, natural and cultural heritage values of ridge and escarpment landscapes.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To avoid the construction of any buildings within 10 metres of a ridge area unless no alternative site is available on the land.
- To protect ridge and escarpment landscapes from visual intrusion resulting from inappropriate buildings and works, and their siting, design or materials.
- To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of ridge and escarpment areas.
- To maintain vegetation as an important element of ridge and escarpment landscapes.

The below table outlines our response to the decision guidelines of the SLO1.

Decision guidelines	**Response**
The protection and appropriate enhancement of the landscape, having regard to: - Protecting landscape areas and vantage points of high quality. - Maintaining visual sequences along access routes. - The conservation of significant areas of natural vegetation and significant stands of trees in ridge areas and on escarpments. - The control of the density of buildings and subdivision in areas of scenic value.	The proposal has sought to protect the natural values of the landscape, through its placement upon previously developed land forming the Merricks North Exchange. The proposal is set back from Myers Road frontage of the property as much is practicable within the small land parcel and will benefit by screening and backdrop provided by surrounding tall existing vegetation. The proposed facility is not located upon or within proximity a ridgeline or escarpment. The design of the facility, being a monopole, has been selected so as to limit the appearance of density and bulk of the structure within the area.

Decision guidelines	Response
Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the ridge and escarpment landscape and scenic views.	As discussed within this development application, having regard for the local context and landscape, the proposed infrastructure has been designed to high quality urban design standards taking into account siting, height, scale, bulk, form and materials, through: • Siting of the facility within a previously developed land parcel which is utilised for telecommunications facilities. Whilst it is acknowledged that existing facilities are contained within a low-level building, deployment of a new facility at this site provides for the coordinated deployment of telecommunications facilities and consolidation of land uses; • Use of a slimline monopole with single triangular headframe to a minimum height required to meet coverage objectives. This design, whilst taller, is not dissimilar in its nature to existing vertical utility infrastructure such as power poles within the vicinity of the proposed facility. A vertical monopole design is considered the most appropriate within an urban environment where suitable upgrade or colocation alternatives are unavailable, as is the case in this instance; • The facility will be coloured factory grey to aid in blending in with the sky, which is more often cloudier than not, as well as being consistent with other infrastructure within the area and also fitting in with existing vegetation immediately adjacent along road corridors and; • Views of the facility from surrounding areas will be provided elements of screening and backdrop from tall vegetation within the area as discussed below in section 5.1 Telecommunications facilities are a common occurrence within an urban landscape, their uniform vertical design, when positioned appropriately as in this case of this site, do not detract from a high standard of urban design and local amenity.
Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the ridge and escarpment landscape.	It is considered that the proposed development is compatible with and will not adversely impact the character of the surrounding landscape given it is not in proximity to areas of natural or cultural heritage significance such as ridgelines or escarpments.
The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.	As discussed above in section 1.3 and 1.4 an extensive search was undertaken in order to identify suitable sites, however, in this instance the proposed site within this application is considered the most suitable.

Decision guidelines	Response
The availability of reasonable alternative routes, alternative designs or alternative forms of installation for infrastructure service lines that would better meet landscape character objectives of this schedule.	The facility will connect to existing power connections at the site which are provided by underground services.
Whether it is reasonable and practical to maintain a setback of 10 metres from a ridge area having regard to the size and topography of the land and the form and nature of proposed buildings and works.	Noting that the proposed development is not located within proximity to ridgelines and given the land parcels small size, this guideline in not applicable to this application.
The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.	As discussed within this report, it is proposed that the facility will be colour non-reflective grey so as to blend in with the natural landscape.
The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing view lines.	Given the compact nature of the subject land parcel landscaping treatment has not been proposed within the subject land to road frontages. The applicant awaits Council feedback in relation to any requirements for commensurate plantings to Tubbarubba Road (where several trees are required to be removed).
The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.	Not applicable to this application.

Vegetation Protection Overlay:

The subject land is partially located within a Vegetation Protection Overlay (VPO) under the Mornington Peninsula Planning Scheme. This overlay affects areas toward the southern and western boundaries of the land parcel. The proposed siting of the facility is largely within these mapped areas. The purpose of the VPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

It is acknowledged that the retention of vegetation, particularly native vegetation, is essential in protecting biodiversity and habitat corridors, areas of special, cultural and natural significant and beauty as well as aiding in providing screening of facilities such as that proposed in this application.

However, whilst the proposed development has sought to preserve existing trees within the subject land parcel and within the adjacent road reserve, in this instance, in order to construct the facility several trees are required to be removed. As such, an Arborist Report has been prepared and is

attached, refer Appendix A. All other vegetation within the subject land parcel and with surrounding areas is to be protected and retained.

In line with 42.02-2 a permit is required to remove, destroy or lop vegetation specified in a schedule to this overlay unless exempt by clause 42.02-3 and clause 52.16.

As discussed within the Arboricultural Impact Assessment, refer Appendix A, the proposed removal of vegetation triggers the requirement for a permit in relation to trees #3, 4, 5 and 6 as illustrated in Figure 8 above in section 2.1.

The below table outlines our response to the decision guidelines of the VPO2.

Decision Guidelines	**Response**
Any relevant regional catchment strategy or regional vegetation plan.	No relevant strategy or plan was identified.
The cultural landscape value and visual prominence of the treeline, including the extent to which it remains intact and the condition and health of the trees.	The proposed removal of some low-level vegetation upon and adjacent the subject land parcel or the proposed monopole installation will not detract from the prominence of the tall treeline within this area.
The botanical and environmental value of the treeline, including the age and condition of the trees and the extent to which the tree line forms part of a habitat area or habitat corridor.	A full assessment of the vegetation upon and within proximity of the subject land parcel has been undertaken as per the Arboricultural Impact Assessment enclosed at Appendix A.
The need to maintain the connectivity of habitat corridors.	The proposed development will not affect the connectivity of habitat corridors.
The extent of the proposed vegetation removal and its likely effect on the stability of the site, particularly along streamlines or in erosion prone areas.	It is not anticipated that the proposed vegetation removal will adversely impact the stability of the site. The subject land parcel is not within proximity to streamlines or waterways or areas prone to erosion.
The effect of retaining the treeline on agricultural pursuits and whether there is any reasonable alternative means of managing the land or siting buildings and works in order to conserve the vegetation of the area and better meet the objectives of this schedule.	Not applicable to this application.
The benefit of conditions requiring replanting.	Noting the natural constraints of the subject land parcel such as its relatively small size and proposed uses, the Applicant awaits Council feedback in this regard to the requirement for commensurate nature strip planting.

5.0 Development Impacts

This section takes into considerations matters of relevance to the proposed development which is inclusive of issues relating to the environmental impacts of the proposal on the built and natural form, as well as the social and economic impacts the telecommunications facility will have on the locality.

As the proposed facility will take up a small footprint within the subject land, it is believed that the proposed mobile phone base station will not result in adverse environmental impacts towards the built and/or natural environments. The following environmental, social and economic considerations have been made in reference to the proposed installation.

5.1 Visual Impact

With tens of thousands of base stations in operation around Australia, panel antennas, dishes and other relevant equipment have become part of the urban landscape. Telecommunications facilities aren't only operated by mobile phone networks but also entail critical infrastructure assets employed by the emergency services, rail and other public utility authorities to ensure the active and safe operation of their respective duties.

Freestanding mobile phone base stations are a common feature within urban and rural landscapes. The justification behind the use of a freestanding structure is to provide unrivalled coverage within flat and undulating topography. Specific design elements have been included within the planning of the proposed facility, inclusive of:

- Limiting the height of the proposal to 35m (with antenna protrusion). This will ensure that the best level of coverage can be provided to the locality, without constructing to a height which would offer no additional benefit to the service area.
- Ground based equipment is to be contained within the existing exchange building.
- The proposed mobile base station will be a grey colour, in an effort to neutralise the facility and dissolve it within the surrounding setting.
- Whilst at lower heights, existing industrial infrastructure in the form of power lines are present along road corridors within the surrounding area. These vertical utility structures are not dissimilar in nature to the proposed monopole. While the power poles and lines are apparent within the streetscape, the necessity for such infrastructure is balanced against the visual impact. The proposed facility is in character with these existing design elements.
- Existing, tall, established vegetation is present adjacent to the subject site (along Myers and Tubbarubba Road) and will aid in screening the facility from surrounding viewpoints and reducing its overall visual impact within the local context.
- The siting, design, and location of the proposal has been taken into consideration during the site selection process in order to ensure that the site does not result in any undue visual intrusion towards surrounding viewing corridors. The use of a monopole is the best solution for a new structure on the landscape.

The base of the proposed facility is considered to be largely shrouded by the surrounding existing building (from some perspectives) and medium to tall existing vegetation. The subject site location was selected due to it being an existing exchange site and the presence of this existing vegetation within area immediate area. Due to the required height of the proposed facility to function, it will be visible in the broader surrounding areas. However, noting the nature of relatively tall established vegetation along road corridors and other existing vegetation across the locality, it is anticipated that the proposed facility will not unreasonably impact the existing landscape.

Additionally, the proposed mobile base station will be a grey colour or as desired by Council, in an effort to neutralise the facility and dissolve within the surrounding setting.

Amplitel considers the significant views to a proposed site as part of the site selection process and acknowledge that the site cannot be totally hidden due to technical requirements and will have a visual presence in the environment from some perspectives in the surrounding area. As discussed above, it is anticipated that the presence of established, tall vegetation adjacent to the site and in the area will aid in reducing the overall visual impact of the facility from the surrounds.

Materials, colours and finishes:

The facility, comprising the monopole, antennas and ancillary and associated equipment will be a 'natural product colour', which is light grey in appearance. This helps the facility blend in with, generally most common perceived, background colour being the light grey colour of clouds.

The monopole is made of pre-fabricated concrete material and has the appearance of a natural grey colour.

Significant views of facility:

Significant views to a proposed site are a crucial part of the site selection process. The potential for views has been identified and shown below in Figure 10.

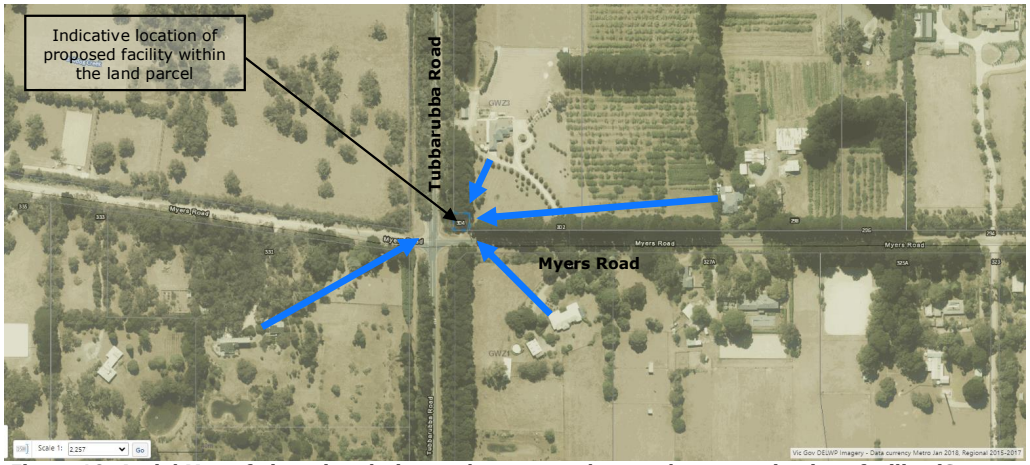


Figure 10: Aerial Map of views in relation to the proposed new telecommunications facility.(Source: *Vic*Plan, Version 2.4.8)

As seen above, residential properties within proximity may have views of the facility (potential view lines indicated by blue arrows). With consideration for the existing vegetation within the areas surrounding the facility as shown overleaf in Figures 11 and 12, views from these perspectives toward the proposed facility are not considered to significantly disturb the existing vistas. The tall nature of existing vegetation and windbreaks along road corridors within this area will go a long way in providing screening to the majority of the facilities height, with the upper portion and antennas, for technical reasons, required to be above these treelines in order to ensure coverage can be achieved. As per existing pole infrastructure in the surrounding environment (power poles), these objects do not dominate vistas or block views when viewed from a distance.

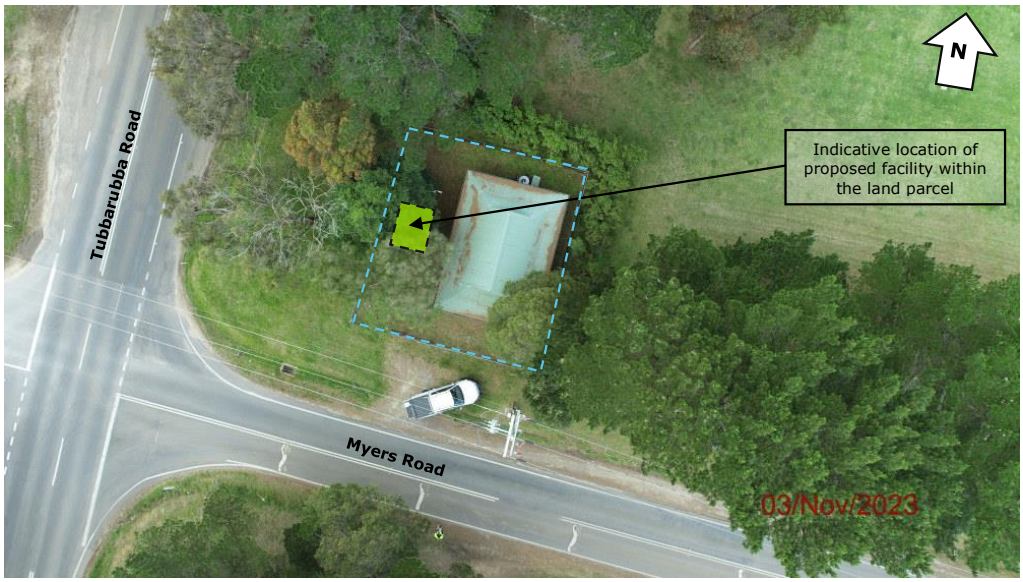


Figure 11: Area Context - Aerial photograph providing context of vegetation surrounding the proposed facility location which will provide elements of visual screening and background upon which the facility will be read within the broader landscape. (Original Image Source: Downer).

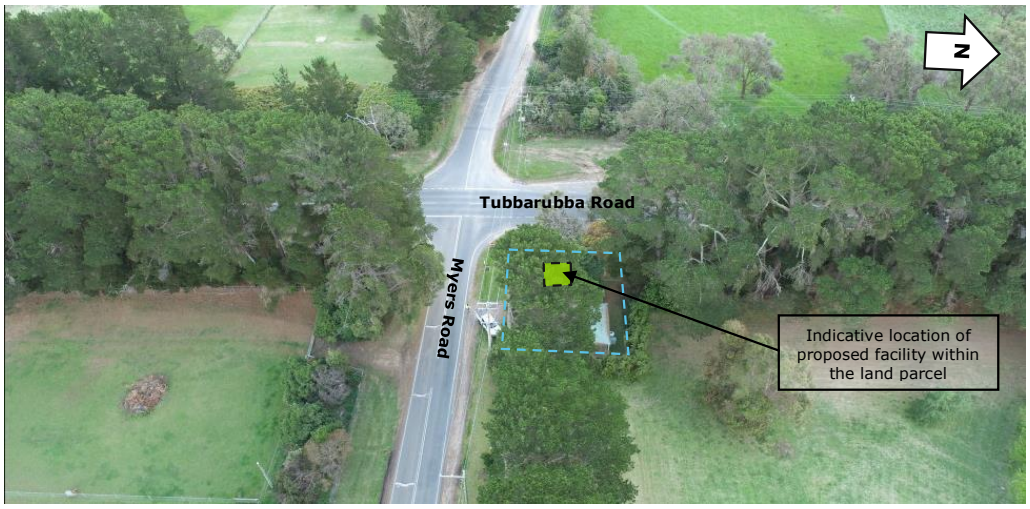


Figure 12: Area Context - Aerial photograph providing context of vegetation surrounding the proposed facility location. (Original Image Source: Downer).

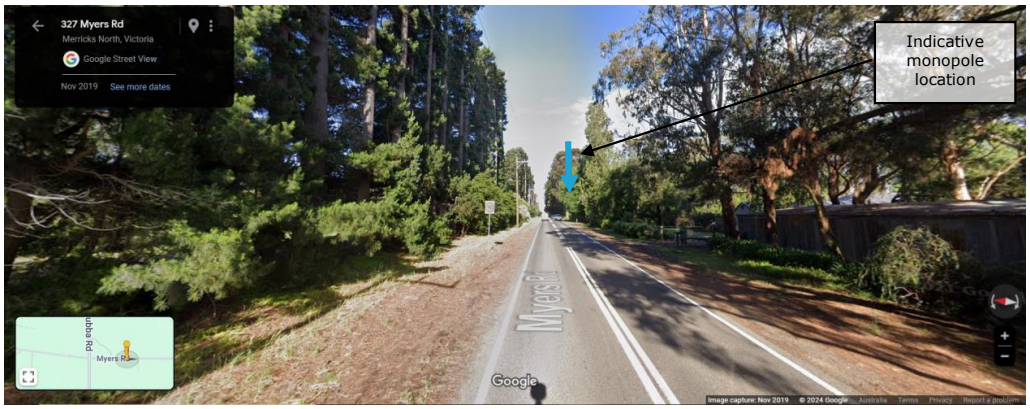


Figure 13: Area Context – View from Myers Road approximately 200m east of the proposed facility (within proximity to 327 Myers Road) providing context of roadside vegetation within the area. (Original Image Source: Downer).

As seen above in Figure 13, it is anticipated that views of the proposed facility along the Myers Road corridor travelling west will be well contained by existing tall roadside vegetation which is often relatively dense in nature.

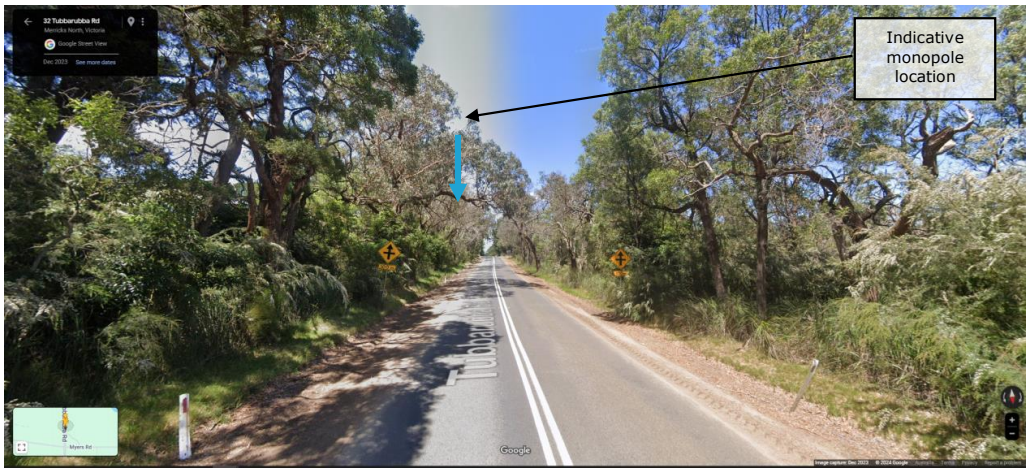


Figure 14: Area Context – View from Tubbarubba Road approximately 150m north of the proposed facility (within proximity to 32 Tubbarubba Road) providing context of roadside vegetation within the area. (Original Image Source: Downer).

As seen above in Figure 14, it is anticipated that views of the proposed facility along the Myers Road corridor travelling south will be well contained by existing native vegetation of varying heights, but which provides relatively dense vegetative screening.

Artist's impression of proposed facility:

Several artists impressions (photomontages) were prepared from different angles as described overleaf in Figure 15, to provide visual illustration of the visual impact of the proposed facility. These montages are shown overleaf in Figures 16 and 17.

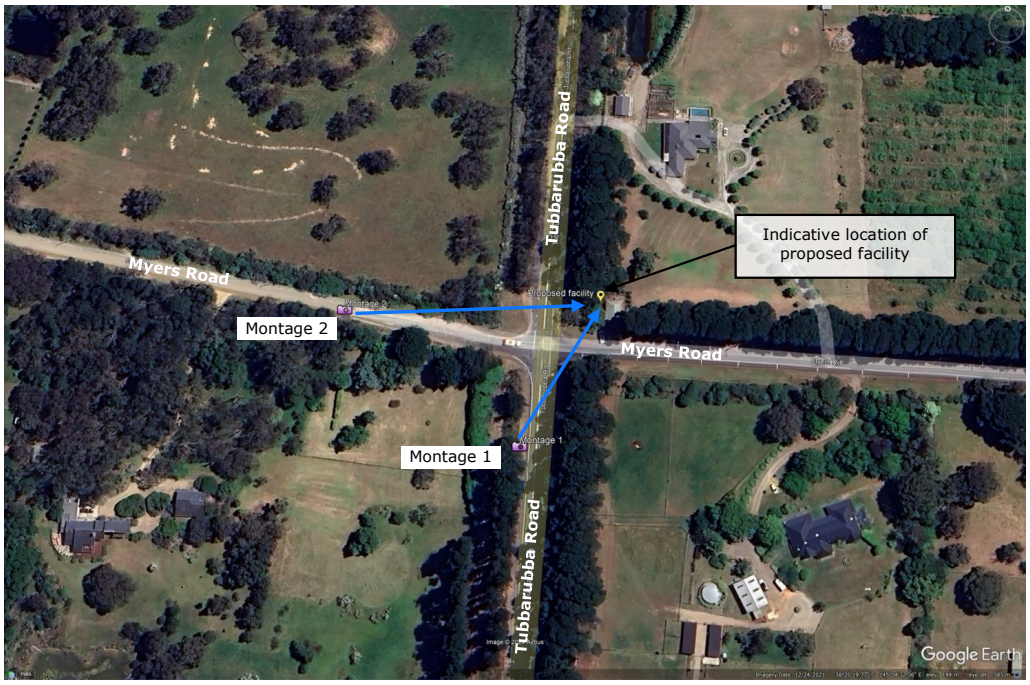


Figure 15: Aerial image of montage locations and vantages points (Original Image Source: Google Earth).



Figure 16: Montage 1 - Artist's impression of proposed facility. View looking north towards the indicative proposed site. Viewpoint is from approximately 70m south. (Original Image Source: Downer).

As can be seen above in Figure 16, the proposed facility is well screened by vegetation at its base, and the existing with the existing tall vegetation appearing as tall against the horizon from road level within this proximity. As depicted above it is not anticipated that the proposal will significantly distort existing viewing corridors from the nearest vantage points with views at this proximity expected to be for short timeframes as vehicles pass along Tubbarubba Road or turn onto Myers Road.



Figure 17: Montage 2 - Artist's impression of proposed facility. View looking east towards the indicative proposed site. Viewpoint is from approximately 105m west. (Original Image Source: Downer).

The depicted image above in Figure 17 takes into account a gap in foliage tall vegetation at the site of the existing Merricks North Exchange site, to show one of the most impactful views of the tower from nearby on Myers Road. Thus, shifting one's perspective just 1 or 2 metres can significantly screen the facility from view due to the positioning of the vegetation. However, views from this perspective are expected to be for short duration as traffic passes by the area with the existing tall vegetation will provide foreground context reducing the ability of the viewer to decipher facility

height whilst also providing vegetated background upon which the facility will be read within the wider horizon and landscape. The image also illustrates the blending effects of the proposed grey colouring of the facility against the skyline which is not dissimilar to that of the existing power lines along Myers Road.

As illustrated above, it is assessed that the proposal at 403 Myers Road, Merricks North, does not unreasonably impact the amenity of the area and the site location is the most appropriate to achieve coverage objectives.

5.2 Heritage

As discussed in Section 4.2.2, Amplitel takes its obligations under the act seriously and assesses each site against the Cultural Heritage Sensitivity Maps provided by Aboriginal Affairs Victoria (AAV). In the case of this proposal at Merricks North, the site is not located in an Area of Aboriginal Cultural Heritage Sensitivity as defined by the Act. Therefore, the application has been checked against the requirements of the Aboriginal Heritage Act 2006 as to the need for the requirement of a Cultural Heritage Management Plan (CHMP). It has been assessed that a CHMP is not required. The construction contractors are required to meet any obligations under the Act should any aboriginal heritage be discovered.

Built Heritage searches were undertaken per the relevant heritage registers and database including the State Heritage Databases and local heritage schedules as per the Mornington Peninsula Planning Scheme. There are no items of heritage significance within close proximity of the site.

5.3 Ecology

Comprehensive preliminary assessment of the nearby natural environment was undertaken within the planning, design and procurement stages of the telecommunications proposal to ensure that there are minimal disturbances to the natural surrounds given that proposed facility is located within a previously developed site which is utilised as the Merricks North Exchange. As such, minimal ground clearance will be required within the subject land parcel to accommodate the newly proposed monopole.

Wherever possible, it is the preference to retain and protect vegetation surrounding proposed facilities to minimise impacts the natural ecology of area and also as vegetative cover provides elements of screening to facilities, aiding in their amalgamation with the surrounding visual environment. However as discussed within this report and the Arboricultural Impact Assessment enclosed at Appendix A, in this instance to provide for construction of the facility, six (6) trees of native and non-native varieties will be required to be removed. Three (3) of these trees are located wholly within the subject land parcel with the remaining three (3) trees situated outside the land parcel to the west within the road reserve to Tubbarubba Road, refer Figure 18 and 19 overleaf. As identified within the Arboricultural Impact Assessment, a permit is required to remove trees #1, 2, 3 and 6 as shown above in Figure 8, within section 2.1.

Given the surrounding established vegetation within close proximity of the subject property, it is not anticipated that these activities will adversely affect the ecological balance of the area. All remaining vegetation within the subject property and surrounds will be protected and retained.

During the construction phase, the subject site area will be rigorously concealed by imposing barriers and fencing to repeal any impacts to the surrounding environment. This proposal will employ effective measures to mitigate any impacts to surrounding flora, fauna and natural environment inhabitants. Additionally, once constructed the operation of the telecommunications facility will not result in any negative impacts on the natural environment or the ecology of the locality.



Figure 18 - Trees within the subject land parcel proposed for removal via permit. Proposed removal indicated by blue cross.



Figure 19 - Trees within the adjacent road reserve proposed for removal via permit. Proposed removal indicated by blue cross.

5.4 Noise and Vibration

There will be no noise or vibration impacts associated with the operation of the telecommunications tower. The equipment shelter will only emit minimal noise from the air conditioning units, which enables the equipment to stay within normal operating temperatures.

During construction, there will be some works which may introduce noise and vibration for a temporary period. It is anticipated that the construction and operation of the facility will not generate any adverse noise impacts on surrounding land uses. Additionally, construction will only be carried out during standard construction hours of work.

5.5 Traffic

Mobile phone base stations are not significant generators of pedestrian or vehicular traffic. It is anticipated that the site encompasses sufficient parking within the existing site and grounds for construction vehicles and workers. During construction, a crane will be required to be temporarily deployed at the subject property. It is not anticipated that there will be any adverse disruptions to the surrounding road network during the construction phase or the ongoing operation of the facility. Throughout the lifecycle of the telecommunications facility, it is only required to be visited on a quarterly basis throughout the year for maintenance purposes.

Therefore, this proposed replacement does not constitute any impacts to existing traffic flows within the locality. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from both Council and VicRoads (where applicable).

5.6 Flooding

The land is not affected by a Floodway or Land Subject to Inundation Overlay. The proposed site is therefore unlikely to be subject to flooding from any designated waterway.

5.7 Bushfire

The land is located within a Designated Bushfire Prone Area (BPA). As discussed within the Arboricultural Impact Assessment attached at Appendix A, and shown in Figure 8 above in section 2.1, provision is available under clause 52.12 of the Mornington Peninsula Planning Scheme for trees #1 and 3 to be removed without permit noting their proximity to the fence line of the subject property and in line with exemptions for vegetation clearance within a BPA.

Noting the above and given the nature of the proposed facility (being comprising largely concrete and steel with gravel compound area) it is unlikely that the proposed facility will be subject to bushfire risk from these remnant bushland corridors and surrounding vegetated areas.

The proposed works provide the community with reliable telecommunications access which ensures reliable and accessible coverage during emergency situations such as bushfires.

5.8 Waste Management

Waste created by the newly proposed facility is expected to be minimal. Any waste generated during the construction phase of the project will be either be recycled or lawfully disposed of at an authorised waste transfer facility. A record will be retained of all waste disposal to demonstrate compliance. The ongoing lifecycle operation of the subject telecommunications facility will not be a generator of waste.

Areas onsite will be allocated for the storage of materials for use, recycling and disposal with considerations to the existing land constraints. Signage will be erected to clearly identify and label the various stockpiles. The storage areas will be barricaded and contained to mitigate any contamination, overflow or windborne litter.

5.9 Erosion and Sediment Control

Erosion and sediment controls will be implemented prior to the commencement of any construction works and will be maintained throughout the construction phase to manage potential run off, water and air quality during construction.

As required earth works are minimal, the development will not induce any soil erosion or siltation. No external soil or sediment will be introduced to the existing soil or vegetation.

Measures that are to be implemented include:

- All construction plant, equipment and vehicles are to be properly maintained and operated so as to alleviate excessive exhaust emissions;
- Waste loads leaving the site are to be covered at all times;
- Ensuring stock piles do not exceed 2.5m in height and wetting down any exposed areas and stockpiles as required;

- All dust generating construction activities are to cease during high wind conditions, unless operations can be controlled by localised watering or other control means; and
- Scaffolding will include mesh and shade cloth to reduce wind velocity and also to trap any wind-borne objects

To ensure water quality is maintained, minor elements of storm water attenuation works will be provided including sandbags and hay bales to ensure excess sediment does not run off site.

5.10 Social and Economic Impacts

Since 2007, the amount of mobile phone subscriptions has exceeded the overall population of Australia. The wider community has seen a general reliance on mobile phone networks for other uses than that of traditional voice calls.

Australia has one of the highest penetrations of "smartphone" usage in the world. A sample study by the Digital Industry Association of Australia has estimated the usage of smartphones at rate of 76% of all mobile phone users. This has seen an ongoing impact and influence as how we conduct business "on the move" – inclusive of checking emails, social networking, e-commerce and browsing the internet. Consumers have an increasing expectation that a reliable, fast and cost-effective mobile phone network can support these activities.

Furthermore, there is a general expectation in the wider community for a dependable and reliable mobile phone network. Telstra have sought to ensure major improvements to their network through 24hr monitoring of network performance. Further to this, mobile phone networks form a vital "first response" tool to emergency situations – hence the importance of carriers to ensure that their infrastructure can be maintained to the highest standards.

5.11 Health and Safety

Amplitel and Telstra understand that some people have genuine concerns about the levels of electromagnetic fields (EMF) that the proposed facility will emit and is committed to addressing those concerns responsibly. EMF is sometimes known as electromagnetic radiation (EMR) or electromagnetic energy (EME). Often, there is a misconception regarding the perceived health risks surrounding mobile phone base stations and Electromagnetic Energy (EME).

Electromagnetic fields are present everywhere in our environment – the earth, sun and ionosphere are all natural sources of EMF. Amplitel, Telstra and Downer rely on the expert advice of international and national health authorities including the World Health Organization (WHO) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) for overall assessments of health and safety impacts. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) has issued guidelines on levels of allowable public exposure to Radio Frequency (RF) fields, including guidelines on RF from mobile phones and base stations, which Telstra adheres to. These guidelines have a large safety margin built into them.

EME is non-ionising radiation, meaning that it has insufficient energy to break chemical bonds or remove electrons (ionisation). In contrast, ionising radiation (such as X-rays) can remove electrons from atoms and molecules thus leading to damage in biological tissue (Source: ARPANSA).

On numerous occasions over the past 10 years the Victorian Civil and Administrative Tribunal has ruled that in regard to EME, that it was obliged to apply the relevant regulatory standards as it finds them - not to pioneer standards of its own. It states that the creation of new standards is a matter for other authorities with special expertise such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). It is Telstra's obligation to comply with the mandated standard for EME set by ARPANSA, which is based on the safety guidelines recommended by the WHO. The

safety standard works by limiting the network signal to a level which will protect all people, in all environments, 24 hours a day.

To demonstrate compliance with the safety standard, an Environmental EME Report is available in ***Appendix E*** or via the RFNSA website www.rfnsa.com.au (search site number 3926010).

The EME Report predicts the maximum signal strength from the proposed facility upgrade at 1.5m above ground level is well within the allowable limit. This is typical of Telstra's responsible approach to network performance and environmental compliance.

Furthermore, the ARPANSA Fact sheet "Mobile Base Stations and Health" March 2015 states *"Health authorities around the world, including ARPANSA and the WHO have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME exposure from mobile phone base station antennas."*

Telstra undertakes further measures when designing the facility, to minimise the EME exposure to the general public, by installing the facility in accordance with the Australian Mobile Telecommunications Association (AMTA) Radio frequency (RF) Safety Compliance Program – Base Station Design Guidelines Engineering for Access Control to minimise EME.

Other preventative measures also include:

- Power Control network feature that automatically adjusts the power of the network transmission based on consumer demand.
- Varying the facility's transmit power to the minimal required level in order to save electricity and lower RF emissions from the facility.

Further information about EMF can be obtained from:

- Commonwealth Department of Health (ARPANSA): **www.arpansa.gov.au**
- Australian Communications and Media Authority (ACMA): **www.acma.gov.au**
- World Health Organisation (WHO): **www.who.int/en/**

6.0 Conclusion

It is proposed to construct a new telecommunications facility at 304 Myers Road, Merricks North VIC 3926 - Lot 1 on Title Plan 537999F. Amplitel and Telstra is currently being forced to relocate from its existing telecommunications site located at 29 Tubbarubba Road, Merricks North and in order to replace the existing coverage and maintain performance within the Merricks North area, a new facility is required.

The newly proposed facility will ensure that the connectivity of the area continues without disruption and that vital voice and data services within the area as well as wider network connectivity is not compromised. The proposed facility will also incorporate Telstra 5G services.

To achieve this, a new 35m monopole (representing a like for like replacement to the facility required to be decommission and removed) with single headframe and antennas needs to be installed as there are no suitable colocation or upgrade options available within the search area capable of delivering the required replacement services.

There is strong State policy support for telecommunications facilities if, when balancing improved telecommunications services with environmental impacts; including for example, visual impact and flood or fire hazard, a particular proposal provides a net community benefit.

The site has a number of characteristics that make it suitable for the construction of a new telecommunications facility in the manner proposed. The drawings respond to the principles of

design, siting, construction and operation of telecommunications facilities as specified in the Code of Practice whilst meeting state and local planning policy objectives.

The proposed works provide will continue to provide the community with reliable 4G and future 5G access which in turn supports the various commercial services and residents in the area and forms part of a wider plan to ensure reliable and accessible coverage during emergency situations.

Amplitel and Telstra, together with Downer have undertaken an assessment of the relevant matters as required by the Telecommunications Act 1997 and the Mornington Peninsula Planning Scheme. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposed facility is considered appropriate for the following reasons:

- The facility will appropriately replicate the services provided by the site at 29 Tubbarubba Road, Merricks North, which are required to be decommissioned and removed, ensuring there is no service interruptions or loss of service quality and capacity within the surrounding Merricks North area;
- The replacement facility takes advantage of existing telecommunications infrastructure footprint as it is sited within the Merricks North Exchange compound;
- Public views to the facility are adequately contained due to the siting of the new monopole structure and facility.
- The implementation of a monopole at minimum scale height to meet required coverage objectives ensures that the facility will not unreasonably impact on the vistas from public viewpoints or the valued landscape qualities in the area. Due to the topography of the subject land parcel, the proposed replacement facility is able to be contained to 35m monopole being the same height as the facility which is required to be decommissioned.
- The facility will operate within the regulatory framework of Commonwealth, State and Local Governments;
- The proposal is consistent with the relevant provisions of the Mornington Peninsula Planning Scheme.
- The proposal will maintain and improve Telstra communications services to the area, including voice calls, video calling and Wireless Broadband whilst introducing Telstra 5G services;
- The proposed facility illustrates Telstra's strategic plan and ongoing commitment to improve its mobile service in the Merricks North area, thereby ensuring residents, businesses and visitors have access to the best quality telecommunications service possible which will assist in the delivery of the Council's corporate vision.
- The facility will operate within all current and relevant Australian Standards;
- The proposal will not prejudice the existing and future uses of the site; and
- The proposal will have a number of significant economic and social benefits to the area.

Based upon the above, we respectfully request Mornington Peninsula Council approve the application and issue a development permit for the newly proposed telecommunications facility at the site, subject to reasonable and relevant conditions, and in accordance with the plans attached in ***Appendix B***.

Should Council have any further queries regarding the submitted application, please do not hesitate to contact S Bishop at *community.consult@downergroup.com*

Appendix A – Arboricultural Impact Assessment

ARBORICULTURE & ENVIRONMENT

Assessment of 6 trees at 304 Myers Road, Merricks North

Aboricultural Impact Assessment

MORNINGTON PENINSULA SHIRE
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30 April 2024

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1. Introduction

An upgrade to the Merricks North Telstra Exchange has been proposed, installing a new monopole tower on the site. C&R Ryder Consulting has been engaged to provide an assessment of the trees on-site which may be impacted by the proposal. This report will provide:

- the findings of the assessment
- the impact of the proposed works to the trees
- any protection measures for trees to ensure their longevity.

2. Tree Assessment Method

Cameron Ryder and Joy Venz inspected the Merricks North Exchange at 304 Myers Road, Merricks North on Wednesday, 17 April 2024. The following data were collected for the trees:

- Unique ID
- Image of tree
- Botanic and common name
- Tree dimensions (Height x Width)
- Diameter at breast height (DBH)
- Diameter at base (DAB)
- Health
- Structure
- Useful life expectancy (ULE)
- Tree significance
- Retention value
- Comments

Tree protection detail has been prepared and mapped in accordance with AS4970-2009 *Protection of Trees on Development Sites.*

The trees were visually assessed from ground level, heights and widths were estimated and trunks measured with a diameter tape. No invasive tests were conducted or samples taken and any assessments of decay are qualitative only.

For all tree assessment descriptors, see Appendix 1.

3. Site Map

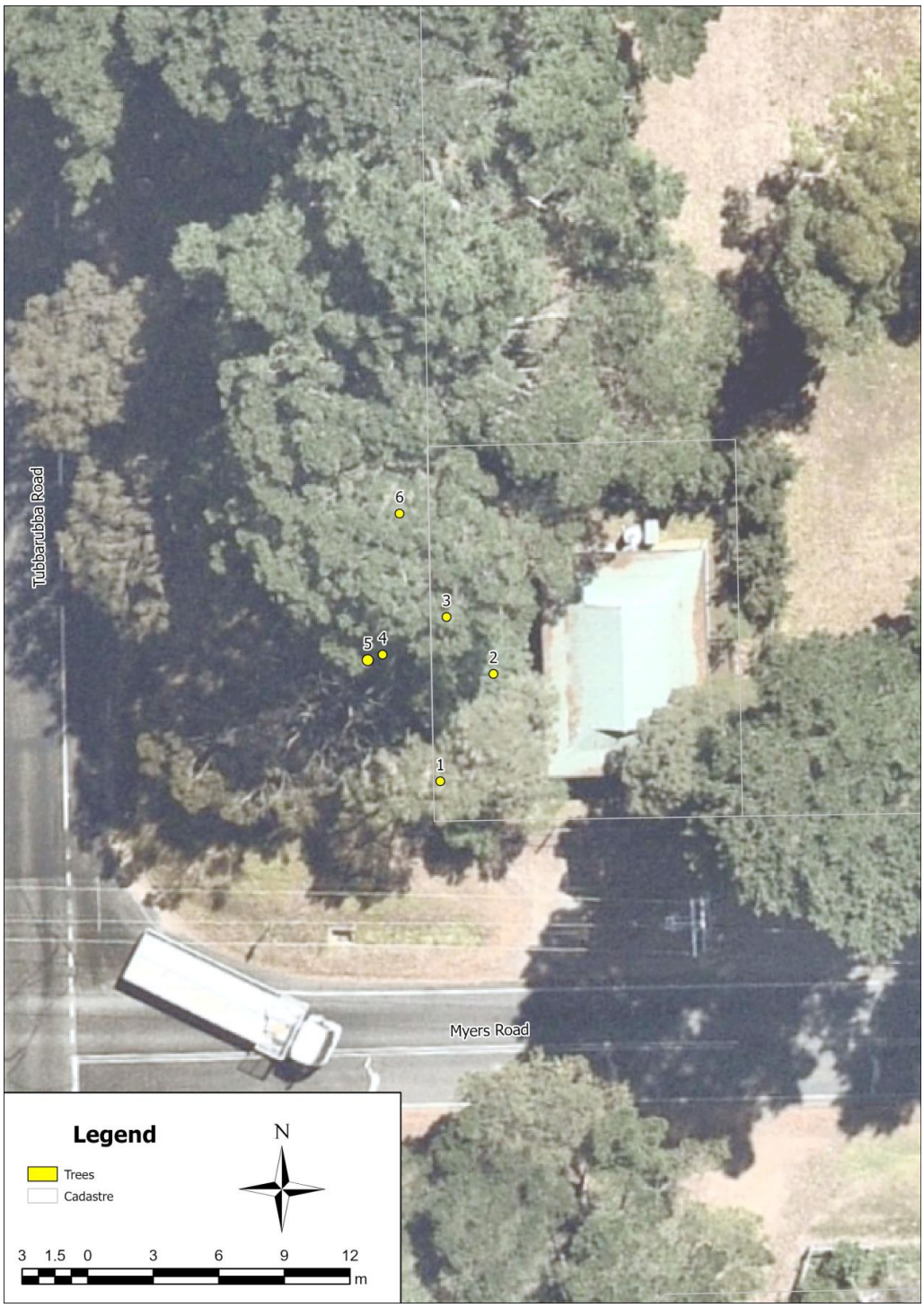


Figure 1: Aerial image of all trees

4. Tree Details

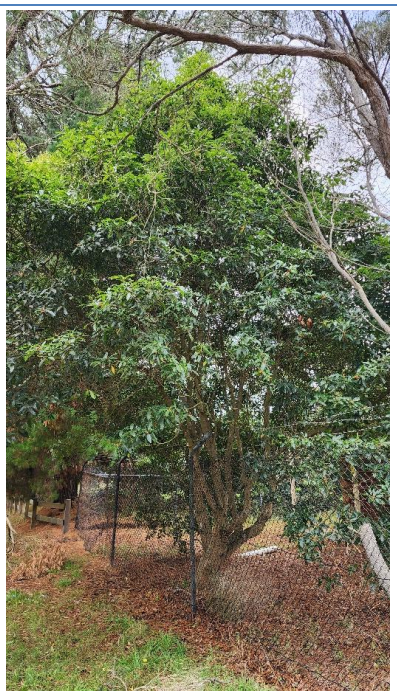
Tree Number	1
Botanic Name	*Melalueca armilaris*
Common Name	Bracelet honey Myrtle
Dimensions (H×W)	9m × 6m
DBH/ dia. @ base	25cm / 35cm
Health	Fair
Structure	Poor
ULE	5-10 years
Significance	Low
Retention Value	Low
TPZr | SRZr	3m | 2.1m
Comments	Tree located close to fence. Tree is native to Australia but not indigenous.



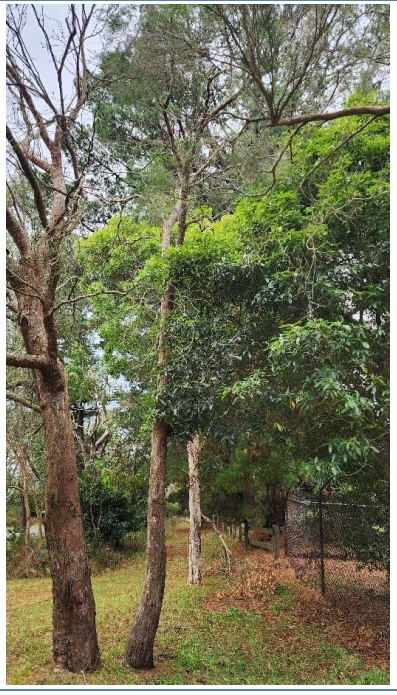
Tree Number	2
Botanic Name	*Melalueca armilaris*
Common Name	Bracelet Honey Myrtle
Dimensions (H×W)	9m × 4m
DBH/ dia. @ base	17cm / 20cm
Health	Fair
Structure	Fair
ULE	5-10 years
Significance	Low
Retention Value	Low
TPZr | SRZr	2m | 1.7m
Comments	Tree is located centrally within the yard. Tree is native to Australia but not indigenous.



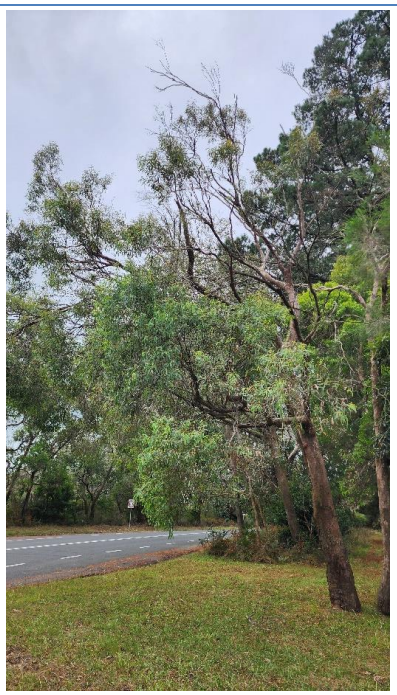
Tree Number	3
Botanic Name	*Pittosporum undulatum*
Common Name	Sweet Pittosporum
Dimensions (H×W)	7m × 6m
DBH/ dia. @ base	Combined DBH 30cm / 35cm
Health	Good
Structure	Fair
ULE	10-20 years
Significance	Low
Retention Value	Low
TPZr | SRZr	3.7m | 2.1m
Comments	Weed species on Mornington Peninsula. Tree is indigenous to the eastern Australia and native to Australia.



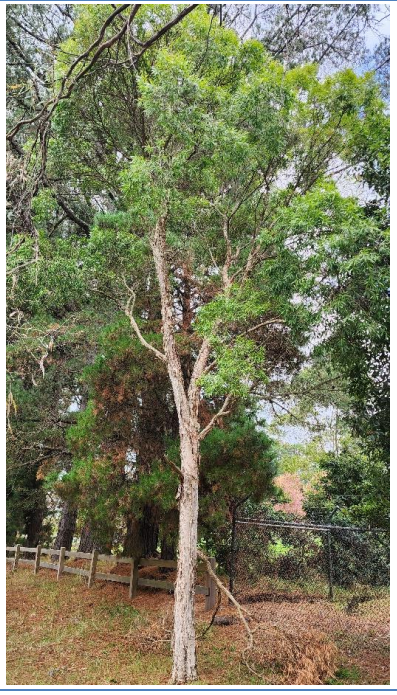
Tree Number	4
Botanic Name	*Eucalyptus radiata*
Common Name	Narrow-leaved Peppermint
Dimensions (H×W)	8m × 2m
DBH/ dia. @ base	24cm / 42cm
Health	Very Poor
Structure	Fair
ULE	0-5 years
Significance	Low
Retention Value	Low
TPZr | SRZr	2.9m | 2.3m
Comments	Tree is almost dead. Locally indigenous specimen.



Tree Number	5
Botanic Name	*Eucalyptus radiata*
Common Name	Narrow-leaved Peppermint
Dimensions (H×W)	10m × 5m
DBH/ dia. @ base	33cm / 49cm
Health	Poor
Structure	Fair
ULE	5-10 years
Significance	Medium
Retention Value	Medium
TPZr | SRZr	4m | 2.5m
Comments	Tree is in declining. Locally indigenous specimen.



Tree Number	**6**
Botanic Name	*Callistemon salignus*
Common Name	Willow Bottle Brush
Dimensions (H×W)	9m × 4m
DBH/ dia. @ base	33cm / 34cm
Health	Good
Structure	Fair
ULE	10-20years
Significance	Low
Retention Value	Low
TPZr | SRZr	3.6m | 2.1m
Comments	Not indigenous to the area but native to Australia.



5. Discussion

5.1 The Site

The Merricks North Exchange is located at 304 Myers Road, Merrick North (Figure 2). Myers Road is on the south side of the site and Tubbarubba Road borders the western boundary. The 6 inspected trees are all on the west side of the property.

A single storey building sits in the northeastern corner of the property. An earthing pit and underground mains are also present south of the property.



Figure 2: The subject site and assessed trees.

The site is subject to the Mornington Peninsula Planning Scheme and is in a Green Wedge Zone (GWZ).

The parcel of land is subject to:

- Environmental Significance Overlay, Schedule 3 (ESO3) and Schedule 28 (ESO28)
- Vegetation Protection Overlay Schedule 2 (VPO2)
- Significant Landscape Overlay Schedule 1 (SLO1)

Environmental Significance Overlay

Under the parent ESO, A permit is required to:

Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 42.01-3 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

The requirements for ES03 and ESO28 are identical with regards to triggers for vegetation removal:

- a permit is not required to remove, destroy or lop vegetation that is not native vegetation.
- a permit is not required to remove, destroy or lop native vegetation specified in the schedule to Clause 52.17.

Vegetation Protection Overlay

Under the parent overlay a permit is only required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

Within Schedule 2, a permit is required to remove, destroy or lop any vegetation, except for:

- The removal of vegetation which is to be carried out in conjunction with a development approved under a planning permit and in accordance with an endorsed plan.
- The removal of vegetation necessary for the construction of a dwelling, dwelling extension or outbuilding where no planning permit is required and provided that:
  - A building permit has been granted for the proposed development.
  - Vegetation is only removed from the building footprint or within 2 metres of the proposed building.
  - No tree with a trunk circumference greater than 0.35 metres is removed within 6 metres of a road frontage.
- The removal of vegetation, not within a road reserve, to enable the formation of a single crossing and access driveway with a maximum width of 3.7 metres.
- The removal of vegetation which presents an immediate risk of personal injury or damage to property including the culling of single trees located within 3 metres of a dwelling or outbuilding, or which overhangs a boundary line.
- The removal of any dead timber or branch which has occurred through natural circumstances, fire or the spread of noxious weeds.
- The removal of any tree or branch of a tree which impairs the access of motor vehicles along any existing or approved access track, provided that such access track has a width no greater than 3.7 metres.
- The removal of vegetation specified in the schedule to Clause 52.17.

Significant Landscape Overlay (SLO)

Under the parent overlay, a permit is only required to remove, destroy or lop any vegetation specified in a schedule to the overlay.

Within Schedule 1, a permit is required to remove, destroy or lop native vegetation. This does not apply to removal of vegetation specified in the schedule to Clause 52.17.

Vegetation removal for bushfire protection Clause 52.12

Clause 52.12 of the Victorian planning scheme applies to this property as it is within a bushfire prone area (BPA). This exemption allows for the clearance of trees property around habitable buildings and fence lines.

Given that the fence on the property was built before 2009, the fence line rule applies. This rule allows landowners and residents to clear any vegetation along a boundary fence between properties in different ownership where the fence:

- is in an area that is designated as a bushfire prone area under the Building Act 1993; and
- was constructed before 10 September 2009.

The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1m can be cleared along the other side of the fence.

5.2 The Trees

6 trees were inspected on-site comprising:

- 3 trees (ID 1-3) within the boundary of the property.
- 3 trees (ID 4, 5 & 6) located on the Tubbarubba Road verge and are Third Party Owned.

Trees on and surrounding the site are generally in Fair to Poor health with a Useful Life Expectancy of less than 10 years.

5.2.1 Trees Assessed as Low Retention Value

The 3 trees on-site (ID 1-3) are Low Retention trees. They are in Fair to Poor health with relatively low Useful Life Expectancies. Whilst these could be retained, they are not considered worthy of design alterations and could be compensated for with post construction landscape plantings.

5.2.2 Third Party Owned Trees

Trees 4-6 are all located on the verge of Tubbarubba Road and are Third Party Owned. They require protection as part of the design and construction process unless approval is sought and provided for their removal by the responsible authority. These trees have been placed in this category irrespective of health and structure assessments.

Any trees to be retained throughout the build will require protection during construction. The easiest way of achieving this is with the installation of Tree Protection Zones (Appendix 2).

5.3 Design Proposal

The proposal will comprise the following elements:

- A 35m Amplitel monopole with antennas and ancillaries on the western side of the property.
- A Telstra 450W elevated cable ladder on support posts.

See section 5.4 TPZ & Proposed Map.

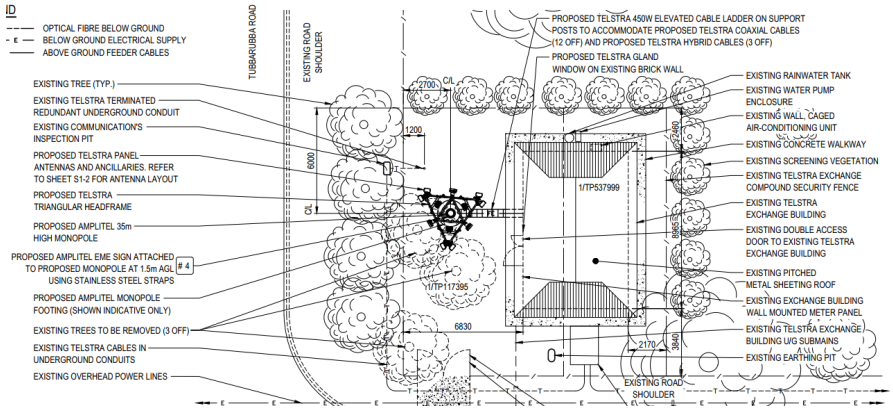
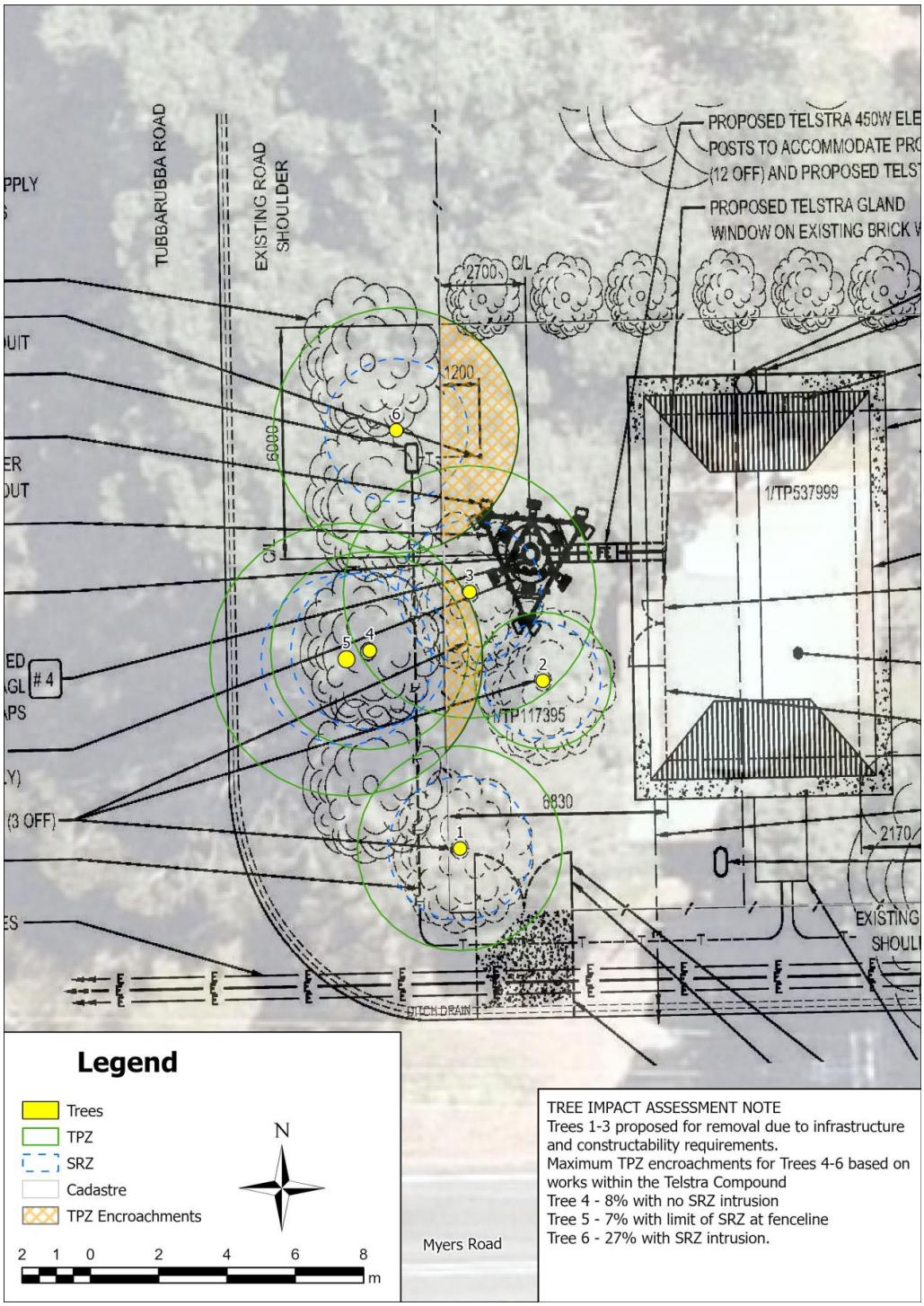


Figure 3: Proposed design.

5.4 TPZ & Proposed Map



5.5 Construction Impact

The impact of the proposal on the trees' TPZs and SRZs have been assessed (Table 1). Trees with an assessment of 100% encroachment include those where the trunk is located within the development.

The percentage encroachments were calculated and the levels of impact were determined in accordance with AS 4970-2009, *Protection of Trees on Development Sites* as follows:

- **Major -** Encroachment >10% and/or SRZ intrusion
- **Minor** - Encroachment <10% and no SRZ intrusion
- **None** - No TPZ encroachment.

Table 1: Construction Impact

ID	Retention	TPZr (m)	SRZr (m)	TPZ encroa-chment	SRZ Intrusion	TPZ Encroachment	Comments
1	Low	3.0	2.1	100	Yes	Major	Proposed for removal for constructability and infrastructure
2	Low	2	1.7	100	Yes	Major	
3	Low	3.7	2.1	100	Yes	Major	
4	Third Party	2.9	2.3	8	No	Minor	Trees are unlikely to be adversely affected by current proposal.
5	Third Party	4	2.5	7	Yes, slight	Minor	
6	Third Party	3.6	2.1	27	Yes	Major	Loss

5.5.1 Arboricultural Impact Discussion

Trees 1-3 are all located within the compound. It has been assumed that the site will need to be cleared for access and construction requirements. All trees are low retention value and not worth design alterations for their retention.

Trees 4 & 5 are both Narrow-leaved Peppermint *Eucalyptus radiata*. The extent of works and subsequent TPZ encroachment has assumed soil disturbance to the fence line. Given the level of TPZ encroachment is less than 10%, works are unlikely to affect the trees. It should be noted that both are in decline and likely to die in the next several years. The SRZ of Tree 5 extends to the fence line of the compound.

TPZ encroachment to Tree 6 has assumed works up to the fence line. As there are no works shown in this area, the full extent of encroachment is unlikely to be realised. Tree 6 could be retained, and it is likely to survive. It has been listed as lost for permitting purposes. It is not native vegetation and offsets under Clause 52.17 would not be required.

5.6 Permit Triggers

Table 2 provides a summary of the relevant permit triggers for all trees. Trees 1 & 3 are exempt due to the fence line (Clause 52.12). Trees 2 & 4-6 will all require a permit if they are to be removed, lopped or destroyed.

Table 2: Summary of permit triggers

Permit	Tree 1	Tree 2	Tree 3	Tree 4	Tree 5	Tree 6
ESO	Required	Required	Required	Not Required	Not Required	Not Required
VPO	Not Required	Not Required	Required	Required	Required	Required
SLO	Required	Required	Not Required	Not Required	Not Required	Not Required
52.12	Exempt from all schedules, conditions	Not Exempt	Exempt from all schedules, conditions	Not Exempt	Not Exempt	Not Exempt

6. Conclusion

An upgrade to the Merricks North Telstra Exchange has been proposed. C&R Ryder Consulting assessed 6 trees in proximity to works that may be impacted by the proposal. 3 trees (ID 1-3) were on the property and 3 trees (ID 4-6) were located on council land.

Trees on and surrounding the site are generally in Fair to Poor health with a Useful Life Expectancy of less than 10 years. 3 of the trees are Third Party owned (ID 4 - 6) and Trees 1-3 have a Low Retention value.

- The current proposal will result in the loss of 4 trees (ID 1, 2, 3, 6)
  - Trees 1-3 will be lost due to constructability and infrastructure required to build the proposed design.
  - The current proposal has a major encroachment on the TPZ of Tree 6 and the design has SRZ intrusion.

    As a result, Tree 6 cannot coexist with the proposal as it stands.
- Trees 1, 2, 3 and 6 all trigger one or more permit requirements.

7. References

AS 4970, 2009, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia.

Coder, K. D., 1995, 'Tree quality BMPs for developing wooded areas and protecting residual trees', in *Trees and Building Sites, Proceedings of an International Workshop on Trees and Buildings,* Edited by G. W. Watson and D. Neely, International Society of Arboriculture, Champaign, Illinois.

Appendix 1. Tree Assessment Descriptors

1.1 Image of tree

Digital image captured on the day of assessments.

1.2 Botanic Name/Common Name

The tree identified to genus and species level as well as the generally accepted common name for the tree.

1.3 Tree Dimensions

The height and width of the tree as estimated by the arborist in whole metres.

1.4 Diameter at Breast Height

The trunk diameter of the tree measured with a diameter tape at 1.4m above ground level.

1.5 Diameter at Base

The trunk diameter of the tree measured with a diameter tape above the root flare.

1.6 Health

Very Good	The tree is demonstrating exceptional growth for the species, has a full, dense canopy and there is no sign of any pest or disease**.**
Good	The tree is demonstrating good growth for the species with respect to its location and broader context. The canopy is full and complete and there are no signs of pest of disease.
Fair	The tree may have shown a reduction in optimal growth and/or there may be some twiggy deadwood within the canopy. There may be the presence of some pests or diseases that are not causing a significant decline in the tree
Poor	The tree is in decline with little growth. There may be sections of the canopy missing and pests or diseases may be prevalent
Very Poor	The tree is in significant decline, with large sections of the canopy dead. This tree is very unlikely to recover.
Dead	The tree is dead

1.7 Structure

Good	The tree's structure is typical of the species with no significant hazards such as included bark, trunk decay, splits or tears. In general there will be a single trunk with scaffold and/or subordinate branches that display good attachments
Fair	There may be minor defects in the canopy, but the overall tree is still relatively free of significant issues. The tree may need minor pruning to fix minor defects. The canopy will by mostly symmetrical and typical of the species.
Poor	The tree will have 1 or more significant defect that may be able to be remedied with pruning. This tree is likely to have an atypical canopy and may contain defects such as included bark or codominant stems.
Very Poor	The tree has substantial defects associated with its primary trunk and scaffold structure that cannot be remedied with pruning or other measures. It is likely that this tree will require removal in the short term.
Hazardous	The tree has major defects and is likely to fail. It should be removed as soon as possible.

1.8 Useful Life Expectancy

20+	The tree is a healthy specimen in good condition. It is expected to provide a contribution to the landscape for at least another 20 years with an appropriate level of management.
10-20 years	The tree is a reasonably healthy specimen in good or fair condition. It is expected to provide a contribution to the landscape for 10-20 years with an appropriate level of management.
5-10 years	The tree is in fair condition or a short lived species. It is likely to provide contribution to the landscape for 5-10 years with an appropriate level of management at which point removal may need to be considered.
1-5 years	The tree is a poor specimen in decline and is likely to require removal within 1-5 years.
0 years	The tree is either dead or has substantial defects requiring its removal in the short term.

1.9 Tree Significance

Highly Significant	The tree is a large, mature example of the species, generally in fair to good condition. It may be a remnant specimen or have substantial habitat value. The tree may have specific landscape context or be very prominent in the broader environment. This tree may be suitable for inclusion on a significant tree register at local or state government level. Significant efforts should be made to retain this tree.
Significant	The tree is a mature example of the species in good condition and/or have particular prominence in the landscape. There may be evidence of the tree being used as a habitat tree by local fauna and/or it may be a remnant specimen. It has a long ULE and should be considered for retention. The loss of the tree may have a significant impact on the surrounding landscape.
Moderately Significant	The tree is a semi mature to mature example of the species in good condition, may be well sited in the landscape and/or may have habitat value. The removal of this tree would be noticed in the landscape.
Low	The tree is generally a smaller specimen or may be in decline. It is not located in a prominent position and its removal would have little impact on the broader landscape.
None	The tree is considered insignificant and its loss would go unnoticed.

1.10 Tree Retention

Very High	The tree is an outstanding example of the species and it should be retained at all costs.
High	The tree is a mature specimen in fair to good condition with a ULE of at least 10 years, is suitable to the site and should be retained in a new development.
Moderate	The tree is a semi-mature or mature specimen, in fair to good condition that is suitable for retention; however, is located such that its loss would not have a significant impact on the landscape.
Low	The tree is likely to be juvenile or in decline and could be retained; however design changes are not considered worthwhile to retain a tree in this category.
None	The tree should be removed irrespective of a design as it is in severe decline, hazardous or dead.
Third Party Tree	This tree is located off the subject property and is owned by a third party. The assessment of health and structure is considered irrelevant as the tree must be retained.

Appendix 2. Tree Protection

2.1 Tree Protection Zones

It is important when considering development or construction that assets to be retained are properly protected. In this case the trees are the assets and require protection if they are to be retained in the landscape long-term. Damage to the trees can come in 1 of 2 ways. The first is immediate damage directly to the tree in the form of root severance, breaking of branches and wounding of the trunk. The second is more insidious and can take some time to manifest. This is a more indirect form of damage and usually relates to modification of soil structure or grade, drainage patterns or hydrology (Coder 1995).

Trees can be easily protected from development by the installation of Tree Protection Zones (TPZ). TPZs have been calculated according to AS4970-2009 *Protection of Trees on Development Sites* for all trees to be retained. This calculates the TPZ radius by multiplying the trunk DBH by 12 to a maximum of 15m radius. These figures have been supplied in section 4 Tree Details.

A tree protection fence should be designed to be robust and withstand easy movement or ingress. Chain mesh fencing, temporary fencing panels or solid hoarding are all good examples (Figure 4).



Figure 4: Indicative TPZ construction



Figure 5: Suitable TPZ signage to be displayed on TPZ fences

The following should be prohibited within a TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation(specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products

- pedestrian or vehicular access (i.e. pathways).

Include the following procedures in setting up and maintaining any TPZ (adapted from AS 4970-2009):

- erect warning signs at regular intervals along the entire length of any protective TPZ fencing (Figure 5)
- construct TPZ fencing to prevent pedestrian access into the protected area.
- mulch the TPZ area to a depth of 100mm with woodchips (if available, use woodchips generated from on site tree clearing).
- irrigate TPZs periodically, as determined by the consulting arborist.

2.2 Structural Root Zones (SRZs)

The structural root zone is a formula to define the theoretical volume of soil and tree roots required to keep a tree stable in the ground. It is in no way related to tree health and significant excavation at or near the SRZ for many trees will cause severe decline and/or death.

Excavation within SRZs can lead to whole tree failure often with devastating results. SRZs have been calculated in accordance with AS 4970-2009 *Protection of Trees on Development Sites* using the equation:

$$R_{srz} = (D \times 50)^{0.42} \times 0.64$$

Where D=trunk diameter at base in metres.

These figures have been supplied in section 4 Tree Details.

2.3 Encroachment

Encroachment of less than 10% of the TPZ and outside the SRZ is deemed to be minor encroachment according to AS 4970-2009. See Figure 6. Variations must be made by the project arborist considering other relevant factors including tree health, vigour, stability, species sensitivity and soil characteristics.

Encroachment of more than 10% of the TPZ or into the SRZ is major encroachment. The project arborist must demonstrate that the tree(s) would remain viable. This may require root investigation by non-destructive methods and consideration of relevant factors tree health, vigour, stability, species sensitivity and soil characteristics.

In any case, the lost TPZ should be compensated and be contiguous with the existing TPZ.

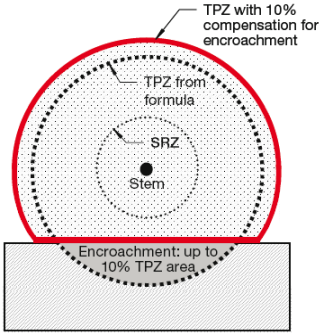


Figure 6: Example of TPZ encroachment and compensatory offset (image from AS 4970-2009)

Appendix B - Plans

DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS: CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE ACCESS AND LOCALITY PLAN	VIC100268	S1	1	15/09/23		✓			
SITE LAYOUT	VIC100268	S1-1	1	15/09/23		✓			
ANTENNA LAYOUT	V115787	S1-2	1	15/09/23		✓			
SOUTH ELEVATION	VIC100268	S3	1	15/09/23		✓			
ANTENNA CONFIGURATION TABLE	V115787	S3-1	1	15/09/23		✓			

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Part of the Telstra Group

MERRICKS NORTH EXCHANGE

TOWER AMS SITE: VIC100268

ADDRESS: 304 MYERS ROAD,
MERRICKS NORTH,
VIC 3926

UNAPPROVED DRAWING

Downer
Relationships creating success

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-26771	JM	FM	PRELIMINARY - SP3008665-WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G.85.DSS26	RW	AL	15.09.23	1

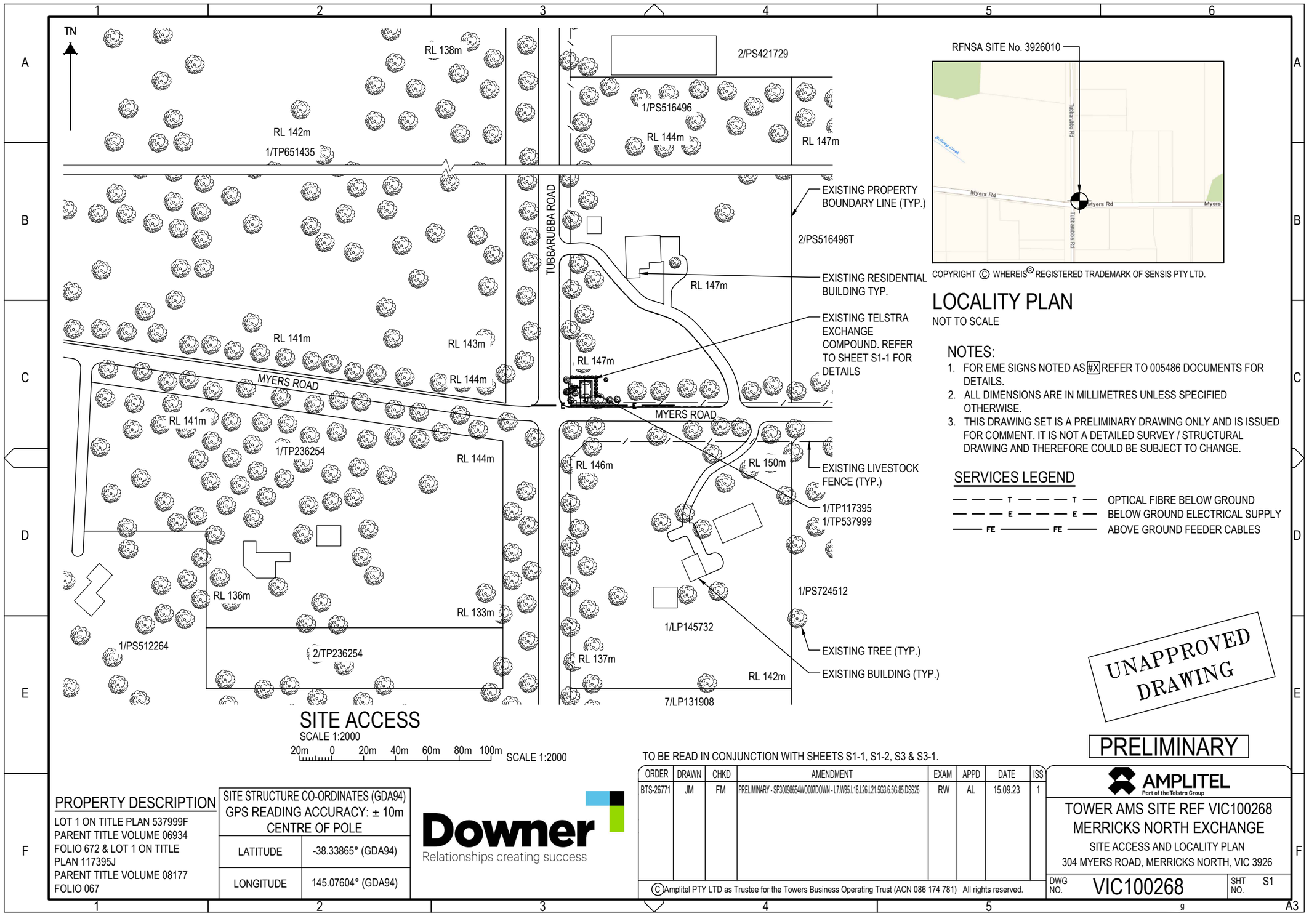
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
DRAWING INDEX AND DOCUMENT CONTROL
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 | SHT NO. DC

A3



LOCALITY PLAN
NOT TO SCALE

NOTES:
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2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SERVICES LEGEND
- T — T — OPTICAL FIBRE BELOW GROUND
- E — E — BELOW GROUND ELECTRICAL SUPPLY
- FE — FE — ABOVE GROUND FEEDER CABLES

SITE ACCESS
SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

UNAPPROVED DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1-1, S1-2, S3 & S3-1.

PROPERTY DESCRIPTION
LOT 1 ON TITLE PLAN 537999F
PARENT TITLE VOLUME 06934
FOLIO 672 & LOT 1 ON TITLE PLAN 117395J
PARENT TITLE VOLUME 08177
FOLIO 067

SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF POLE	
LATITUDE	-38.33865° (GDA94)
LONGITUDE	145.07604° (GDA94)

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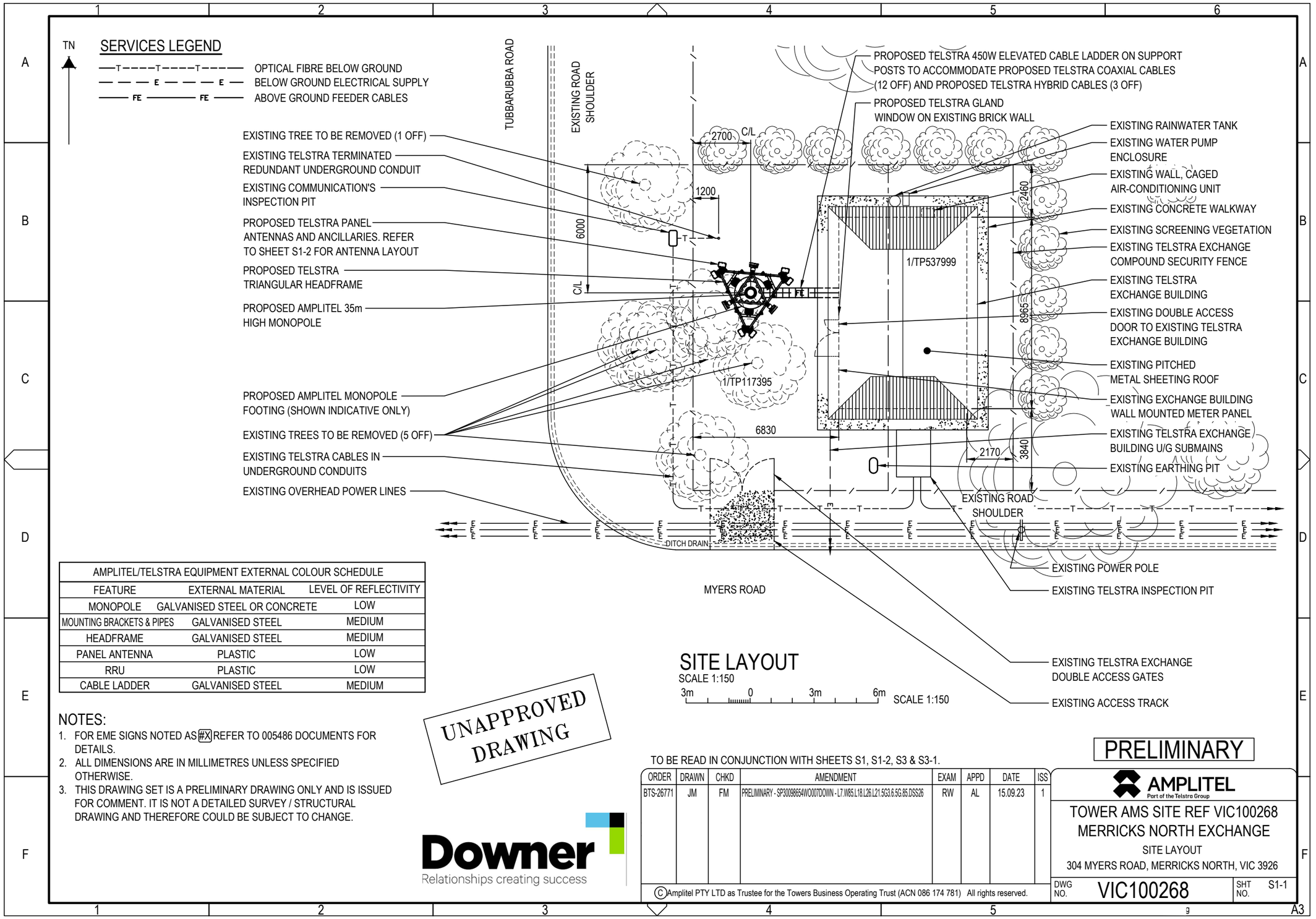
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SITE ACCESS AND LOCALITY PLAN
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S1

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AMPLITEL/TELSTRA EQUIPMENT EXTERNAL COLOUR SCHEDULE		
FEATURE	EXTERNAL MATERIAL	LEVEL OF REFLECTIVITY
MONOPOLE	GALVANISED STEEL OR CONCRETE	LOW
MOUNTING BRACKETS & PIPES	GALVANISED STEEL	MEDIUM
HEADFRAME	GALVANISED STEEL	MEDIUM
PANEL ANTENNA	PLASTIC	LOW
RRU	PLASTIC	LOW
CABLE LADDER	GALVANISED STEEL	MEDIUM

SITE LAYOUT
SCALE 1:150

3m 0 3m 6m SCALE 1:150

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UNAPPROVED DRAWING

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TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-2, S3 & S3-1.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-26771	JM	FM	PRELIMINARY - SP3009865-WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G-85.DSS26	RW	AL	15.09.23	1

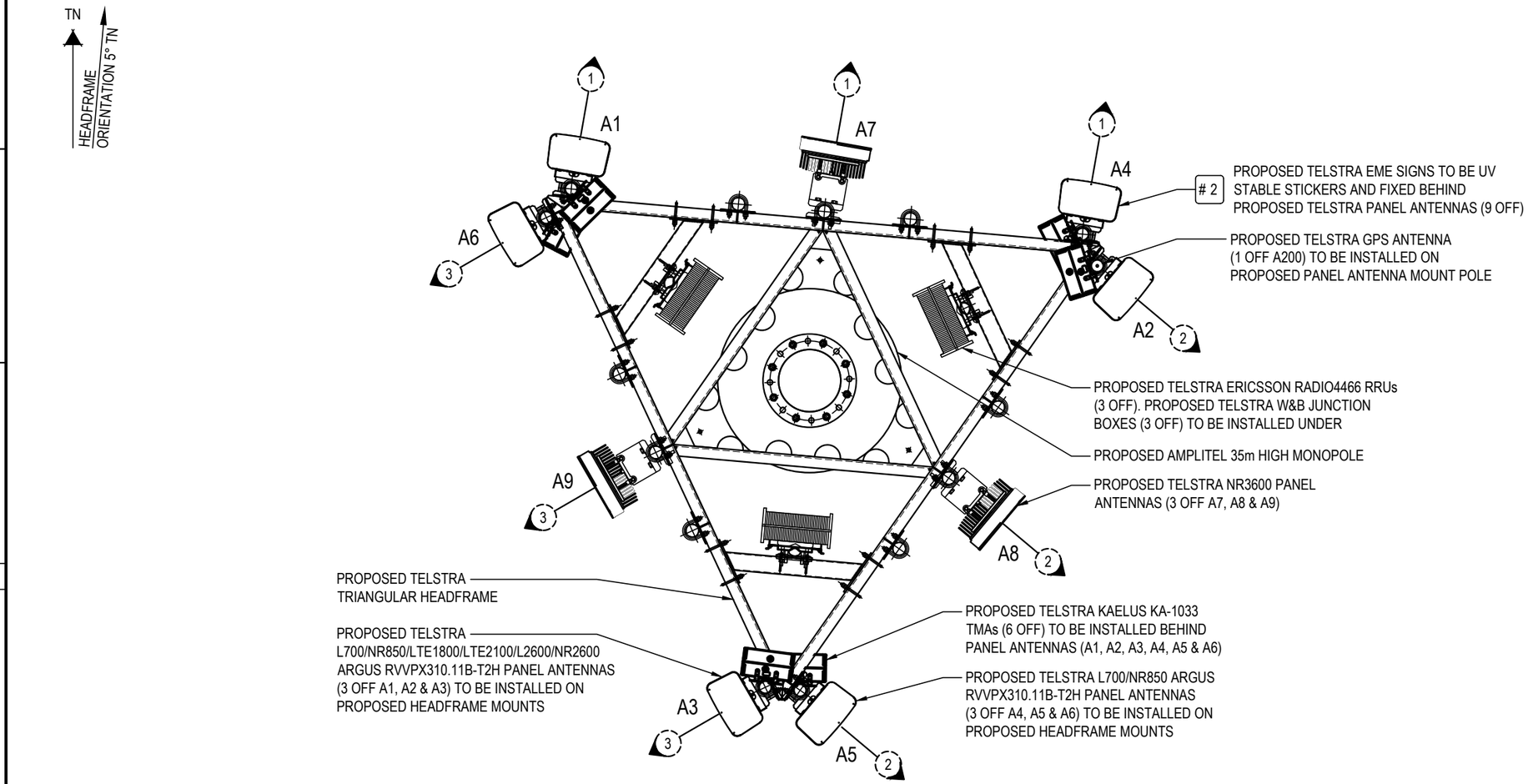
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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SITE LAYOUT
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S1-1

A3



ANTENNA LAYOUT AT E.L. 35.0m & E.L. 35.8m

SCALE 1:25

500 0 500 1000 SCALE 1:25

UNAPPROVED DRAWING

PRELIMINARY

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4. #2 PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

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TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S3 & S3-1.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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Telstra

MOBILE NETWORK SITE 25777
MERRICKS NORTH EXCHANGE
ANTENNA LAYOUT
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. V115787 SHT NO. S1-2

A3

PROPOSED TELSTRA GPS ANTENNA (1 OFF A200) TO BE INSTALLED ON PROPOSED PANEL ANTENNA MOUNT POLE

PROPOSED TELSTRA ERICSSON RADIO4466 RRUs (3 OFF) TO BE INSTALLED ON PROPOSED TELSTRA HEADFRAME

PROPOSED TELSTRA KAELUS KA-1033 TMAs (6 OFF)

PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF) # 2

PROPOSED TELSTRA JUNCTION BOXES (3 OFF) TO BE INSTALLED ON PROPOSED TELSTRA HEADFRAME

PROPOSED TELSTRA L7000/NR850 PANEL ANTENNAS (3 OFF A4, A5 & A6) TO BE INSTALLED ON PROPOSED HEADFRAME MOUNTS

E.L. 36.7m (±100mm)
OVERALL HEIGHT

E.L. 36.6m (±100mm)
C/L PROPOSED TELSTRA GPS ANTENNA (1 OFF A200)

E.L. 35.8m (±100mm)
C/L PROPOSED TELSTRA NR3600 PANEL ANTENNAS (3 OFF A7, A8 & A9)

E.L. 35.4m (±100mm)
C/L PROPOSED TELSTRA KAELUS KA-1033 TMAs (3 OFF)

E.L. 35.0m (±100mm)
TOP OF PROPOSED AMPLITEL MONOPOLE
C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME
C/L PROPOSED TELSTRA L700/NR850/LTE1200/LTE1800/LTE2600/NR2600 ANTENNAS (3 OFF A1, A2 & A3)
C/L PROPOSED TELSTRA L700/NR850 PANEL ANTENNAS (3 OFF A4, A5 & A6)
C/L PROPOSED TELSTRA ERICSSON RADIO4466 RRUs (3 OFF)

E.L. 34.6m (±100mm)
C/L PROPOSED KAELUS KA-1033 TMAs (3 OFF)

E.L. 34.1m (±100mm)
C/L PROPOSED TELSTRA RRU INTERFACE JUNCTION BOXES (3 OFF)

PROPOSED TELSTRA L700/NR850/LTE1800/LTE2100/L2600/NR2600 ARGUS RVVPX310.11B-T2H PANEL ANTENNAS (3 OFF A1, A2 & A3) TO BE INSTALLED ON PROPOSED HEADFRAME MOUNTS

PROPOSED TELSTRA TRIANGULAR HEADFRAME

PROPOSED TELSTRA FEEDER CABLES (12 OFF) AND HYBRID CABLES (3 OFF) TO RUN INTERNALLY TO MONOPOLE

PROPOSED AMPLITEL 35m HIGH MONOPOLE

NOTES:

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4. #2 PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

SITE EME SIGNAGE

2 EME TELSTRA #2 SIGN
PROPOSED TELSTRA EME SIGNS TO BE UV STABLE STICKERS AND FIXED BEHIND PROPOSED TELSTRA PANEL ANTENNAS (9 OFF).

UNAPPROVED DRAWING

EXISTING 25m HIGH TREE (TYP.)

EXISTING O/H POWER LINES (TYP.)

EXISTING TREES TO BE REMOVED (6 OFF)

EXISTING TELSTRA EXCHANGE DOUBLE ACCESS GATES

E.L. 0.0m
GROUND LEVEL

EXISTING COMMUNICATION'S INSPECTION PIT

PROPOSED TELSTRA 450W ELEVATED CABLE LADDER ON SUPPORT POSTS TO ACCOMMODATE PROPOSED TELSTRA COAXIAL CABLES (12 OFF) AND PROPOSED TELSTRA HYBRID CABLES (3 OFF)

PROPOSED TELSTRA GLAND WINDOW ON EXISTING BRICK WALL

EXISTING POWER POLE

EXISTING TELSTRA EXCHANGE BUILDING

EXISTING TELSTRA EXCHANGE COMPOUND SECURITY FENCE

EXISTING LIVESTOCK TIMBER FENCE

EXISTING TELSTRA INSPECTION PIT

EXISTING EARTHING PIT

EXISTING TELSTRA CABLES IN UNDERGROUND CONDUITS

EXISTING TELSTRA EXCHANGE BUILDING U/G SUBMAINS

SOUTH ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

SERVICES LEGEND

—T—T—T— OPTICAL FIBRE BELOW GROUND
— — E — — E — BELOW GROUND ELECTRICAL SUPPLY
— FE — FE — ABOVE GROUND FEEDER CABLES

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3-1.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-26771	JM	FM	PRELIMINARY - SP30098654WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G.85.DSS26	RW	AL	15.09.23	1

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TOWER AMS SITE REF VIC100268
MERRICKS NORTH EXCHANGE
SOUTH ELEVATION
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. VIC100268 SHT NO. S3

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A3V

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	10°	S1: LTE700/NR850 S1: LTE700/NR850
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
					S1: LTE1800/LTE2100/LTE2600/NR2600 S1: LTE1800/LTE2100/LTE2600/NR2600
A2	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	130°	S2: LTE700/NR850 S2: LTE700/NR850
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
					S2: LTE1800/LTE2100/LTE2600/NR2600 S2: LTE1800/LTE2100/LTE2600/NR2600
A3	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	240°	S3: LTE700/NR850 S3: LTE700/NR850
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
					S3: LTE1800/LTE2100/LTE2600/NR2600 S3: LTE1800/LTE2100/LTE2600/NR2600
A4	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	10°	S1: LTE700/NR850 S1: LTE700/NR850
					-
					-
A5	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	130°	S2: LTE700/NR850 S2: LTE700/NR850
					-
					-
A6	RVVPX310.11B-T2H PANEL 2533 x 350 x 208mm	INSTALL	35.0m	240°	S3: LTE700/NR850 S3: LTE700/NR850
					-
					-

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT C/L A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A7	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	0°	S1: NR3600 S1: NR3600
A8	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	130°	S2: NR3600 S2: NR3600
A9	ERICSSON AIR3258 793 x 408 x 235mm	INSTALL	35.8m	240°	S3: NR3600 S3: NR3600
A200	GPS ANTENNA	INSTALL	36.6m	0°	-

UNAPPROVED DRAWING

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT25935.01	JM	FM	PRELIMINARY - SP3009865-4WO007DOWN - L7.W85.L18.L26.L21.5G3.6.5G-85.DSS26	RW	AL	15.09.23	1

Downer
Relationships creating success

Telstra

MOBILE NETWORK SITE 25777
MERRICKS NORTH EXCHANGE
ANTENNA CONFIGURATION TABLE
304 MYERS ROAD, MERRICKS NORTH, VIC 3926

DWG NO. V115787 SHT NO. S3-1

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Cad file: VIC100268.dwg A3

Appendix C – Precautionary Approach Checklist (PAC) to Site Selection & Site Design

F4.1 Precautionary Approach to Site Selection Checklist

Issue Date	12/06/2024	Carrier	Telstra/Amplitel	Address	304 Myers Road, Merricks North VIC 3926	RFNSA No.	3926010
Description of Infrastructure	The scope of the subject proposal includes: • The installation of a new 35m monopole with a triangular headframe (total overall height 36.7m); • The installation of nine (9) new panel antennas mounted on the aforementioned triangular headframe; • The installation of six (6) new Tower Mounted Amplifiers (TMAs) mounted on the aforementioned triangular headframe; • The installation of three (3) new Radio Remote Units (RRUs) mounted on the aforementioned triangular headframe; • Connection to existing underground fibre route; • Connection to existing below ground electrical supply within the property; and The installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, elevated cable ladder on support posts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, bollards and other associated equipment.						

4.1 Application of Precautionary Approach to Site Selection			
Section No.	**Industry Code C564:2018 Requirement For each site the Carrier must have regard to:**	**Meaning/Application**	**Prompt/Question/response**
4.1.3	For **new** sites, once the preferred option has been selected, the Carrier must make available to the public on request the summary of the sites considered and the reasons for the selection of the preferred option.	New Sites only: *This information should come from the detailed assessment in the Candidate Ranking Report or Candidate Assessment Report.* If the site is not a new site, this process is not required.	*Multiple candidates were scoped in the search area. The selected candidate was chosen based on specific requirements of property, planning, and design.*
4.1.5 (a)	The reasonable service objectives of the carrier including	• This applies to the selected candidate only	*i) The proposal will replace existing telecommunications services from provided from 29 Tubbarubba Road, Merricks North, as this facility is required to be*

	(i) the area the planned service must cover (ii) power levels needed to provide quality of service (iii) the amount of usage the planned service must handle		*decommissioned and removed. The proposal will also introduce Telstra 5G services to the Merricks North area.* *ii) provide the surrounding area with access to enhanced mobile communications.* *iii) The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality within the areas listed above. The specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.* *iv) This site is designed to provide improved coverage, call quality and capacity. The proposed facility will offer enhanced service to the region, particularly during peak usage times and times of emergency.*
4.1.5 (b)	Minimisation of EMR exposure to public		*This facility will be designed and will be installed in accordance with relevant regulations relating to exposure to EME.* *The environmental EME level is minimised through radio network design. Adaptive power control is the network feature that automatically adjusts the power and hence minimises EME from both the base station and the handset. Another feature, called discontinuous transmission, reduces EME emissions by automatically switching the transmitter off when no speech or data is sent.* *The site has been designed to restrict public access to any areas that exceed the general public exposure limits.* *EME exposure to the public will be minimised by:* • *On site signage* • *Restricted access*

4.1.5 (c)	The likelihood of an area being a community sensitive location.	• Consider the Likelihood of being Sensitive	*A review of community sensitive locations both at and surrounding the site has been undertaken as part of the site selection process. This assessment takes into account the environmental and community issues that have been identified.* *The likelihood of the area being a community sensitive location is considered medium. The installation of a new monopole at a site separated from residential dwellings is a positive outcome to match the existing coverage performance of the existing site Telstra is being forced to relocated from. The visual impact on the area is considered reasonable when balanced with the net community benefit of improving access to reliable mobile phone Telecommunications in the region.*
4.1.5 (d)	The objective of avoiding community sensitive locations	• Avoid Sensitive Locations –How?	*Amplitel/Telstra seeks to avoid community sensitive locations when siting new telecommunications facilities.* *Telstra has selected a site at an existing Exchange premises (Telstra Merricks North Exchange) that provides some separation from residential dwellings and community sensitive locations as best as it can be in this area.*
4.1.5 (e)	Relevant state and local government telecommunications planning policies		*Due consideration has been given to the relevant state and local government telecommunications planning policies. In this instance the proposal is not deemed to be "low impact" as it involves the installation of a new 35m monopole and is therefore not exempt from planning requirements. Accordingly, a planning permit is sought from the Mornington Peninsula Council in accordance with the Mornington Peninsula Planning Scheme.*
4.1.5 (f)	The outcomes of consultation processes with Councils and Interested and Affected parties as set out in Section 6.7	• This happens after we have selected the site, so comments need to be generic	*Consultation will be conducted with Mornington Peninsula Council, who will then conduct any advertising requirements and notification to the local community. Council will handle feedback received.*

4.1.5 (g)	The heritage significance (built, cultural and natural)	• To be answered by planning consultant	*A review of the heritage significance both at and around the site has been undertaken as part of the site assessment process. This assessment has taken into account any built, cultural and natural factors that have been identified.* *The proposed facility is not within proximity to listed heritage sites or locations. There are no heritage overlays present on the subject property.* *As such, it is not anticipated that the proposal will have any impact on the heritage items.*
4.1.5 (h)	The physical characteristics of the locality including elevation and terrain	• To be answered by planning consultant	*The physical characteristics of this site have been considered during the evaluation of this facility. Factors considered included the terrain, site elevation and the height of the surrounding obstacles. Radio propagation analysis indicates that selecting appropriate antennas tilts and mounting heights will meet the requirements of coverage from this facility.*
4.1.5 (i)	The availability of land and public utilities	• To be answered by planning consultant	*There are no suitable colocation opportunities (Carrier or Utility) in the area.*
4.1.5 (j)	The availability of transmission to connect the radiocommunications infrastructure with the rest of the network, e.g. line of sight for microwave transmission	Technical answer provided in Candidate Ranking Report of Candidate Assessment Report about transmission options.	*Fibre transmission will be used and is available to this facility.*
4.1.5 (k)	The radiofrequency interference the planned service may cause to other services	• Operate at Separate Frequencies?	*Radio propagation analysis has been used to select appropriate antenna tilts to meet the requirements for coverage from the facility, while minimising interference to the existing network.* *Due consideration has been given to control interference to other services, for example:*

			- *Transmitters are designed to comply with ACMA regulations which minimise spurious interference to other services.* - *Sufficient antenna separation is maintained at co-located sites.* - *Detailed RF modelling has been performed to ensure that interference into other services (such as domestic electrical equipment, medical equipment and fuel/explosive stores etc) is within acceptable limits.*
4.1.5 (l)	The radiofrequency interference the planned service could experience at that location from other services or sources of radio emissions		*Radio propagation analysis has been used to select appropriate antenna tilts to meet the requirements for coverage from the facility. Interference from other services has been considered in the process.*
4.1.5 (m)	Any obligations, and opportunities, to co-locate facilities		*Desktop studies of the area and an actual site assessment has been undertaken. All existing infrastructure were considered as part of this study. There are no colocation opportunities (Carrier or Utility) in the area.*
4.1.5 (n)	Cost factors	• Access Tracks/Power/ Transmission/Construction	*Preliminary costing of the proposed installation has been undertaken. The costs are considered to be reasonable.*

F4.2 Precautionary Approach to Infrastructure Design Checklist

4.2 Application of Precautionary Approach to Infrastructure Design		
Section No.	**Industry Code C564:2018 Requirement For each site the Carrier must have regard to:**	**Comments on how the Carrier has had regard to each item**
4.2.3 (a)	The reason for the installation of the infrastructure considering – coverage, capacity and quality	*This facility is intended to match and replace the existing coverage performance from the existing site Telstra is forced to relocate from. In addition, the new facility will introduce Telstra 5G services to the area and improve mobile network depth of coverage and service quality to Merricks North and the surrounding area.*

4.2.3 (b)	The positioning of antennas to minimise obstruction of radio signals	*The antennas have been located at the most appropriate location to minimise the obstruction of radio signals and to also meet the objectives outlined in Section No 4.2.3 (a).*
4.2.3 (c)	The objective of restricting access to areas where RF exposure may exceed limits of the EMR standard	*This facility is designed and will be installed in accordance with Telstra Guidelines to restrict public access to any areas that exceed the general public EME exposure limits.*
4.2.3 (d)	The type and features of the infrastructure that are required to meet service needs including: i. The need for macro, micro or pico cells; and ii. The need for directional or non-directional antennas	*This facility consists of macro cells utilising directional antennas to meet the objectives outlined in Section No 4.2.3 (a).*
4.2.3 (e)	The objective of minimising power whilst meeting service objectives	*The transmit power settings at this facility will be set to accomplish the desired coverage, capacity and call quality within the areas listed in 4.2.3 (a). The Over the Air specifications provide for the ability for the facility to reduce the transmitting power to each user based on the radio environment.*
4.2.3 (f)	Whether the costs of achieving this objective are reasonable	*Telstra has undertaken preliminary costing of this installation and are of the opinion these costs are reasonable.*
4.2.5	Site EMR assessments for Mobile Phone Radiocommunication Infrastructure must be made in accordance with the ARPANSA prediction methodology and report format (see Appendix B – Additional Design Information and Appendix C – ARPANSA EME Report Format)	*EMR assessments in accordance with ARPNASA have been completed and have been uploaded onto the RFNSA (www.rfnsa.com.au).*

Appendix D – EPBC Act Protected Matters Report

Australian Government

Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 04-Jun-2024

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	38
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Western port	Within 10km of Ramsar site	In feature area

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Natural Damp Grassland of the Victorian Coastal Plains	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
FISH			
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Endangered	Species or species habitat known to occur within area	In feature area
Nannoperca obscura Yarra Pygmy Perch [26177]	Endangered	Species or species habitat may occur within area	In feature area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Litoria raniformis Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Antechinus minimus maritimus Swamp Antechinus (mainland) [83086]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area	In feature area
Isoodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Potorous tridactylus trisulcatus Long-nosed Potoroo (southern mainland) [86367]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
PLANT			
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Euphrasia collina subsp. muelleri Purple Eyebright, Mueller's Eyebright [16151]	Endangered	Species or species habitat known to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area
Prasophyllum spicatum Dense Leek-orchid [55146]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pterostylis chlorogramma Green-striped Greenhood [56510]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pterostylis cucullata Leafy Greenhood [15459]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Lissolepis coventryi Swamp Skink, Eastern Mourning Skink [84053]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhipidura rufifrons			
Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata			
White-fronted Tern [799]		Migration route may occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
To construct a shared trail within the Arthurs Seat Road, road reserve south side from Mornington Fl	2004/1565	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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Appendix E – Environmental EME Report

Environmental EME Report

Location	304 Myers Road, MERRICKS NORTH VIC 3926		
Date	28/03/2024	**RFNSA No.**	3926010

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 304 Myers Road, MERRICKS NORTH VIC 3926. These levels have been calculated by Downer Group using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).
A document describing how to interpret this report is available at ARPANSA's website:
A Guide to the Environmental Report.

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

The maximum EME level calculated for the **proposed** changes at this site is

2.47%

out of 100% of the public exposure limit, 112 m from the location.



EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0-50 m	1.57%
50-100 m	2.25%
100-200 m	2.47%
200-300 m	1.53%
300-400 m	0.81%
400-500 m	0.43%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at *http://www.rfnsa.com.au/3926010*.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration.
The proposal would modify the base station to include all the services listed under the proposed configuration.

	Existing		Proposed	
Carrier	**Systems**	**Configuration**	**Systems**	**Configuration**
Telstra			4G, 5G	LTE700 (proposed), NR850 (proposed), LTE1800 (proposed), LTE2100 (proposed), NR/LTE2600 (proposed), NR3500 (proposed)

Issued by: Downer Group, NAD (v1.0.193167.58712)
Environmental EME report (v12.4 Feb 2021)

Produced with RF-Map 2.1 (Build 3.3)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360º circular bands.

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
0-50m				7.62	154.02	1.57%
50-100m				9.17	223.25	2.25%
100-200m				9.59	243.89	2.47%
200-300m				6.97	128.81	1.53%
300-400m				4.97	65.49	0.81%
400-500m				3.57	33.84	0.43%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the Communications Alliance Ltd Deployment Code C564:2020 or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
No locations identified				

Issued by: Downer Group, NAD (v1.0.193167.58712)
Environmental EME report (v12.4 Feb 2021)

Produced with RF-Map 2.1 (Build 3.3)

Appendix F – Certificate of Title

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 07462 FOLIO 078 Security no : 124115557239J
Produced 05/06/2024 09:28 AM

LAND DESCRIPTION

Lot 1 on Title Plan 537999F (formerly known as part of Lot 1 on Plan of Subdivision 004730).
PARENT TITLE Volume 06934 Folio 672
Created by instrument 2347281 06/10/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AUSTRALIAN TELECOMMUNICATIONS COMMISSION
M486330H 23/09/1986

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP537999F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 304 MYERS ROAD MERRICKS NORTH VIC 3926

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 537999F

Location of Land

Parish: BALNARRING
Township:
Section
Crown Allotment 6(PT)
Crown Portion:

Last Plan Reference: LP 4730
Derived From VOL 7462 FOL 078
Depth Limitation NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED 16/06/2000
VERIFIED B H

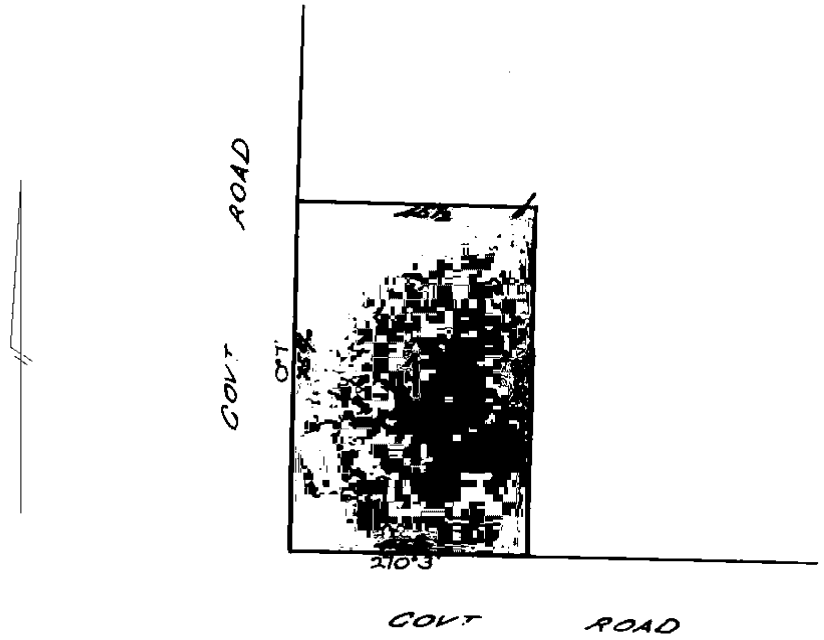


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 1 (PT) ON LP 4730

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets


430 m
310 m

Beach Cleaning Recommendations Report

MORNINGTON PENINSULA Shire

12 March 2025

Purpose

This report is to present five beach cleaning options for our Port Phillip Bay coastline beach for Councils consideration. The report considers findings from 7 months of the hand beach cleaning trial along with a review of available mechanical rake technology and cost estimates for the implementation of each option, including internal and external service models.

Background

As outlined in the 5 March 2024 Council Report, the Shire's approach to cleaning Port Phillip Bay beaches has been under review sine 2021 in response to community feedback and subsequent Council adopted motions.

On 5 March 2024 Council adopted "*That Council supports a 12-month trial beach cleaning program of Option 4 of 100% hand cleaned beaches. This option recognises the environmental values of the coastline as our top priority*". In response to this adopted decision, the 'Hand beach cleaning trial' commenced on 1 July 2024.

Hand Beach Cleaning Trial Parameters

The hand beach cleaning trial has been implemented by the Shire's open space contractor, Citywide. Citywide employed 4 Full Time Equivalent (FTE) beach hand cleaners who have cleaned 32.5km of beach from Portsea to Mount Eliza, plus a supervisor role. The frequency of cleaning has remained consistent with the previous cleaning program of a fortnightly rotation. The service extent has also remained consistent with the previous cleaning program, extending from the high-water mark to the vegetation (or other upper beach boundary e.g. seawall).

Hand Beach Cleaning Trial Monitoring

Monitoring of the trial has included an online community survey, in-person community engagement, contractor reporting, officer monitoring and volunteer monitoring. A summary of monitoring results are provided in **Attachment 2, Monitoring - Hand Beach Cleaning Trial Monitoring Summary**.

Beach Cleaning Options

In response to feedback received from Council at a beach cleaning workshop held on 4 February 2025, officers have investigated the following four beach cleaning options:

- 100% hand cleaning (same as current trial)
- 100% mechanical raking (services 80% of beaches)
- Hybrid – 80% hand cleaning and 20% mechanical raking
- Hybrid – 20% hand cleaning and 80% mechanical raking (same as pre-trial)

A fifth option has been added by officers which is considered to be the best outcome for our community and environment based on the data available from the first 7 months of the hand beach cleaning trial. The fifth options is:

- Hybrid – 70% hand cleaning and 30% mechanical raking (**recommended**)

A review of the five options is provided in **Attachment 4, Options - Beach Cleaning Options Assessment**.

All five options have been indicatively priced for in-house or outsourced service delivery. Pricing details are outlined within **Confidential Attachment 8, Memo – Beach Cleaning Recommendation Report (Additional Information)**. Prices are to be treated as indicative and as Commercial in Confidence.

To note, all options have been assessed with the following assumptions:

- Cleaning frequency remains as fortnightly rotation.

Beach Cleaning Recommendations Report

MORNINGTON PENINSULA Shire

- Area cleaned remains the same as previously, from the high-water mark to the upper beach (first vegetation or infrastructure) and along beaches managed by other coastal Committees of Management.
- All waste disposal is measured at customer rates.
- Hand cleaning methodology remains as per trial parameters.
- Mechanical cleaning methodology is as per previous contract specifications.
    - Mechanical costing considers the following two technologies:
        - Barber Surf Rake 600HD
        - BeachTech 2000

Financial Ranking

The below is the indicative price ranking table from cheapest option (1/10) to most expensive (10/10) annual service cost, noting figures are detailed in **Confidential Attachment 8**.

OPTION NAME	DELIVERY METHOD	PRICE RANKING (lowest to highest)
100% mechanical raking (services 80% of beaches)	Outsourced	1
100% hand cleaning	Inhouse	2
100% hand cleaning	Outsourced	3
Hybrid – 80% hand cleaning and 20% mechanical raking	Outsourced	4
Hybrid – 70% hand cleaning and 30% mechanical raking (recommended)	**Outsourced**	**4**
100% mechanical raking (services 80% of beaches)	Inhouse	6
Hybrid – 20% hand cleaning and 80% mechanical raking	Outsourced	7
Hybrid – 80% hand cleaning and 20% mechanical raking	Inhouse	8
Hybrid – 70% hand cleaning and 30% mechanical raking	Inhouse	8
Hybrid – 20% hand cleaning and 80% mechanical raking	Inhouse	8

For all insourced options, there is additional in house set up costs ranging from $65,000 to $180,000 in year one. Further information is available in **Confidential Attachment 8**.

Beach Cleaning Recommendations Report

MORNINGTON PENINSULA Shire

Other Considerations

Contractual requirements

The Open Spaces contract outlines the lead time should Shire wish to make changes to the cleaning methodology as outlined below:

- Where Council has issued a Provisional Sum Work Order directing exclusive hand cleaning, such an order may only be substantially varied with 3 months' notice (unless express agreement of lesser time has been given by the Contractor).

All costings provided are estimates only and subject to change once final scope of works and methodology is confirmed.

Lead times for Shire service delivery

Should Council resolve to deliver beach cleaning as an in-house activity, it is important to note that the indicated lead time is greater than 90 days currently for both cars and heavy machinery through the Shire's fleet provider. In addition, Shire would need to commence the formal change process followed by recruitment of staff as outlined in **Confidential Attachment 8**.

Mechanical Rake Technologies

Officers have prepared **Confidential Attachment 9, Technologies - Beach Cleaning Mechanical Technology Review** for Councils consideration. The review provides an overview of five mechanical beach cleaning technologies from four service providers. The Barber Surf Rake 600HD and BeachTech 2000 have been explored further within option costings as they are considered to best meet the existing beach cleaning contract specifications, have a greater coverage capacity and are the preferred method for various Councils across Australia.

In-kind support to Committees of Management

The Shire provides in-kind support to three Port Phillip Bay Committees of Management (CoM) by cleaning their beaches. The three CoM areas (WhiteCliffs to Cameron's Bight CoM – 3.4km, Capel Sound Foreshore CoM – 2.4km and Dromana Foreshore CoM – 2.9km) equates to 8.7km or approximately 26% of the beaches serviced under the Council's beach cleaning program.
The staff costs to clean these beaches is approximately $20,000 per year, plus waste disposal costs. The costs to clean is relatively small as the equipment and staff are utilised to clean the remainder of the beaches that Shire is responsible for. A cost recovery option for both fixed costs and disposal costs and seek reimbursement for wages and disposal from the CoM's to continue delivering the service could be considered.

Recommendations

1. Hybrid – 70% hand cleaning and 30% mechanical raking
   Analysis to determine beach cleaning method considers localised beach accessibility, recreational values, visitation rates, coastal setting, community sentiment and litter volumes collected throughout the first seven months of the hand cleaning trial. Details are provided within **Attachment 4**. An outsourced deliver model of this option is recommended as indicative pricing of outsourced delivery is cheaper than internal delivery as detailed in **Confidential Attachment 8**.

2. Council's decision on beach cleaning methodology is recommended to cover the period from Council decision until 30 June 2028 to align with existing contractual arrangements.

Beach Cleaning Recommendations Report

MORNINGTON PENINSULA Shire

Attachments

2. Monitoring - Hand Beach Cleaning Trial Monitoring Summary
3. Monitoring - Beach Cleaning Trial Monitoring Methods

4. Options - Beach Cleaning Options
5. Options - Beach Cleaning Options Maps
6. Options - Hybrid: 80% Hand Cleaning and 20% Mechanical Raking Values Analysis
7. Options - Hybrid: 70% Hand Cleaning and 30% Mechanical Raking Values Analysis

8. Memo – Beach Cleaning Recommendations Report (Additional Information) (CONFIDENTIAL)

9. Technologies - Mechanical Beach Cleaning Technologies Review (CONFIDENTIAL)
10. Technologies - Surf Rake Brochure
11. Technologies - Surf Rake Manual
12. Technologies - BeachTech Overview
13. Technologies - BT1500 Specifications
14. Technologies - BT200 Specifications
15. Technologies - Clean Coast Solutions Introduction

Hand Beach Cleaning Trial Monitoring Summary

17 February 2025

Introduction

This document provides a summary of monitoring data collected during the Hand Beach Cleaning Trial. The Hand Beach Cleaning Trial commenced on 1 July 2024. The data presented in this report is representative of the period from 1 July 2024 to 17 February 2025. Monitoring of the trial continues with the contents of this report to be updated as more data is collected.

Monitoring data presented in this report is split into the following categories:

1. **Contractor Data**
   Litter collection statistics reported by the Shire's beach cleaning contractor, Citywide.

2. **Beach Audits**
   Micro and macro-plastic and wrack assessments completed by Shire officers. Citizen scientist data has also been collected and is presented within this document.

3. **Community Feedback**
   Results from online and in person survey engagement as well as some quotes from community written feedback.

1. Contractor Data

Between the period of 1 July 2024 and 6 February 2025, Citywide have reported the following collection statistics.

Fortnightly cleaning cycle collection data

Date Started	Date Completed	Waste Collected (Litres)	Bird Count	Fish Count	Syringe Count	Hard Waste Count
02/07/2024	11/07/2024	2,477	0	0	2	10
12/07/2024	24/07/2024	3,990	0	0	10	15
27/07/2024	09/08/2024	4,540	13	0	10	8
12/08/2024	23/08/2024	3,652	14	167	8	3
26/08/2024	13/09/2024	9,000	23	151	66	10
16/09/2024	02/10/2024	5,275	11	62	18	4
02/10/2024	14/10/2024	3,520	4	26	17	1
14/10/2024	23/10/2024	2,580	7	4	10	6
24/10/2024	01/11/2024	2,395	6	2	6	1
04/11/2024	14/11/2024	2,482	15	8	6	1
18/11/2024	28/11/2024	3,430	9	2	9	7
28/11/2024	10/12/2024	2,368	7	5	5	5
10/12/2024	24/12/2024	2,640	8	0	4	8
30/12/2024	10/01/2025	3,650	0	0	2	3
13/01/2025	23/01/2025	4,022	0	1	4	12
24/01/2025	06/02/2025	3,519	1	0	1	7
Running Totals		**59,540**	**118**	**428**	**178**	**101**

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire





Review of the fortnightly and monthly contractor collection data provides insight to the times of year when litter is most prevalent on our Port Phillip Bay beaches.

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire

Contractor collection data per beach

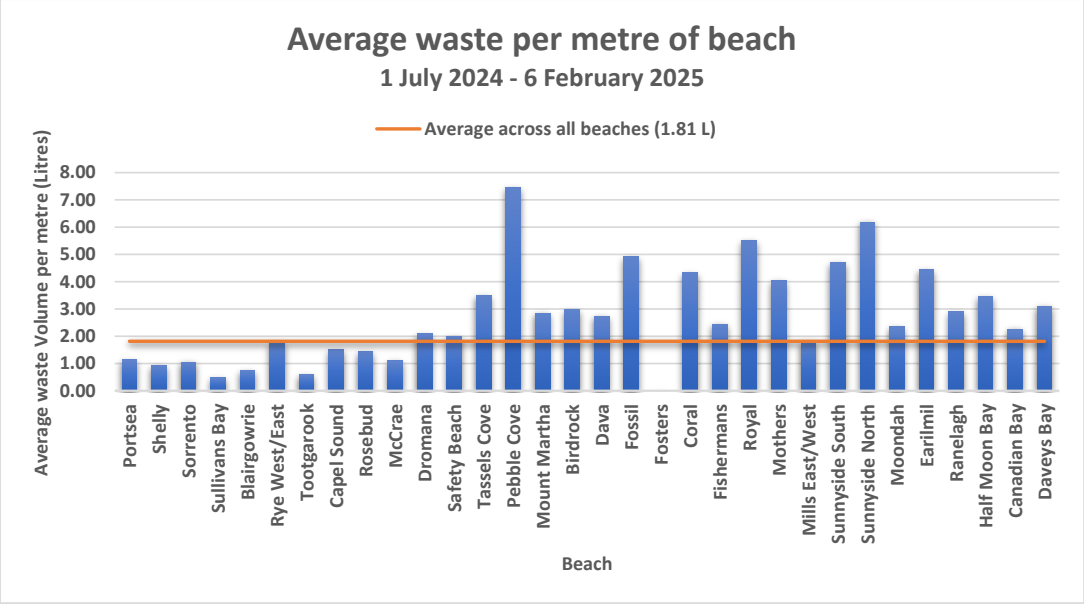
Note, beaches are ordered from the southern peninsula (Portsea) to the northern peninsula (Mount Eliza).

Beach Front	Waste Collected (Litres)	Bird Count	Fish Count	Syringe Count	Hard Waste Count
Portsea	557	1	7	0	1
Shelly	805	3	6	0	2
Sorrento	1,540	5	7	1	5
Sullivans Bay	209	0	7	0	1
Blairgowrie	2,575	10	26	1	2
Rye West/East	4,265	12	112	5	3
Tootgarook	1,405	16	25	6	0
Capel Sound	2,555	18	20	2	2
Rosebud	4,285	7	14	4	11
McCrae	1,890	6	7	1	7
Dromana	6,050	8	42	12	3
Safety Beach	6,650	8	43	12	5
Tassels Cove	585	1	1	0	1
Pebble Cove	895	0	0	0	5
Mount Martha	6,320	7	65	25	10
Birdrock	895	1	11	6	2
Dava	850	2	12	3	4
Fossil	271	1	2	4	1
Fosters	0	0	0	0	0
Coral	540	0	3	1	1
Fishermans	1,300	1	3	5	0
Royal	1,055	1	2	5	1
Mothers	2,170	1	4	2	5
Mills East/West	1,290	0	3	4	2
Sunnyside South	1,315	1	0	7	3
Sunnyside North	1,665	2	1	14	7
Moondah	3,000	1	1	27	4
Earilmil	1,182	0	1	19	1
Ranelagh	1,410	2	2	5	7
Half Moon Bay	450	2	0	1	0
Canadian Bay	978	1	0	2	4
Daveys Bay	583	0	1	4	1
Overall Totals	**59,540**	**118**	**428**	**178**	**101**

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire





Review of litter collected per beach with consideration of beach length can provide an indication of where beach litter is a more prevalent issue.

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire

2. Beach Audits

Shire Officers

Officers have been routinely auditing the condition of six select beaches throughout the trial. Monitoring of these beaches commenced in May 2024 with data from May and June 2024 represented as 'Background' when the previous mechanical rake was in operation.

Monitoring methods were developed in consultation with the Port Phillip Eco Centre and with reference to the Australian Marine Debris Initiative. A copy of the monitoring methods are available within **Attachment 3, Monitoring - Beach Cleaning Trial Monitoring Methods**.

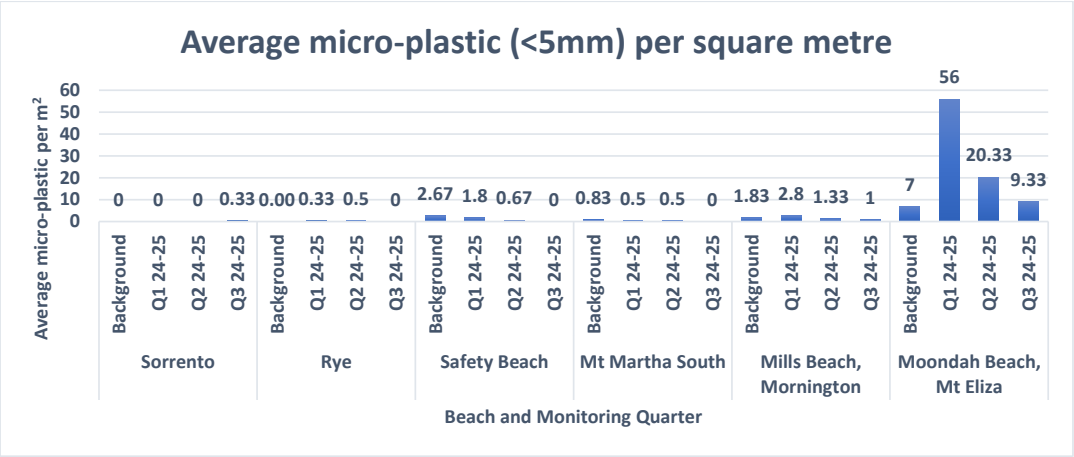
A summary of results are as per the below figures.

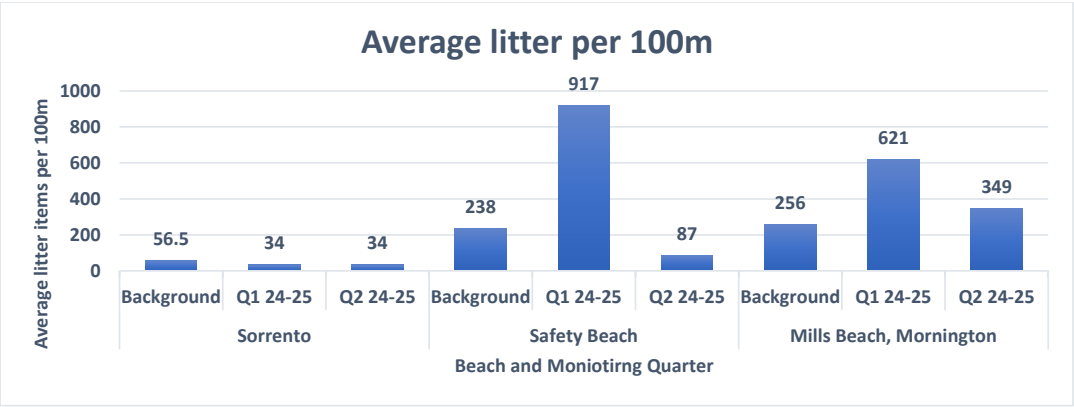
Beach	Trial Quarter	Average Micro-plastic (<5mm) (per m^2)	Average litter (per m^2)	Average wrack (% per m^2)*	Average litter (Items per 100m)
Sorrento	Background	0	0.5	11.0%	56.5
	Q1 24-25	0	0.25	6.7%	34
	Q2 24-25	0	0.75	5.0%	34
	Q3 24-25	0.33	2	7.3%	-
Rye	Background	0.00	1.5	5.0%	-
	Q1 24-25	0.33	2	14.8%	-
	Q2 24-25	0.5	1.17	5.0%	-
	Q3 24-25	0	1	5.0%	-
Safety Beach	Background	2.67	5.22	10.0%	238
	Q1 24-25	1.8	5.5	9.7%	917
	Q2 24-25	0.67	2	5.3%	87
	Q3 24-25	0	3.67	5.0%	-
Mount Martha South	Background	0.83	1.83	8.0%	-
	Q1 24-25	0.5	2.7	5.5%	-
	Q2 24-25	0.5	1.33	5.0%	-
	Q3 24-25	0	2.67	5.0%	-
Mills Beach, Mornington	Background	1.83	5.5	6.7%	256
	Q1 24-25	2.8	5.7	5.0%	621
	Q2 24-25	1.33	3.67	5.0%	349
	Q3 24-25	1	6.67	5.0%	-
Moondah Beach, Mt Eliza	Background	7	11.5	18.0%	-
	Q1 24-25	56	84.2	10.3%	-
	Q2 24-25	20.33	26.67	8.7%	-
	Q3 24-25	9.33	13.67	5.8%	-

*5% is the lowest assessed value. Recordings of <5% are input as 5%

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire





Frankston Comparison Audit

In December 2024 (Q2), Shire officers collaborated with representatives from Frankston City Council to audit the beach surrounding Frankston Pier beach is routinely mechanically raked. Results were as follows.

Beach	Trial Quarter	Average Micro-plastic (<5mm) (per m^2)	Average litter (per m^2)	Average wrack (% per m^2)*	Average litter (Items per 100m)
Frankston	**Q2 24-25**	4.33	9	5.0%	880
Same Quarter Comparison Results at MPS beaches					
Sorrento	**Q2 24-25**	0	0.75	5.0%	34
Safety Beach	**Q2 24-25**	0.67	2	5.3%	87
Mills Beach	**Q2 24-25**	1.33	3.67	5.0%	349

*5% is the lowest assessed value. Recordings of <5% are input as 5%

Hand Beach Cleaning Trial Monitoring Summary

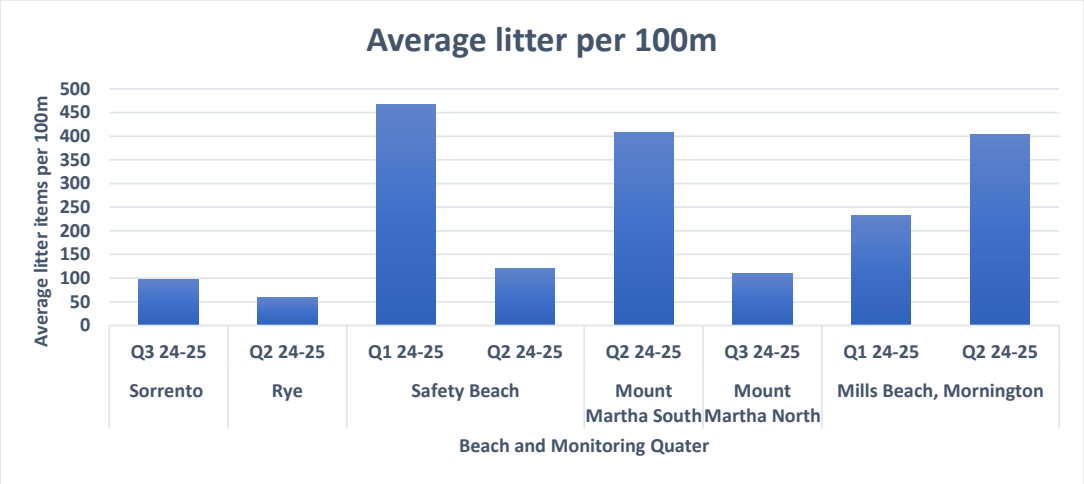
MORNINGTON PENINSULA Shire

Citizen Scientists

Community volunteers have contributed to data collection by following the officer developed 'Coastal Shoreline Litter Monitoring' method and reporting their findings.

A summary of citizen science results are as per the below figures.

Beach	Trial Quarter	Average litter (Items per 100m)
Sorrento	Q3 24-25	98
Rye	Q2 24-25	59.5
Safety Beach	Q1 24-25	468
	Q2 24-25	120.5
Mount Martha South	Q2 24-25	408
Mount Martha North	Q3 24-25	109
Mills Beach, Mornington	Q1 24-25	233
	Q2 24-25	403



Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire

3. Community Feedback

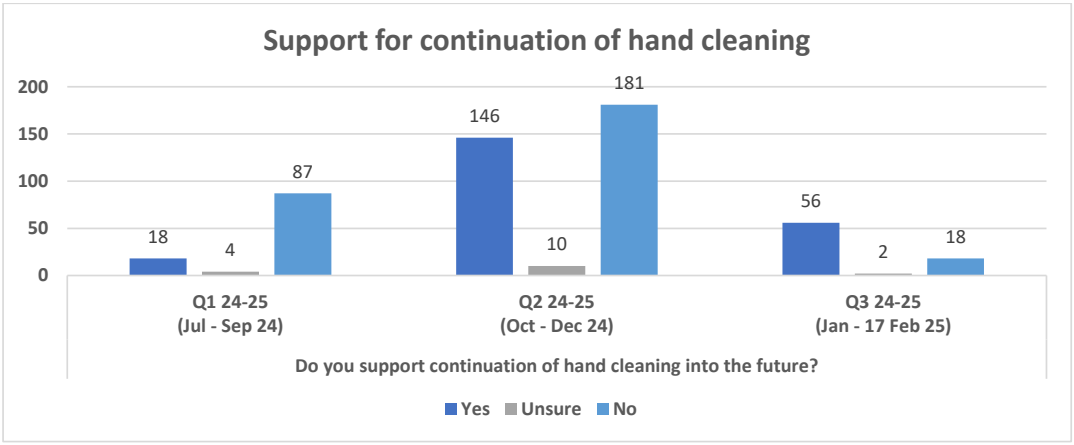
Online Survey Responses

A public survey has been available on the Beach Cleaning webpage since 1 July 2024. This survey seeks feedback on the observed impacts of the hand cleaning trial. The survey is available for community to respond multiple times. The intent of this was to allow continued feedback as community members observed changes along our beaches.

A summary of results is provided below.

Online Survey Responses							
Q1 (Jul - Sep) number of responses:	109						
Q2 (Oct - Dec) number of responses:	337						
Q3 (Jan - 17 Feb) number of responses:	76						
Total number of responses:	522						
Since 1 July 2024, have you noticed a change in the amount of litter with the introduction of hand cleaning at your local beach(es)?		Yes		Not Sure		No	
	Q1 24-25	89	82%	1	1%	19	17%
	Q2 24-25	240	71%	24	7%	73	22%
	Q3 24-25	67	88%	3	4%	6	8%
	Total	**396**	**76%**	**28**	**5%**	**98**	**19%**
Since 1 July 2024, have you noticed an improvement to the natural environment, such as more shorebirds and increased vegetation on the foredunes?		Yes		Not Sure		No	
	Q1 24-25	15	14%	7	6%	87	80%
	Q2 24-25	124	37%	27	8%	186	55%
	Q3 24-25	46	61%	7	9%	23	30%
	Total	**185**	**35%**	**41**	**8%**	**296**	**57%**
Compared to this time last year, do you find the beach more or less enjoyable to visit now?		More Enjoyable		Neutral		Less Enjoyable	
	Q1 24-25	9	8%	11	10%	89	82%
	Q2 24-25	121	36%	30	9%	186	55%
	Q3 24-25	46	61%	7	9%	23	30%
	Total	**176**	**34%**	**50**	**10%**	**296**	**57%**
Do you support continuation of hand cleaning into the future?		Yes		Undecided		No	
	Q1 24-25	18	17%	4	4%	87	80%
	Q2 24-25	146	43%	10	3%	181	54%
	Q3 24-25	56	74%	2	3%	18	24%
	Total	**220**	**42%**	**16**	**3%**	**286**	**55%**

Hand Beach Cleaning Trial Monitoring Summary



From 522 online survey responses received between 1 July 2024 and 17 February 2025: 220 (42%) respondents support continuation of hand cleaning, 16 (3%) were undecided and 286 (55%) did not support continuation of hand cleaning.

'Do you support continuation of hand cleaning into the future?' responses by township				
Beach	**Yes**	**Undecided**	**No**	**Difference***
Mount Eliza	9	0	38	-29
Mornington	47	1	52	-5
Mount Martha	69	1	65	4
Safety Beach	64	6	77	-13
Dromana	52	6	74	-22
McCrae	48	2	37	11
Rosebud	46	5	52	-6
Capel Sound	41	0	35	6
Tootgarook	35	0	27	8
Rye	69	0	37	32
Blairgowrie	32	1	26	6
Sorrento	22	0	14	8
Portsea	14	0	5	9
General Feedback	44	2	20	24

*Positive results indicate more 'yes' responses. Negative results indicate more 'no' responses.

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire

In-person Engagement

On 17 January 2025 officers completed two community pop-ups, seeking community to complete hard copies of the online survey form. Officers attended Safety Beach from 10am – 12pm and Mills Beach, Mornington from 1-3pm. Results are presented below.

In-person Survey Responses - 17 January 2025							
Safety Beach	19						
Mills Beach	5						
Total number of responses:	24						
Since 1 July 2024, have you noticed a change in the amount of litter with the introduction of hand cleaning at your local beach(es)?		Yes		Not Sure		No	
	Safety Beach	13	68%	3	16%	3	16%
	Mills Beach	3	60%	0	0%	2	40%
	Total	**16**	**67%**	**3**	**13%**	**5**	**21%**
Since 1 July 2024, have you noticed an improvement to the natural environment, such as more shorebirds and increased vegetation on the foredunes?		Yes		Not Sure		No	
	Safety Beach	12	63%	4	21%	3	16%
	Mills Beach	1	20%	2	40%	2	40%
	Total	**13**	**54%**	**6**	**25%**	**5**	**21%**
Compared to this time last year, do you find the beach more or less enjoyable to visit now?		More Enjoyable		Neutral		Less Enjoyable	
	Safety Beach	8	42%	8	42%	3	16%
	Mills Beach	2	40%	2	40%	1	20%
	Total	**10**	**42%**	**10**	**42%**	**4**	**17%**
Do you support continuation of hand cleaning into the future?		Yes		Undecided		No	
	Safety Beach	14	74%	2	11%	3	16%
	Mills Beach	2	40%	2	40%	1	20%
	Total	**16**	**67%**	**4**	**17%**	**4**	**17%**

Direct email feedback

Officers have received direct emails expressing feedback on the hand beach cleaning trial. Feedback presented a variety of opinions with some notable comments provided below.

- "*observed Salsola tragus ssp pontica (Endangered under the Flora and Fauna Guarantee Act). This species located between the high tide mark and the foredune must be protected from machine cleaning."*
- *"Since this organic litter is now not being removed it makes some sections of the beach dangerous to walk on (and an eyesore). Tree branches become covered in sand and stab you in your feet when stepped on. Recently our grandchildren both suffered injuries to their feet due to this issue (this type of injury has not occurred previously)."*
- *"I would like to congratulate the Shire on the trial without the mechanical raker. We have noticed a huge difference in the reduction of rubbish on the foreshore and an increased level of biodiversity."*
- *"We have been camper and rate payer along the beach for the past 10 years and this year has been by far the worst where we have to get out on the beach and rake the weed the sticks and anything else that has been left."*
- *"the fact that the beach is no longer raked and graded means large culverts and mounds are developing in some areas making it more difficult to find a flat area for families to erect umbrellas or cabana's."*

Hand Beach Cleaning Trial Monitoring Summary

MORNINGTON PENINSULA Shire

- *"On the weekend I had family friends visit for the first time in a while. They commented on the terrible state of our once pristine beach. They were reluctant to let their young children play in this mess!"*
- *"Just to let you know it's so good seeing the beach once again as a real beach with real seaweed and real shells. A natural place for children to play in and learn about nature."*

On 1 October 2024, officers received a letter acknowledging "*unanimous agreement between the Foreshore Managers that the hand cleaning trial is a positive step in the right direction for reducing litter on the beaches and commend the Shire for initiating the trial*". The letter was undersigned by Balnarring Foreshore Manager, Capel Sound Foreshore Manager, Dromana Foreshore Ranger, Point Leo Foreshore Park and Reserve Manager, Shoreham Foreshore Manager and Whitecliffs to Camerons Bight Foreshore Reserve Foreshore Manager.

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Microplastic Beach Litter Audits with Wrack Coverage Assessment

This monitoring method has been developed by blending two techniques previously used by the Port Phillip Bay EcoCentre (Litter Surveys) and C. Hull of University of Melbourne (*Combining Marine Ecology and Coastal Geomorphology: A Spatial Study of Temperate Intertidal Macrofauna within Western Port Bay, Victoria, C. Hull, June 2019*).

Responsibility:

- Volunteers when possible (i.e. alongside monthly BeachPatrol events) at various locations.
- The Shire at a minimum of once every 6 weeks at various monitoring locations.

Desired outcomes:

- To understand the presence of micro and macro plastics within the three beach zones across multiple sites.
- To quantify the presence of seaweed with the three beach zones across multiple sites

Method:

1. A recognisable permanent structure at the top of the beach serves as the starting point for the transect and the same location is repeated each survey. The transect will run from the permanent landmark at the top of the beach the last high-tide line (usually a trail of seaweed along the beach).

2. Describe the permanent landmark at the top of the beach in the “Start landmark” field at top left side of the datasheet.

3. **Measure and record** the distance from the top of the beach to the most recent high tide line.

4. Divide the distance from transect start to finish by 2 to calculate the location of the middle quadrat.

5. At the top of the beach (at the transition between sand and vegetation or hard against a physical structure), mark a 1m x 1m square quadrat (quadrat 1).

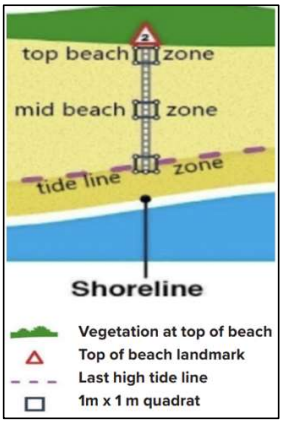
6. **Photograph** the quadrat.

7. **Record** the wrack coverage percentage by measuring how much of the quadrat surface is wrack (i.e. 0.5m x 0.3m wrack = 0.15m2. (0.15/1) x 100 = 15%).
   Do not dig into the sand, only record surface area.
   Note, wrack is organic material cast on the shore i.e., seaweed.

8. Complete litter data collection in the quadrat. Spend a minimum of 5 minutes collecting litter from within the quadrat, placing within a labelled container to analyse later, when not exposed to the elements.
   Do not dig into the sand, only collect litter on top of the sand.
   Note, if more than one person is collecting litter from a quadrat, divide the time (5 minutes) by the number of people to determine how long to assess the quadrat e.g., 5/2= 2.5 minute minimum for two people.

9. Repeat steps 5-8 for the middle beach (quadrat 2) and high-tide line (quadrat 3).

10. **Sort and record** the litter from each quadrat using the following monitoring form.



Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Microplastic Beach Litter Audits with Wrack Coverage Assessment Monitoring Form

Location: Date:
Transect Start Landmark: Survey By:
Distance top of beach to last high tide line:
Recent notable weather (Y/N): No. Volunteers
Start time: Finish time:

Wrack Coverage (%) **Q1 (Top):** **Q2 (Mid):** **Q3(Tide):**

General observations:
Is there litter present in the general area (surrounding quadrats)?

Do the quadrats appear to represent the surrounding area? If no, why not?

If the quadrats do not appear to represent the surrounding area, consider an additional quadrat (Q4) in a representative location for comparison.

General Notes			
Q1. Top of Beach	Q2. Mid Beach	Q3. High Tide	Other Notes

Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Litter Type	Q1	Q2	Q3
Bait			
Ice			
Retail store			
Shopping (grey)			
Shopping (white)			
Zip-lock			
Plastic Bags Total			
Bleach/cleaner			
Caps			
Fruit juice / milk bottle			
Water bottle			
Plastic Bottles Total			
Fruit juice/milk			
Straws			
Drink Cartons Total			
Bubble wrap			
Cable ties			
Strapping (scrap)			
Strapping (whole)			
Tile spacers			
Ear plugs			
Sealant Caps			
Industry Total			
Fishing line			
Fishing lures			
Fishing Total			
Cellophane wrap			
Cigarette lighters			
Clingwrap/film			
Cups			
Confectionary wraps			
Food (soft)			
Forks/knives/spoons			
Jars/lids			
Lollypop sticks			
6 pack can holders			
Sauce sachets			
Smoothie cups/lids			
Soy sauce fish/caps			
Takeaway tubs/lids			
Food Packaging Total			

Litter Type	Q1	Q2	Q3
Dental floss			
Pens/markers			
Syringes			
Band aids			
Medical/Cosmetic Total			
Toys (Eg spade, glow bands)			
Hard fragments <5mm			
Hard fragments 5mm +			
Soft fragments <5mm			
Soft fragments 5mm +			
Plastic Fragments Total			
Beads			
Food boxes/trays			
Pieces <5mm			
Pieces 5mm +			
Packaging			
Polystyrene Total			
Nurdles			
Cigarette Butts			
Clothing (including labels)			
Other Plastic			
Total Plastics			
Intact glass			
Broken Glass			
Total Glass			
Bottle Caps			
Other Metal			
Total Metal			
Other Non-plastic materials			
Total Non-Plastic			
Total Litter			

Notes:

Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Coastal Shoreline Litter Monitoring

This monitoring method has been developed to reflect the ADMI Coastal Shoreline Monitoring method outlined in the AMDI Monitoring Protocols for Litter and Marine Debris – Coastal Shoreline. This technique is to focus on macroplastics.

Responsibility:

- The Shire to complete quarterly (every 3 months) at a minimum.
- Volunteers when possible.

Desired outcome:

- To understand macroplastic litter presence at various beaches and establish a comparable means of reporting.

Method:

1. Monitoring locations have been pre-determined as outlined below.

2. Set Transects. Use a random number generator (website or app) and set your range from 0 to the length of the monitoring location minus 25. Randomly generate four numbers. These will be your transect locations. For example, Sorrento is 445m long, so the range is 0 - 420. The random numbers generated may be 29, 122, 270, 356, these numbers represent how many meters from the start point of the monitoring location your transects will begin. Make sure your transects do not overlap, you may need to generate additional random numbers to get a viable set.

3. Each transect will be 25m wide (parallel with the water) and start from the most recent high tide line to the first vegetation or structure at the top of the beach (e.g. seawall). Mark the four corners of the transect.
   Record the length of the transect from the most recent high tide mark to the first vegetation.
   Photograph each transect before litter collection.
   Record the start and end time of each transect.

4. Walk the transect, collecting any litter within a labelled collection bag (e.g. Transect 1).
   Do not collect litter from outside the transect within this collection bag as this will skew the results.

5. Repeat steps 3 and 4 for each of the remaining 3 transects.



Image 5.11 - Transects are set at four random distances along the length of the site*.

6. **Record** the total weight of litter items collected per transect.
   Sort and record the litter types using following monitoring form.
   Photograph sorted litter from each transect.
   Note, sort in a protected location to avoid light items being blown away.

Note, the use of this technique, monitoring a total of 100 lineal meters of a beach also allows for direct comparison with common techniques used in Europe as described here: Beach litter | OSPAR Commission. In 2020 the European Union agreed that 20 litter items per 100 meters of coastline was an acceptable threshold (*A European Threshold Value and Assessment Method for Macro Litter on Coastlines (2020)*).

Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Coastal Shoreline Litter Monitoring From

Location: Date:
Start Landmark: Survey By:
Total monitoring location length:
Recent notable weather (Y/N): No. Volunteers
Start time: Finish time:

	T1	T2	T3	T4
Distance from 0m				
Transect Width (tide line to vegetation)				
Litter Type				
Bait				
Ice				
Retail store				
Shopping (grey)				
Shopping (white)				
Zip-lock				
Plastic Bags Total				
Bleach/cleaner				
Caps				
Fruit juice / milk bottle				
Water bottle				
Plastic Bottles Total				
Fruit juice/milk				
Straws				
Drink Cartons Total				
Bubble wrap				
Cable ties				
Strapping (scrap)				
Strapping (whole)				
Tile spacers				
Ear plugs				
Sealant Caps				
Industry Total				
Fishing line				
Fishing lures				
Fishing Total				
Cellophane wrap				
Cigarette lighters				
Clingwrap/film				
Cups				
Confectionary wraps				
Food (soft)				
Forks/knives/spoons				
Jars/lids				
Lollypop sticks				

Litter Type	T1	T2	T3	T4
6 pack can holders				
Sauce sachets				
Smoothie cups/lids				
Soy sauce fish/caps				
Takeaway tubs/lids				
Food Packaging Total				
Dental floss				
Pens/markers				
Syringes				
Band aids				
Medical/Cosmetic Total				
Toys (Eg spade, glow bands)				
Hard fragments <5mm				
Hard fragments 5mm +				
Soft fragments <5mm				
Soft fragments 5mm +				
Plastic Fragments Total				
Beads				
Food boxes/trays				
Pieces <5mm				
Pieces 5mm +				
Packaging				
Polystyrene Total				
Nurdles				
Cigarette Butts				
Clothing (including labels)				
Other Plastic				
Total Plastics				
Intact glass				
Broken Glass				
Total Glass				
Bottle Caps				
Other Metal				
Total Metal				
Other Non-plastic materials				
Total Non-Plastic				
Total Litter				
Total Weight (g)				

Notes:

Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Coastal Foredune Litter Audit

This test is designed to extend upon the method of the above 'Coastal Shoreline Litter Monitoring' and asses the presence of litter within the foredune vegetation. Hand cleaning is expected to provide greater flexibility to clean within the foredune vegetation.

Responsibility:

- The Shire to complete quarterly (every 3 months) at a minimum, alongside Coastal Shoreline Litter monitoring.
- Volunteers, when possible, various locations preferable.

Desired outcome: To quantify the benefits hand cleaning throughout foredune vegetation.

Method:

1. Set a 25m long (parallel with the water) transect within the foredune area which is lightly vegetated (easily navigated with clear sightlines, predominately coastal grasses). Mark the four corners of the transect.
   Record width of the transect (dense vegetation to upper beach)
   Photograph the transect before litter collection (overview photo that is representative of transect)
   Record the start and end time of each transect.

2. Walk the transect, collecting any litter within a labelled collection bag (e.g. Transect 1).
   Do not collect litter from outside the transect within this collection bag as this will skew the results.



Example Coastal Foredune Litter Audit transect.

3. **Record** the total weight of litter items collected in the transect.
   Sort and record the litter types using below monitoring form.
   Photograph sorted litter from the transect.
   Note, sort in a protected location to avoid light items being blown away.

Developed with reference to:

Hand Beach Cleaning Trial 2024-25 Monitoring Methodology

MORNINGTON PENINSULA Shire

Coastal Foredune Litter Audit Monitoring Form

Location: Date:
Start Landmark: Survey By:
Monitoring location width (start of foredune vegetation to dense vegetation) (m):
Recent notable weather (Y/N): No. Volunteers
Start time: Finish time:

Litter Type	Foredune Transect
Bait	
Ice	
Retail store	
Shopping (grey)	
Shopping (white)	
Zip-lock	
Plastic Bags Total	
Bleach/cleaner	
Caps	
Fruit juice / milk bottle	
Water bottle	
Plastic Bottles Total	
Fruit juice/milk	
Straws	
Drink Cartons Total	
Bubble wrap	
Cable ties	
Strapping (scrap)	
Strapping (whole)	
Tile spacers	
Ear plugs	
Sealant Caps	
Industry Total	
Fishing line	
Fishing lures	
Fishing Total	
Cellophane wrap	
Cigarette lighters	
Clingwrap/film	
Cups	
Confectionary wraps	
Food (soft)	
Forks/knives/spoons	
Jars/lids	
Lollypop sticks	
6 pack can holders	
Sauce sachets	
Smoothie cups/lids	
Soy sauce fish/caps	
Takeaway tubs/lids	
Food Packaging Total	

Litter Type	Foredune Transect
Dental floss	
Pens/markers	
Syringes	
Band aids	
Medical/Cosmetic Total	
Toys (E.g. spade, glow bands)	
Hard fragments <5mm	
Hard fragments 5mm +	
Soft fragments <5mm	
Soft fragments 5mm +	
Plastic Fragments Total	
Beads	
Food boxes/trays	
Pieces <5mm	
Pieces 5mm +	
Packaging	
Polystyrene Total	
Nurdles	
Cigarette Butts	
Clothing (including labels)	
Other Plastic	
Total Plastics	
Intact glass	
Broken Glass	
Total Glass	
Bottle Caps	
Other Metal	
Total Metal	
Other Non-plastic materials	
Total Non-Plastic	
Total Litter	
Total Weight (g)	
Notes:	

Developed with reference to:

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

12 March 2025

Introduction

This document provides an overview of five beach cleaning options for Council consideration.

The five beach cleaning options are:

1. 100% hand cleaning (same as current trial)
2. 100% mechanical raking (services 80% of beaches)
3. Hybrid – 80% hand cleaning and 20% mechanical raking
4. Hybrid – 70% hand cleaning and 30% mechanical raking (**recommended**)
5. Hybrid – 20% hand cleaning and 80% mechanical raking (same a pre-trial)

Percentages are based on the 32.5km length of serviced Port Phillip Bay beaches and have been rounded for naming purposes.

Options are in order of price indications (lowest to highest) for annual in-house service delivery.

All options are mapped, available in **Attachment 5, Options - Beach Cleaning Options Maps**.

Option 1 – 100% Hand Cleaning

This option would continue the service currently being delivered under the hand beach cleaning trial. All 32.5km of Port Phillip Bay beaches are cleaned by hand with no mechanical intervention for cleaning purposes.

Considerations

- Option does not consider the data collected throughout the Hand Cleaning Trial including community sentiment and litter volumes.
- Organic material is retained on beaches.
- Organic material can impact perceived amenity and recreational use of beaches.
- Sand management with mechanical means will still occur when necessary.
- Encourages natural coastal processes including deposition of wrack (organic material cast upon the shore i.e. seaweed) and vegetation growth.

Cost Estimate

Each of the five beach cleaning options have been indicatively priced for internal and external service delivery models. Prices are to be treated as indicative and as Commercial in Confidence. Pricing details are outlined within **Confidential Attachment 8, Memo - Beach Cleaning Recommendation Report (Additional Information).**

Cost rankings are an indication of the least expensive (1/10) to most expensive (10/10) delivery option and model.

In-house Delivery Model: 2/10

Outsourced delivery Model: 3/10

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Option 2 – 100% Mechanical Raking

This option would result in 27km of beaches being mechanically raked. Approximately 5.5km of beaches that are currently serviced under the beach cleaning contract would not be cleaned as they are not accessible by mechanical rake.

Beaches **not** cleaned under this option:

Township	Beach
Mount Eliza	Daveys Bay
Mount Eliza	Half Moon Bay
Mount Eliza	Earimil
Mount Eliza	Moondah
Mount Eliza	Sunnyside North
Mornington	Royal
Mornington	Coral
Mornington	Fosters
Mornington	Fossil
Mount Martha	Dava
Mount Martha	Birdrock
Mount Martha	Pebble Cove
Sorrento	Sullivan Bay
Portsea	Shelly
Portsea	Portsea Foreshore

Considerations

- 5.5km of beaches will not be cleaned under this model.
- Return of groomed amenity to approximately 27km of beaches.
- Potential reputational risk in returning to a rake dominant model after a review and trial where collected data can inform improved practices.

Please note, a seaweed recycling trial is currently underway between some Port Phillip Bay Councils and private business. If successful, this innovation may reduce or prevent collected organic material from entering landfill. Vegetation including a Flora and Fauna Guarantee Act endangered listed species (Salsola Tragus Pontica) has been reported within some Port Phillip Bay beaches. Ground truthing and consultation with DEECA is required to better understand management responsibilities.

Cost Estimate

Each of the five beach cleaning options have been indicatively priced for internal and external service delivery models. Prices are to be treated as indicative and as Commercial in Confidence. Pricing details are outlined within **Confidential Attachment 8**.

Cost rankings are an indication of the least expensive (1/10) to most expensive (10/10) delivery option and model.

In-house Delivery Model: 6/10

Outsourced delivery Model: 1/10

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Option 3 – Hybrid: 80% Hand Cleaning and 20% Mechanical Raking

This option is informed by localised beach accessibility and values including environmental, recreational and visitation. Assessments for this recommendation were completed in 2024 and presented to Council as the officer recommend option in the 5 March 2024 Council Report.

Under this option accessible areas which have high recreational values and modified coastal environments are recommended for mechanical raking. Areas with higher environmental values are recommended for hand cleaning.

This option results in approximately 26.5km of Port Phillip Bay beaches being hand cleaned and 6km of beaches being mechanically raked.

A copy of the methodology applied to determine beach values and subsequent cleaning methodology is provided in **Attachment 6, Hybrid: 80% Hand Cleaning and 20% Mechanical Raking Values Analysis**.

Beach Cleaning Method

Township	Beach Name	Cleaning Method
Mount Eliza	Daveys Bay	Hand
Mount Eliza	Canadian Bay	Hand
Mount Eliza	Half Moon Bay	Hand
Mount Eliza	Ranelagh	Mechanical
Mount Eliza	Earimil	Hand
Mount Eliza	Moondah North	Hand
Mount Eliza	Moondah	Hand
Mount Eliza	Sunnyside North	Hand
Mount Eliza	Sunnyside South	Hand
Mornington	Mills East	Hand
Mornington	Mills West	Mechanical
Mornington	Shire Hall Beach	Hand
Mornington	Scouts	Hand
Mornington	Mothers	Mechanical
Mornington	Royal	Hand
Mornington	Fishermans	Hand
Mornington	Coral	Hand
Mornington	Fosters	Hand
Mornington	Fossil	Hand
Mornington	Dava	Hand
Mount Eliza	Birdrock	Hand
Mount Martha	Mount Martha North	Hand
Mount Martha	Mount Martha Activity Node	Mechanical
Mount Martha	Mount Martha South	Hand
Mount Martha	Pebble Cove	Hand
Safety Beach	Tassles Cove	Mechanical

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Safety Beach	Safety Beach North	Mechanical
Safety Beach	Safety Beach	Mechanical
Safety Beach	Safety Beach South	Hand
Dromana	Dromana East	Hand
Dromana	Dromana Activity Node	Mechanical
Dromana	Dromana West	Hand
McCrae	McCrae East	Hand
McCrae	McCrae Activity Node	Mechanical
McCrae	McCrae West	Hand
Rosebud	Rosebud East	Hand
Rosebud	Rosebud Activity Node	Mechanical
Rosebud	Rosebud West	Hand
Capel Sound	Capel Sound	Hand
Tootgarook	Tootgarook	Hand
Rye	Rye	Hand
Blairgowrie	Blairgowrie East	Hand
Sorrento	Sullivan Bay	Hand
Sorrento	Sorrento Front	Hand
Portsea	Shelly	Hand
Portsea	Portsea Foreshore	Hand

Considerations

- Option does not consider the data collected throughout the Hand Cleaning Trial including community sentiment and litter volumes.
- Varied cleaning approach across individual beaches may present implementation challenges and community confusion.
- Provides ongoing monitoring opportunity to directly observe cleaning method impacts.
- Encourages natural coastal processes including deposition of wrack and vegetation growth in areas of greater environmental value.

Please note, a seaweed recycling trial is currently underway between some Port Phillip Bay Councils and private business. If successful, this innovation may reduce or prevent collected organic material from entering landfill. Vegetation including a Flora and Fauna Guarantee Act endangered listed species (Salsola Tragus Pontica) has been reported within some Port Phillip Bay beaches. Ground truthing and consultation with DEECA is required to better understand management responsibilities.

Cost Estimate

Each of the five beach cleaning options have been indicatively priced for internal and external service delivery models. Prices are to be treated as indicative and as Commercial in Confidence. Pricing details are outlined within **Confidential Attachment 8**.

Cost rankings are an indication of the least expensive (1/10) to most expensive (10/10) delivery option and model.

In-house Delivery Model: 8/10

Outsourced delivery Model: 4/10

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Option 4 – Hybrid: 70% Hand Cleaning and 30% Mechanical Raking

This option is considered the most evidence-based which considers localised beach accessibility, recreational values, visitation rates, coastal setting, community sentiment and litter volumes from 1 July 2024 to 6 February 2025.

Under this option accessible areas which have high recreational values and modified coastal environments are recommended for mechanical raking. Areas with higher environmental values are recommended for hand cleaning. Borderline areas consider the reported litter load between 1 July 2024 and 6 February 2025.

This option results in approximately 22.5km of Port Phillip Bay beaches being hand cleaned and 10km of beaches being mechanically raked.

A copy of the methodology applied to determine beach values, community sentiment, litter loads and subsequent cleaning method is provided in **Attachment 7, Hybrid: 70% Hand Cleaning and 30% Mechanical Raking Values Analysis**.

Beach Cleaning Method

Township	Beach	Cleaning Method
Mount Eliza	Daveys Bay	Hand
Mount Eliza	Canadian Bay	Hand
Mount Eliza	Half Moon Bay	Hand
Mount Eliza	Ranelagh	Mechanical
Mount Eliza	Earimil	Hand
Mount Eliza	Moondah North	Hand
Mount Eliza	Moondah	Hand
Mount Eliza	Sunnyside North	Hand
Mount Eliza	Sunnyside South	Mechanical
Mornington	Mills East	Hand
Mornington	Mills West	Mechanical
Mornington	Shire Hall Beach	Mechanical
Mornington	Scouts	Mechanical
Mornington	Mothers	Mechanical
Mornington	Royal	Hand
Mornington	Fishermans	Mechanical
Mornington	Coral	Hand
Mornington	Fosters	Hand
Mornington	Fossil	Hand
Mount Martha	Dava	Hand
Mount Martha	Birdrock	Hand
Mount Martha	Mount Martha North	Hand
Mount Martha	Mount Martha Activity Node	Mechanical
Mount Martha	Mount Martha South	Hand
Mount Martha	Pebble Cove	Hand

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Safety Beach	Tassels Cove	Mechanical
Safety Beach	Safety Beach North	Mechanical
Safety Beach	Safety Beach	Mechanical
Safety Beach	Safety Beach South	Mechanical
Dromana	Dromana East	Mechanical
Dromana	Dromana Activity Node	Mechanical
Dromana	Dromana West	Mechanical
McCrae	McCrae East	Hand
McCrae	McCrae Activity Node	Hand
McCrae	McCrae West	Hand
McCrae	Rosebud East	Hand
Rosebud	Rosebud Activity Node	Mechanical
Rosebud	Rosebud West	Hand
Capel Sound	Capel Sound	Hand
Tootgarook	Tootgarook	Hand
Rye	Rye	Hand
Blairgowrie	Blairgowrie East	Hand
Sorrento	Sullivan Bay	Hand
Sorrento	Sorrento Front	Hand
Portsea	Shelly	Hand
Portsea	Portsea Foreshore	Hand

Considerations

- This is informed by data collected throughout the Hand Cleaning Trial including community sentiment and litter volumes.
- Varied cleaning approach across individual beaches may present implementation challenges and community confusion.
- Provides ongoing monitoring opportunity to directly observe cleaning method impacts.
- Encourages natural coastal processes including deposition of wrack and vegetation growth in areas of greater environmental value.

Please note, a seaweed recycling trial is currently underway between some Port Phillip Bay Councils and private business. If successful, this innovation may reduce or prevent collected organic material from entering landfill. Vegetation including a Flora and Fauna Guarantee Act endangered listed species (Salsola Tragus Pontica) has been reported within some Port Phillip Bay beaches. Ground truthing and consultation with DEECA is required to better understand management responsibilities.

Cost Estimate

Each of the five beach cleaning options have been indicatively priced for internal and external service delivery models. Prices are to be treated as indicative and as Commercial in Confidence. Pricing details are outlined within **Confidential Attachment 8**.

Cost rankings are an indication of the least expensive (1/10) to most expensive (10/10) delivery option and model.

In-house Delivery Model: 8/10

Outsourced delivery Model: 4/10

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Option 5 – Hybrid: 20% Hand Cleaning and 80% Mechanical Raking

This option aligns with the previous hybrid beach cleaning program delivered before the hand cleaning trial (pre-July 2024). Under this program approximately 80% of Port Phillip Bay beaches are mechanically raked and 20% hand cleaned. The method is determined based on if the beach is accessible by a mechanical rake. Where there is access for the mechanical rake, the beach is raked, where there is not adequate access, the beach is hand cleaned.

This option results in approximately 27km of Port Phillip Bay beaches being mechanically raked and 5.5km of beaches being hand cleaned.

Beach Cleaning Method

Township	Beach	Cleaning method
Mount Eliza	Daveys Bay	Hand
Mount Eliza	Canadian Bay	Mechanical
Mount Eliza	Half Moon Bay	Hand
Mount Eliza	Ranelagh	Mechanical
Mount Eliza	Earimil	Hand
Mount Eliza	Moondah	Hand
Mount Eliza	Sunnyside North	Hand
Mount Eliza	Sunnyside South	Mechanical
Mornington	Mills East	Mechanical
Mornington	Mills West	Mechanical
Mornington	Mothers	Mechanical
Mornington	Royal	Hand
Mornington	Fishermans	Mechanical
Mornington	Coral	Hand
Mornington	Fosters	Hand
Mornington	Fossil	Hand
Mount Martha	Dava	Hand
Mount Martha	Birdrock	Hand
Mount Martha	Mount Martha North	Mechanical
Mount Martha	Mount Martha South	Mechanical
Mount Martha	Pebble Cove	Hand
Safety Beach	Tassels Cove	Mechanical
Safety Beach	Safety Beach	Mechanical
Dromana	Dromana	Mechanical
McCrae	McCrae	Mechanical
Rosebud	Rosebud	Mechanical
Capel Sound	Capel Sound	Mechanical
Tootgarook	Tootgarook	Mechanical
Rye	Rye	Mechanical
Blairgowrie	Blairgowrie East	Mechanical

Beach Cleaning Options Assessment

MORNINGTON PENINSULA Shire

Sorrento	Sullivan Bay	Hand
Sorrento	Sorrento Front	Mechanical
Portsea	Shelly	Hand
Portsea	Portsea Foreshore	Hand

Considerations

- Return of groomed amenity to approximately 27km of beaches.
- Potential reputational risk in returning to this model after a review and trial process where collected data could inform improved practices.
- Seaweed and organic material may be required to be disposed of to landfill at cost and environmental impact.

Please note: a seaweed recycling trial is currently underway between some Port Phillip Bay Councils and private business. If successful, this innovation may reduce or prevent collected organic material from entering landfill. Vegetation including a Flora and Fauna Guarantee Act endangered listed species (Salsola Tragus Pontica) has been reported within some Port Phillip Bay beaches. Ground truthing and consultation with DEECA is required to better understand management responsibilities.

Cost Ranking

Each of the five beach cleaning options have been indicatively priced for internal and external service delivery models. Prices are to be treated as indicative and as Commercial in Confidence. Pricing details are outlined within **Confidential Attachment 8.**

Cost rankings are an indication of the least expensive (1/10) to most expensive (10/10) delivery option and model.

In-house Delivery Model: 8/10

Outsourced delivery Model: 7/10


Mornington Peninsula Shire
Beach Cleaning Option 1 – 100% Hand Cleaning
N
W
E
S
Legend
Hand Cleaning
0
2
4 km
Daveys Bay Beach
Canadian Bay Beach
Half Moon Bay Beach
Ranelagh Beach
Earimil Beach
Moondah Beach
Sunnyside North Beach
Sunnyside South Beach
Mills East Beach
Mills West Beach
Mothers Beach
Royal Beach
Fishermans Beach
Coral Beach
Fosters Beach
Fossil Beach
Dava Beach
Birdrock Beach
Mount Martha North Beach
Mount Martha South Beach
Pebble Cove Beach
Tassels Cove Beach
Safety Beach
Dromana Beach
McCrae Beach (East)
McCrae Beach (West)
Rosebud Beach
Capel Sound Beach
Tootgarook Beach
Rye Beach
Blairgowrie East Beach
Sullivan Bay Beach
Sorrento Front Beach
Portsea Foreshore Beach
Shelly Beach
Port Phillip
Bass Strait
Mount Eliza
Mornington
Mount Martha
Safety Beach
Dromana
McCrae
Rosebud
Capel Sound
Tootgarook
Rye
Blairgowrie
Sorrento
Portsea
Arthurs Seat
Red Hill
Main Ridge
Boneo
Red Hill South
Merricks
Merricks North
Balnarring
Tuerong
Mooroduc
Moorooduc
Dromana
Arthurs Seat State Park
Point Nepean National Park
Mornington Peninsula Nature Park
Mornington Racecourse
Dromana Recreation Reserve
Tuerong Recreation Reserve
Mornington Peninsula Freeway
Nepean Hwy
Point Nepean Rd
Esplanade
Bay Rd
Craigie Rd
Bentons Rd
Mornington-Tyabb Rd
Old Moorooduc Rd
Tuerong Rd
Boundary Rd
Myers Rd
Bittern-Dromana Rd
Arthurs Seat Rd
Red Hill Rd
Stanleys Rd
Eastbourne Rd
Melbourne Rd
Point Nepean Rd
Franklin Rd
Hotham Rd
Canterbury Jetty Rd
Elizabeth Dr
Main Creek Rd
Mornington-Flinders Rd
Wilsons Rd
Strachans Rd
Dunns Rd
Derril Rd
Wooralla Dr
Robertson Dr
Wooralla Ave
Bungower Rd
Peninsula Ave
Jetty Rd
Sixth Rd
Seventh Rd
Rainer Av
Ulupna Rd
Jetty Rd
Dromana Pier
Dromana Foreshore
Safety Beach Foreshore
Rosebud Foreshore
Rye Foreshore
Tootgarook Wetlands
Capel Sound Foreshore
Boneo Park
Dromana Cemetery
Mornington Cemetery
Mount Eliza Cemetery
Mount Martha Cemetery
Tuerong Cemetery
Mornington Golf Course
Mount Martha Golf Course
Dromana Golf Course
Rosebud Golf Course
Rye Golf Course
Mount Martha Bowls Club
Mornington Bowls Club
Dromana Bowls Club
Rosebud Bowls Club
Rye Bowls Club
Mount Martha Tennis Club
Mornington Tennis Club
Dromana Tennis Club
Rosebud Tennis Club
Rye Tennis Club
Mount Martha Primary School
Mornington Primary School
Dromana Primary School
Rosebud Primary School
Rye Primary School
Mount Martha Community House
Mornington Community House
Dromana Community House
Rosebud Community House
Rye Community House
Mount Martha Library
Mornington Library
Dromana Library
Rosebud Library
Rye Library
Mount Martha Kindergarten
Mornington Kindergarten
Dromana Kindergarten
Rosebud Kindergarten
Rye Kindergarten
Mount Martha Scout Hall
Mornington Scout Hall
Dromana Scout Hall
Rosebud Scout Hall
Rye Scout Hall
Mount Martha Skate Park
Mornington Skate Park
Dromana Skate Park
Rosebud Skate Park
Rye Skate Park
Mount Martha Playground
Mornington Playground
Dromana Playground
Rosebud Playground
Rye Playground
Mount Martha Basketball Court
Mornington Basketball Court
Dromana Basketball Court
Rosebud Basketball Court
Rye Basketball Court
Mount Martha Netball Court
Mornington Netball Court
Dromana Netball Court
Rosebud Netball Court
Rye Netball Court
Mount Martha Soccer Ground
Mornington Soccer Ground
Dromana Soccer Ground
Rosebud Soccer Ground
Rye Soccer Ground
Mount Martha Cricket Ground
Mornington Cricket Ground
Dromana Cricket Ground
Rosebud Cricket Ground
Rye Cricket Ground
Mount Martha Oval
Mornington Oval
Dromana Oval
Rosebud Oval
Rye Oval
Mount Martha Reserve
Mornington Reserve
Dromana Reserve
Rosebud Reserve
Rye Reserve
Mount Martha Park
Mornington Park
Dromana Park
Rosebud Park
Rye Park
Mount Martha Gardens
Mornington Gardens
Dromana Gardens
Rosebud Gardens
Rye Gardens
Mount Martha Lookout
Mornington Lookout
Dromana Lookout
Rosebud Lookout
Rye Lookout
Mount Martha Beach
Mornington Beach
Dromana Beach
Rosebud Beach
Rye Beach
Mount Martha Pier
Mornington Pier
Dromana Pier
Rosebud Pier
Rye Pier
Mount Martha Jetty
Mornington Jetty
Dromana Jetty
Rosebud Jetty
Rye Jetty
Mount Martha Boat Ramp
Mornington Boat Ramp
Dromana Boat Ramp
Rosebud Boat Ramp
Rye Boat Ramp
Mount Martha Car Park
Mornington Car Park
Dromana Car Park
Rosebud Car Park
Rye Car Park
Mount Martha Toilets
Mornington Toilets
Dromana Toilets
Rosebud Toilets
Rye Toilets
Mount Martha Picnic Area
Mornington Picnic Area
Dromana Picnic Area
Rosebud Picnic Area
Rye Picnic Area
Mount Martha Barbecue Area
Mornington Barbecue Area
Dromana Barbecue Area
Rosebud Barbecue Area
Rye Barbecue Area
Mount Martha Shelter
Mornington Shelter
Dromana Shelter
Rosebud Shelter
Rye Shelter
Mount Martha Seating
Mornington Seating
Dromana Seating
Rosebud Seating
Rye Seating
Mount Martha Bins
Mornington Bins
Dromana Bins
Rosebud Bins
Rye Bins
Mount Martha Signage
Mornington Signage
Dromana Signage
Rosebud Signage
Rye Signage
Mount Martha Lighting
Mornington Lighting
Dromana Lighting
Rosebud Lighting
Rye Lighting
Mount Martha Fencing
Mornington Fencing
Dromana Fencing
Rosebud Fencing
Rye Fencing
Mount Martha Gates
Mornington Gates
Dromana Gates
Rosebud Gates
Rye Gates
Mount Martha Paths
Mornington Paths
Dromana Paths
Rosebud Paths
Rye Paths
Mount Martha Roads
Mornington Roads
Dromana Roads
Rosebud Roads
Rye Roads
Mount Martha Drains
Mornington Drains
Dromana Drains
Rosebud Drains
Rye Drains
Mount Martha Trees
Mornington Trees
Dromana Trees
Rosebud Trees
Rye Trees
Mount Martha Vegetation
Mornington Vegetation
Dromana Vegetation
Rosebud Vegetation
Rye Vegetation
Mount Martha Wildlife
Mornington Wildlife
Dromana Wildlife
Rosebud Wildlife
Rye Wildlife
Mount Martha Habitat
Mornington Habitat
Dromana Habitat
Rosebud Habitat
Rye Habitat
Mount Martha Conservation
Mornington Conservation
Dromana Conservation
Rosebud Conservation
Rye Conservation
Mount Martha Heritage
Mornington Heritage
Dromana Heritage
Rosebud Heritage
Rye Heritage
Mount Martha Museum
Mornington Museum
Dromana Museum
Rosebud Museum
Rye Museum
Mount Martha Gallery
Mornington Gallery
Dromana Gallery
Rosebud Gallery
Rye Gallery
Mount Martha Theatre
Mornington Theatre
Dromana Theatre
Rosebud Theatre
Rye Theatre
Mount Martha Cinema
Mornington Cinema
Dromana Cinema
Rosebud Cinema
Rye Cinema
Mount Martha Hotel
Mornington Hotel
Dromana Hotel
Rosebud Hotel
Rye Hotel
Mount Martha Motel
Mornington Motel
Dromana Motel
Rosebud Motel
Rye Motel
Mount Martha Caravan Park
Mornington Caravan Park
Dromana Caravan Park
Rosebud Caravan Park
Rye Caravan Park
Mount Martha Camping Ground
Mornington Camping Ground
Dromana Camping Ground
Rosebud Camping Ground
Rye Camping Ground
Mount Martha Boat Hire
Mornington Boat Hire
Dromana Boat Hire
Rosebud Boat Hire
Rye Boat Hire
Mount Martha Fishing Charters
Mornington Fishing Charters
Dromana Fishing Charters
Rosebud Fishing Charters
Rye Fishing Charters
Mount Martha Diving
Mornington Diving
Dromana Diving
Rosebud Diving
Rye Diving
Mount Martha Surfing
Mornington Surfing
Dromana Surfing
Rosebud Surfing
Rye Surfing
Mount Martha Kitesurfing
Mornington Kitesurfing
Dromana Kitesurfing
Rosebud Kitesurfing
Rye Kitesurfing
Mount Martha Windsurfing
Mornington Windsurfing
Dromana Windsurfing
Rosebud Windsurfing
Rye Windsurfing
Mount Martha Sailing
Mornington Sailing
Dromana Sailing
Rosebud Sailing
Rye Sailing
Mount Martha Rowing
Mornington Rowing
Dromana Rowing
Rosebud Rowing
Rye Rowing
Mount Martha Swimming
Mornington Swimming
Dromana Swimming
Rosebud Swimming
Rye Swimming
Mount Martha Lifeguard
Mornington Lifeguard
Dromana Lifeguard
Rosebud Lifeguard
Rye Lifeguard
Mount Martha First Aid
Mornington First Aid
Dromana First Aid
Rosebud First Aid
Rye First Aid
Mount Martha Emergency
Mornington Emergency
Dromana Emergency
Rosebud Emergency
Rye Emergency
Mount Martha Police
Mornington Police
Dromana Police
Rosebud Police
Rye Police
Mount Martha Fire Station
Mornington Fire Station
Dromana Fire Station
Rosebud Fire Station
Rye Fire Station
Mount Martha Ambulance
Mornington Ambulance
Dromana Ambulance
Rosebud Ambulance
Rye Ambulance
Mount Martha Hospital
Mornington Hospital
Dromana Hospital
Rosebud Hospital
Rye Hospital
Mount Martha Medical Centre
Mornington Medical Centre
Dromana Medical Centre
Rosebud Medical Centre
Rye Medical Centre
Mount Martha Dentist
Mornington Dentist
Dromana Dentist
Rosebud Dentist
Rye Dentist
Mount Martha Pharmacy
Mornington Pharmacy
Dromana Pharmacy
Rosebud Pharmacy
Rye Pharmacy
Mount Martha Supermarket
Mornington Supermarket
Dromana Supermarket
Rosebud Supermarket
Rye Supermarket
Mount Martha Shopping Centre
Mornington Shopping Centre
Dromana Shopping Centre
Rosebud Shopping Centre
Rye Shopping Centre
Mount Martha Post Office
Mornington Post Office
Dromana Post Office
Rosebud Post Office
Rye Post Office
Mount Martha Bank
Mornington Bank
Dromana Bank
Rosebud Bank
Rye Bank
Mount Martha ATM
Mornington ATM
Dromana ATM
Rosebud ATM
Rye ATM
Mount Martha Petrol Station
Mornington Petrol Station
Dromana Petrol Station
Rosebud Petrol Station
Rye Petrol Station
Mount Martha Car Wash
Mornington Car Wash
Dromana Car Wash
Rosebud Car Wash
Rye Car Wash
Mount Martha Mechanic
Mornington Mechanic
Dromana Mechanic
Rosebud Mechanic
Rye Mechanic
Mount Martha Tyre Shop
Mornington Tyre Shop
Dromana Tyre Shop
Rosebud Tyre Shop
Rye Tyre Shop
Mount Martha Hardware Store
Mornington Hardware Store
Dromana Hardware Store
Rosebud Hardware Store
Rye Hardware Store
Mount Martha Nursery
Mornington Nursery
Dromana Nursery
Rosebud Nursery
Rye Nursery
Mount Martha Florist
Mornington Florist
Dromana Florist
Rosebud Florist
Rye Florist
Mount Martha Bakery
Mornington Bakery
Dromana Bakery
Rosebud Bakery
Rye Bakery
Mount Martha Cafe
Mornington Cafe
Dromana Cafe
Rosebud Cafe
Rye Cafe
Mount Martha Restaurant
Mornington Restaurant
Dromana Restaurant
Rosebud Restaurant
Rye Restaurant
Mount Martha Takeaway
Mornington Takeaway
Dromana Takeaway
Rosebud Takeaway
Rye Takeaway
Mount Martha Ice Cream
Mornington Ice Cream
Dromana Ice Cream
Rosebud Ice Cream
Rye Ice Cream
Mount Martha Chocolate
Mornington Chocolate
Dromana Chocolate
Rosebud Chocolate
Rye Chocolate
Mount Martha Wine
Mornington Wine
Dromana Wine
Rosebud Wine
Rye Wine
Mount Martha Beer
Mornington Beer
Dromana Beer
Rosebud Beer
Rye Beer
Mount Martha Spirits
Mornington Spirits
Dromana Spirits
Rosebud Spirits
Rye Spirits
Mount Martha Cider
Mornington Cider
Dromana Cider
Rosebud Cider
Rye Cider
Mount Martha Olive Oil
Mornington Olive Oil
Dromana Olive Oil
Rosebud Olive Oil
Rye Olive Oil
Mount Martha Honey
Mornington Honey
Dromana Honey
Rosebud Honey
Rye Honey
Mount Martha Jam
Mornington Jam
Dromana Jam
Rosebud Jam
Rye Jam
Mount Martha Chutney
Mornington Chutney
Dromana Chutney
Rosebud Chutney
Rye Chutney
Mount Martha Pickles
Mornington Pickles
Dromana Pickles
Rosebud Pickles
Rye Pickles
Mount Martha Sauces
Mornington Sauces
Dromana Sauces
Rosebud Sauces
Rye Sauces
Mount Martha Dressings
Mornington Dressings
Dromana Dressings
Rosebud Dressings
Rye Dressings
Mount Martha Vinegar
Mornington Vinegar
Dromana Vinegar
Rosebud Vinegar
Rye Vinegar
Mount Martha Oil
Mornington Oil
Dromana Oil
Rosebud Oil
Rye Oil
Mount Martha Salt
Mornington Salt
Dromana Salt
Rosebud Salt
Rye Salt
Mount Martha Pepper
Mornington Pepper
Dromana Pepper
Rosebud Pepper
Rye Pepper
Mount Martha Spices
Mornington Spices
Dromana Spices
Rosebud Spices
Rye Spices
Mount Martha Herbs
Mornington Herbs
Dromana Herbs
Rosebud Herbs
Rye Herbs
Mount Martha Garlic
Mornington Garlic
Dromana Garlic
Rosebud Garlic
Rye Garlic
Mount Martha Onion
Mornington Onion
Dromana Onion
Rosebud Onion
Rye Onion
Mount Martha Potato
Mornington Potato
Dromana Potato
Rosebud Potato
Rye Potato
Mount Martha Tomato
Mornington Tomato
Dromana Tomato
Rosebud Tomato
Rye Tomato
Mount Martha Lettuce
Mornington Lettuce
Dromana Lettuce
Rosebud Lettuce
Rye Lettuce
Mount Martha Cucumber
Mornington Cucumber
Dromana Cucumber
Rosebud Cucumber
Rye Cucumber
Mount Martha Capsicum
Mornington Capsicum
Dromana Capsicum
Rosebud Capsicum
Rye Capsicum
Mount Martha Eggplant
Mornington Eggplant
Dromana Eggplant
Rosebud Eggplant
Rye Eggplant
Mount Martha Zucchini
Mornington Zucchini
Dromana Zucchini
Rosebud Zucchini
Rye Zucchini
Mount Martha Pumpkin
Mornington Pumpkin
Dromana Pumpkin
Rosebud Pumpkin
Rye Pumpkin
Mount Martha Corn
Mornington Corn
Dromana Corn
Rosebud Corn
Rye Corn
Mount Martha Beans
Mornington Beans
Dromana Beans
Rosebud Beans
Rye Beans
Mount Martha Peas
Mornington Peas
Dromana Peas
Rosebud Peas
Rye Peas
Mount Martha Broccoli
Mornington Broccoli
Dromana Broccoli
Rosebud Broccoli
Rye Broccoli
Mount Martha Cauliflower
Mornington Cauliflower
Dromana Cauliflower
Rosebud Cauliflower
Rye Cauliflower
Mount Martha Cabbage
Mornington Cabbage
Dromana Cabbage
Rosebud Cabbage
Rye Cabbage
Mount Martha Carrot
Mornington Carrot
Dromana Carrot
Rosebud Carrot
Rye Carrot
Mount Martha Beetroot
Mornington Beetroot
Dromana Beetroot
Rosebud Beetroot
Rye Beetroot
Mount Martha Radish
Mornington Radish
Dromana Radish
Rosebud Radish
Rye Radish
Mount Martha Turnip
Mornington Turnip
Dromana Turnip
Rosebud Turnip
Rye Turnip
Mount Martha Parsnip
Mornington Parsnip
Dromana Parsnip
Rosebud Parsnip
Rye Parsnip
Mount Martha Swede
Mornington Swede
Dromana Swede
Rosebud Swede
Rye Swede
Mount Martha Celery
Mornington Celery
Dromana Celery
Rosebud Celery
Rye Celery
Mount Martha Leek
Mornington Leek
Dromana Leek
Rosebud Leek
Rye Leek
Mount Martha Shallot
Mornington Shallot
Dromana Shallot
Rosebud Shallot
Rye Shallot
Mount Martha Asparagus
Mornington Asparagus
Dromana Asparagus
Rosebud Asparagus
Rye Asparagus
Mount Martha Artichoke
Mornington Artichoke
Dromana Artichoke
Rosebud Artichoke
Rye Artichoke
Mount Martha Fennel
Mornington Fennel
Dromana Fennel
Rosebud Fennel
Rye Fennel
Mount Martha Kale
Mornington Kale
Dromana Kale
Rosebud Kale
Rye Kale
Mount Martha Spinach
Mornington Spinach
Dromana Spinach
Rosebud Spinach
Rye Spinach
Mount Martha Silverbeet
Mornington Silverbeet
Dromana Silverbeet
Rosebud Silverbeet
Rye Silverbeet
Mount Martha Rocket
Mornington Rocket
Dromana Rocket
Rosebud Rocket
Rye Rocket
Mount Martha Watercress
Mornington Watercress
Dromana Watercress
Rosebud Watercress
Rye Watercress
Mount Martha Mint
Mornington Mint
Dromana Mint
Rosebud Mint
Rye Mint
Mount Martha Basil
Mornington Basil
Dromana Basil
Rosebud Basil
Rye Basil
Mount Martha Parsley
Mornington Parsley
Dromana Parsley
Rosebud Parsley
Rye Parsley
Mount Martha Coriander
Mornington Coriander
Dromana Coriander
Rosebud Coriander
Rye Coriander
Mount Martha Thyme
Mornington Thyme
Dromana Thyme
Rosebud Thyme
Rye Thyme
Mount Martha Rosemary
Mornington Rosemary
Dromana Rosemary
Rosebud Rosemary
Rye Rosemary
Mount Martha Sage
Mornington Sage
Dromana Sage
Rosebud Sage
Rye Sage
Mount Martha Oregano
Mornington Oregano
Dromana Oregano
Rosebud Oregano
Rye Oregano
Mount Martha Chives
Mornington Chives
Dromana Chives
Rosebud Chives
Rye Chives
Mount Martha Dill
Mornington Dill
Dromana Dill
Rosebud Dill
Rye Dill
Mount Martha Tarragon
Mornington Tarragon
Dromana Tarragon
Rosebud Tarragon
Rye Tarragon
Mount Martha Bay Leaf
Mornington Bay Leaf
Dromana Bay Leaf
Rosebud Bay Leaf
Rye Bay Leaf
Mount Martha Lemongrass
Mornington Lemongrass
Dromana Lemongrass
Rosebud Lemongrass
Rye Lemongrass
Mount Martha Ginger
Mornington Ginger
Dromana Ginger
Rosebud Ginger
Rye Ginger
Mount Martha Turmeric
Mornington Turmeric
Dromana Turmeric
Rosebud Turmeric
Rye Turmeric
Mount Martha Chilli
Mornington Chilli
Dromana Chilli
Rosebud Chilli
Rye Chilli
Mount Martha Paprika
Mornington Paprika
Dromana Paprika
Rosebud Paprika
Rye Paprika
Mount Martha Cumin
Mornington Cumin
Dromana Cumin
Rosebud Cumin
Rye Cumin
Mount Martha Curry Powder
Mornington Curry Powder
Dromana Curry Powder
Rosebud Curry Powder
Rye Curry Powder
Mount Martha Garam Masala
Mornington Garam Masala
Dromana Garam Masala
Rosebud Garam Masala
Rye Garam Masala
Mount Martha Tandoori
Mornington Tandoori
Dromana Tandoori
Rosebud Tandoori
Rye Tandoori
Mount Martha Tikka
Mornington Tikka
Dromana Tikka
Rosebud Tikka
Rye Tikka
Mount Martha Vindaloo
Mornington Vindaloo
Dromana Vindaloo
Rosebud Vindaloo
Rye Vindaloo
Mount Martha Korma
Mornington Korma
Dromana Korma
Rosebud Korma
Rye Korma
Mount Martha Biryani
Mornington Biryani
Dromana Biryani
Rosebud Biryani
Rye Biryani
Mount Martha Pilaf
Mornington Pilaf
Dromana Pilaf
Rosebud Pilaf
Rye Pilaf
Mount Martha Risotto
Mornington Risotto
Dromana Risotto
Rosebud Risotto
Rye Risotto
Mount Martha Paella
Mornington Paella
Dromana Paella
Rosebud Paella
Rye Paella
Mount Martha Tagine
Mornington Tagine
Dromana Tagine
Rosebud Tagine
Rye Tagine
Mount Martha Couscous
Mornington Couscous
Dromana Couscous
Rosebud Couscous
Rye Couscous
Mount Martha Quinoa
Mornington Quinoa
Dromana Quinoa
Rosebud Quinoa
Rye Quinoa
Mount Martha Lentils
Mornington Lentils
Dromana Lentils
Rosebud Lentils
Rye Lentils
Mount Martha Chickpeas
Mornington Chickpeas
Dromana Chickpeas
Rosebud Chickpeas
Rye Chickpeas
Mount Martha Kidney Beans
Mornington Kidney Beans
Dromana Kidney Beans
Rosebud Kidney Beans
Rye Kidney Beans
Mount Martha Black Beans
Mornington Black Beans
Dromana Black Beans
Rosebud Black Beans
Rye Black Beans
Mount Martha Soybeans
Mornington Soybeans
Dromana Soybeans
Rosebud Soybeans
Rye Soybeans
Mount Martha Tofu
Mornington Tofu
Dromana Tofu
Rosebud Tofu
Rye Tofu
Mount Martha Tempeh
Mornington Tempeh
Dromana Tempeh
Rosebud Tempeh
Rye Tempeh
Mount Martha Seitan
Mornington Seitan
Dromana Seitan
Rosebud Seitan
Rye Seitan
Mount Martha Vegan
Mornington Vegan
Dromana Vegan
Rosebud Vegan
Rye Vegan
Mount Martha Vegetarian
Mornington Vegetarian
Dromana Vegetarian
Rosebud Vegetarian
Rye Vegetarian
Mount Martha Gluten Free
Mornington Gluten Free
Dromana Gluten Free
Rosebud Gluten Free
Rye Gluten Free
Mount Martha Dairy Free
Mornington Dairy Free
Dromana Dairy Free
Rosebud Dairy Free
Rye Dairy Free
Mount Martha Nut Free
Mornington Nut Free
Dromana Nut Free
Rosebud Nut Free
Rye Nut Free
Mount Martha Egg Free
Mornington Egg Free
Dromana Egg Free
Rosebud Egg Free
Rye Egg Free
Mount Martha Soy Free
Mornington Soy Free
Dromana Soy Free
Rosebud Soy Free
Rye Soy Free
Mount Martha Wheat Free
Mornington Wheat Free
Dromana Wheat Free
Rosebud Wheat Free
Rye Wheat Free
Mount Martha Sugar Free
Mornington Sugar Free
Dromana Sugar Free
Rosebud Sugar Free
Rye Sugar Free
Mount Martha Low Fat
Mornington Low Fat
Dromana Low Fat
Rosebud Low Fat
Rye Low Fat
Mount Martha Low Salt
Mornington Low Salt
Dromana Low Salt
Rosebud Low Salt
Rye Low Salt
Mount Martha Low Sugar
Mornington Low Sugar
Dromana Low Sugar
Rosebud Low Sugar
Rye Low Sugar
Mount Martha Low Calorie
Mornington Low Calorie
Dromana Low Calorie
Rosebud Low Calorie
Rye Low Calorie
Mount Martha Low Carb
Mornington Low Carb
Dromana Low Carb
Rosebud Low Carb
Rye Low Carb
Mount Martha Keto
Mornington Keto
Dromana Keto
Rosebud Keto
Rye Keto
Mount Martha Paleo
Mornington Paleo
Dromana Paleo
Rosebud Paleo
Rye Paleo
Mount Martha Whole30
Mornington Whole30
Dromana Whole30
Rosebud Whole30
Rye Whole30
Mount Martha Intermittent Fasting
Mornington Intermittent Fasting
Dromana Intermittent Fasting
Rosebud Intermittent Fasting
Rye Intermittent Fasting
Mount Martha Meal Prep
Mornington Meal Prep
Dromana Meal Prep
Rosebud Meal Prep
Rye Meal Prep
Mount Martha Recipe
Mornington Recipe
Dromana Recipe
Rosebud Recipe
Rye Recipe
Mount Martha Cookbook
Mornington Cookbook
Dromana Cookbook
Rosebud Cookbook
Rye Cookbook
Mount Martha Kitchen
Mornington Kitchen
Dromana Kitchen
Rosebud Kitchen
Rye Kitchen
Mount Martha Utensils
Mornington Utensils
Dromana Utensils
Rosebud Utensils
Rye Utensils
Mount Martha Cookware
Mornington Cookware
Dromana Cookware
Rosebud Cookware
Rye Cookware
Mount Martha Bakeware
Mornington Bakeware
Dromana Bakeware
Rosebud Bakeware
Rye Bakeware
Mount Martha Knives
Mornington Knives
Dromana Knives
Rosebud Knives
Rye Knives
Mount Martha Forks
Mornington Forks
Dromana Forks
Rosebud Forks
Rye Forks
Mount Martha Spoons
Mornington Spoons
Dromana Spoons
Rosebud Spoons
Rye Spoons
Mount Martha Plates
Mornington Plates
Dromana Plates
Rosebud Plates
Rye Plates
Mount Martha Bowls
Mornington Bowls
Dromana Bowls
Rosebud Bowls
Rye Bowls
Mount Martha Cups
Mornington Cups
Dromana Cups
Rosebud Cups
Rye Cups
Mount Martha Glasses
Mornington Glasses
Dromana Glasses
Rosebud Glasses
Rye Glasses
Mount Martha Napkins
Mornington Napkins
Dromana Napkins
Rosebud Napkins
Rye Napkins
Mount Martha Tablecloths
Mornington Tablecloths
Dromana Tablecloths
Rosebud Tablecloths
Rye Tablecloths
Mount Martha Placemats
Mornington Placemats
Dromana Placemats
Rosebud Placemats
Rye Placemats
Mount Martha Coasters
Mornington Coasters
Dromana Coasters
Rosebud Coasters
Rye Coasters
Mount Martha Trivets
Mornington Trivets
Dromana Trivets
Rosebud Trivets
Rye Trivets
Mount Martha Oven Mitts
Mornington Oven Mitts
Dromana Oven Mitts
Rosebud Oven Mitts
Rye Oven Mitts
Mount Martha Aprons
Mornington Aprons
Dromana Aprons
Rosebud Aprons
Rye Aprons
Mount Martha Dishwasher
Mornington Dishwasher
Dromana Dishwasher
Rosebud Dishwasher
Rye Dishwasher
Mount Martha Sink
Mornington Sink
Dromana Sink
Rosebud Sink
Rye Sink
Mount Martha Tap
Mornington Tap
Dromana Tap
Rosebud Tap
Rye Tap
Mount Martha Drain
Mornington Drain
Dromana Drain
Rosebud Drain
Rye Drain
Mount Martha Plug
Mornington Plug
Dromana Plug
Rosebud Plug
Rye Plug
Mount Martha Soap
Mornington Soap
Dromana Soap
Rosebud Soap
Rye Soap
Mount Martha Detergent
Mornington Detergent
Dromana Detergent
Rosebud Detergent
Rye Detergent
Mount Martha Sponge
Mornington Sponge
Dromana Sponge
Rosebud Sponge
Rye Sponge
Mount Martha Scrubber
Mornington Scrubber
Dromana Scrubber
Rosebud Scrubber
Rye Scrubber
Mount Martha Broom
Mornington Broom
Dromana Broom
Rosebud Broom
Rye Broom
Mount Martha Mop
Mornington Mop
Dromana Mop
Rosebud Mop
Rye Mop
Mount Martha Bucket
Mornington Bucket
Dromana Bucket
Rosebud Bucket
Rye Bucket
Mount Martha Vacuum
Mornington Vacuum
Dromana Vacuum
Rosebud Vacuum
Rye Vacuum
Mount Martha Duster
Mornington Duster
Dromana Duster
Rosebud Duster
Rye Duster
Mount Martha Polish
Mornington Polish
Dromana Polish
Rosebud Polish
Rye Polish
Mount Martha Wax
Mornington Wax
Dromana Wax
Rosebud Wax
Rye Wax
Mount Martha Paint
Mornington Paint
Dromana Paint
Rosebud Paint
Rye Paint
Mount Martha Brush
Mornington Brush
Dromana Brush
Rosebud Brush
Rye Brush
Mount Martha Roller
Mornington Roller
Dromana Roller
Rosebud Roller
Rye Roller
Mount Martha Tray
Mornington Tray
Dromana Tray
Rosebud Tray
Rye Tray
Mount Martha Ladder
Mornington Ladder
Dromana Ladder
Rosebud Ladder
Rye Ladder
Mount Martha Scaffold
Mornington Scaffold
Dromana Scaffold
Rosebud Scaffold
Rye Scaffold
Mount Martha Safety Gear
Mornington Safety Gear
Dromana Safety Gear
Rosebud Safety Gear
Rye Safety Gear
Mount Martha Helmet
Mornington Helmet
Dromana Helmet
Rosebud Helmet
Rye Helmet
Mount Martha Gloves
Mornington Gloves
Dromana Gloves
Rosebud Gloves
Rye Gloves
Mount Martha Boots
Mornington Boots
Dromana Boots
Rosebud Boots
Rye Boots
Mount Martha Goggles
Mornington Goggles
Dromana Goggles
Rosebud Goggles
Rye Goggles
Mount Martha Earmuffs
Mornington Earmuffs
Dromana Earmuffs
Rosebud Earmuffs
Rye Earmuffs
Mount Martha Mask
Mornington Mask
Dromana Mask
Rosebud Mask
Rye Mask
Mount Martha Respirator
Mornington Respirator
Dromana Respirator
Rosebud Respirator
Rye Respirator
Mount Martha Harness
Mornington Harness
Dromana Harness
Rosebud Harness
Rye Harness
Mount Martha Rope
Mornington Rope
Dromana Rope
Rosebud Rope
Rye Rope
Mount Martha Anchor
Mornington Anchor
Dromana Anchor
Rosebud Anchor
Rye Anchor
Mount Martha Buoy
Mornington Buoy
Dromana Buoy
Rosebud Buoy
Rye Buoy
Mount Martha Life Jacket
Mornington Life Jacket
Dromana Life Jacket
Rosebud Life Jacket
Rye Life Jacket
Mount Martha Flare
Mornington Flare
Dromana Flare
Rosebud Flare
Rye Flare
Mount Martha Radio
Mornington Radio
Dromana Radio
Rosebud Radio
Rye Radio
Mount Martha GPS
Mornington GPS
Dromana GPS
Rosebud GPS
Rye GPS
Mount Martha Compass
Mornington Compass
Dromana Compass
Rosebud Compass
Rye Compass
Mount Martha Map
Mornington Map
Dromana Map
Rosebud Map
Rye Map
Mount Martha Chart
Mornington Chart
Dromana Chart
Rosebud Chart
Rye Chart
Mount Martha Binoculars
Mornington Binoculars
Dromana Binoculars
Rosebud Binoculars
Rye Binoculars
Mount Martha Telescope
Mornington Telescope
Dromana Telescope
Rosebud Telescope
Rye Telescope
Mount Martha Camera
Mornington Camera
Dromana Camera
Rosebud Camera
Rye Camera
Mount Martha Video
Mornington Video
Dromana Video
Rosebud Video
Rye Video
Mount Martha Drone
Mornington Drone
Dromana Drone
Rosebud Drone
Rye Drone
Mount Martha Tripod
Mornington Tripod
Dromana Tripod
Rosebud Tripod
Rye Tripod
Mount Martha Lens
Mornington Lens
Dromana Lens
Rosebud Lens
Rye Lens
Mount Martha Filter
Mornington Filter
Dromana Filter
Rosebud Filter
Rye Filter
Mount Martha Battery
Mornington Battery
Dromana Battery
Rosebud Battery
Rye Battery
Mount Martha Charger
Mornington Charger
Dromana Charger
Rosebud Charger
Rye Charger
Mount Martha Cable
Mornington Cable
Dromana Cable
Rosebud Cable
Rye Cable
Mount Martha Adapter
Mornington Adapter
Dromana Adapter
Rosebud Adapter
Rye Adapter
Mount Martha Memory Card
Mornington Memory Card
Dromana Memory Card
Rosebud Memory Card
Rye Memory Card
Mount Martha Hard Drive
Mornington Hard Drive
Dromana Hard Drive
Rosebud Hard Drive
Rye Hard Drive
Mount Martha USB
Mornington USB
Dromana USB
Rosebud USB
Rye USB
Mount Martha Bluetooth
Mornington Bluetooth
Dromana Bluetooth
Rosebud Bluetooth
Rye Bluetooth
Mount Martha Wi-Fi
Mornington Wi-Fi
Dromana Wi-Fi
Rosebud Wi-Fi
Rye Wi-Fi
Mount Martha Internet
Mornington Internet
Dromana Internet
Rosebud Internet
Rye Internet
Mount Martha Email
Mornington Email
Dromana Email
Rosebud Email
Rye Email
Mount Martha Phone
Mornington Phone
Dromana Phone
Rosebud Phone
Rye Phone
Mount Martha Tablet
Mornington Tablet
Dromana Tablet
Rosebud Tablet
Rye Tablet
Mount Martha Laptop
Mornington Laptop
Dromana Laptop
Rosebud Laptop
Rye Laptop
Mount Martha Desktop
Mornington Desktop
Dromana Desktop
Rosebud Desktop
Rye Desktop
Mount Martha Monitor
Mornington Monitor
Dromana Monitor
Rosebud Monitor
Rye Monitor
Mount Martha Keyboard
Mornington Keyboard
Dromana Keyboard
Rosebud Keyboard
Rye Keyboard
Mount Martha Mouse
Mornington Mouse
Dromana Mouse
Rosebud Mouse
Rye Mouse
Mount Martha Printer
Mornington Printer
Dromana Printer
Rosebud Printer
Rye Printer
Mount Martha Scanner
Mornington Scanner
Dromana Scanner
Rosebud Scanner
Rye Scanner
Mount Martha Software
Mornington Software
Dromana Software
Rosebud Software
Rye Software
Mount Martha App
Mornington App
Dromana App
Rosebud App
Rye App
Mount Martha Website
Mornington Website
Dromana Website
Rosebud Website
Rye Website
Mount Martha Social Media
Mornington Social Media
Dromana Social Media
Rosebud Social Media
Rye Social Media
Mount Martha Facebook
Mornington Facebook
Dromana Facebook
Rosebud Facebook
Rye Facebook
Mount Martha Instagram
Mornington Instagram
Dromana Instagram
Rosebud Instagram
Rye Instagram
Mount Martha Twitter
Mornington Twitter
Dromana Twitter
Rosebud Twitter
Rye Twitter
Mount Martha YouTube
Mornington YouTube
Dromana YouTube
Rosebud YouTube
Rye YouTube
Mount Martha LinkedIn
Mornington LinkedIn
Dromana LinkedIn
Rosebud LinkedIn
Rye LinkedIn
Mount Martha Pinterest
Mornington Pinterest
Dromana Pinterest
Rosebud Pinterest
Rye Pinterest
Mount Martha Snapchat
Mornington Snapchat
Dromana Snapchat
Rosebud Snapchat
Rye Snapchat
Mount Martha TikTok
Mornington TikTok
Dromana TikTok
Rosebud TikTok
Rye TikTok
Mount Martha WhatsApp
Mornington WhatsApp
Dromana WhatsApp
Rosebud WhatsApp
Rye WhatsApp
Mount Martha Messenger
Mornington Messenger
Dromana Messenger
Rosebud Messenger
Rye Messenger
Mount Martha Skype
Mornington Skype
Dromana Skype
Rosebud Skype
Rye Skype
Mount Martha Zoom
Mornington Zoom
Dromana Zoom
Rosebud Zoom
Rye Zoom
Mount Martha Teams
Mornington Teams
Dromana Teams
Rosebud Teams
Rye Teams
Mount Martha Slack
Mornington Slack
Dromana Slack
Rosebud Slack
Rye Slack
Mount Martha Trello
Mornington Trello
Dromana Trello
Rosebud Trello
Rye Trello
Mount Martha Asana
Mornington Asana
Dromana Asana
Rosebud Asana
Rye Asana
Mount Martha Monday
Mornington Monday
Dromana Monday
Rosebud Monday
Rye Monday
Mount Martha Jira
M


Mornington Peninsula Shire
Beach Cleaning Option 2 – 100% Mechanical Raking
N
W
E
S
Legend
Machanical Cleaning
Not Mechanical Accessible
0
2
4 km
Port Phillip
Bass Strait
Daveys Bay Beach
Canadian Bay Beach
Half Moon Bay Beach
Ranelagh Beach
Earimil Beach
Moondah Beach
Sunnyside North Beach
Sunnyside South Beach
Mills East Beach
Mills West Beach
Mothers Beach
Royal Beach
Fishermans Beach
Coral Beach
Fosters Beach
Fossil Beach
Dava Beach
Birdrock Beach
Mount Martha North Beach
Mount Martha South Beach
Pebble Cove Beach
Tassels Cove Beach
Safety Beach
Dromana Beach
McCrae Beach (East)
McCrae Beach (West)
Rosebud Beach
Capel Sound Beach
Tootgarook Beach
Rye Beach
Blairgowrie East Beach
Sullivan Bay Beach
Sorrento Front Beach
Shelly Beach
Portsea Foreshore Beach
Mount Eliza
Mornington
Mount Martha
Safety Beach
Dromana
Tuerong
Mooroodue
Red Hill
Red Hill South
Arthurs Seat
Main Ridge
McCrae
Rosebud
Capel Sound
Tootgarook
Rye
Blairgowrie
Sorrento
Portsea
Merricks
Merricks North
Balnarring
Boneo


Mornington Peninsula Shire
Beach Cleaning Option 3 – Hybrid: 80% Hand Cleaning and 20% Mechanical Raking
N
W
E
S
Legend
Hand Cleaning
Mechanical Cleaning
0
2
4 km
Port Phillip
Bass Strait
Daveys Bay Beach
Canadian Bay Beach
Half Moon Bay Beach
Ranelagh Beach
Earimil Beach
Moondah Beach
Sunnyside North Beach
Sunnyside South Beach
Mills East Beach
Mills West Beach
Mothers Beach
Royal Beach
Fishermans Beach
Coral Beach
Fosters Beach
Fossil Beach
Dava Beach
Birdrock Beach
Mount Martha North Beach
Mount Martha South Beach
Pebble Cove Beach
Tassels Cove Beach
Safety Beach
Dromana Beach
McCrae Beach (East)
McCrae Beach (West)
Rosebud Beach
Capel Sound Beach
Tootgarook Beach
Rye Beach
Blairgowrie East Beach
Sullivan Bay Beach
Sorrento Front Beach
Portsea Foreshore Beach
Shelly Beach
Mount Eliza
Mornington
Mount Martha
Safety Beach
Dromana
Tuerong
Mooroodue
Rosebud
Capel Sound
Tootgarook
Rye
Blairgowrie
Sorrento
Portsea
Arthurs Seat
Red Hill
Red Hill South
Main Ridge
McCrae
Merricks North
Merricks
Balnarring
Boneo


Mornington Peninsula Shire
Beach Cleaning Option 4 – Hybrid: 70% Hand Cleaning and 30% Mechanical Raking
N
W
E
S
Legend
Hand Cleaning
Mechanical Cleaning
0
2
4 km
Daveys Bay Beach
Canadian Bay Beach
Half Moon Bay Beach
Ranelagh Beach
Earimil Beach
Moondah Beach
Sunnyside North Beach
Sunnyside South Beach
Mills East Beach
Mills West Beach
Mothers Beach
Royal Beach
Fishermans Beach
Coral Beach
Fosters Beach
Fossil Beach
Dava Beach
Birdrock Beach
Mount Martha North Beach
Mount Martha South Beach
Pebble Cove Beach
Tassels Cove Beach
Safety Beach
Dromana Beach
McCrae Beach (East)
McCrae Beach (West)
Rosebud Beach
Capel Sound Beach
Tootgarook Beach
Rye Beach
Blairgowrie East Beach
Sullivan Bay Beach
Sorrento Front Beach
Shelly Beach
Portsea Foreshore Beach
Port Phillip
Bass Strait
Mount Eliza
Mornington
Mount Martha
Safety Beach
Dromana
Tuerong
Mooroodue
Rosebud
Capel Sound
Tootgarook
Rye
Blairgowrie
Sorrento
Portsea
Arthurs Seat
Red Hill
Red Hill South
Main Ridge
McCrae
Merricks
Merricks North
Balnarring
Boneo


Mornington Peninsula Shire
Beach Cleaning Option 5 – Hybrid: 20% Hand Cleaning and 80% Mechanical Raking
N
W
E
S
Legend
Hand Cleaning
Mechanical Cleaning
0
2
4 km
Port Phillip
Bass Strait
Daveys Bay Beach
Canadian Bay Beach
Half Moon Bay Beach
Ranelagh Beach
Earimil Beach
Moondah Beach
Sunnyside North Beach
Sunnyside South Beach
Mills East Beach
Mills West Beach
Mothers Beach
Royal Beach
Fishermans Beach
Coral Beach
Fosters Beach
Fossil Beach
Dava Beach
Birdrock Beach
Mount Martha North Beach
Mount Martha South Beach
Pebble Cove Beach
Tassels Cove Beach
Safety Beach
Dromana Beach
McCrae Beach (East)
McCrae Beach (West)
Rosebud Beach
Capel Sound Beach
Tootgarook Beach
Rye Beach
Blairgowrie East Beach
Sullivan Bay Beach
Sorrento Front Beach
Shelly Beach
Portsea Foreshore Beach
Mount Elliza
Mornington
Mount Martha
Safety Beach
Dromana
Tuerong
Mooroduc
Red Hill
Red Hill South
Arthurs Seat
Main Ridge
McCrae
Rosebud
Capel Sound
Tootgarook
Rye
Blairgowrie
Sorrento
Portsea
Boneo
Merricks
Merricks North
Balnarring

Beach Cleaning Option - Hybrid - 80% Hand and 20% Mechanical Cleaning

Township	Beach Name	Metres cleaned	Committee of Management	Dune Environmental Values (Reverse weighting)	Recreational Values	Visitation Rates	Accessibility	Total Values Score	Recommended Cleaning Method
Mount Eliza	Daveys Bay	188	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Canadian Bay	432	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Half Moon Bay	130	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Ranelagh	484	Mornington Peninsula Shire Council	3	3	3	2	11	Mechanical
Mount Eliza	Earimil	266	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Moondah North	1252	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Moondah	270	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Sunnyside North	269	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Sunnyside South	287	Mornington Peninsula Shire Council	2	2	2	3	9	Hand
Mornington	Mills East	358	Mornington Peninsula Shire Council	2	2	2	1	7	Hand
Mornington	Mills West	362	Mornington Peninsula Shire Council	3	3	3	3	12	Mechanical
Mornington	Shire Hall Beach	211	Mornington Peninsula Shire Council	2	2	2	2	8	Hand
Mornington	Scouts	187	Mornington Peninsula Shire Council	3	2	2	2	9	Hand
Mornington	Mothers	160	Mornington Peninsula Shire Council	3	3	3	2	11	Mechanical
Mornington	Royal	204	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mornington	Fishermans	513	Mornington Peninsula Shire Council	1	3	3	2	9	Hand
Mornington	Coral	125	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mornington	Fosters	91	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mornington	Fossil	55	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mornington	Dava	311	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Eliza	Birdrock	294	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Mount Martha	Mount Martha North	1122	Mornington Peninsula Shire Council	2	3	3	2	10	Hand
Mount Martha	Mount Martha Activity Node	226	Mornington Peninsula Shire Council	2	3	3	3	11	Mechanical
Mount Martha	Mount Martha South	844	Mornington Peninsula Shire Council	1	2	3	2	8	Hand
Mount Martha	Pebble Cove	120	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Safety Beach	Tassles Cove	167	Mornington Peninsula Shire Council	2	3	3	2	10	Mechanical
Safety Beach	Safety Beach North	762	Mornington Peninsula Shire Council	3	3	3	2	11	Mechanical
Safety Beach	Safety Beach	751	Mornington Peninsula Shire Council	3	3	3	2	11	Mechanical
Safety Beach	Safety Beach South	1591	Mornington Peninsula Shire Council	2	2	3	2	9	Hand
Dromana	Dromana East	486	Dromana Foreshore COM Inc	2	2	3	2	9	Hand
Dromana	Dromana Activity Node	700	Dromana Foreshore COM Inc	3	3	3	3	12	Mechanical
Dromana	Dromana West	1693	Dromana Foreshore COM Inc	2	2	3	2	9	Hand
McCrae	McCrae East	545	Mornington Peninsula Shire Council	2	2	2	2	8	Hand
McCrae	McCrae Activity Node	618	Mornington Peninsula Shire Council	3	3	3	2	11	Mechanical
McCrae	McCrae West	537	Mornington Peninsula Shire Council	2	2	2	2	8	Hand
Rosebud	Rosebud East	1141	Mornington Peninsula Shire Council	1	2	2	3	8	Hand
Rosebud	Rosebud Activity Node	1770	Mornington Peninsula Shire Council	3	3	3	3	12	Mechanical
Rosebud	Rosebud West	753	Mornington Peninsula Shire Council	2	2	2	2	8	Hand
Capel Sound	Chinamens Creek	310	Mornington Peninsula Shire Council	2	2	2	3	9	Hand
Capel Sound	Capel Sound	608	Capel Sound CoM	1	2	3	2	8	Hand
Tootgarook	Tootgarook	2379	Capel Sound CoM	1	3	3	2	9	Hand
Rye	Rye	2413	Mornington Peninsula Shire Council	2	2	2	2	8	Hand
Blairgowrie	Blairgowrie East	3458	Whitecliffs to Camerons Bight COM Inc	2	2	3	2	9	Hand
Sorrento	Sullivan Bay	431	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Sorrento	Sorrento Front	1470	Mornington Peninsula Shire Council	2	2	3	3	10	Hand
Portsea	Shelly	868	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand
Portsea	Portsea Foreshore	490	Mornington Peninsula Shire Council	N/A - No possible access for Mechanical Cleaner					Hand

Proposed Beach Cleaning Program Totals	Meters	
Total	32,702	
Hand	26,702	82%
Mechanical	6,000	18%

Scoring Criteria

Dune Environmental Values (Reverse weighting)

3 Minimal Foredune Environmental Values with engineered structures and highly modified setting
2 Moderate Foredune Environmental Values with limited modification to natural environment and coastal setting
1 High Foredune Environmental Values with natural coastal setting and ecosystem values

Recreational Values

1 No or limited infrastructure (i.e. toilet block) within close proximity of beach
2 Some recreational values with known informal activites to occur at beach
3 High use recreational area directly adjacent a club (i.e. SLSC or Yacht) or known formal recreational activities

Visitation Rates

1 Low
2 Moderate
3 High

Accessibility

1 Difficult accessibility due to gradient or carparks greater than 50m away from access track
2 Moderately accessible with carparks within 50m, possibly some stairs or moderate gradient but with formal access points
3 Highly accessible with sealed beach access paths within 50m of carparks with limited gradient or known locations of Accessible Beach Matting

Beach Cleaning Option - Hybrid - 70% Hand Cleaning and 30% Mechanical Cleaning

				Accessibility	Individual beach characteristics			Survey results		Contractor Data			
Township	Beach	Length (m)	Committee of Management	Rake accessible	Recreational Values	Visitation Rates	Coastal Modification	Community support for hand cleaning	Values Score	Collected Litter as of 6 Feb 2025 (Litres)	Average Litter per meter (Litres)	Recommended Cleaning Method	Notes
Mount Eliza	Daveys Bay	188	Mornington Peninsula Shire Council	No	-	-	-	-	-	583.00	3.10	Hand	
Mount Eliza	Canadian Bay	432	Mornington Peninsula Shire Council	Yes	3	2	1	1	7	978.00	2.26	Hand	
Mount Eliza	Half Moon Bay	130	Mornington Peninsula Shire Council	No	-	-	-	-	-	450.00	3.46	Hand	
Mount Eliza	Ranelagh	484	Mornington Peninsula Shire Council	Yes	3	2	2	1	8	1410.00	2.91	Machine	
Mount Eliza	Earimil	266	Mornington Peninsula Shire Council	No	-	-	-	-	-	1182.00	4.44	Hand	
Mount Eliza	Moondah North	1,252	Mornington Peninsula Shire Council	No	-	-	-	-	-	3000.00	1.97	Hand	
Mount Eliza	Moondah	270	Mornington Peninsula Shire Council	No	-	-	-	-	-			Hand	
Mount Eliza	Sunnyside North	269	Mornington Peninsula Shire Council	No	-	-	-	-	-	1665.00	6.19	Hand	
Mount Eliza	Sunnyside South	287	Mornington Peninsula Shire Council	Yes	2	2	2	1	7	1315.00	4.58	Machine	
Mornington	Mills East	358	Mornington Peninsula Shire Council	Yes	1	3	1	1	6	1290.00	1.79	Hand	
Mornington	Mills West	362	Mornington Peninsula Shire Council	Yes	3	3	2	1	9			Machine	
Mornington	Shire Hall Beach	211	Mornington Peninsula Shire Council	Yes	2	3	2	1	8			Machine	
Mornington	Scouts	187	Mornington Peninsula Shire Council	Yes	2	3	2	1	8	2170	3.89	Machine	
Mornington	Mothers	160	Mornington Peninsula Shire Council	Yes	3	3	3	1	10			Machine	
Mornington	Royal	204	Mornington Peninsula Shire Council	No	-	-	-	-	-	1055.00	5.17	Hand	
Mornington	Fishermans	513	Mornington Peninsula Shire Council	Yes	2	3	2	1	8	1300.00	2.53	Machine	
Mornington	Coral	125	Mornington Peninsula Shire Council	No	-	-	-	-	-	540.00	4.32	Hand	
Mornington	Fosters	91	Mornington Peninsula Shire Council	No	-	-	-	-	-	0.00	0.00	Hand	No longer a beach. Area defined for cleaning is a path atop a seawall. Consider removal from activity
Mornington	Fossil	55	Mornington Peninsula Shire Council	No	-	-	-	-	-	271.00	4.93	Hand	
Mount Martha	Dava	311	Mornington Peninsula Shire Council	No	-	-	-	-	-	850.00	2.73	Hand	
Mount Martha	Birdrock	294	Mornington Peninsula Shire Council	No	-	-	-	-	-	895.00	3.04	Hand	
Mount Martha	Mount Martha North	1,122	Mornington Peninsula Shire Council	Yes	1	1	1	-1	2			Hand	
Mount Martha	Mount Martha Activity Node	226	Mornington Peninsula Shire Council	Yes	3	1	2	-1	5	6320.00	2.88	Machine	Recommend mechanical raking of recreational node considering localised visitation likely exceeding defined rates
Mount Martha	Mount Martha South	844	Mornington Peninsula Shire Council	Yes	2	1	1	-1	3			Hand	
Mount Martha	Pebble Cove	120	Mornington Peninsula Shire Council	No	-	-	-	-	-	895.00	7.46	Hand	
Safety Beach	Tassels Cove	167	Mornington Peninsula Shire Council	Yes	2	1	3	1	7	585.00	3.50	Machine	
Safety Beach	Safety Beach North	762	Mornington Peninsula Shire Council	Yes	3	1	3	1	8			Machine	
Safety Beach	Safety Beach	751	Mornington Peninsula Shire Council	Yes	3	1	3	1	8	6650.00	2.14	Machine	
Safety Beach	Safety Beach South	1,591	Mornington Peninsula Shire Council	Yes	1	1	1	1	4			Machine	Recommend mechanical raking for service continuity between Safety Beach and Dromana?
Dromana	Dromana East	486	Dromana Foreshore COM Inc	Yes	1	3	1	1	6			Machine	
Dromana	Dromana Activity Node	700	Dromana Foreshore COM Inc	Yes	3	3	3	1	10	6050.00	2.10	Machine	
Dromana	Dromana West	1,693	Dromana Foreshore COM Inc	Yes	2	3	2	1	8			Machine	
McCrae	McCrae East	545	Mornington Peninsula Shire Council	Yes	2	3	2	-1	6			Hand	
McCrae	McCrae Activity Node	618	Mornington Peninsula Shire Council	Yes	3	3	2	-1	7	1890.00	1.11	Hand	
McCrae	McCrae West	537	Mornington Peninsula Shire Council	Yes	1	3	1	-1	4			Hand	
McCrae	Rosebud East	1,141	Mornington Peninsula Shire Council	Yes	1	3	1	1	6			Hand	
Rosebud	Rosebud Activity Node	1,770	Mornington Peninsula Shire Council	Yes	3	3	2	1	9	4285.00	1.08	Machine	
Rosebud	Rosebud West	1,063	Mornington Peninsula Shire Council	Yes	1	3	1	1	6			Hand	
Capel Sound	Capel Sound	608	Capel Sound CoM	Yes	1	3	1	-1	4	2555.00	4.20	Hand	
Tootgarook	Tootgarook	2,379	Capel Sound CoM	Yes	1	3	1	-1	4	1405.00	0.59	Hand	
Rye	Rye	2,413	Mornington Peninsula Shire Council	Yes	2	3	2	-1	6	4265.00	1.77	Hand	
Blairgowrie	Blairgowrie East	3,458	Whitecliffs to Camerons Bight COM Inc	Yes	2	2	2	-1	5	2575.00	0.74	Hand	
Sorrento	Sullivan Bay	431	Mornington Peninsula Shire Council	No	-	-	-	-	-	209.00	0.48	Hand	
Sorrento	Sorrento Front	1,470	Mornington Peninsula Shire Council	Yes	2	3	1	-1	5	1540.00	1.05	Hand	
Portsea	Shelly	868	Mornington Peninsula Shire Council	No	-	-	-	-	-	805.00	0.93	Hand	
Portsea	Portsea Foreshore	490	Mornington Peninsula Shire Council	No	-	-	-	-	-	557.00	1.14	Hand	
	Total length cleaned (m):	**32,702**								**59540.00**	**1.82**	**Average litter volume per meter across all beaches.** Beaches with above average litter load per meter highlighted red	

Total hand cleaning length (m):	**22352.0**
Total mechanical cleaning length (m):	**10350.0**
Total hand cleaning length (%):	**68%**
Total mechanical cleaning length (%):	**32%**

Criteria

Recreational Values

1 No or limited infrastructure (i.e. toilet block) within close proximity of beach
2 Some recreational values with known informal activites to occur at beach
3 High use recreational area directly adjacent a club (i.e. SLSC or Yacht) or known formal recreational activities

Visitation Rates

1 Low = <20%
2 Moderate = 20-30%
3 High = >30%

Township	Visitation rate (%)	
Mount Eliza	-	Assumed 20-30% as an average between two neighbouring towns (Frankston 11%, Mornington 36%)
Mornington	36%	
Mount Martha	19%	
Safety Beach	18%	
Dromana	36%	
McCrae	-	Assumed >30% based on average of neighbouring towns
Rosebud	36%	
Capel Sound	-	Assumed >30% based on average of neighbouring towns
Tootgarook	-	Assumed >30% based on average of neighbouring towns
Rye	42%	
Blairgowrie	23%	
Sorrento	39%	
Portsea	39%	

Data source: Tourism Visitor Economy + Visitor Journey 2022, Mornington Peninsula Regional Tourism

Coastal modification

3 Highly modified beach environment with significant coastal infrstrucuture (i.e. sea wall) where coastal processes and dune values are restricted
2 Moderately modified beach environment with dispersed coastal infrastructure (i.e. groynes) where natural processes can occur
1 Little or no beach modification (i.e. beach with vegetated dune system) where natural processes occur

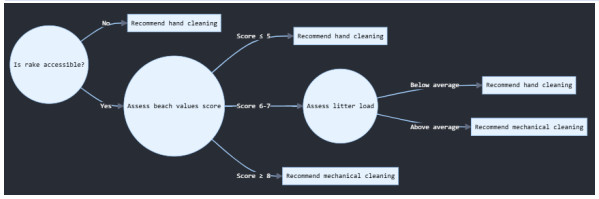
Community support for hand cleaning

1 Opposition to hand cleaning expressed via community survey
0 Mutual support expressed via community survey
-1 Support for hand cleaning expressed via community survey

Beach	Support Hand	Undecided	Oppose Hand	Difference
Mount Eliza	9		38	**-29**
Mornington	47	1	52	**-5**
Mount Martha	69	1	65	**4**
Safety Beach	64	6	77	**-13**
Dromana	52	6	74	**-22**
McCrae	48	2	37	**11**
Rosebud	46	5	52	**-6**
Capel Sound	41		35	**6**
Tootgarook	35		27	**8**
Rye	69		37	**32**
Blairgowrie	32	1	26	**6**
Sorrento	22		14	**8**
Portsea	14		5	**9**
General Feedback	44	2	20	**24**

Data source: Beach Cleaning Trial Online Survey (www.mornpen.vic.gov.au/beachcleaning) as of 17 February 2025

Determining recommended cleaning method




BEACH CLEANING EQUIPMENT.
Lifts the debris, not the sand.
BARBER SURF RAKE®

THE COMPLETE LINE OF BARBER SURF RAKES®



Model 600HD

At 1800 kilograms, the 600HD is H. Barber & Sons' largest Surf Rake®. It has been successfully used in a variety of municipal applications. Cleaning up to 3,2 hectares an hour with its 2,14 meter wide cleaning width, the 600HD has the greatest cleaning capacity of any beachcleaner. The 2,3 cubic meter hopper can lift up to 2000 kilograms of material and dump its contents hydraulically from a clearance height of 2,75 meters.

Model 400HD

The model 400HD is an excellent choice for resorts, hotels and lakeshore communities. At 1225 kilograms, it is H. Barber & Sons' moderate-size Surf Rake®. The 400HD is equipped with a 1,52 cubic meter hopper which will lift 1600 kilograms of debris to a dumping height of 2,75 meters. This mid-sized model uses the same heavy-duty conveyor and dump components as the 600HD. The 400HD can clean up to 1,6 hectares per hour.

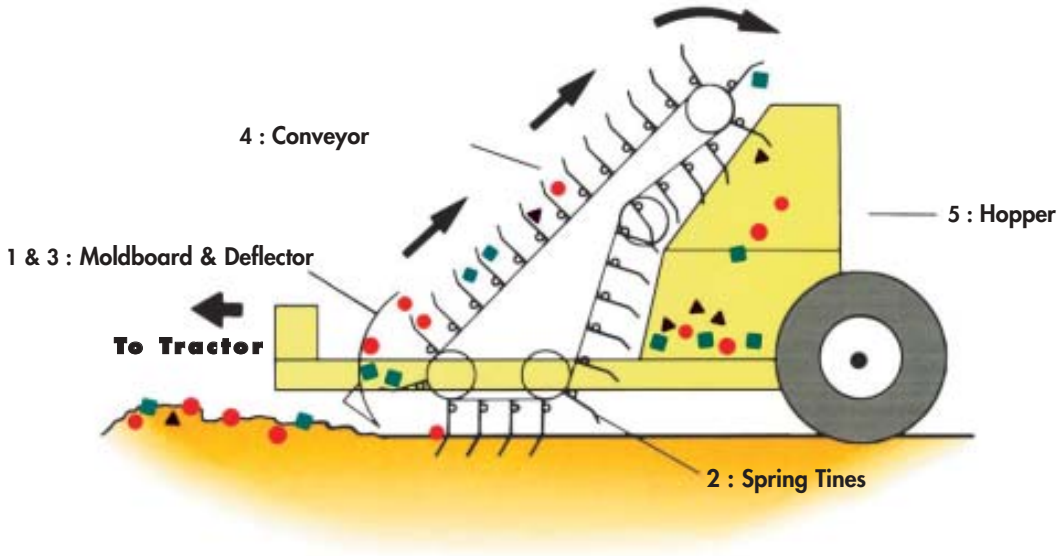




Model 400

Similar to the model 400HD, the model 400 is the smallest Surf Rake®. It weighs 860 kilograms and can lift up to 1100 kilograms in its 0,75 cubic meter hopper. Its hydraulic dump discards material neatly on the ground. Within one hour, the model 400 can effectively clean up to 1,6 hectares.

HOW IT WORKS



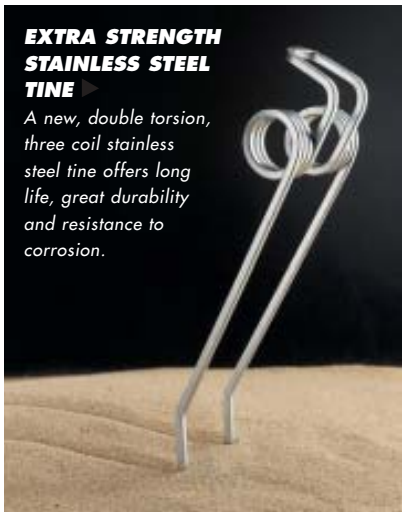
The Barber SURF RAKE® is a unique mechanical rake operated by one person from the seat of a towing tractor. It provides safe, fast and efficient beach cleaning. Here is how it works: **1.** The *moldboard* levels uneven areas in the sand. **2.** A 3/8" grid of *stainless steel spring tines* rake debris from the sand toward **3**. an adjustable *deflector* plate. As a result, refuse is deposited on **4.** the *conveyor* to **5.** the hydraulically raised *hopper*. The result: a clean, safe and well-manicured beach.



◀ THOROUGH CLEANING
Hundreds of stainless steel tines, mounted in offset rows, rake through the sand every second, removing the unwanted debris. Even the smallest objects such as glass, cigarette butts and pop-tops are captured by the SURF RAKE® and deposited in the hopper



◀ SANITIZING CONVEYOR BELT
The Barber SURF RAKE features a new Sanitizing Conveyor "S-Belt". This new belt design maximizes sand penetration and removal of extremely fine debris. Belt perforations, mounting tines underneath the conveyor and eliminating retaining bars now reduce the risk of residual sand removal. The new conveyor belt is easier to repair and keep clean and clear of debris.



EXTRA STRENGTH STAINLESS STEEL TINE ▶
A new, double torsion, three coil stainless steel tine offers long life, great durability and resistance to corrosion.

SPECIFICATIONS



MODELS	600HD	400HD	400
HYDRAULIC DRIVE	Completely sealed and protected by full flow filter. Large capacity spline mounted cast iron pump, hydraulic motor, flow control, and built-in overflow protection.	Completely sealed and protected by full flow filter. Large capacity spline mounted cast iron pump, hydraulic motor, flow control, and built-in overflow protection.	Completely sealed and protected by full flow filter. Large capacity spline mounted cast iron pump, hydraulic motor, flow control, and built-in overflow protection.
CONVEYOR	Of bar flight type with chain and sprocket drive, covered with continuous 1,8 m wide NBR belt, which will not stretch or corrode.	Of bar flight type with chain and sprocket drive, covered with continuous 1,2 m wide NBR belt, which will not stretch or corrode.	Of bar flight type with chain and sprocket drive, covered with continuous 1,2 m wide NBR belt, which will not stretch or corrode.
TINES	700 Stainless steel tines in 1,8 m rows	370 Stainless steel tines in 1,2 m rows	340 Stainless steel tines in 1,2 m rows
HOPPER	2,3 cubic meter (2000 kg cap.) Hot dip galvanized	1,52 cubic meter (1600 kg cap.) Hot dip galvanized	0,75 cubic meter (1100 kg cap.) Hot dip galvanized
DUMP HEIGHT	2,75 meters	2,75 meters	Ground
TIRES	91.4 x 34.3 x 38.1 cm high flotatation design	78.7 x 34.3 x 38.1 cm high flotation design	78.7 x 34.3 x 38.1 cm high flotation design
MOLDBOARD	A moldboard deflector plate is positioned at the front of the machine to level the beach before cleaning.	A moldboard deflector plate is positioned at the front of the machine to level the beach before cleaning.	A moldboard deflector plate is positioned at the front of the machine to level the beach before cleaning.
OPERATING SPEEDS	1 to 25 kilometers per hour	1 to 25 kilometeres per hour	1 to 25 kilometers per hour
CLEANING WIDTH	2,14 m (1,8 m of deep cleaning)	1,8 m (1,2 m of deep cleaning)	1,8 m (1,2 m of deep cleaning)
CLEANING DEPTH	Adjustable to 15 cm	Adjustable to 15 cm	Adjustable to 15 cm
DIMENSIONS	Height: 2,3 m Length: 4,0 m Width: 2,3 m	Height: 2,2 m Length: 3,6 m Width: 2,3 m	Height: 1,4 m Length: 3,0 m Width: 2,3 m
WEIGHT	Approximately 1800 kg	Approximately 1225 kg	Approximately 860 kg
PAINT	Dupont IMRON® Polyurethane enamel	Dupont IMRON® Polyurethane enamel	Dupont IMRON® Polyurethane enamel
FINISHING ATTACHMENT	To smooth the sand and eliminate tire marks for a minimum 2,74 m wide path - optional.	To smooth the sand and eliminate tire marks for a minimum 2,74 m wide path - optional.	To smooth the sand and eliminate tire marks for a minimum 2,74 m wide path - optional.
GALVANIZATION	All frame and body parts Hot Dip Galvanized - optional.	All frame and body parts Hot Dip Galvanized - optional.	All frame and body parts Hot Dip Galvanized - optional.
PERFORMANCE	Cleans up to 32,000 m^2/h	Cleans up to 20,000 m^2/h	Cleans up to 16,000 m^2/h
TRACTOR REQUIREMENTS	60 PTO horsepower 4-wheel drive agricultural type tractor with 76 cm rear wheels.	35 PTO horsepower 4-wheel drive agricultural type tractor with 71 cm rear wheels.	30 PTO horsepower 4-wheel drive agricultural type tractor with 71 cm rear wheels.
DEBRIS REMOVED	540 RPM rear PTO, 3 point hitch, and 1 remote hydraulic valve (minimum), up to 3 with options. This is a general guideline. Larger or smaller tractors may be used depending on beach conditions.		
	Broken glass, plastic, syringes, cigarette butts, pop-tops, straws, cans, tar balls, stones 1 cm to 15 cm in diameter, sea grass, sea weed, fish, small pieces of wood.		
	The manufacturer reserves the right to change the specifications without notice and without incurring obligation. The information contained herein is from data available at the time of printing.		



Since its establishment in 1966, H. Barber & Sons has been committed to the preservation of beautiful beaches and the environment. Its product, the Barber Surf Rake®, is the highest quality, most efficient beach cleaning equipment available. With its ability to clean a variety of beach conditions, the Surf Rake® has earned H. Barber & Sons the distinction of being the leader in beach cleaning technology and the largest manufacturer of beach cleaners in the world.

The corporate headquarters and manufacturing plant of H. Barber & Sons is based in Connecticut. Sales and support services are handled through a worldwide dealer network. Throughout the company, quality production, responsive service and customer support are of utmost importance.

Barber Surf Rakes® are maintaining beautiful beaches both domestically and internationally. Regardless of where a customer may be located, H. Barber & Sons promises expedient delivery of all parts and machinery. It is part of the company-wide commitment to excellent service which customers have come to expect from H. Barber & Sons.

The Barber Surf Rake® is the beach cleaner of choice for restoring the appearance of public and private beaches. The most widely cited reason for choosing the Surf Rake® is its efficiency. It is designed with a unique raking system that quickly and thoroughly cleans an entire beach, including heavy debris areas along the water's edge. It is also the only beach cleaner that is equally effective in wet and dry sand at speeds up to 25 kilometers per hour. The ultimate result: your beaches are returned to a cleaner, more beautiful condition.

Users find the Surf Rake® dependable, easy to operate and maintain. By eliminating the need for hand labor, it actually reduces time and expense, resulting in an extremely cost-efficient method as well. And with increasing concern for the environment, the Barber Surf Rake® is a viable cleaning solution for today.

The World Leader in Tine Raking Cleaning Equipment.



**Litter collection machines for both paved surfaces and grass areas.
Truck towed and tractor towed models for all applications.**



**Stone pickers that remove debris and level work area in one pass.
A variety of models for different size jobs.**

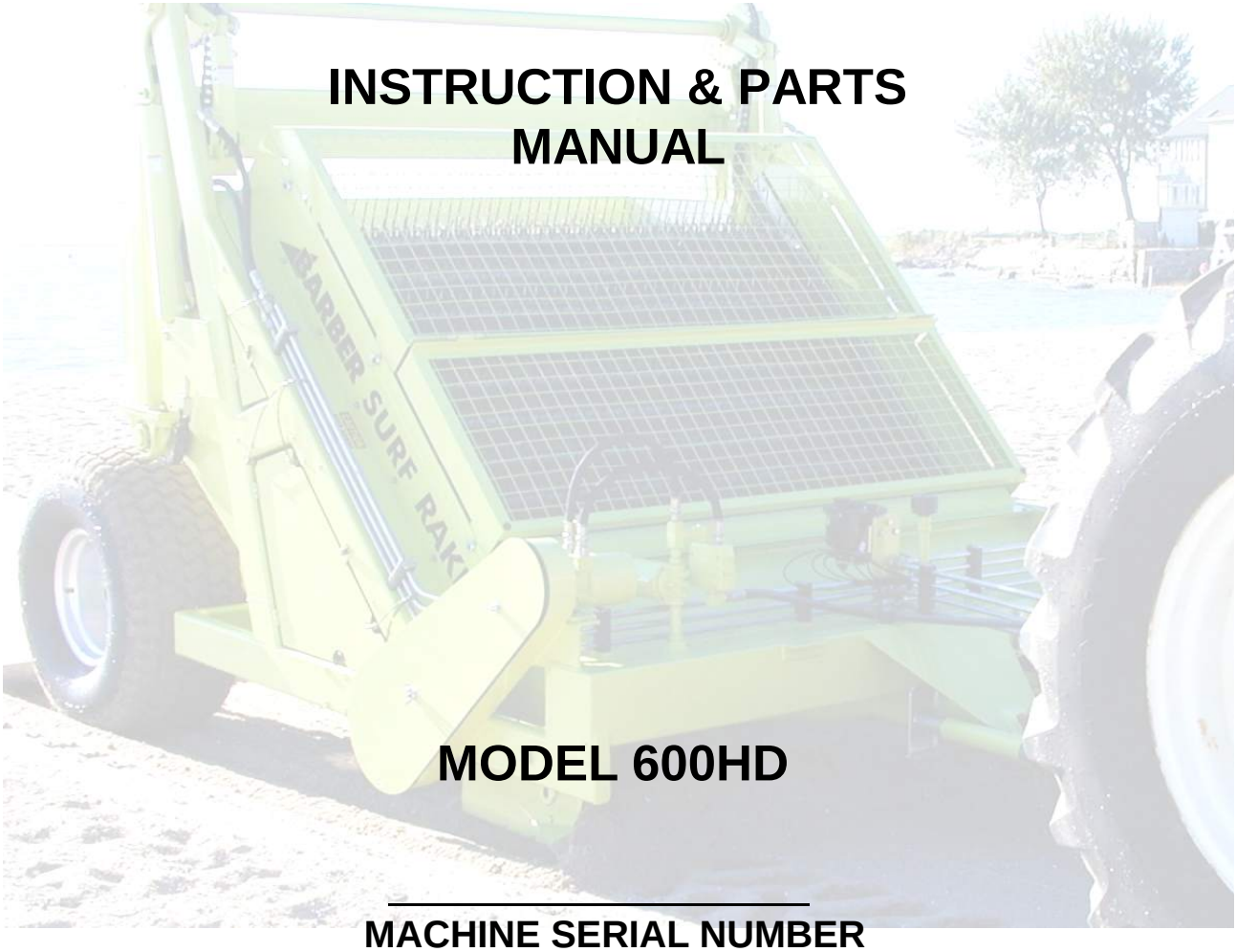


**World leader in beach cleaning equipment for more than 40 years.
Models for all beaches and conditions.**

BARBER

H. Barber & Sons, Inc. 15 Raytkwich Drive Naugatuck, CT 06770
Telephone (203) 729-9000 Fax (203) 729-4000 www.hbarber.com

SURF RAKE®



INSTRUCTION & PARTS MANUAL

MODEL 600HD

MACHINE SERIAL NUMBER

CATALOG 600HDS617800221

61780 0221

IMPORTANT SAFETY INFORMATION
FOR SURF RAKE® OWNERS, OPERATOR EMPLOYERS
AND OPERATORS

1. Do not allow individuals to operate the Surf Rake® without first receiving personalized training and ensuring that they have read this manual.

2. Before each operation of the Surf Rake®, make a careful visual inspection of the machine. Do not operate if you observe damaged or missing parts, missing guards, excessive wear or unusual noise or vibration during startup.

3. Never allow a bystander to approach the operating Surf Rake®, whether or not it is moving forward. Stop the Surf Rake®, unless that individual is qualified and is present for the specific purpose of assisting in the operation, maintenance or repair of the Surf Rake®.

4. Never allow a bystander to approach the operating Surf Rake® and stand under or near the hopper while it is being raised or lowered.

5. Do not attempt to clear large obstacles from the path of the Surf Rake® by pushing them with the tractor or the Surf Rake®. Stop the Surf Rake®, turn it off and manually remove obstacles. Seek assistance if you cannot do so alone.

6. Never attempt to clear a jam by placing hands or any part of the body into or near the machinery which has not been completely shut down. A jammed conveyor component can immediately jump into motion and cause serious injury to hands or other body parts in immediate contact with the components if the system is under hydraulic pressure.

7. Stand clear of the Surf Rake® when it is being set down on its foot stands or jack stand, to prevent injury.

8. Follow OSHA regulations regarding hydraulic fluid, fire safety, guarding and if applicable, lock-out/tag-out procedures.

9. Before conducting any repair or maintenance on the Surf Rake®, ensure that the hydraulic pump is OFF, not just in neutral, and examine the machine carefully to assure that:
   (a) No hydraulic hoses remain pressurized.
   (b) No parts of the machine are suspended without being mechanically blocked or supported.
   (c) All sources of power have been locked in the OFF position and tagged.

10. Never allow one person to operate the controls of the Surf Rake® while another has any part of their body in or near a pinch point or machinery element from which a guard has been removed.

11. Stand clear of hydraulic hoses and fittings while the Surf Rake® is in operation. A sudden fitting or hose failure can inflict serious injury.

12. Do not operate the Surf Rake® on a steep incline, extremely irregular surface or unstable surface. The tractor and/or the Surf Rake® can capsize and cause serious injury or death to the operator or nearby persons.

13. Never modify any part of the Surf Rake® without prior approval, in writing, from the manufacturer.

14. Never replace any components of the Surf Rake® with one which is not manufactured by H. Barber & Sons, Inc., or listed in this manual as a proper replacement part.

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<u>When Ordering Parts</u>, state the:

1. **Model and serial number of your Surf Rake®.**
2. **Part number, description and page number.**
3. **Shipping and billing address.**
4. **Method by which shipment is to be made.**
5. **Full name of consignee.**
6. **Catalog number of this parts book (found in bottom left hand corner)**

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BARBER SURF RAKE® MODEL 600HD

SECTION 1 - SURF RAKE® COMPONENTS

This instruction manual describes the different systems and components that make up the Surf Rake®. This manual includes a maintenance, lubrication and parts ordering section. It is important that anyone operating the Surf Rake® should read and understand this manual prior to operating the machine. All safety procedures must be observed. Step-by-step instructions are also included to facilitate installation. The following section describes the different systems and features of the Surf Rake®.

MECHANICAL COMPONENTS

CONVEYOR The conveyor belt rakes the material off of the beach, separates the debris from the sand, elevates the debris up the conveyor and deposits the debris into the hopper. The speed of the conveyor is adjustable. Proper belt tension is essential for long life of the conveyor belt chains and the conveyor belt drive components which include rollers, sprockets and bearings. If the conveyor is loose, it will cause the Surf Rake® to pick up less material and will hasten the wear of the Surf Rake's® drive and conveyor components.

MOLDBOARD The moldboard is located behind the reservoir and in front of the conveyor. It allows debris in the path of the Surf Rake® to pass under it and into the adjacent area between the moldboard and conveyor belt, where the conveyor separates the sand and lifts the debris using the back/hidden side of the moldboard. The proper height adjustment of the moldboard is important for picking up the maximum amount of debris per pass.

DRIVE MECHANISM The conveyor belt is supported by sets of sprockets and rollers on each side of the frame. The bottom front shaft is the driving shaft or main shaft. The pair of sprockets on the main shaft and the pair on the top shaft keep the conveyor belt tracking straight by guiding the chains located on each side of the conveyor belt. For the conveyor belt to track correctly, the tension must be the same on each side of the conveyor belt. The top shaft moves upward to achieve correct tracking tension. Take up bolts located under the top shaft on each side of the frame are tightened to raise the top shaft. It is very important to evenly adjust both sides of the conveyor belt to the same tension by tightening these take up bolts. There are four 3 ½" diameter metal roller assemblies that support the weight of the conveyor and the debris that is being lifted up to the hopper.
There are four 8" diameter idler roller assemblies that create a smooth path of support for the conveyor to rotate on.

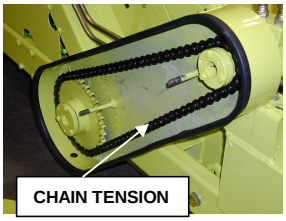
SKID SHOES The skid shoes add support under each side of the conveyor belt as it is being elevated up to the top shaft. The skid shoes are attached to each side of the frame on the underside of the conveyor belt. The chain should not touch the skid shoes. If they are touching, the conveyor belt needs to be adjusted. The skid shoes should be inspected periodically for wear and changed as a pair when they wear down to 1/8" thickness.



SIDE GUARDS/STONE GUARDS The side guards and stone guard flaps are located on each side of the conveyor belt. Together they guide debris up to the top of the conveyor belt and into the bucket. They keep debris away from the conveyor belt chain and drive sprockets. The side guards are fastened to the side frame with three bolts. The stone guard flaps are fastened to the side guards with bolts which are loosened to adjust the flaps down toward the belt as the flaps wear. There should be no gap between the stone flap and the belt. This should be adjusted every season or replaced when worn. This protects the conveyor belt from jams.

TOP SHIELD The top shield acts as a guide that prevents light weight objects from being blown out of the

side of the moving Surf Rake®. The top shield is also a safety device that prevents incidental contact with the moving conveyor belt assembly. It is fastened to the side guard with four bolts and is taken off to adjust the stone guard flaps.



CHAIN CASE The conveyor belt is driven by the hydraulic motor which transfers power to the drive chain and the drive sprockets located inside the chain case.
Drive chain should be adjusted so that there is approximately 1/4"(6.35mm) slack but no more than 1"(25.4mm) slack midpoint between the sprockets. Adjustment is made by loosening the two bolts that fasten the motor mount to the front tank motor bracket and tightening the adjusting bolt, which will move the motor and attached front sprocket assembly forward. Replace chain when adequate adjustment can no longer be achieved. Note: Chain tension should be ¼" minimum (6.35 mm) and 1" maximum (25.4 mm).

BUCKET The bucket catches the debris the conveyor belt picks up. When full, the bucket is raised and then tripped, pivoting on the lift arm and bucket bearings. There is a bucket stop on the left side, which stops the bucket at its dumping position and prevents the bucket from spinning and over turning. There Is a block on either side of the bucket which nests into the angled guides on each side of the bucket on the frame. When the bucket is in its correct position, the blocks should be to the bottom of the guides and slightly off the frame.

BUCKET LIFTING MECHANISM The lift arms attach the bucket to the frame. They are elevated hydraulically by the two larger lifting cylinders. They lift the bucket back/away from the frame for emptying the collected debris. The lift arms are supported by a sleeve bearing located at the top of the side frame on each side of the Surf Rake®. The grease port on top of the side frames should be greased weekly to prevent the sleeve bearings from freezing up.

BUCKET TRIPPING MECHANISM After the bucket is raised, it is tripped to empty the collected debris. It is tripped by the smaller pair of dumping cylinders, dumping sprockets and turnbuckle assemblies. After the bucket is tripped and emptied of debris, it must be un-tripped before it is lowered.

BUCKET GUIDES The guides are located on the frame on either side of the bucket and should be used to position the bucket correctly by tightening or loosening the dump chains. If the bucket chain assemblies are loose when they are down, the turnbuckles should be tightened until the chain assemblies are both taut and lifting the bucket blocks slightly off of the frame. This adjustment should be done when the bucket is empty. If the bucket blocks are not nested near the bottom of the guides, the dump chains are too tight. The turnbuckles must be loosened until the chain assemblies are both taut and lifting the bucket blocks slightly off of the frame.



HUB ASSEMBLY, WHEEL AND TIRE The two hub assemblies are attached to the frame by the spindle. The hub rides on two races and bearings that can be adjusted as they wear with the adjusting castle nut and pin. There is a refillable grease reservoir on each hub that maintains pressure to the bearings.
Torque the lugs on the wheel and tire assemblies to 95 ft/lbs. The tires are inflated to 18 PSI. It is important that both tires be the same pressure.

AUTOMATIC FINISHER (OPTION) The grooming finisher is attached to the rear of the Surf Rake® to smooth the clean sand and eliminate tire marks left by the tractor and beach cleaner.

HYDRAULIC COMPONENTS (CONVEYOR)

The conveyor hydraulic system is separate from the bucket or finisher hydraulic systems. It is a closed system made of the following components:
A reservoir of hydraulic fluid on the front of the Surf Rake®

A hydraulic pump, attached to and powered by the tractor PTO, which circulates the hydraulic fluid
The flow control, which regulates the flow of the hydraulic fluid through the motor
The conveyor belt motor that turns the chain case drive chain and sprockets and turns the conveyor
The hydraulic fluid is then filtered and returns back to the Surf Rake® reservoir

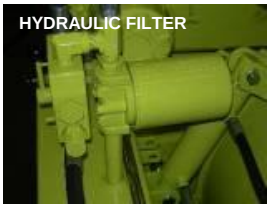
HYDRAULIC RESERVOIR The reservoir tank is located across the front of the frame. It supplies hydraulic fluid to the hydraulic pump and conveyor belt drive motor. It has a magnetic drain on the bottom for changing the hydraulic fluid. There is a sight gage for inspecting hydraulic fluid level on the side of the tank.

BREATHER CAP The breather cap on top of the reservoir is pressurized to keep out contaminants and keep fumes from entering the atmosphere. It has a 10 micron rating and has a 5 PSI relief valve setting.

HYDRAULIC PUMP The hydraulic pump should be placed over the PTO spline shaft at the rear of the tractor. Slide the pump as far forward as possible. The pump bracket can be mounted directly to the top link of the three point hitch. Adjust arms to keep the pump upright and as close as possible to the tractor. If this bracket cannot be attached, use the bracket with mounting chain. To secure the pump, secure the chain to a rigid surface of the tractor, preferably to the pin of the upper three-point hitch arm bracket, so that the torque arm of the pump is positioned up. The PTO spline will turn clockwise and the resulting torque will tend to turn the pump clockwise also. Minimize the length of the safety chain. There is a removable link that attaches the hook to the chain. This link may be repositioned along the chain to minimize the chain length and maintain the upright orientation of the pump. It may be necessary to reduce the chain length to achieve proper orientation of the pump. It may also be necessary to reposition the pump arm to fit up with the tractor. Be careful not to crimp or twist the hoses. If the 1"(2.54cm) suction hose is twisted, the hose clamp on the pump end of the hose can be loosened, the hose turned to the desired position, and the clamp re-tightened.



FLOW CONTROL The flow control is located between the pump and conveyor belt motor. It raises or lowers the speed of the conveyor belt motor by regulating the flow of hydraulic fluid circulated by the pump. The control arm is on the side. When the control arm is in the up position, hydraulic fluid is completely restricted, preventing the motor and conveyor belt from turning. As the control arm is turned down, the valve inside is opened up and the motor and conveyor belt increase speed. There is a built-in, preset, pressure relief valve that protects the conveyor belt assembly. If an oversized object stops the rotation of the conveyor belt, the valve will open, relieving pressure from the conveyor motor and bypass the hydraulic fluid back to the reservoir.



HYDRAULIC FILTER The hydraulic fluid is filtered and returned to the reservoir tank through the canister filter.



HYDRAULIC CONVEYOR BELT MOTOR The hydraulic motor drives the conveyor belt and is located next to the chain case. The intake hose comes from the flow control and the outlet hose returns to the reservoir. The motor does not run in reverse. There is a take up bolt and lock down nut at the base of the motor that moves the motor to adjust and tighten the chain case drive chain when the chain wears.

HYDRAULIC COMPONENTS (BUCKET AND FINISHER)

The tractor's remote valve hydraulic system is used to control both the bucket hydraulics and the hydraulic moldboard if equipped.
Each tractor remote valve spool has a pair (2) of quick disconnects that are next to each other, positioned either vertically or horizontally depending on brand of tractor, and independently operated from adjacent spools. One spool (2 quick disconnect outlets) is needed for the hose for the bucket raising and lowering operation and tripping and returning operations. Only one quick connect is utilized. No other hose or implement can be plugged into the unused quick connect. If a hydraulic moldboard option is added, an

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additional spool or second remote is required to raise and lower the moldboard. These are the only double acting cylinders on the Surf Rake® and use both the upper and lower quick disconnects of a spool. It is not possible to share two of these operations on the same spool or set of remote valves. When connecting to each spool use the upper remote and leave the lower remote empty.

BUCKET LIFTING CYLINDERS The two large cylinders raise the lift arms and bucket to its dumping position.

BUCKET TRIPPING CYLINDERS After the hopper is raised and positioned, two small cylinders are used to trip the hopper and remove the debris. The dump chains, sprockets and small cylinders trip the bucket after it is raised. The turnbuckles are the mechanism used to adjust the position of the bucket. It is very important that the turnbuckles be adjusted evenly to distribute or share the lifting load of the bucket. When the bucket is being raised or when the bucket is down in the cleaning position, the dump chains should be taut on both sides.

FINISHER CYLINDER (OPTION) The finisher's single acting cylinder is operated hydraulically through a hose connected to one of the tractor's quick disconnecting remote valves. The finisher cylinder lowers the finisher onto the beach to create a smooth pathway behind the Surf Rake®. The finisher cylinder raises the finisher for transporting to and from either a debris dump site or dumpster and for transporting the Surf Rake® to a storage site.

AUTOMATIC FINISHER (OPTION) The automatic finisher is integrated into the conveyor belt hydraulics. When the PTO on the tractor is engaged, the conveyor belt is activated and the finisher is lowered. A spring mechanism is used to raise the finisher when the PTO is disengaged.

HYDRAULIC MOLDBOARD (OPTION) The hydraulic moldboard is moved up and down by two double acting cylinders. This option requires a set of remote valves on the tractor. The two hoses connect to one rear remote valve.

ELECTRONIC COMPONENTS (OPTIONS)

Electrical diagrams for all component options are located at the end of this manual.

POWER CABLE The towing tractor supplies the Surf Rake® and all its electronic components with power through a seven conductor cable. The cable runs from the tractor to the junction box on the Surf Rake®. Wiring diagrams are located at the back of this manual – refer to the table of contents. **See Picture.**


POWER CABLE

LIGHTING (OPTION) The lighting circuit is comprised of a two piece molded electrical harness that connects the brake lights, tail lights, directional lights, marker lights, safety lights and running lights of the Surf Rake®'s light bar to the towing vehicle's lighting system. The Electrical Plug is a 7-pin configuration. Wiring diagrams are at Section 6-18.

HYDRAULIC MULTIPLIER (OPTION) When the tractor needs an additional valve(s) to operate the bucket or the finisher, a hydraulic multiplier can be used. Connect the multiplier's solenoid body to the tractor's quick disconnect remote outlet. Attach the multiplier's push button handle onto the tractor remote's handle and plug into the tractor's electrical power source. This electronic solenoid activated valve spits an existing line from the tractor, allowing you to choose which cylinders you want to activate by pressing the button on the handle. A one to two line multiplier and a one to three line multiplier are available. **See Picture.**

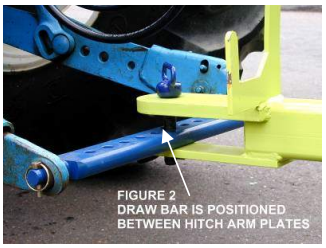

HYDRAULIC MULTIPLIER

BARBER SURF RAKE® MODEL 600HD

SECTION 2 - ATTACHING TO TOWING VEHICLE

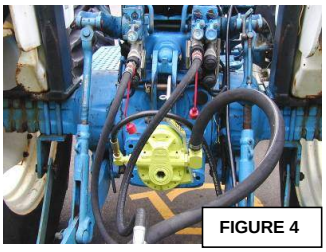
ATTACH

DRAWBAR Install the supplied draw bar onto the tractor's lower 3-point hitch arms, securing it on each end with the supplied hitch bar snap pins.



FRONT HITCH To attach, back the tractor up to the Surf Rake® and centrally locate the draw bar between the upper and lower plates of the hitch. Drop hitch pin through and insert cotter pin into bottom of hitch pin. **See Figure 2.**

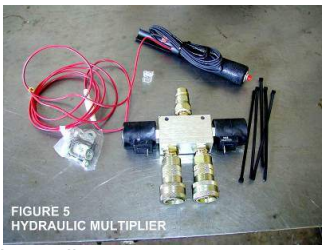
DRAFT CONTROL Set the draft control on the tractor so the bottom edge of the moldboard may be lowered at least 4 inches (10.16 cm) below ground level. The three-point hitch lift arms on the tractor may need to be adjusted so that you have the necessary range of movement. It is recommended that sway bars be used on the arms of the three-point hitch. **The draw bar must be 4-5 inches from the ground at its lowest point.**


FIGURE 4

HYDRAULIC PUMP The tractor PTO guard must first be removed in order to correctly install the pump. The hydraulic pump should be placed over the PTO spline at the rear of the tractor. Slide the pump as far forward on the PTO spline shaft as possible. The pump bracket is attached to the pump. Attach the bracket to the top pin of the three point assembly. Keep the pump as close to the tractor as possible. If the arm cannot be attached, use the attaching chain. The pump chain is located in the spare parts box. Secure the chain to a rigid surface of the tractor, preferably to the pin of the upper three-point hitch arm bracket, so that the torque arm of the pump is positioned up. The PTO spline will turn clockwise and the resulting torque will tend to turn the pump clockwise also. ***MINIMIZE THE LENGTH OF THE SAFETY CHAIN.*** There is a removable link that attaches the hook to the chain. This link may be repositioned along the chain to minimize the chain length and maintain the upright orientation of the pump. It may be necessary to reduce the chain length to achieve proper orientation of the pump. Be careful not to crimp or twist the hoses. If the 1"(2.54cm) suction hose is twisted, the clamp on the pump end of the hose can be loosened, the hose turned to the desired position, and the clamp re-tightened. The supplied bracket is adjustable for a variety of tractors.

There is one hose at the front of the Surf Rake® that operates the bucket. **See Figure 4.**
If equipped, can add an additional hose for the hydraulic moldboard.

HYDRAULICS FOR BUCKET RAISE Remove the protective covers (545HD-13) from the bucket hose. Attach the hose, which is equipped with quick disconnect couplers into your tractor's quick disconnect outlets. This hose must be connected to separate spools for independent operation. **DO NOT ACTIVATE TRIP UNTIL THE BUCKET HAS BEEN RAISED.**



HYDRAULIC MULTIPLIER Depending on which options are purchased for the SURF RAKE®, the towing tractor may require more than one hydraulic (spool) valve. If more than one valve is required, a “hydraulic multiplier” can be installed to split one valve into two or three circuits. **See Figure 5.**

JACK POSITIONING Lift the machine up with the three-point hitch, remove the jack stand pin and turn the jack stand back, not forward, into its neutral position (or remove jack stand if desired). Replace jack stand

pin. Fold the jack stand arm up to keep it away from the working area as shown in Figure 6. The Surf Rake® is now ready for operation. **See Figure 6.**


FIGURE 6

TRACTOR ENGINE While in operation, the tractor engine should be kept at an RPM that will result in a **540-RPM PTO** speed. This should be displayed on the tractor's tachometer. The speed of the tractor and the PTO speed will later be adjusted to suit individual beaches.

FLOW CONTROL The flow control valve lever should be adjusted once the PTO on the tractor is engaged. The pump will deliver oil to the flow control valve. The lever on the valve regulates the conveyor belt speed. Adjust the belt speed as described in the operation section in this manual (Belt speed of **14 RPM** is a good initial setting). The valve is also equipped with an overflow relief, factory set to **2000 PSI (13,788 kPa)**, which serves as a safety device should the belt mechanism jam. **See Figure 7.**


FIGURE 7
FLOW CONTROL

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BARBER SURF RAKE® MODEL 600HD

SECTION 3 – OPERATING THE SURF RAKE®

OPERATION



Do not allow individuals to operate the Surf Rake® without first receiving personalized training and ensuring that they have read this manual.



Before each operation of the Surf Rake®, make a careful visual inspection of the machine. Do not operate if you observe damaged or missing parts, missing guards, excessive wear or unusual noise or vibration during startup.



Stand clear of hydraulic hoses and fittings while the Surf Rake® is in operation. A sudden fitting or hose failure can inflict serious injury.



To prevent the tractor and/or Surf Rake® from capsizing and causing serious injury or death, do not operate the Surf Rake® on a steep incline or unstable surface.



Do not allow a bystander to approach the Surf Rake® unless that individual is qualified and is present to assist in the operation or repair of the machine. Never allow one person to operate the controls of the Surf Rake® while another has any part of their body in or near a pinch point.



Under no circumstances should a bystander stand under or near the hopper while it is being raised or lowered.



To prevent injury, do not attempt to clear large obstacles by pushing them with the tractor or Surf Rake®.



Never attempt to clear a jam by placing hands or any part of the body into or near the machinery that has not been completely shut down. A jammed conveyor component can immediately jump into motion and cause serious injury to hands or other body parts in immediate contact with the components if the system is under hydraulic pressure.

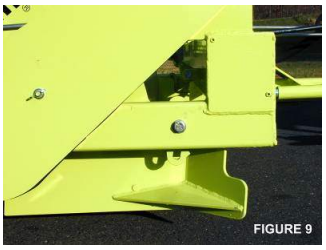
START UP Pull the Surf Rake® into position on the beach area to be cleaned. Put the tractor in gear. Engage the PTO and adjust the engine to a **540-RPM PTO** setting. With the tractor moving and the belt turning, lower the Surf Rake® into the sand. The Surf Rake® can be towed along the beach at speeds from one to fifteen miles per hour (1.6km/hr to 24 km/hr). Speed is dependent on the contour of the beach and the volume of debris to be removed. On a very uneven beach or on a beach that is heavily littered, travel-cleaning speeds of three to four miles per hour should be maintained. On a level beach that is lightly littered, higher speeds can be attained. The operator must be alert for large objects or obstructions on the beach. If a significant obstruction is encountered, the Surf Rake® must be raised clear of the obstruction. If it is not possible to safely raise the Surf Rake® clear of the obstruction, stop the machine, turn it off, and manually remove the obstacle.
Seek assistance if you cannot do so alone.


FIGURE 8
MATERIAL CARRIED
IN FRONT OF MOLDBOARD

WARNING

UNDER NO CIRCUMSTANCES SHOULD THE SURF RAKE® REMOVE MORE THAN A NEGLIGIBLE AMOUNT OF SAND.

If it is picking up too much sand, refer to the operating hints section of this manual. The machine should be raised and lowered while cleaning to follow the general contour of the beach. To achieve a consistently clean beach, some material should be carried in front of the moldboard deflector unit. This allows the tines to penetrate evenly for the full width of the machine, thus leveling the beach while utilizing the Surf Rake® to its maximum potential.


FIGURE 9

MOLDBOARD ADJUSTMENT Proper adjustment of the moldboard is critical to achieving the maximum potential from your Surf Rake®. The distance from the bottom of the Surf Rake® frame to the bottom edge of the moldboard is set at the factory at 7 1/4"(18.42cm). This adjustment can be varied to change the cleaning depth and accommodate particular beach conditions. The moldboard is adjusted by two turnbuckles as shown in **Figure 10** (one side). Caution must be taken so that both sides of the moldboard are adjusted evenly and it should be noted that even a 1/4"(.635cm) adjustment makes a significant difference in the performance of the machine. ***Do Not Raise The Moldboard Too High.*** This will result in the Surf Rake® unnecessarily removing sand and will greatly accelerate tine and conveyor wear. If there are any questions regarding this adjustment, please call the factory for a more in-depth explanation.


FIGURE 10

OPERATING HINTS

The following general rules should be followed to attain maximum efficiency from your Surf Rake®.

If your Surf Rake® is picking up too much sand:	If your Surf Rake® is not removing enough debris:
1. Lower moldboard	1. Raise moldboard
2. Reduce conveyor belt speed	2. Increase conveyor belt speed
3. Increase tractor speed	3. Decrease your tractor speed

As beach conditions vary, the adjustments listed below should also be varied. Some general conditions and the proper settings for the condition are also listed below:

WET SAND	DRY SAND
Moldboard - lower	Moldboard - raise
Belt Speed RPM's - decrease	Belt Speed RPM's - increase
Tractor speed - not critical	Tractor speed - not critical

FIRM BEACH	SOFT BEACH
Moldboard - lower	Moldboard - raise
Belt Speed RPM's - decrease	Belt Speed RPM's - increase
Tractor speed - not critical	Tractor speed - not critical

BIG MATERIAL	SMALL MATERIAL
Moldboard - not critical	Moldboard - raise
Belt Speed RPM's - decrease	Belt Speed RPM's - increase
Tractor speed - slow	Tractor speed - not critical

CLAY OR SOIL IN SAND	PURE SAND
Moldboard - lower	Moldboard - raise
Belt Speed RPM's - decrease	Belt Speed RPM's - increase
Tractor speed - not critical	Tractor speed - not critical

HEAVY SEAWEED	BOTTLES
Moldboard - raise	Moldboard - not critical
Belt Speed RPM's - decrease	Belt Speed RPM's - decrease
Tractor speed - slower	Tractor speed - not critical

Once the proper settings have been found, ***a negligible amount of sand should be removed with the unwanted debris.*** After this setting has been attained, no further adjustment of the moldboard should be required. The daily variations can be satisfactorily dealt with by adjusting the conveyor RPM or tractor speed.

These rules are to be used as a general guideline. Each beach is unique and requires its own group of settings. With experience, the best settings can be found quickly allowing the Surf Rake® to be used to its maximum potential.

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BARBER SURF RAKE® MODEL 600HD

SECTION 4 – MAINTENANCE



To prevent injury, before conducting any repair or maintenance on the Surf Rake®, ensure that the hydraulic pump is OFF, not just in neutral, and examine the machine carefully to assure that:

No hydraulic hoses remain pressurized



No parts of the machine are suspended without being mechanically blocked or supported.

All sources of power have been locked in the "off" position and tagged.



Follow OSHA regulations regarding hydraulic fluid, fire safety, guarding and, if applicable, lock-out/tag-out procedures.

Always ensure that the parking brake on the tractor is set before working on the Surf Rake® to prevent injury.



Never modify any part of the Surf Rake® without prior approval, in writing, from H. Barber & Sons, Inc. Do not replace any component of the Surf Rake® with one that is not manufactured by Barber or listed in this manual as a proper replacement part.

LUBRICATION

GREASE FITTINGS Lubricate all grease fittings every 40 hours of operation. **(See Maintenance and Lubrication Chart - Section 5)**

BUCKET CHAINS Bucket Chains should be sprayed with penetrating oil twice a year. Cover the chains with oil or grease before storing for the off-season.

CHAIN CASE ROLLER CHAIN Roller Chain should be oiled after every 200 hours of use.

TURNBUCKLES Turnbuckles should be cleaned and re-greased at the end of the season. In severe rusting areas this should be done more frequently.

PINS Cylinder and moldboard pins should be spot lubricated with oil every 4 weeks.

CYLINDERS Cylinder tops should be wiped clean and spot lubricated with penetrating oil every 100 hours and at the end of the season.

CONVEYOR CHAIN It is recommended that the Conveyor Chain be run dry. A dry graphite lubricant may also be used. Occasionally, especially after a period of disuse, light penetrating oil may be applied. Prior to winter storage, heavier oil may be applied to avoid rusting.

BARBER SURF RAKE® MAINTENANCE ADJUSTMENTS

DAILY ADJUSTMENT CHECK There are four basic component checks for proper adjustment to ensure that your Surf Rake® is operating to the efficiency for which it was designed. The four adjustments work together and should be checked each time the machine is used.

1. TIRE PRESSURE It is important for the proper operation of the Surf Rake® to have the two rear tires inflated to the same pressure.

TO ADJUST TIRE PRESSURE: Inflate tires to 18 PSI.
When the tires are not inflated the same, the tire with the lower pressure will in turn lower that side of the Surf Rake® and cause the tines on that side to be lower. The result is the conveyor belt will clean unevenly, possibly picking up sand on the lower side or not cleaning deep enough on the higher side.

2. BUCKET / LIFT ARM CHAIN ASSEMBLIES It is important for the proper operation of the Surf Rake® to have the bucket/lift arm chains on each side of the Surf Rake® under the same tension, and not left loose, so they will share the load when lifting and tripping the hopper.

TO ADJUST BUCKET CHAINS: When the bucket is sitting on the frame, the chain/turnbuckle assemblies should be tight. Tighten up loose chain/turnbuckle assemblies so that both sides have the same tension and the bucket support blocks are just off or barely touching the frame.

When one chain assembly is loose while raising the bucket, all the weight and pressure of lifting the bucket is shifted to the tighter chain assembly. This causes the tighter chain assembly to stretch more than it would if both chain assemblies were the same tension. This causes premature wear to the links and the chains and can cause sudden failure to one or both of the chain assemblies. If both chains become loose, the bucket will not fully return to the forward/bottom position and will bottom out farther back on the frame than it should. This will allow a gap between the bucket and the path of the debris being thrown by the conveyor that allows the debris to drop down in front of the bucket.

3. CONVEYOR BELT TENSION It is important for the proper operation of the Surf Rake® to have both sides of the conveyor belt with the same tension.

TO ADJUST THE CONVEYOR BELT: Open the side guard doors on both sides of the Surf Rake®. Pull the conveyor belt back and forth midway between the upper 8" idler roller wheel and lower 8" idler roller wheel to check for amount of play. If there is more than 1 ½" of play, tighten the adjusting bolt. This will raise the upper shaft and tighten the conveyor assembly. Repeat this procedure on the other side of the conveyor assembly. Take some time and go back and forth to each side of the machine, checking that both sides are the same tension. Once both sides are the same tension, retighten the jam nuts on the take up bolts and refasten the doors/guards.

When the conveyor belt assembly is loose on one side, the belt will naturally sag on that side and cause the tines to drag on that side. The result is premature wear to the tines, an uneven cleaning and possibly picking up sand.

4. MOLDBOARD HEIGHT It is important for the proper operation of the Surf Rake® to have both sides of the moldboard adjusted identically to the same height. The moldboard is initially set evenly. For most applications, this factory setting works well. If the factory setting is changed, be advised that a small amount of adjustment has dramatic results. Do not move more than ¼" at a time without testing the new setting in the sand for a period of time. Use the guides at the sides of the moldboard to align both sides identically.

TO ADJUST: Loosen the turnbuckle locking arms on the sides to be moved. Use the guides at each side of the moldboard to level the moldboard to the desired height. Be sure that the guides are set at the same mark or location on each side. Retighten the turnbuckle locking arm/s.

The moldboard levels the beach so the tines can penetrate and clean the sand to a constant depth. If the moldboard is too high on one side, the tines will be forced too deep into the sand. This will result in sand being removed along with the debris. **At no time should the Barber Surf Rake® pick up sand.**

HYDRAULIC MOLDBOARD (Option) The hydraulic moldboard can be powered up or down from the tractor. When the moldboard is lowered, the life of the conveyor system is maximized. By varying the height of the moldboard, the depth of cleaning is varied.

CONVEYOR BELT DRIVE COMPONENTS – INSPECTION AND ADJUSTMENT

MAIN SHAFT

MAIN SHAFT SPROCKETS Make a visual inspection of the sprockets for wear. If the sprocket tooth is worn down half of its original width, it should be replaced. There is no adjustment to be made on the sprockets.

MAIN SHAFT BEARINGS Try and lift the main shaft either with a pry bar or by hand. If there is play or movement, an adjustment can be made to tighten the bearing.

TO ADJUST THE MAIN SHAFT BEARINGS: Unscrew machine screw on side of main shaft bearing and remove retaining ring stop. Turn retaining ring clockwise until there is little or no play. Reinsert the stop and screw. Do not over-tighten. The drive chain and drive sprocket must be removed to adjust the bearing on the chain case side. If adjusting does not remove the play from the bearing, it must be replaced.

TO REMOVE THE MAIN SHAFT BEARINGS:
Remove the top shield, side guards, and conveyor belt assemblies.
Remove the chain case cover.
Loosen the motor jam nut and take up bolt.
Loosen the motor mount bolts and slide back the motor to loosen the drive chain.
Remove drive chain.
Remove large drive sprocket.
Loosen the set screws on the cast iron conveyor belt sprocket that is farthest away from the chain case - the left side.
Clean the paint off of the inner/left side of the main shaft and move the left side cast iron conveyor belt sprocket toward the center of the main shaft.
Remove the left/outer-retaining ring, which holds the cartridge bearing in its sleeve.
Pull the main shaft away from the chain case so that the left bearing slides out of its sleeve and can be taken off of the shaft.
Remove the right inner retaining ring and push the cartridge bearing out of its sleeve.
If the cartridge bearing is locked into place, a bearing puller can be purchased to help remove the bearing.

TOP SHAFT

TOP SHAFT SPROCKETS Make a visual inspection of the sprockets for wear. If the sprocket tooth is worn down half of its original thickness, the top shaft should be replaced. There is no adjustment to be made on the sprockets.

TOP SHAFT BEARINGS The top shaft bearings are take-up bearings. Clean off any debris or excess grease and visually inspect for wear or damage. Use a pry bar to check for wear pushing on the bar to inspect for movement. If there is no movement, clean and grease. If the bearings or sprockets are visibly damaged or have movement, they must be replaced.

TO REMOVE THE TOP SHAFT: Raise the bucket and secure it with the safety support (545JJCA).
Remove the top shield. Loosen up the six 1/2" wing nuts (518AA) that secure the top shield to the side shields. The top shield is hinged. Flip up the lower section of the top shield so it rests on the upper section of the top shield. Remove the top shield assembly by lifting it off the side shields.

REMOVE SIDE SHIELDS The side shields are slotted so that they can be lifted off the frame once the bolts that attach them to the frame are loosened (four bolts) or removed (two bolts).
There are three 3/8" bolts on each side, which secure each guard. The top set of bolts has no hidden nuts and loosens with either a 9/16" socket or box wrench. They can be completely removed from the frame.

The middle set of bolts has nuts, which are accessible and hidden on the inside of the frame. They should be partially loosened with a 9/16" socket and box end wrench. Loosen three or four turns but do not remove from the frame.

One of the bottom bolts/nuts is accessible behind the chain case and must be loosened three or four turns with an open end wrench. The other bottom bolt can be loosened three or four turns with a 9/16" socket and box end wrench.
Raise the bottom end of the side guard first, and then lift the guard off of the bolts.

Remove the two ½" wing nuts that secure the chain case cover to the chain case. Remove the chain case cover. Position the connecting link midway between the large and small drive sprockets. Remove the connecting link and the drive chain.

The tractor can be unoccupied from the SURF RAKE® at this point.

There is an overlap at the ends of the conveyor belt rubber belting. The overlap is under one of the rows of springs. The belt must be disconnected at this overlapped row. To find the overlap, look inside the belt while turning it. The channel on the inside of the belt will partially hide the ends of the rubber belting, but the end of the belting will be visible. When it is found, the overlapped row should be positioned one row up from the rear bottom sprockets.

Loosen the jam nuts on the take up bolts (1 1/8" open ended wrench), which are located behind the small/upper side door shields on both sides of the machine.

The top shaft is a sliding/take up shaft. It is used for tensioning and loosening the conveyor belt. By loosening the take up bolts, the top shaft will lower and the conveyor belt will loosen. Loosen the take up bolts until the conveyor belt stops lowering (1 1/8" socket with one 12" and one 6" extension). Loosen both sides completely.
The conveyor belt must be clamped to prevent it from rolling off/down when all fasteners and chains from the overlapped row are removed. Clamp each side using a c-clamp type vice grip or similar clamps. Position the clamps through the chain and fasten the clamps to the arms that hold the skid shoes. Remove the row of tines that covers the overlap by removing the 5/16" nuts that secure the channels-backing strips-retaining bars (use a 1/2" socket with 6" extension & 9/16" box wrench).

Remove the cotter pin and connecting pin from the chains. If the chains are worn out and being replaced, they can be torched apart.

There are 28 rows on the belt. Count 14 rows or half way from where the belt is split. A lifting chain should be hooked at or near this midpoint location on each side of the conveyor belt. This will allow the lowest height necessary to lift the conveyor belt off of the machine.

When the lifting chain is fastened/hooked to the conveyor belt chain and enough tension is on the lifting chain to prevent the conveyor belt from moving, remove the clamps that prevent the conveyor belt from rolling off/down.

Lift the conveyor belt up/off of the machine being careful of the cylinders at the top of the machine and of the hydraulics at the front of the machine.

The conveyor belt can also be pulled off from the rear of the machine.

Once the belt is off, the top shaft lifts up the guides and off the frame. It is easiest to have two people lift it

off. It must be lifted off straight and even.

It is important to make a note of the bearing location on the top shaft to ensure correct placement of the new bearings. Measure the distance from the edges of the bearings to the ends of the shaft and to the edge of the sprockets. The better centered the sprockets are the smoother the belt will run. The bearings can only go on one way. The collars must face the outside.

It is possible to rotate the top shaft to allow the unused side of the sprocket teeth to be in contact with the conveyor belt chain, prolonging the life of the top shaft.

Loosen the set screws on the bearings and pull the bearings off the top shaft. It usually takes a bearing puller to remove the bearings. Mark a centering hole on the shaft to keep the bearing puller straight. Clean, file or sand any imperfections that will prevent the bearing replacement.

Put the new bearings on the top shaft. Do not tighten the bearings onto the shaft yet. Do not grease the bearings yet. Replace the top shaft assembly into the take-up guides of the frame. This is a short two-man step. Each person should be on the ends of the shaft. The first person should position one bearing into the take-up guides and just start it down the guides. The second person should use a large screwdriver to help position the second bearing into the take-up guides. When both sides are in the guides, let the top shaft assembly drop all the way down the guides. A rubber hammer will help to get the shaft down the guides. Center the shaft/sprockets so they are even on both sides. Tighten down the set screws when the top shaft is centered.

Grease the bearings until grease is visible at the seals. Wipe off any excess grease. Any excess grease will immediately have sand adhering to it creating a situation where abrasion will occur.

Replace the belt using the belt removal sequence in reverse.

3 ½" ROLLERS AND 8" IDLER ROLLERS INSPECTION AND ADJUSTMENT
There are four 3 ½" steel rollers and four 8" poly rollers that support and guide the conveyor belt on the 600HD. The 3 ½" rollers are used to support the conveyor chains. Two of the 8" poly rollers support and guide the conveyor belt over the front of the bucket. The other two 8" poly rollers turn the belt at the bottom of the machine, directing the belt toward the front main shaft and providing a plane of four rows of tines that clean the sand. The internal components are the same for all rollers. Look for any wear on the outside diameter/working surface of the roller. On the metal rollers there will be grooves from the contact with the conveyor chains. If there are flats on the metal roller it must be replaced. To check for wear, loosen the conveyor belt by backing off the adjusting bolts located on each side under the top shaft take-up bearings. Take the weight off of the roller you are inspecting. Check for any wobbling or play. If there is play, the bearings are worn but can be adjusted.

TO ADJUST THE IDLER ROLLERS: Shims are used to compensate for wear. Remove the bearing from the machine. Remove the external retaining ring and cover from the roller. Clean the grease away from the pin and retaining ring. Remove the retaining ring off of the pin. Add shim(s) as necessary, replace retaining ring and recheck for play. Repeat until the roller is tight on the pin. The rollers ride on tapered roller bearings. The bearings will wear out prematurely if not adjusted for wear.

CHAIN CASE SPROCKETS AND CHAIN The drive chain sprockets and chain will wear with use and need to be adjusted periodically. Remove chain case cover and check chain tightness. There should be ½" play in the chain, midway between the sprockets. Check the condition of the teeth of the sprockets. If they are worn down to half their original thickness, they should be replaced. The chain should be replaced if the sprockets are replaced.

TO ADJUST THE CHAIN CASE DRIVE CHAIN: Loosen the take-up bolt and nut away from the motor base plate. Slightly loosen the two motor mount bolts to allow the motor to slide. Tighten the take-up bolt until there is ½" play in the drive chain. Re-tighten the motor mount bolts and the take-up nut. Re-check the chain for correct tension. Only use dry film lubricant on the chain. Do not use grease or oil that will attract sand and shorten the life of the components.

SKID SHOES – SOLID BELT There are two skid shoes located underneath the conveyor belt on each side and on the inside of the side frame. There are wear blocks on each end of the conveyor belt channels that ride on the skid shoes. The skid shoes prevent the belt from sagging while elevating the picked up debris on its way up to the hopper. The skid shoes are made of an abrasion resistant material and must be replaced when they wear down to a thickness of 1/8". Inspections should be made every month to monitor the wear.

TO REMOVE THE SKID SHOES: Open the side door/guard. Tighten the conveyor belt fully to take the weight off of the skid shoes. Do this on each side of the machine. Loosen and remove the two ½" bolts that hold each skid shoe to the side frame arms. Note the way that the angles/brackets of the skid shoes are situated in relation to the side frame arms. Pry the skid shoes out toward the center of the machine. Replace with new skid shoes and fasteners. The skid shoes should sit down flush on the side frame arms that they fasten to. A clamp may be needed to hold the skid shoes down when refastening to ensure that they are flat on the arms. Slightly loosen the conveyor belt until there is one-inch play midway between the large 8" rollers.

SKID SHOES – SIFTING BELT There are two skid shoes located underneath the conveyor belt on each side and on the inside of the side frame. The skid shoes prevent the belt from sagging while elevating the picked up debris on its way up to the hopper. The skid shoes are made of an abrasion resistant material and must be replaced when they wear down to a thickness of 1/8". Inspections should be made every month to monitor the wear. There are two 3/8" nuts that secure the each skid shoe to the sideframe.

HYDRAULIC COMPONENTS

BUCKET MANIFOLD The bucket manifold, a sequence valve, runs the two functions of the bucket. It both raises and trips the bucket.

CYLINDERS The large and small cylinders are of similar design. They are single acting cylinders. Hydraulic pressure from the towing vehicle raises the cylinders and the weight of the bucket and gravity lowers them. Check for hydraulic leaks. There are seal kits to repair leaking cylinders. A WD-40 type penetrate can be used to prevent the seals from drying out when the machine sits for the off-season. It can also lubricate the rods when first operating a machine after it has sat for a period of time. Clean the breathers to improve airflow in and out of the cylinders.

TO REPLACE THE CYLINDER SEALS: Power wash or clean the cylinder before removing it from the machine. Remove hose from the cylinder. Remove breather from the cylinder. Place the base of the cylinder in a vice and position the cylinder horizontally. Use a bar through the piston rod hole to pull out the piston and piston rod assembly.

Small Cylinder – Have someone compress the retaining ring at the top of the cylinder while you pull the gland and rod assembly out of the cylinder. If the retaining ring is rusted, it is advisable to use penetrating oil and clean up the ring and adjoining area. The retaining ring ends must touch in order to disassemble. Pull out as straight as possible.

Large Cylinder - Unscrew the top with a spanner wrench. Remove the rod/piston assembly. Never try to slide the gland over the end of the piston rod. To clean gland, remove nut on bottom of piston rod and disassemble from that side.

Before removing seals, wipers and o-rings, take note of their orientation in the piston and gland. When replacing felt wipers, make sure they have been saturated in oil. Coat all surfaces in oil before reassembly.

WHEELS SPINDLES AND AXLES To check for play in the spindle/hubs, elevate the wheels off of the ground and check for play or looseness on the spindles. It is easier to determine if adjustment is necessary when the tire/wheel is off the hub. If there is excessive play, the bearing and races should be inspected for damage.

TO ADJUST WHEEL HUBS: Remove the buddy hub/grease reservoir from the end of the hub. Clean away the grease. Remove the cotter pin. Tighten the castle nut assembly until the play is gone. Reinsert the cotter pin and grease reservoir. There is a blue collar on the grease reservoir that extends out when grease is added. Add grease to the reservoir until the blue collar extends out. Check for tightness of the wheel cone nuts. They should be tightened to 95 ft/lbs. Tires should be inflated to 18 PSI.

TINE REPLACEMENT Replace tines as they break. Your machine can clean effectively with 20 or 30 tines missing; however, it is advisable to replace them soon after they break. When a tine is broken, the work it would normally do picking up material is transferred to the adjacent tines. This will overwork them and, in turn, shorten their life. Never operate your machine with more than 50 broken tines. Tines will shorten as they are used and should be replaced when they wear to within ½" of the bends.

The most convenient location for removing and replacing tines on the conveyor belts is at the back of the machine with the bucket raised and secured with the safety support. Never work on the machine without the safety support in place.

Position the belt. Rotate the conveyor belt slowly and stop it when the row on which you are going to replace the tines is at the top, back of the machine and parallel to the ground.

REMOVAL AND REPLACEMENT OF 504FH TINES (SIFTING BELT)

TOOLS RECOMMENDED: Safety support is REQUIRED! 3/8" ratchet, 6" socket extension and 1/2" socket (6 point) or a 1/2" combination wrench.

The tines are secured on the retaining bar by a spacer washer and a locknut. Loosen off the retaining washer and nut and remove the old tine. Reapply a small amount of antiseize to the threaded stud before reassembling. Start the washer and nut back onto the threaded stud, leaving enough room to allow the tine to be positioned underneath.

Tines should be parallel to each other and to the conveyor. Be sure the tines are positioned next to the retaining bolt and well secured under the retaining washer and nut. Tighten the retaining nut 18 to 20 PSI.

REMOVAL AND REPLACEMENT OF 504F-1 TINES (SOLID BELT)

TOOLS RECOMMENDED: Safety support is REQUIRED! Impact gun or ratchet, 6" socket extension and 9/16" socket (6 point), large flat blade screwdriver, 9/16" combination wrench, drive torque wrench.

The tines are secured under the retaining bars (516A/516B) and kept in position by a series of divots on the retaining bars. Loosen conveyor bolts (SIX REVOLUTIONS MAXIMUM). Bolts on both sides of any tine must be loosened in order to remove and replace the tine. The center bolts are secured by wing nuts that will fall to the inside of the belt if the bolts are loosened more than 6 turns. Marking the side of the 9/16" socket with a bright colored line will allow you to count the revolutions while loosening a bolt. If a tine is to be replaced next to the belt chain, the end bolts that secure the chain to the retaining bar must be loosened from the side location of the machine.
Once the bolts are loosened, place the screwdriver between the retaining bar and the backing strip and next to the tine that you are removing. Pry the retaining bar away from the belt and remove the tine. Place the new tine under the retaining bar and resting on the backing strip, make sure that it is positioned correctly around the divot. Torque center bolts to 22 ft.-lbs. (30 Meter-Newtons). If a torque wrench is not available, tighten the bolts so that the retaining bars are tight against the spacer washers on which they sit. If the retaining bars bend when tightening, back off until the retaining bar is straight. Torque end bolts to 40ft.-lbs. (54 Meter-Newtons).

REMOVAL AND REPLACEMENT OF CHANNEL STUDS 560B05095S (SIFTING BELT).

TOOLS RECOMMENDED: Channel Stud Replacement Tool 504CM02, 5/8" socket or ratcheting wrench, hammer, punch, oil. The Bucket Safety Support is REQUIRED when working at the rear of the conveyor with the bucket elevated!

When the top of a channel stud has broken off from use, the stud must be replaced. The base of the stud must be removed from the channel using a punch and hammer from the topside of the conveyor belt. The washer can be reused. The replacement stud should be pushed through from the inside of the conveyor belt. The stud's splines can be aligned/turned into the grooves in the channel that were made from the broken stud. Place the washer onto the stud and then thread the lightly oiled Channel Stud Replacement Tool onto the stud by hand, as far as it will go. Tighten the tool until the head of the stud is flush with the channel. The tool is threaded on both ends and each end will tighten between 10 -15 studs. **DO NOT** use power tools to install studs.

Please visit the **SURF RAKE Maintenance Video Section** of our website, by clicking the following link:
http://www.hbarber.com/customer-service/Maintenance/surf-rake-maintenance.html

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Barber SURF RAKE® Model 600HD

Maintenance & Lubrication Schedule

Every 8 Hours or Every Day:

- Wash Machine After Use

Every 40 Hours or Every Week: Lubricate the following:

Chart Ref. #	Barber Part #	Description (Quantity)
1	549AS08	8" Roller Assemblies (4)
17	503JJ	Main Shaft Bearings (2)
3	503VV	Upper Shaft Bearings (2)
22	549AS10A	Roller Assembly Bearings (4)
2	527GF-4	Wheel Bearings (2)
18	545JJF	Large Cylinder Fittings (4)
19	545JJH	Small Cylinder Fittings (4)
15	A523HD	Dump Sprocket Fittings (4)
14	508RG	Top Lift Arm Sleeve Bearing Fitting (2)
	508RA	Caster Arm Sleeve Bearings (2) (Optional Equipment)

Every 40 Hours or Every Week Inspect and/or Adjust:

Chart Ref. #	Barber Part #	Description (Quantity)
24	504F-1 or 504FH	Replace Damaged Tines / Clear Obstructions on tines
20	A504	Inspect Conveyor Belt Tension (Both Sides)
21	540G	Adjust Conveyor Belt Tension If Needed (Both Sides)
6	527KC-1	Inspect and Adjust Tire Pressure 18 PSI (2)
23	525ZP	Inspect and Adjust Bucket Chain Assemblies if Necessary

Every 200 Hours or Every 2 Months:

Chart Ref. #	Barber Part #	Description (Quantity)
	504G	Check / Torque End Bolts on Conveyor to 40psi (56)
4	522JT1	Spot Lubricate Moldboard Turnbuckle Pins (4)
13	545MM	Clean Breather / Filter on Hydraulic Tank
11	545C	Change Hydraulic Filter
9	503MMC	Inspect and Adjust, if necessary, Main Shaft Drive Chain
10	645	Check Hydraulic Tank Fluid Level
26	542DA	Push flap down so it touches chain

Every 500 Hours or Once a Year:

Chart Ref. #	Barber Part #	Description (Quantity)
7	527GF-4	Adjust / Repack / Replace (if needed) Wheel Bearings
12	645HM	Clean Hydraulic Tank Strainer
8	522JT	Clean and Grease Moldboard Turnbuckle Assembly (2)
25	549AS10A 549AS08	Inspect and Reshim Conveyor Rollers, If Necessary (8)

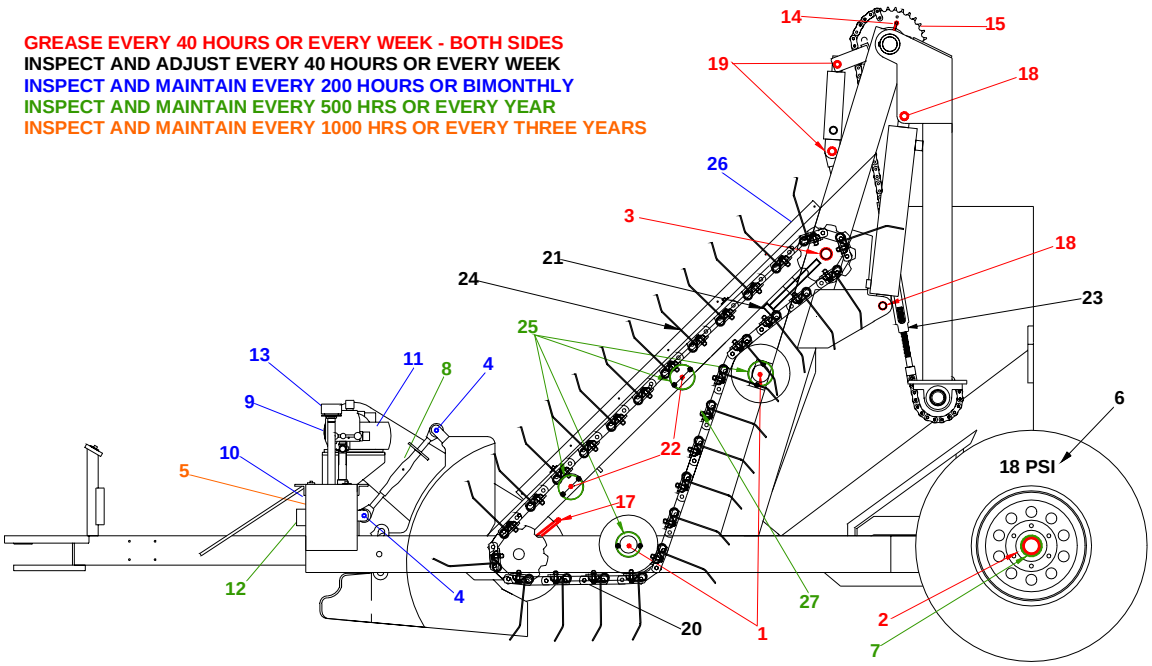
Every 1000 Hours or Once Every 3 Years:

Chart Ref. #	Barber Part #	Description (Quantity)
5	645HYOIL	Change Hydraulic Fluid 13 Gal (ISO-32 Grade or Equivalent)

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MAINTENANCE AND LUBRICATION CHART

GREASE EVERY 40 HOURS OR EVERY WEEK - BOTH SIDES
INSPECT AND ADJUST EVERY 40 HOURS OR EVERY WEEK
INSPECT AND MAINTAIN EVERY 200 HOURS OR BIMONTHLY
INSPECT AND MAINTAIN EVERY 500 HRS OR EVERY YEAR
INSPECT AND MAINTAIN EVERY 1000 HRS OR EVERY THREE YEARS



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BARBER SURF RAKE®
MODEL 600HD

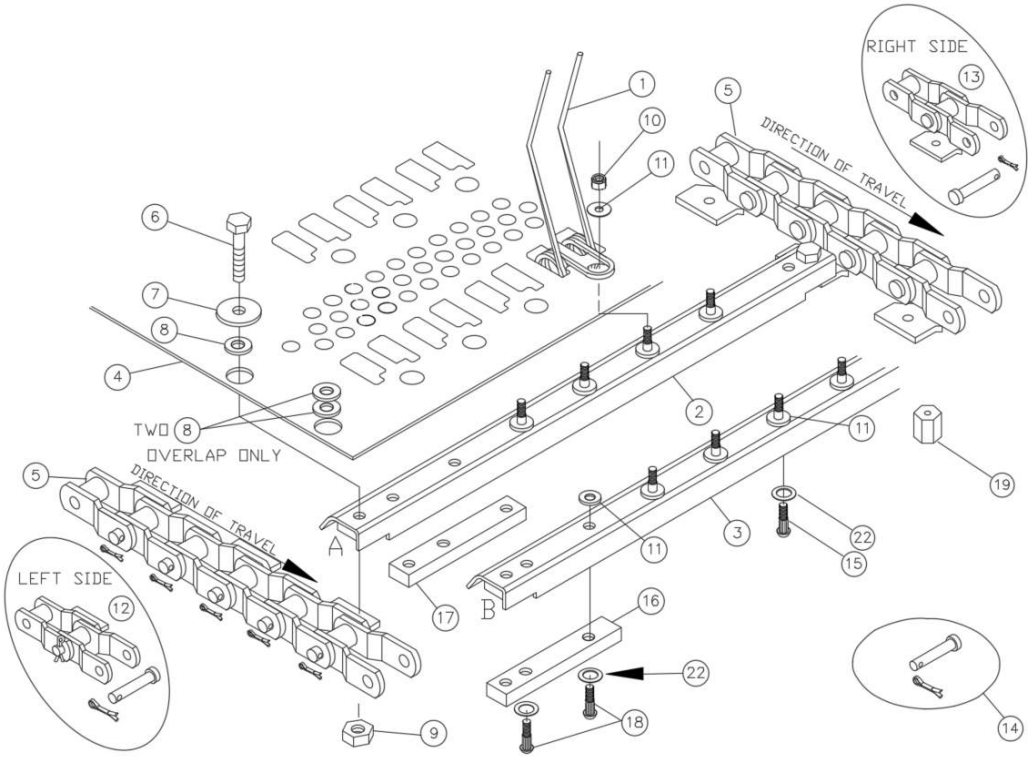
SECTION 6 – PARTS CATALOG AND ORDERING

When Ordering Parts, please have the following information available:

1. Model and serial number of your SURF RAKE®
2. Part number, description and page number
3. Shipping and billing address
4. Method by which shipment is to be made
5. Full name of consignee
6. Catalog number of this parts book

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CONVEYOR

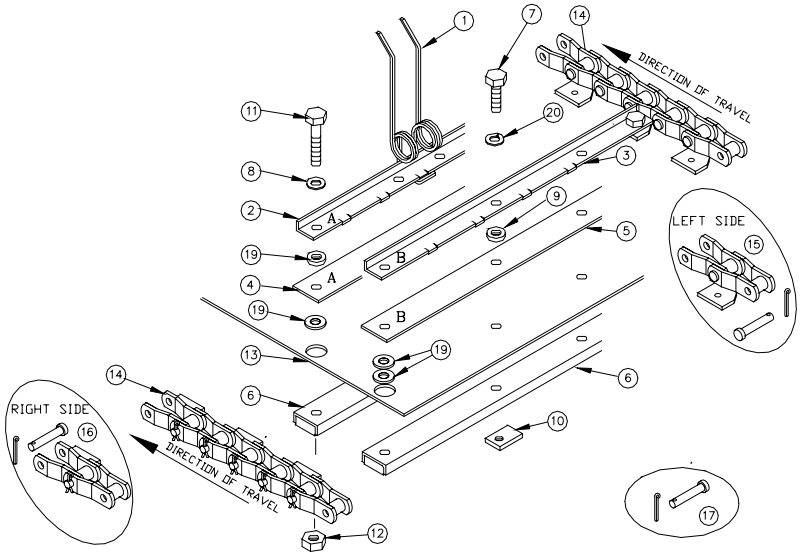


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS 05/21
1	504FH	700	TINE
2	510HA	14	CHANNEL A WITH STUDS AND WASHERS
3	510HB	14	CHANNEL B WITH STUDS AND WASHERS
4	504AH	1	BELT
5	504DK	1	OFFSET CHAIN, COMPLETE (BOTH SIDES)
6	504G	56	CAPSCREW
7	560W06S	56	WASHER
8	560W06H	58	SPACER, SILVER
9	504H	56	LOCKNUT
10	560N05LS	700	LOCKNUT
11	560W05S	1400	WASHER
12	504DKSL		OFFSET CHAIN SEGMENT, LEFT SIDE
13	504DKSR		OFFSET CHAIN SEGMENT, RIGHT SIDE
14	404DB		CHAIN PIN AND COTTER
15	560B05095S	588	STUD, SHORT
16	510FB01	28	END BLOCK
17	510FB02	28	END BLOCK
18	560B05144S	112	STUD, LONG
19	504CM02		CHANNEL STUD REPLACEMENT TOOL
20	A504H		CONVEYOR ASSEMBLY COMPLETE (NOT SHOWN)
21	504AH02		BELT SPLICE (NOT SHOWN)
22	560W05N	700	WASHER, PLASTIC

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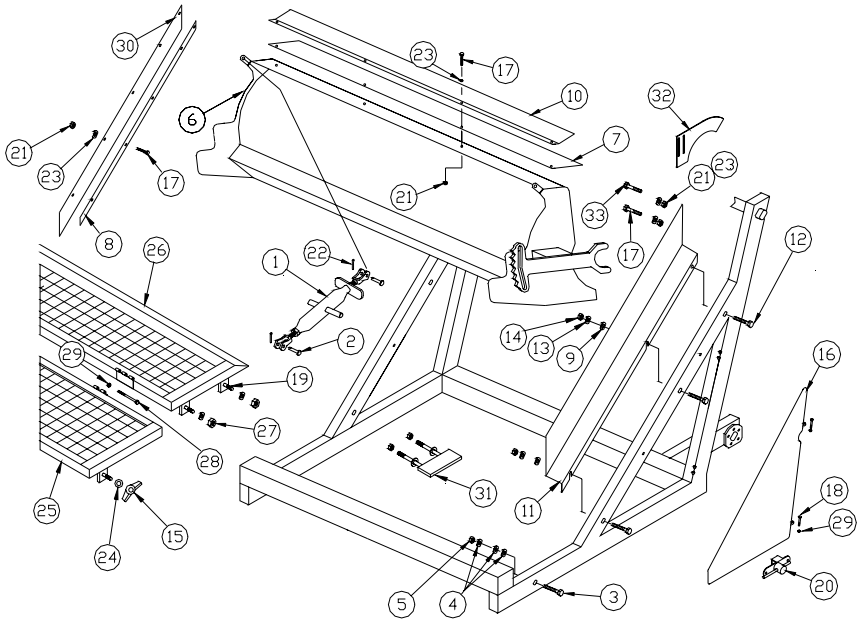
CONVEYOR



ITEM	PART NUMBER	QTY	DESCRIPTION 600HD
1	504F-1	714	TINE
2	516A	14	RETAINING BAR A TO IDENTIFY NOTE HOLE AND DIVOT SPACING
3	516B	14	RETAINING BAR B TO IDENTIFY NOTE HOLE AND DIVOT SPACING
4	512A	14	BACKING STRIP A (IDENTIFIED BY MATCHING HOLE PATTERN TO RETAINING BAR A)
5	512B	14	BACKING STRIP B (IDENTIFIED BY MATCHING HOLE PATTERN TO RETAINING BAR B)
6	510	28	CHANNEL
7	504J	378	CAPSCREW
8	504M	56	WASHER
9	504N	378	WASHER, SPACER, NYLON, BLACK
10	504K	378	ANCHOR NUT
11	504G	56	CAPSCREW
12	504H	56	LOCKNUT
13	504A	1	BELT
14	504DK	1	OFFSET CHAIN, COMPLETE (BOTH SIDES)
15	504DKSL		OFFSET CHAIN SEGMENT, LEFT SIDE
16	504DKSR		OFFSET CHAIN SEGMENT, RIGHT SIDE
17	404DB		CHAIN PIN WITH COTTER PIN
18	A504S		CONVEYOR ASSEMBLY COMPLETE (NOT SHOWN)
19	504P	114	WASHER, SPACER, STEEL, GOLD
20	509H	378	LOCKWASHER

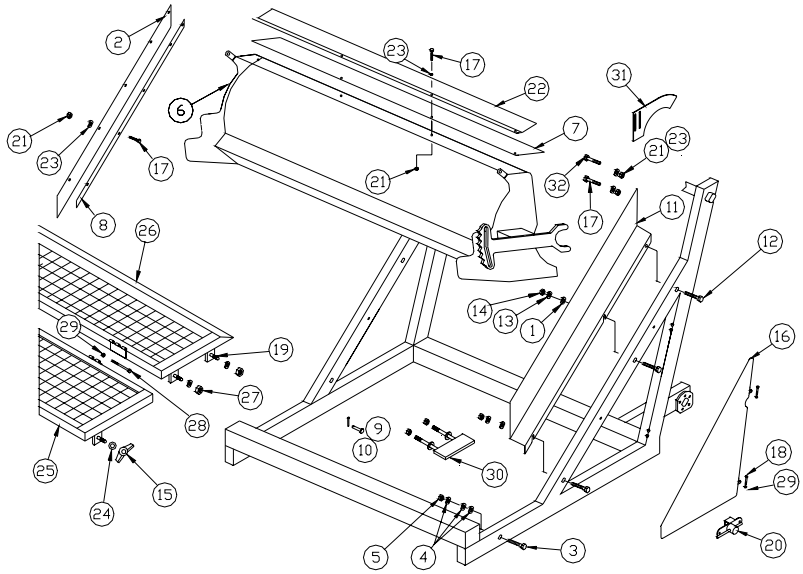
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MOLDBOARD & SHIELDS



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS "S" BELT STANDARD
1	522JT	2	TURNBUCKLE
2	522JT1	4	PIN
3	509D	2	BOLT
4	509C	8	FLAT WASHER
5	509FA	2	LOCK NUT
6	522AS01	1	MOLDBOARD
7	522F	1	MOLDBOARD FLAP
8	542DB	2	STONE GUARD FLAP HOLD DOWN
9	514G	6	FLAT WASHER
10	522G	1	MOLDBOARD FLAP HOLD DOWN
11	542AS01 (R/L)	2	SIDE GUARD (LEFT SHOWN)
12	514D	6	CAPSCREW
13	509H	6	LOCK WASHER
14	509J	6	HEX NUT
15	518AA	2	WINGNUT
16	543AS04 (R/L)	2	SIDE GUARD (LEFT SHOWN)
17	524X	14	CAPSCREW
18	560B04175	4	CAPSCREW
19	560B08100	4	CAPSCREW
20	560LA01	2	SPRING LATCH ASSEMBLY
21	560N05L	14	HEX NUT
22	522JT2	4	COTTER PIN
23	524S	14	FLAT WASHER
24	603GG	6	FLAT WASHER
25	542EB	1	LOWER TOP SHIELD ASSEMBLY
26	542EA	1	UPPER TOP SHIELD ASSEMBLY
27	560N08L	4	LOCKNUT
28	560B04450	2	CAPSCREW
29	560N04L	8	HEX NUT
30	542DA	2	STONE GUARD FLAP
31	541AS01	2	SKID SHOE (SIFTING BELT ONLY)
32	542BU05	2	TAKE UP GUARD
33	560B05125	2	CAPSCREW

MOLDBOARD & SHIELDS

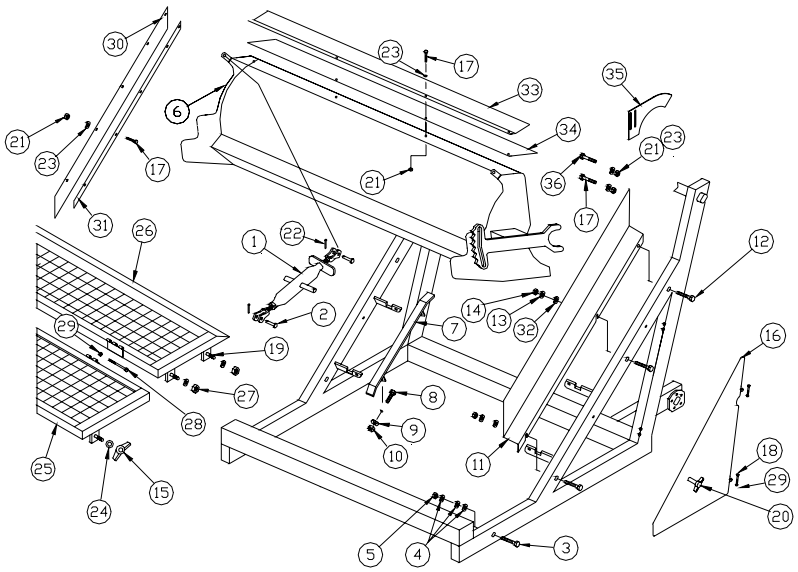


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS "S" BELT HYDRAULIC (OPTION)
1	514G	6	FLAT WASHER
2	542DA	2	STONE GUARD FLAP
3	509D	2	BOLT
4	509C	8	FLAT WASTER
5	509FA	2	LOCK NUT
6	522AS02	1	MOLDBOARD, HYDRUALIC OPERATED
7	522F	1	MOLDBOARD FLAP
8	542DB	2	STONE GUARD FLAP HOLD DOWN
9	530CM06	4	PIN
10	560C02150	4	COTTER PIN
11	542AS01 (R/L)	2	SIDE GUARD (LEFT SHOWN)
12	514D	6	CAPSCREW
13	509H	6	LOCK WASHER
14	509J	6	HEX NUT
15	518AA	2	WING NUT
16	543AS04 (R/L)	2	SIDE GUARD (LEFT SHOWN)
17	524X	14	CAPSCREW
18	560B04175	4	CAPSCREW
19	560B08100	4	CAPSCREW
20	560LA01	2	SPRING LATCH ASSEMBLY
21	560N05L	14	HEX NUT
22	522G	1	MOLDBOARD FLAP HOLD DOWN
23	524S	14	FLAT WASHER
24	603GG	6	FLAT WASHER
25	542EB	1	LOWER TOP SHIELD ASSEMBLY
26	542EA	1	UPPER TOP SHIELD ASSEMBLY
27	560N08L	4	LOCK NUT
28	560B04450	2	CAPSCREW
29	560N04L	8	HEX NUT
30	541AS01	2	SKID SHOE (SIFTING BELT ONLY)
31	542BU05	2	TAKE UP GUARD
32	560B05125	2	CAPSCREW

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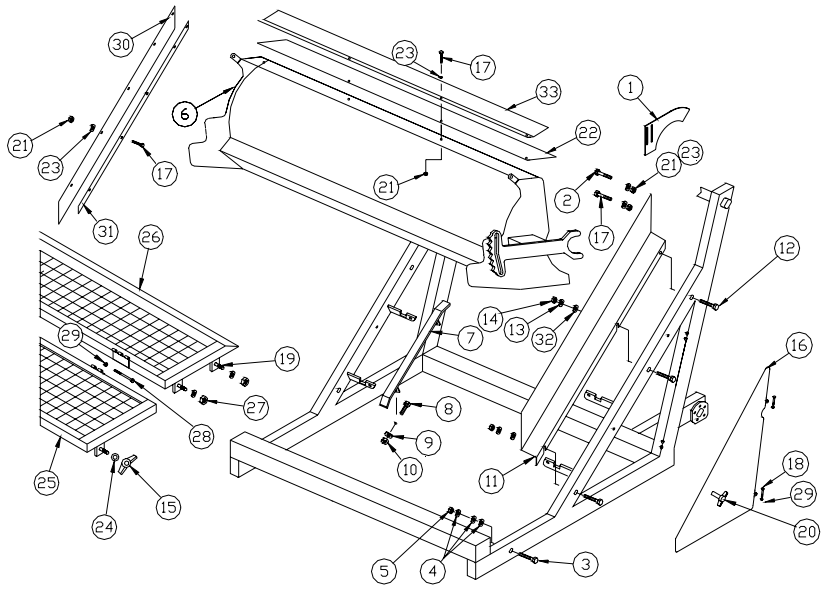
6-3b

MOLDBOARD & SHIELDS



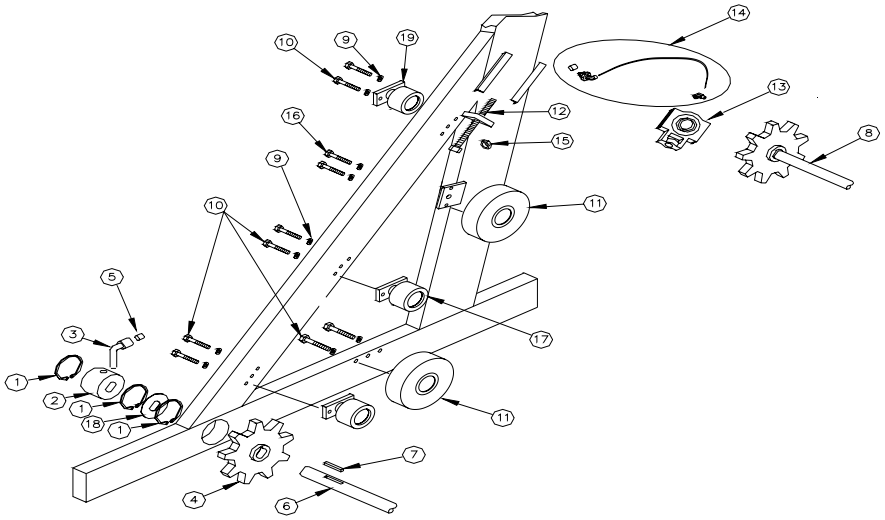
ITEM	PART NUMBER	QTY	DESCRIPTION 600HD SOLID BELT
1	522JT	2	TURNBUCKLE
2	522JT1	4	PIN
3	509D	2	BOLT
4	509C	6	FLAT WASHER
5	509FA	2	LOCK NUT
6	522AS01	1	MOLDBOARD
7	541	2	SKID SHOE
8	524D	4	CAPSCREW
9	524G	4	LOCK WASHER
10	523R	4	HEX NUT
11	542AS01 (R/L)	2	SIDE GUARD
12	514D	6	CAPSCREW
13	509H	6	LOCK WASHER
14	509J	6	HEX NUT
15	518AA	2	WINGNUT
16	543AS04 (R/L)	2	SIDE GUARD (LEFT SHOWN)
17	524X	16	CAPSCREW
18	560B04175	4	CAPSCREW
19	560B08100	4	CAPSCREW
20	560LA01	4	SPRING LATCH ASSEMBLY
21	560N05L	18	HEX NUT
22	522JT2	4	COTTER PIN
23	524S	18	FLAT WASHER
24	603GG	6	FLAT WASHER
25	542EB	1	LOWER TOP SHIELD ASSEMBLY
26	542EA	1	UPPER TOP SHIELD ASSEMBLY
27	560N08L	4	LOCKNUT
28	560B04450	2	CAPSCREW
29	560N04L	8	HEX NUT
30	542DA	2	STONE GUARD FLAP
31	542DB	2	STONE GUARD FLAP HOLD DOWN
32	514G	6	FLAT WASHER
33	522G	1	MOLDBOARD FLAP HOLD DOWN
34	522F	1	MOLDBOARD FLAP
35	542BU05	2	TAKE UP GUARD
36	560B05125	2	CAPSCREW

MOLDBOARD & SHIELDS



ITEM	PART NUMBER	QTY	DESCRIPTION 600HD SOLID BELT HYDRAULIC (OPTION)
1	542BU05	2	TAKE UP GUARD
2	560B05125	2	CAPSCREW
3	509D	2	BOLT
4	509C	6	FLAT WASHER
5	509FA	2	LOCK NUT
6	522AS02	1	MOLDBOARD
7	541	2	SKID SHOE
8	524D	4	CAPSCREW
9	524G	4	LOCK WASHER
10	523R	4	HEX NUT
11	542AS01 (R/L)	2	SIDE GUARD
12	514D	6	CAPSCREW
13	509H	6	LOCK WASHER
14	509J	6	HEX NUT
15	518AA	2	WINGNUT
16	543AS04 (R/L)	2	SIDE GUARD (LEFT SHOWN)
17	524X	16	CAPSCREW
18	560B04175	4	CAPSCREW
19	560B08100	4	CAPSCREW
20	560LA01	4	SPRING LATCH ASSEMBLY
21	560N05L	18	HEX NUT
22	522F	1	MOLDBOARD FLAP
23	524S	18	FLAT WASHER
24	603GG	6	FLAT WASHER
25	542EB	1	LOWER TOP SHIELD ASSEMBLY
26	542EA	1	UPPER TOP SHIELD ASSEMBLY
27	560N08L	4	LOCKNUT
28	560B04450	2	CAPSCREW
29	560N04L	8	HEX NUT
30	542DA	2	STONE GUARD FLAP
31	542DB	2	STONE GUARD FLAP HOLD DOWN
32	514G	4	FLAT WASHER
33	522G	1	MOLDBOARD FLAP HOLD DOWN

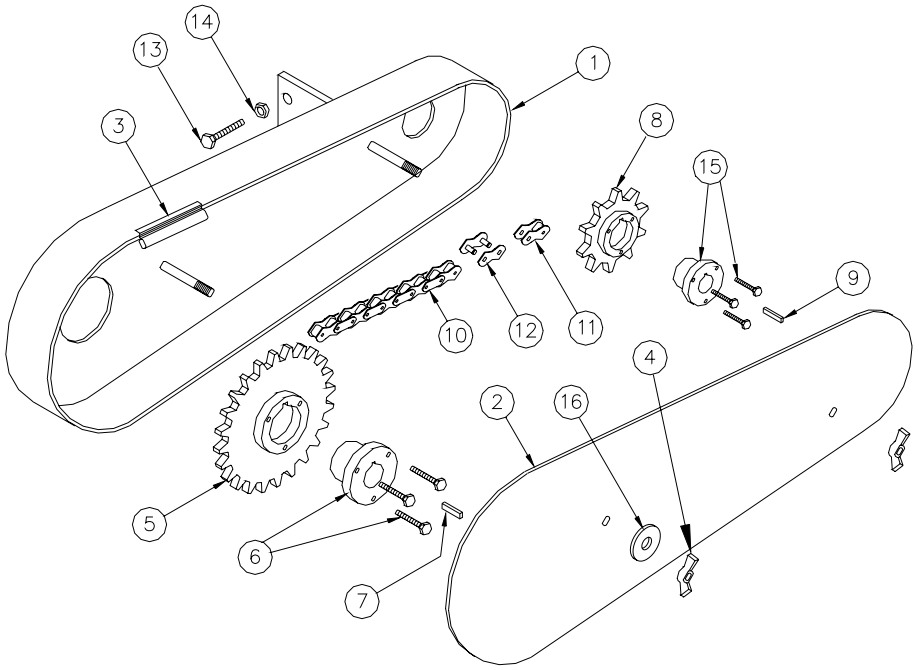
DRIVE MECHANISM



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	503KK	6	RETAINING RING
2	503JJ	2	BEARING
3	503LL	2	GREASE FITTING
4	503AA	2	SPROCKET
5	503CAP	12	GREASE COVER
6	536	1	SHAFT
7	503J	2	KEY
8	595AS01	1	SPROCKET AND SHAFT ASSEMBLY
9	509H	20	LOCK WASHER
10	560B06250	16	CAPSCREW
11	549AS08	4	SEE IDLER ROLLER ASSEMBLY PAGE
12	540G	2	TAKE UP BOLT
13	503VV	2	BEARING
14	503AS01	2	GREASE LINE ASSEMBLY
15	560N12S	2	JAMB NUT
16	560B06100	4	CAPSCREW
17	549AS10A	4	SEE ROLLER ASSEMBLY PAGE
18	508CM01	2	BEARING COVER
19	549AS20	2	TOP IDLER ROLLERS

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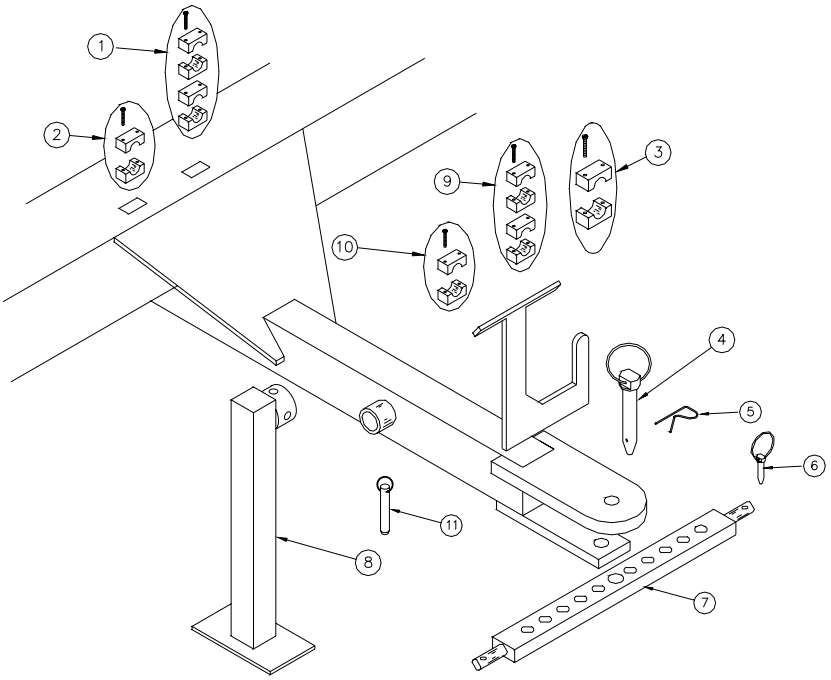
CHAIN CASE



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	A518	1	CHAIN CASE ASSEMBLY
2	518C	1	COVER PLATE
3	518D	1	GASKET
4	518AA	2	WING NUT
5	603E	1	SPROCKET
6	603D	1	BUSHING
7	503X	1	KEY
8	503W12	1	SPROCKET
9	503WHK	1	KEY
10	503MMC	1	CHAIN
11	503NN-1	1	HALF LINK
12	503NN-2	1	CONNECTING LINK
13	518K	1	CAPSCREW
14	523R	1	HEX NUT
15	503WB	1	BUSHING
16	603GG	2	FLAT WASHER

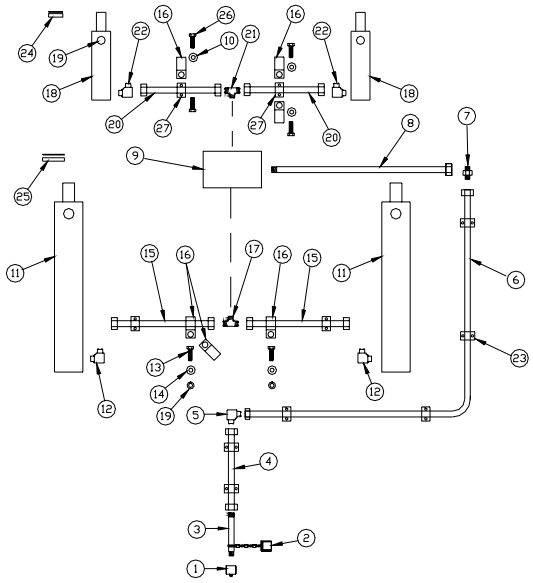
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HITCH



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540C1001	10	HOSE CLAMP, DOUBLE
2	608HX	1	HOSE CLAMP ½”
3	645HBB	1	HOSE CLAMP 1”
4	A552-1	1	HITCH PIN WITH COTTER
5	552D	1	HITCH PIN COTTER
6	552C	2	DRAW BAR SNAP PIN
7	552CAT2	1	DRAW BAR WITH SNAP PINS IS EITHER CATEGORY 1 OR 2 DEPENDING ON TRACTOR
8	553AS02	1	JACK STAND
9	540C1001	1	HOSE CLAMP DOUBLE W/ LARGER BASE BOLT
10	608HX	1	HOSE CLAMP W/ LARGER BASE BOLT
11	553CM02	1	JACK PIN
12	552AS01	1	PINTLE ATTACHMENT (NOT SHOWN)

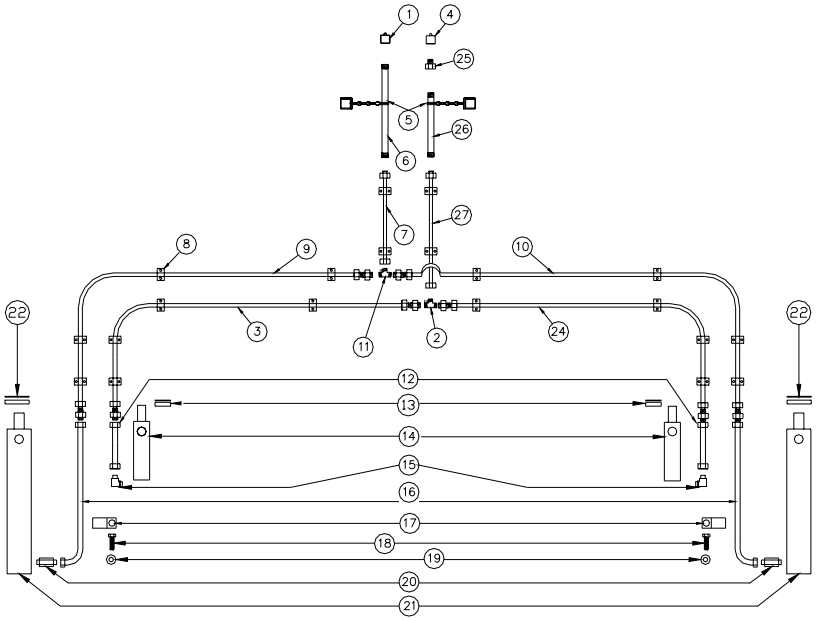
HYDRAULIC MANIFOLD LIFT



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS 0117
1	540A1001	1	QUICK DISCONNECT, MALE
2	545HD-13	1	QUICK DISCONNECT COVER
3	540H10050	1	HOSE
4	540B1001	1	TUBE
5	540E1003	1	ELBOW
6	540B1002	1	TUBE
7	540A0803	1	ADAPTER
8	540H080645	1	HOSE
9	540V006	1	MANIFOLD ASSEMBLY
10	560W04	3	WASHER
11	545JJF	2	CYLINDER
12	540E0801	2	ELBOW
13	524X	2	CAPSCREW
14	524S	2	WASHER
15	540H08060	2	HOSE
16	540C0801	6	HOSE CLAMP
17	540T0801	1	BRANCH TEE
18	545JJH	2	CYLINDER
19	524Y	2	LOCK WASHER
20	540H06045	2	HOSE
21	540T0601	1	BRANCH TEE
22	540E0601	2	ELBOW
23	540C1001	6	TUBE CLAMP
24	545JJHP	2	REPLACEMENT SEAL KIT PER CYLINDER
25	545JJFP	2	REPLACEMENT SEAL KIT PER CYLINDER
26	560B04225	4	CAPSCREW
27	540C1011	2	HOSE CLAMP

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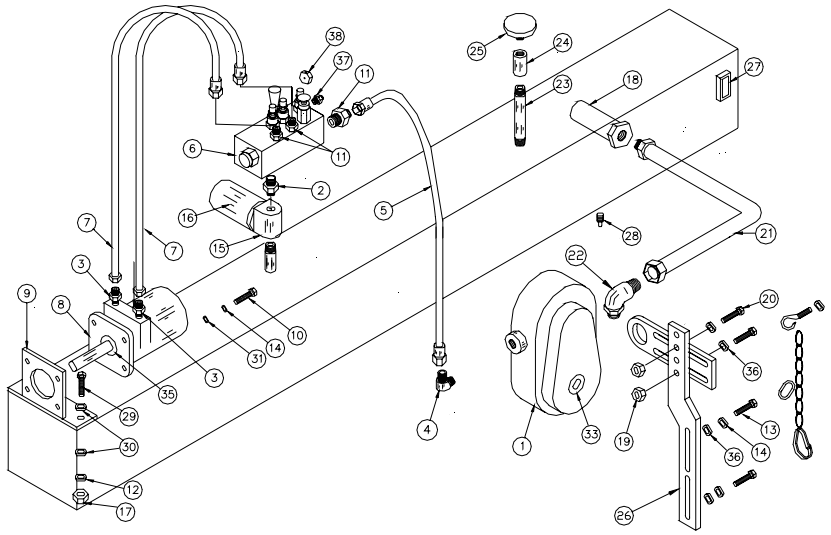
HYDRAULIC LIFT



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540A1001	1	QUICK DISCONNECT, MALE
2	540T0602	1	TEE
3	540B0602	1	TUBE, LEFT
4	540A0809	1	QUICK DISCONNECT, MALE
5	545HD-13	2	QUICK DISCONNECT COVER
6	540H10068	1	HOSE
7	540B1001	1	TUBE
8	540C1001	10	HOSE CLAMP, DOUBLE
9	540B1002	1	TUBE, LEFT
10	540B1003	1	TUBE, RIGHT
11	540T1001	1	TEE
12	540H06026	2	HOSE
13	545JJHP	2	REPLACEMENT SEAL KIT PER CYLINDER
14	545JJH	2	CYLINDER
15	540E0601	2	ELBOW
16	540H08036	2	HOSE
17	540C0801	2	HOSE CLAMP
18	524X	2	CAPSCREW
19	524S	2	WASHER
20	540A0801	2	ADAPTER
21	545JJF	2	CYLINDER
22	545JJFP	2	REPLACEMENT SEAL KIT PER CYLINDER
23	540M002	1	O-RING ASSORTMENT PACKAGE (NOT SHOWN)
24	540B0603	1	TUBE, RIGHT
25	540R08073	1	ADAPTER / RESTRICTOR
26	540H06068	1	HOSE
27	540B0601	1	TUBE

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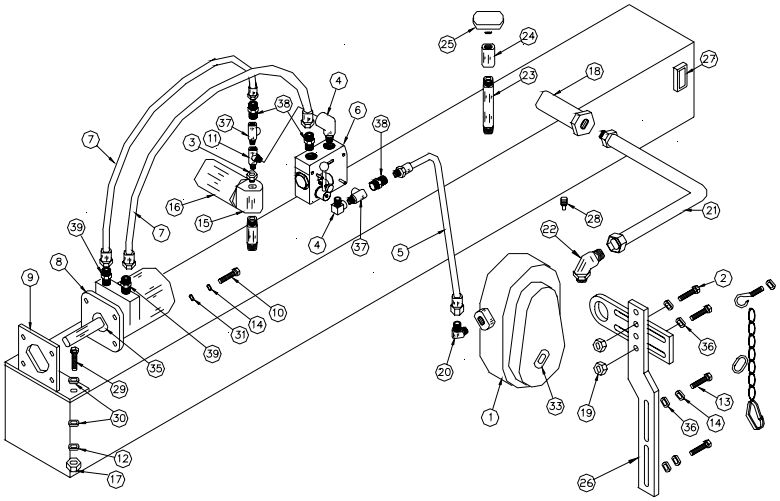
HYDRAULIC DRIVE WITH MANIFOLD



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS 0118
1	645HA	1	PUMP
2	540A1205	1	ADAPTER
3	540A1003	2	ADAPTER
4	540E1202	1	ELBOW
5	540H08105	1	HOSE
6	540V015	1	CONTROL MANIFOLD, REVERSING & FLOW
7	540H08024	2	HOSE
8	645HF	1	MOTOR
9	645HF-1	1	MOUNTING BRACKET
10	504J	4	CAPSCREW
11	540A0801	3	ADAPTER
12	503Q	2	LOCK WASHER
13	560B06100	2	CAPSCREW
14	509H	4	LOCK WASHER
15	545B	1	FILTER BASE
16	545C	1	FILTER ELEMENT
17	503S	2	HEX NUT
18	645HMA	1	FILTER – SUCTION SAE
19	560N06L	2	LOCKNUT
20	560B06125	2	CAPSCREW
21	540H16093	1	SAE SUCTION HOSE ASSEMBLY
22	540E1604	1	ELBOW
23	645HS	1	NIPPLE
24	545T	1	COUPLER
25	545MM	1	BREATHER
26	645HEG	1	PUMP BRACKET AND CHAIN
27	645HUA	1	GAUGE – OIL LEVEL
28	645HV	1	PIPE PLUG – MAGNETIC
29	560B09175	2	CAPSCREW
30	503R	4	FLAT WASHER
31	514G	4	FLAT WASHER
32	645HAAA	1	PUMP SEAL KIT, COMPLETE (NOT SHOWN)
33	645HAAB	1	PUMP SPLINE SEAL
34	645HFA	1	MOTOR SEAL KIT, COMPLETE (NOT SHOWN)
35	645HFB	1	MOTOR DRIVESHAFT DIRT SEAL
36	560W06S	4	FLAT WASHER
37	540A0602	1	ADAPTER
38	540R4500236	1	ORIFICE PLATE

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HYDRAULIC DRIVE

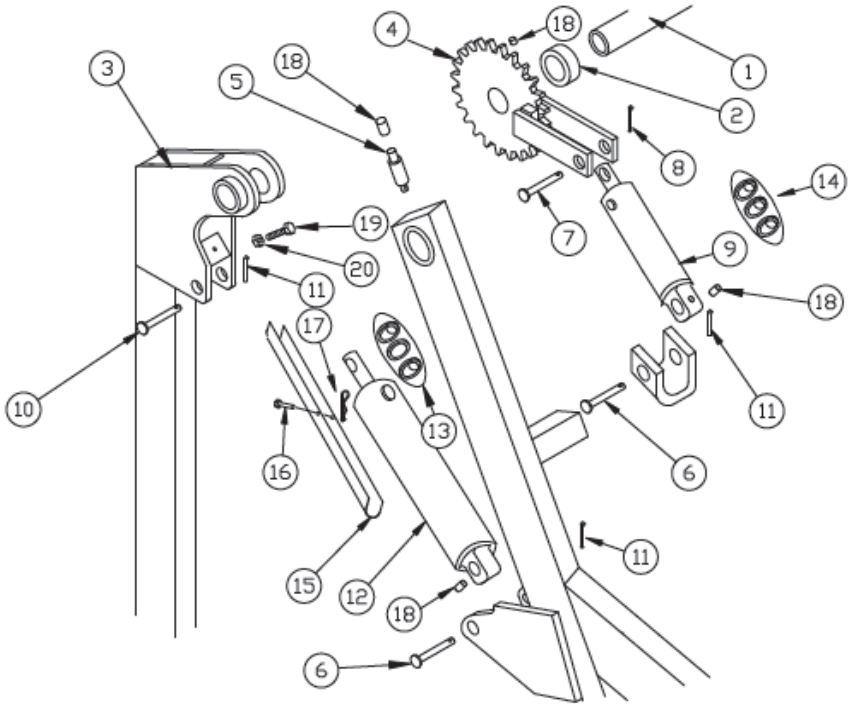


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	645HA	1	PUMP
2	560B06125	2	CAPSCREW
3	645HC	1	REDUCER BUSHING
4	545R	2	STREET ELBOW
5 *	540H081122	1	HOSE
6	645HDD	1	FLOW CPNTROL
7	540H08024	2	HOSE
8	645HF	1	MOTOR
9	645HF-1	1	MOUNTING BRACKET
10	504J	4	CAPSCREW
11	540T0803	1	TEE
12	503Q	2	LOCK WASHER
13	560B06100	2	CAPSCREW
14	509H	4	LOCK WASHER
15	545B	1	FILTER BASE
16	545C	1	FILTER ELEMENT
17	503S	2	HEX NUT
18	645HMA	1	FILTER – SUCTION SAE
19	560N06L	2	LOCKNUT
20	540E1202	1	ELBOW
21 *	540H16093	1	SAE SUCTION HOSE
22	540E1604	1	ELBOW
23	645HS	1	NIPPLE
24	545T	1	COUPLER
25	545MM	1	BREATHER
26	645HEG	1	PUMP BRACKET AND CHAIN
27	645HUA	1	GAUGE – OIL LEVEL
28	645HV	1	PIPE PLUG – MAGNETIC
29	560B09175	2	CAPSCREW
30	503R	4	FLAT WASHER
31	560W06S	4	FLAT WASHER
32	645HAAA	1	PUMP SEAL KIT, COMPLETE (NOT SHOWN)
33	645HAAB	1	PUMP SPLINE SEAL
34	645HFA	1	MOTOR SEAL KIT, COMPLETE (NOT SHOWN)
35	645HFB	1	MOTOR DRIVESHAFT DIRT SEAL
36	560W06S	4	FLAT WASHER
37	540T0804	2	TEE
38	540A0810	3	ADAPTER
39	540A1005	2	ADAPTER

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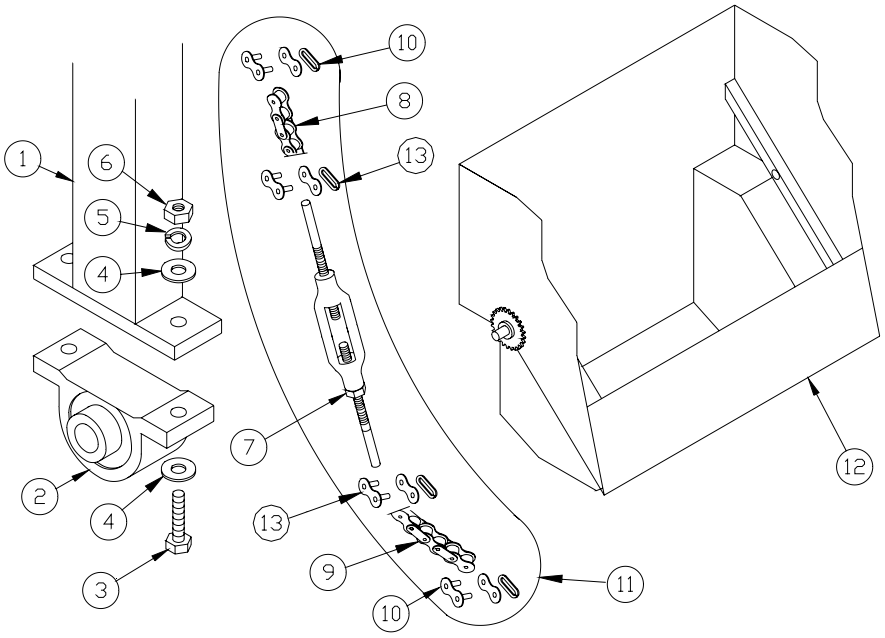
LIFT ARM AND TRIP MECHANISM



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	526	1	TIE BAR
2	523S	2	SET COLLAR
3	524M	2	LIFT ARM ASSEMBLY
4	523AS01	2	SPROCKET (RIGHT SHOWN)
5	508RG	2	GREASE NIPPLE
6	545NN-1	4	PIN
7	523EHD	2	PIN
8	522JT2	2	COTTER PIN
9	545JJH	2	HYDRAULIC CYLINDER
10	545NN	2	PIN
11	502P	6	COTTER PIN
12	545JJF	2	HYDRAULIC CYLINDER
13	545JJFP	2	PACKING FOR 545JJF
14	545JJHP	2	PACKING FOR 545JJE
15	545JJCA	1	SAFETY SUPPORT
16	545JJCF	1	PIN
17	207CM07	1	SNAP PIN
18	503CAP	10	GREASE CAP
19	560B09175	2	CAPSCREW
20	503S	2	HEXNUT

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BUCKET AND CHAIN
3 CUBIC YARD HOPPER

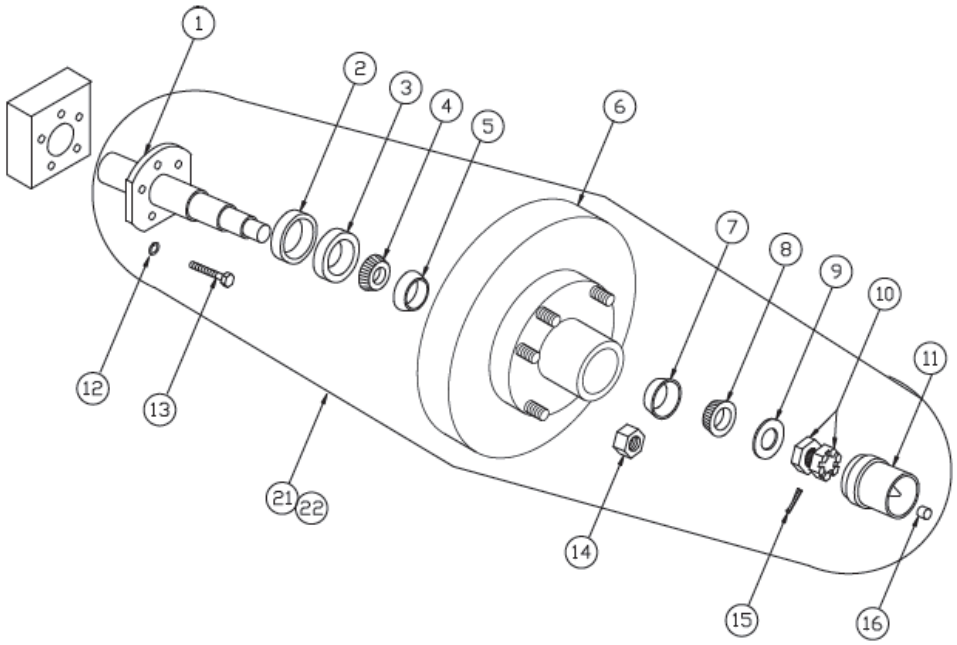


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	524M	1	LIFT ARM ASSEMBLY
2	225CM02	2	BEARING
3	560B10300	4	CAPSCREW
4	560FW10	8	FLAT WASHER
5	560LW10	4	LOCK WASHER
6	560N10	4	HEX NUT
7	525ZPA	2	TURNBUCKLE
8	525ZPB	2	CHAIN***** SEE BELOW
9	525ZPC	2	CHAIN***** SEE BELOW
10	503NN-4	4	CONNECTING LINK***** SEE BELOW
11	525ZP	2	CHAIN ASSEMBLY***** (ONE SIDE) SEE BELOW
12	525AS01	1	BUCKET
13	503NN-4PF	4	CONNECTING LINK* SEE BELOW

***ONLY USE BARBER CHAIN AND LINKS!**
20,000 LB MINIMUM TENSILE!
CORROSION PROTECTED ON CHAIN AND PINS
SUBSTITUTE CHAINS ARE A SAFETY HAZARD!

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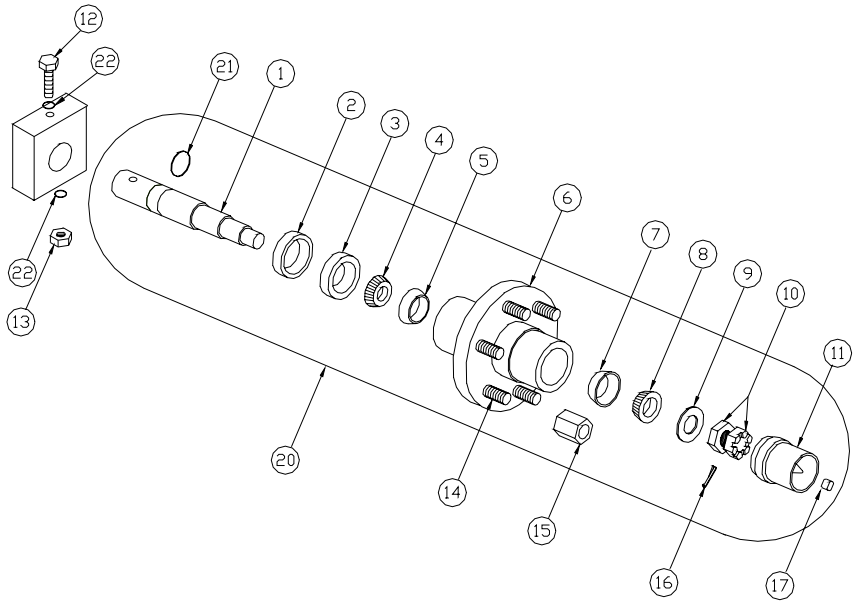
HUB, WHEEL, TIRE, BRAKES



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	527GF-10A	2	SPINDLE WITHOUT FLANGE
2	527GF-11	2	RACE, STAINLESS SLEEVE
3	527GF-6A	2	GREASE SEAL 3.38" OD
4	527GF-1	2	HUB BEARING, LARGE
5	527GF-8	2	RACE, LARGE
6	527GF-12A	2	DRUM WITH RACES, BEARINGS AND SEAL
7	527GF-9A	2	RACE, SMALL
8	527GF-2A	2	HUB BEARING, SMALL
9	527GF-5	2	WASHER
10	527GF-3	2	CASTLE NUT AND RETAINER
11	527GF-4A	2	BUDDY HUB 2441
12	509H	2	LOCK NUT
13	504J	2	CAPSCREW
14	527GF-7A	12	LUG NUT
15	522JT2	2	COTTER PIN
16	503CAP	2	GREASE CAP
17	527HA	2	WHEEL (NOT SHOWN)
18	527KCA	2	TIRE (NOT SHOWN)
19	527GF-13A	-	LEFT BRAKE ASSEMBLY (NOT SHOWN)
20	527GF-14A	-	RIGHT BRAKE ASSEMBLY (NOT SHOWN)
21	527GF-15A	-	LEFT HUB, SPINDLE END UNIT AND BRAKE ASSEMBLY, COMPLETE
22	527GF-16A	-	RIGHT HUB, SPINDLE END UNIT AND BRAKE ASSEMBLY, COMPLETE

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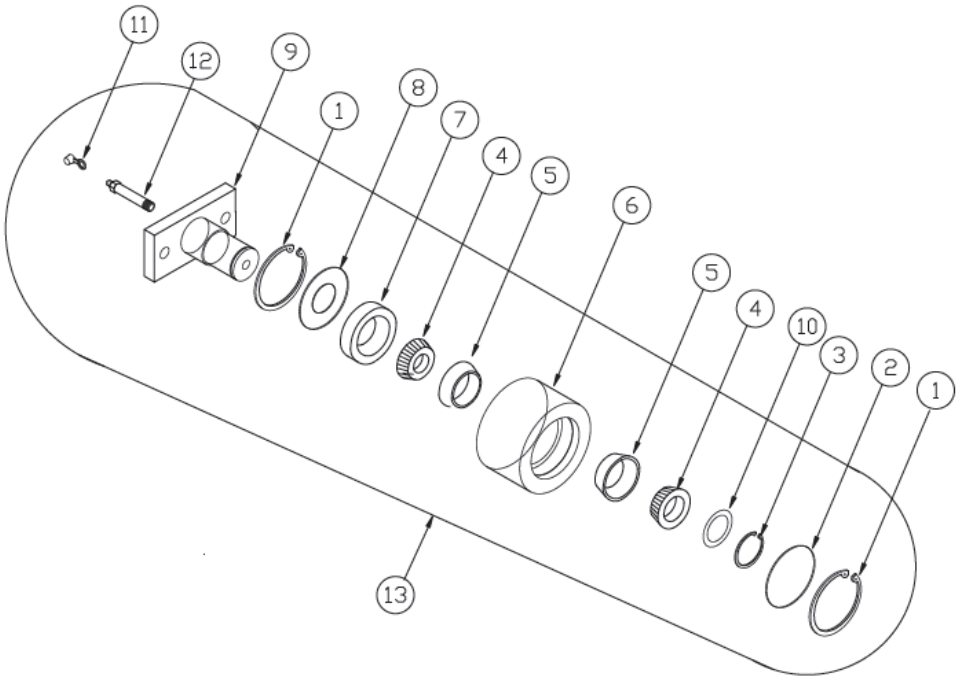
HUB, WHEEL, TIRE



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	527GF-10A	2	SPINDLE WITHOUT FLANGE
2	527GF-11	2	RACE, STAINLESS SLEEVE
3	527GF-6A	2	GREASE SEAL 3.38" OD
4	527GF-1	2	HUB BEARING, LARGE
5	527GF-8	2	RACE, LARGE
6	527GF	2	HUB WITH RACES
7	527GF-9	2	RACE, SMALL
8	527GF-2	2	HUB BEARING, SMALL
9	527GF-5	2	WASHER
10	527GF-3	2	CASTLE NUT AND RETAINER
11	527GF-4A	2	BUDDY HUB
12	560B08475	2	CAPSCREW
13	560N08L	2	LOCK NUT
14	527GF-7PA	12	HUB STUD .563" SPLINE Ø
15	527GF-7B	12	LUG NUT, ALUMINUM WHEEL
16	522JT2	2	COTTER PIN
17	503CAP	2	GREASE CAP
18	527HC	2	WHEEL (NOT SHOWN)
19	527KCA	2	TIRE (NOT SHOWN)
20	A527GFB	2	HUB, SPINDLE END UNIT ASSEMBLY WITHOUT FLANGE
21	527GF-18	1	O RING, LARGE
22	527GF-19	2	O RING, SMALL

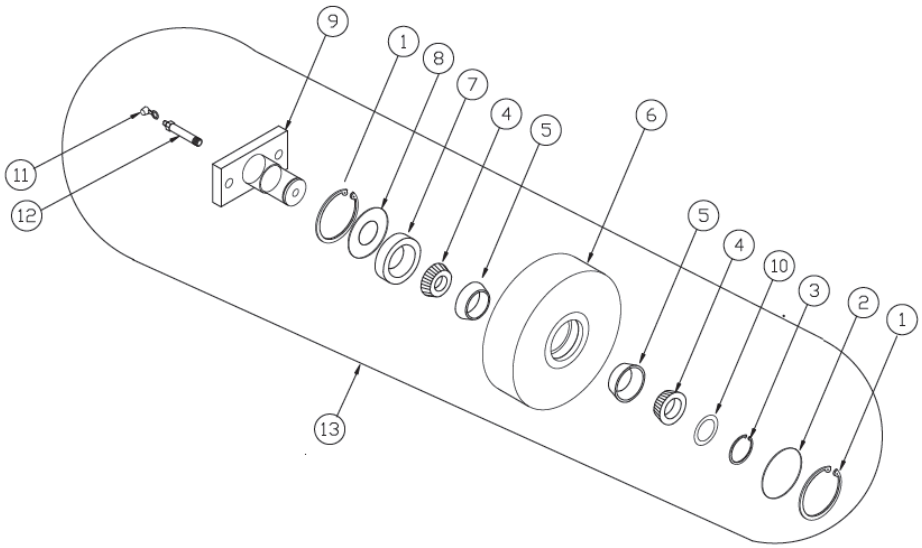
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ROLLER ASSEMBLY



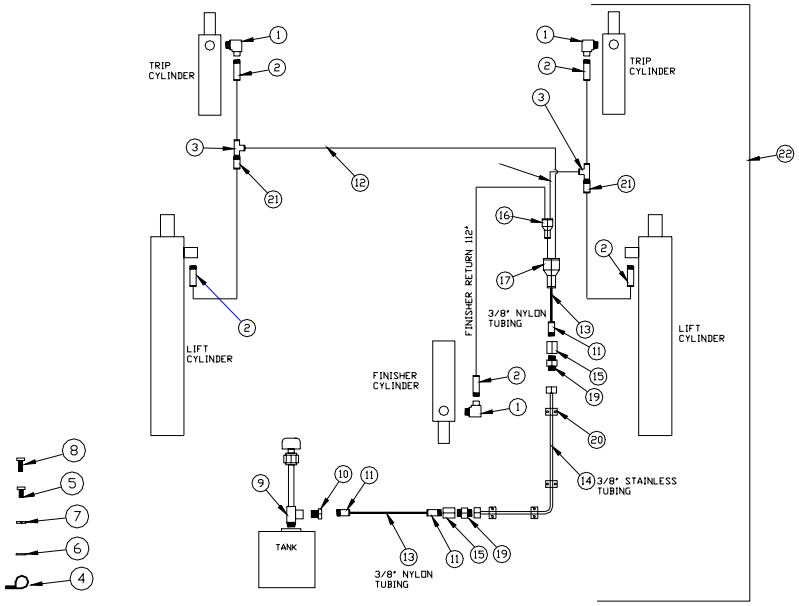
ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	549CM02	2	SNAP RING, LARGE INTERNAL
2	549FM01	1	FRONT COVER PLATE
3	549CM03	1	SNAP RING, SMALL EXTERNAL
4	527GF-2	2	ROLLER BEARING
5	527GF-9	2	RACE
6	549TB01A	1	ROLLER
7	549CM01	1	SEAL
8	549FM02	1	REAR COVER PLATE
9	549AS01	1	PIN AND BASE ASSEMBLY
10	549CM05	2	SHIM
11	503CAP	1	GREASE COVER
12	503ZE01	1	GREASE FITTING
13	549AS10A	1	ROLLER ASSEMBLY, COMPLETE

IDLER ROLLER ASSEMBLY



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	549CM02	2	SNAP RING, LARGE INTERNAL
2	549FM01	1	FRONT COVER PLAET
3	549CM03	1	SNAP RING, SMALL EXTERNAL
4	527GF-2	2	ROLLER BEARING
5	527GF-9	2	RACE
6	549CM08	2	ROLLER
7	549CM01	1	SEAL
8	549FM02	1	REAR COVER PLATE
9	549AS01	1	PIN AND BASE ASSEMBLY
10	549CM05	2	SHIM
11	503CAP	1	GREASE COVER
12	503ZE01	1	GREASE FITTING
13	549AS08	1	ROLLER ASSEMBLY, COMPLETE

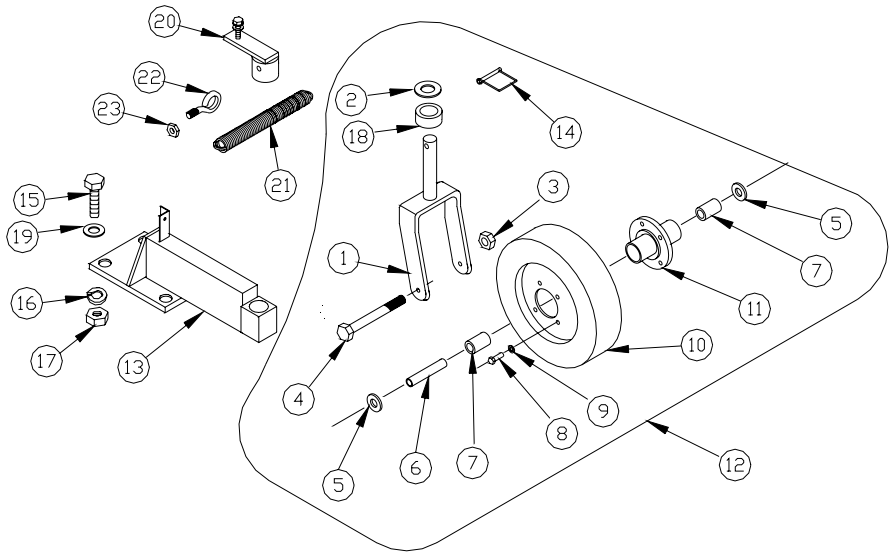
HYDRAULIC RETURN



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS 061219
1	540E0401	3	ELBOW
2	540A0404	5	ADAPTER
3	540T0402	2	MALE RUN TEE
4	540C0802	2	CLAMP, VINYL COATED
5	560B05075	1	CAPSCREW
6	524S	2	FLAT WASHER
7	524Y	2	LOCKWASHER
8	524X	1	CAPSCREW
9	540T1201	1	TEE
10	540R1202	1	ADAPTER
11	540A0612	3	ADAPTER
12	540TB04000	1	NYLON TUBE, 30 FT.
13	540TB06000	1	NYLON TUBE, 3 FT.
14	540B0613	1	TUBING, STAINLESS STEEL
15	540A0615	2	COUPLER
16	540A0406	1	ADAPTER, Y ¼ X ¼
17	540A0613	1	ADAPTER, Y ¼ X 3/8
18	90304005	33	CABLE TIES
19	540A0606	2	ADAPTER
20	540C1015	4	HOSE CLAMP 3/8 TUBE
21	540A0407	2	BULKHEAD FITTING
22	540AS04	1	RETURN LINE ASSEMBLY COMPLTE

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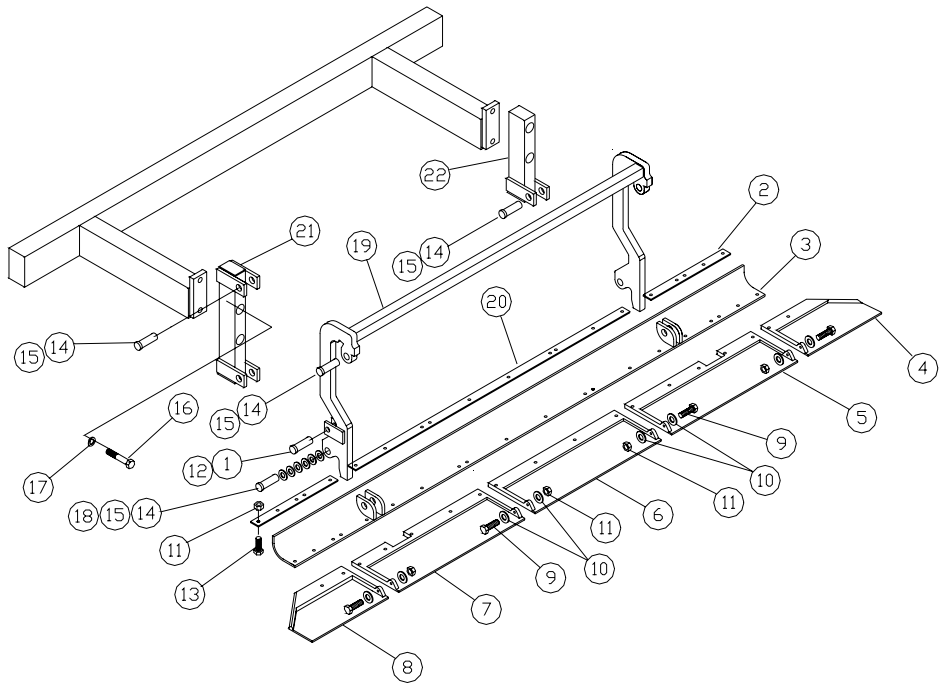
OPTIONAL CASTER ASSEMBLY



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	251A	2	FORK ASSEMBLY
2	251B	4	WASHER
3	509FA	2	LOCK NUT
4	251C	2	BOLT
5	251D	4	WASHER
6	251E	2	SPACER TUBE
7	251F	4	ROLLER BEARING AND RACE
8	560B08100	8	BOLT
9	524G	8	LOCK WASHER
10	251G	2	WHEEL FLANGE AND TIRE ASSEMBLY
11	251H	2	HUB
12	251ASY	2	CASTER ASSEMBLY COMPLETE
13	251JASY	2	CASTER HOLDER
14	552CM11	2	SNAP PIN
15	524D	8	CAPSCREW
16	524G	8	LOCK WASHER
17	523R	8	HEX NUT
18	251TB05	6	SPACER
19	603GG	8	FLAT WASHER
20	251AS01	2	RETAINER CAP ASSEMBLY
21	251TCM07	2	SPRING
22	560B05100E	2	EYEBOLT
23	560N05L	4	NUT

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OPTIONAL FINISHER

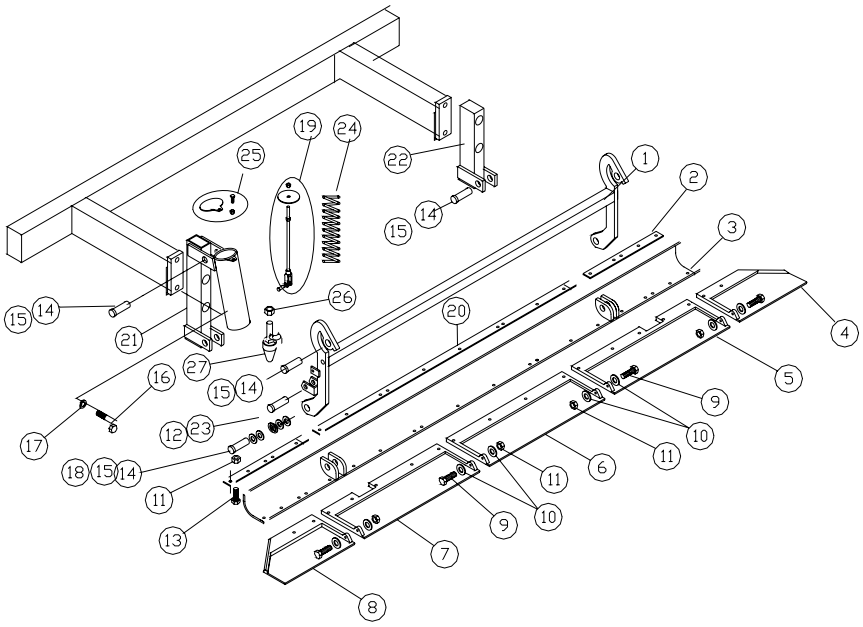


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	522JT2	1	COTTER PIN
2	530FB01	2	HOLD DOWN BAR
3	530AS06	1	FINISHING PLATE
4	530CM02	1	FINISHER (RIGHT OUTSIDE)
5	530CM05	1	FINISHER (RIGHT INSIDE)
6	530CM03	1	FINISHER (CENTER)
7	530CM04	1	FINISHER (LEFT INSIDE)
8	530CM01	1	FINISHER (LEFT OUTSIDE)
9	560B05175S	4	BOLT
10	524S	8	WASHER
11	560N05LS	22	NUT
12	530CM07	1	PIN
13	560B05175S	18	BOLT
14	560C02150	5	COTTER PIN
15	530CM06	5	PIN
16	509D	4	BOLT
17	560LW12	4	LOCK WASHER
18	502N	6	FLAT WASHER
19	530AS04	1	ARM ASSEMBLY
20	530FB02	1	HOLD DOWN BAR, MIDDLE
21	530AS03	1	TUBE ASSEMBLY
22	530AS12	1	TUBE ASSEMBLY

6-16a

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OPTIONAL AUTO FINISHER

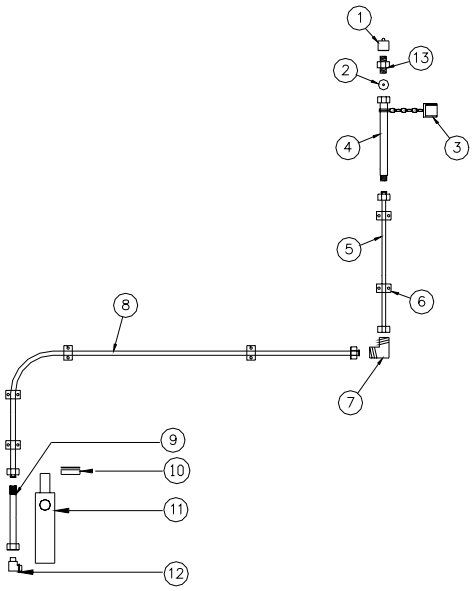


ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	530AS17	1	ARM ASSEMBLY
2	530FB01	2	HOLD DOWN BAR
3	530AS06	1	FINISHING PLATE
4	530CM02	1	FINISHER (RIGHT OUTSIDE)
5	530CM05	1	FINISHER (RIGHT INSIDE)
6	530CM03	1	FINISHER (CENTER)
7	530CM04	1	FINISHER (LEFT INSIDE)
8	530CM01	1	FINISHER (LEFT OUTSIDE)
9	560B05175S	4	BOLT
10	524S	8	WASHER
11	560N05LS	22	NUT
12	530CM07	1	PIN
13	560B05150	18	BOLT
14	560C02150	5	COTTER PIN
15	530CM06	5	PIN
16	509D	4	BOLT
17	560LW12	4	LOCK WASHER
18	502N	6	FLAT WASHER
19	530AS43	1	SPRING TENSIONER ASSEMBLY
20	530FB02	1	HOLD DOWN BAR, MIDDLE
21	530AS45	1	TUBE ASSEMBLY
22	530AS12	1	TUBE ASSEMBLY
23	522JT2	1	COTTER PIN
24	530CS01	1	SPRING
25	530AS44	1	CAP ASSEMBLY
26	560N12S	1	NUT
27	530AS46	1	RUBBER STOP
28	530AS02	1	AUTO FINISHER ASSEMBLY AND AUTO FINISHER HYDRAULICS ASSEMBLY

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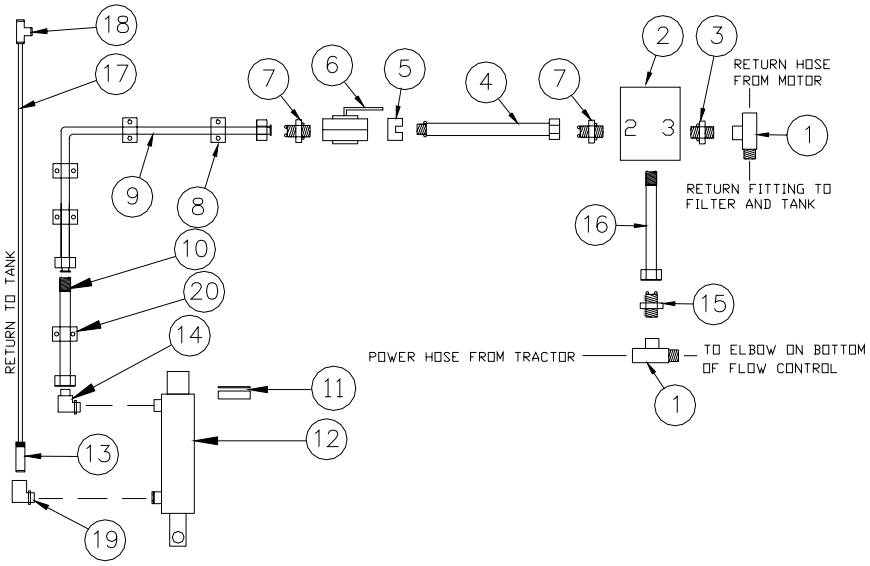
OPTIONAL FINISHER HYDRAULICS



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540A0809	1	QUICK DISCONNECT, MALE
2	540R08032	1	RESTRICTOR
3	545HD-13	1	QUICK DISCONNECT COVER
4	540H06050	1	HOSE
5	540B0601	1	TUBE
6	540C1001A	10	HOSE CLAMP
7	540E0602	1	ELBOW
8	540B0602	1	TUBE, LEFT
9	540H06130	1	HOSE
10	545JJHP	1	REPLACEMENT SEAL KIT
11	545JJH	1	CYLINDER
12	540E0601	1	ELBOW, 90 DEGREES FOR 2X5 CYLINDER
13	540R0806	1	ADAPTER

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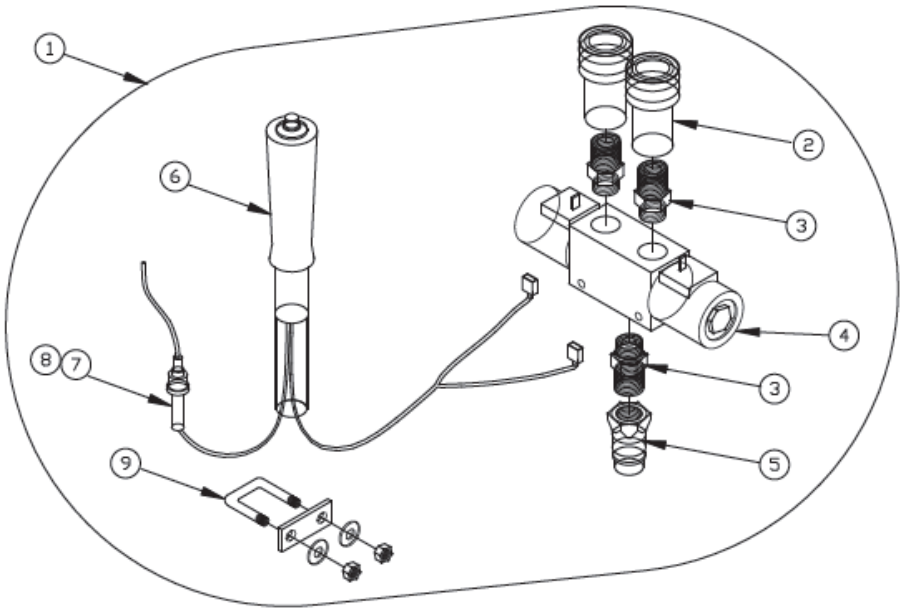
OPTIONAL AUTO FINISHER HYDRAULICS



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540T0804	2	STREET TEE
2	540V007	1	SEQUENCE VALVE
3	540A0611	1	ADAPTER
4	540H06025	1	HOSE
5	540R4500236	1	ORIFICE PLATE
6	540V004	1	SHUT OFF VALVE
7	540A0602	1	ADAPTER
8	540C1001A	5	HOSE CLAMP
9	540B0602	1	TUBE, LEFT
10	540H06130	1	HOSE
11	545JJHP	1	REPLACEMENT SEAL KIT
12	545JJH	1	CYLINDER
13	540A0404	1	ADAPTER
14	540E0601	1	ELBOW, 90 DEGREE
15	540A0610	1	ADAPTER
16	540H06013	1	HOSE
17	540TB04000	1	TUBE 10’
18	540T0401	1	UNION TEE, TUBE
19	540E0401	1	ELBOW, 90 DEGREE
20	540C1001B	5	HOSE CLAMP
21	530AS02	1	AUTO FINISHER ASSEMBLY AND AUTO FINISHER HYDRAULICS ASSEMBLY

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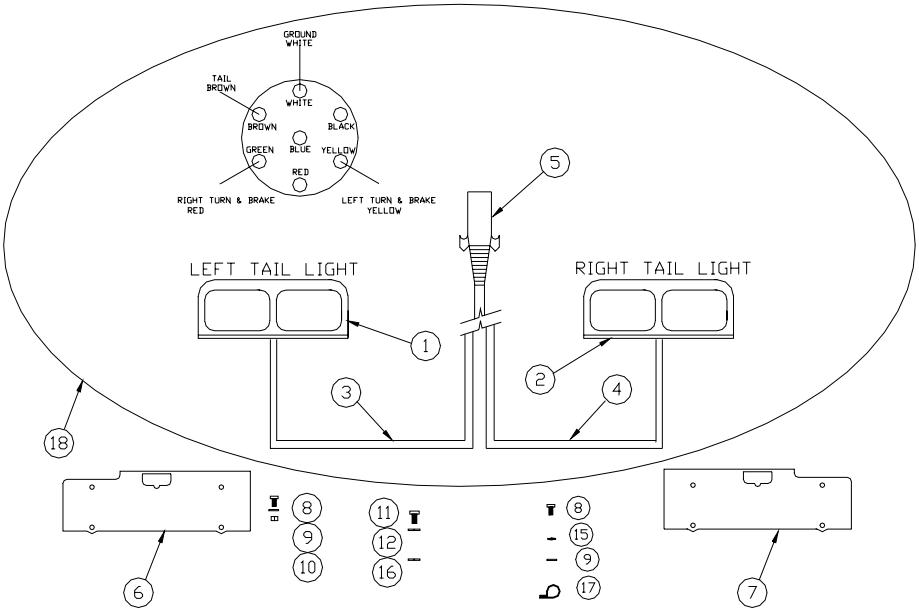
OPTIONAL HYDRAULIC MULTIPLIER



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540AS01	1	ASSEMBLY KIT COMPLETE – SINGLE ACTING MULTIPLIER
1	540AS05	1	ASSEMBLY KIT COMPLETE – DOUBLE ACTING MULTIPLIER (NOT SHOWN)
2	545HDB	2	QUICK DISCONNECT, FEMALE
3	540A0804	3	ADAPTER
4	540V040	1	VALVE BODY – SINGLE ACTING MULTIPLIER
4	540V008	1	VALVE BODY – DOUBLE ACTING MULTIPLIER
5	545HD-12	1	QUICK DISCONNECT, MALE
6	540V041	1	HANDLE WITH WIRES
7	532CM05	1	FUSE HOLDER
8	540V043	1	FUSE 15 AMP
9	540V044	1	CLAMP KIT

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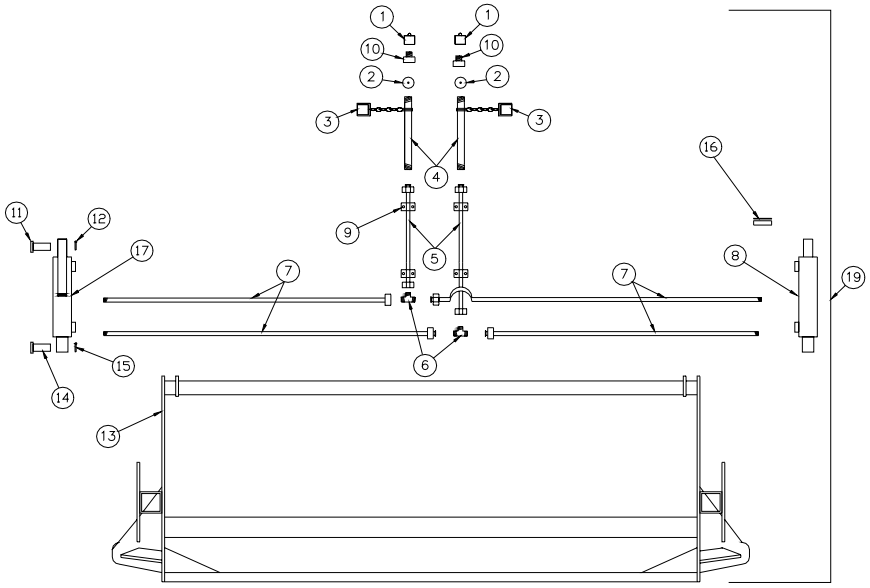
OPTIONAL LIGHTING



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS 061219
1	565CM32	1	STOP, TURN, TAIL LIGHT
2	565CM33	1	STOP, TURN, TAIL LIGHT
3	565CM34	1	HARNESS, LEFT
4	565CM35	1	HARNESS, RIGHT
5	565CM06	1	SEVEN WAY PLUG, ROUND
6	565BU04L	1	LEFT LIGHT BRACKET
7	565BU04R	1	RIGHT LIGHT BRACKET
8	560B04100	10	CAPSCREW
9	560W04	18	FLAT WASHER
10	560N04L	10	LOCKNUT
11	524X	4	CAPSCREW
12	524Y	4	LOCKWASHER
13	90304005	24	TIE STRAPS (NOT SHOWN)
14	565CM09	1	WIRE LOOM (NOT SHOWN)
15	520P	2	LOCKWASHER
16	524S	4	FLAT WASHER
17	565CM16	2	HOSE CLAMP
18	565AS21	1	LIGHTS/HARNESS/PLUG ASSEMBLY COMPLETE
19	565I001	1	STROBE LIGHT (OPTIONAL) NOT SHOWN
20	565I14	1	LICENSE LIGHT (OPTIONAL) NOT SHOWN

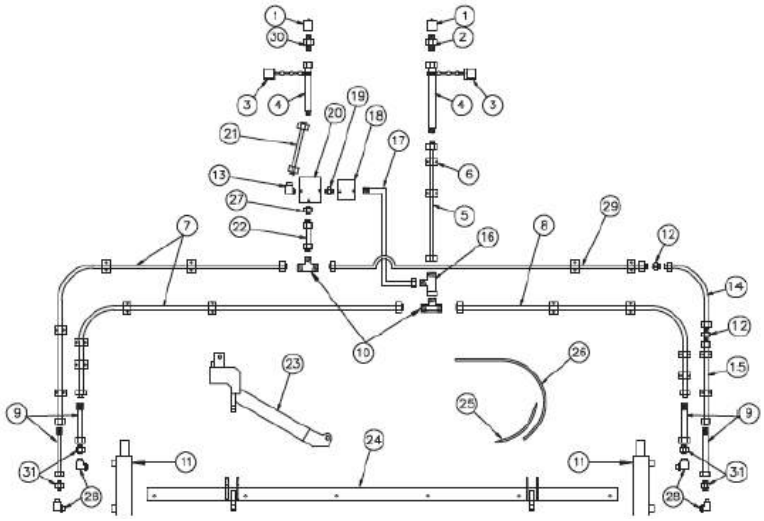
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OPTIONAL HYDRAULIC MOLDBOARD



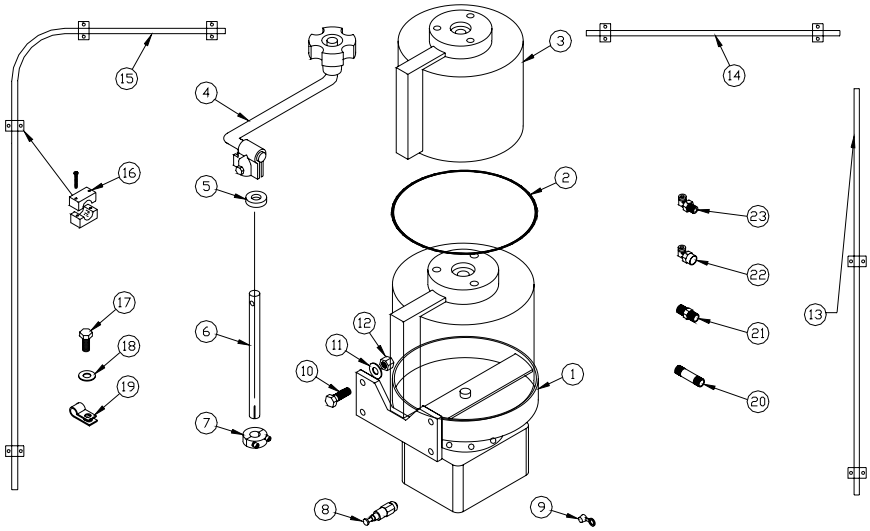
ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540A0809	2	QUICK DISCONNECT, MALE
2	540R08032	2	ORIFICE DISC
3	545HD-13	2	QUICK DISCONNECT COVER
4	540H06050	2	HOSE
5	540B0601	2	TUBE
6	540T0602	2	TEE
7	540H06035	4	HOSE
8	545JJH	1	CYLINDER
9	540C1001	4	HOSE CLAMP
10	540R0806	2	ADAPTER
11	530CM07	2	PIN
12	522JT2	2	COTTER PIN
13	522AS02	1	MOLDBOARD
14	530CM06	2	PIN
15	560C02150	2	COTTER PIN
16	545JJHP	1	REPLACEMENT SEAL KIT PER CYLINDER
17	545JJHG	1	CYLINDER WITH HEIGHT BAR/GAGE
18	558HYDMLBD	1	CYLINDER DECAL (NOT SHOWN)
19	522AS03	1	HYDRAULIC MOLDBOARD ASSEMBLY, COMPLETE

OPTIONAL CHICAGO RAKE



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	540A0809	2	QUICK DISCONNECT, MALE
2	540R08032	1	RESTRICTOR
3	545HD-13	2	QUICK DISCONNECT COVER
4	540H06050	2	HOSE
5	540B0601	1	TUBE
6	540C1001	16	HOSE CLAMP
7	540B0602	2	TUBE, LEFT
8	540B0603	1	TUBE, RIGHT
9	540H06130	4	HOSE
10	540T0602	2	TEE
11	530CUPMC19408	2	CYLINDER
12	540A0609	2	ADAPTER
13	540E0601	1	ELBOW, 90 DEGREE
14	530CUH06035	2	HOSE
15	540B0604	1	TUBE
16	540T0604	1	RUN NUT TEE
17	540H06035	1	HOSE
18	530CUCV01	1	CHECK VALVE
19	540A0601	1	ADAPTER
20	540V070	1	PRESSURE REDUCING VALVE
21	540B0606	1	TUBE
22	540B0607	1	TUBE
23	530CUAS03	2	ARM ASSEMBLY
24	530CUAS02	1	TUBE ASSEMBLY
25	530CU572005	6	TINE END
26	530CU571005	6	TINE
27	540A0602	2	ADAPTER
28	540E0604	4	STREET ELBOW
29	540B0608	1	TUBE
30	540R0806	1	ADAPTER
31	540A0606	4	ADAPTER
31	21875	12	CARRIAGE BOLT
33	1137266	12	TOP LOCK NUT
34	33814	6	HARDENED WASHER
35	13360	4	CAPSCREW
36	13319	6	CAPSCREW
37	560N10L	6	TOP LOCK NUT
38	560FW10	4	WASHER
39	509D	2	CAPSCREW
40	509FA	6	LOCK NUT
41	530CUAS01	1	CHICAGO RAKE 6 – ASSEMBLY COMPLETE

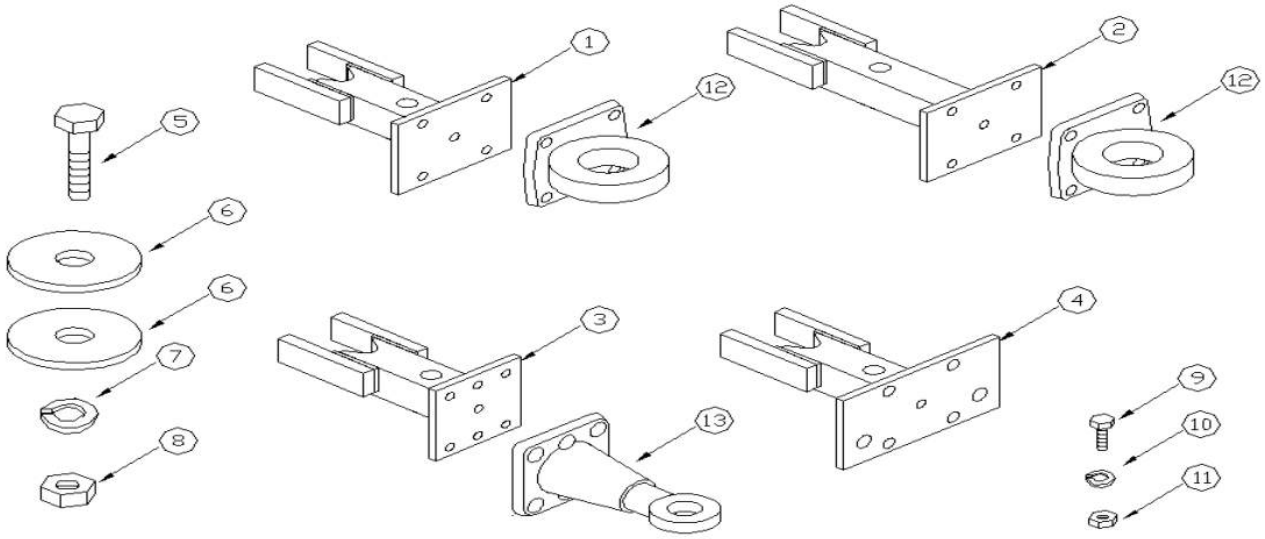
MANUAL GREASE SYSTEM



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	532AS10	1	MANUAL AUTO GREASE UNIT
2	532CM08	1	RESEVOIR O-RING
3	532AS10E	1	COVER ASSEMBLY
4	532AS10D	1	HANDLE ASSEMBLY
5	532AS10F	1	SEAL
6	532AS10C	1	STAINLESS ROD
7	532AS10G	1	COLLAR
8	532CM03	12	INJECTOR CARTRIDGE
9	503CAP	1	GREASE CAP
10	524X	4	CAPSCREW
11	524S	4	FLAT WASHER
12	560N05L	4	LOCKNUT
13	532TB06	1	STAINLESS TUBING, RIGHT
14	532TB04	1	STAINLESS TUBING, FRONT/RIGHT
15	532TB02	1	STAINLESS TUBING, LEFT
16	540C1001	8	HOSE CLAP 5/8”
17	520K	6	CAPSCREW
18	520P	6	LOCKWASHER
19	540C0401	6	STRAP CLAMP
20	540N0204	8	NIPPLE
21	503AHB	2	NIPPLE
22	532CM04	10	PUSH TO CONNECT SOLID FEMALE FITTING
23	532CM02	2	PUSH TO CONNECT SWIVEL MALE FITTING
24	532TBR164	12	GREASE LINE (NOT SHOWN)
25	532AS02	1	COMPLETE MANUAL AUTO GREASE SYSTEM

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OPTIONAL PINTLE ATTACHMENT



ITEM	PART NUMBER	QTY	DESCRIPTION 600HDS
1	552AS01	1	STANDARD PINTLE ATTACHMENT
2	552AS01L	1	EXTENDED STANDARD PINTLE ATTACHMENT
3	552AS01E	1	EUROPEAN PINTLE ATTACHMENT
4	552AS01A	1	AUSTRALIAN PINTLE ATTACHMENT
5	560B16600	1	CAPSCREW
6	502N	2	FLAT WASHER
7	405F	1	LOCK WASHER
8	405G	1	HEX NUT
STANDARD AND EXTENDED STANDARD PINTLE ADAPTER			
9	506B09250	4	CAPSCREW
10	503R	4	FLAT WASHER
11	506N09L	4	LOCK NUT
12	552CM01	1	TOW EYE
EUROPEAN PINTLE ADAPTER			
9	506B09250	6	CAPSCREW
10	503R	6	FLAT WASHER
11	506N09L	6	LOCK NUT
13	552CM02	1	EUROPEAN TOW EYE

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BeachTech®

SIMPLE PRINCIPLE – MAJOR EFFECT

BeachTech screening machines remove unwanted objects and potential dangers from sand and screenable soil – and by doing this, they make the environment cleaner and safer.

Ready to REMOVE









Versatile:
BeachTech screening machines can be used in a variety of application areas.

Thorough:
BeachTech machines can remove objects that are on and underneath the surface.

Powerful:
BeachTech cleans areas of up to 30,000 m^2 per hour.

Economical:
Our extensive product portfolio offers the right model for cleaning areas of any size in a way that saves time and money.

Simple:
BeachTech screening machines are easy to operate.

Durable:
The rugged and high-quality design gives our machines a long service life.

BeachTech®

COMPATIBLE WITH A VARIETY OF USES

BeachTech offers solutions for efficient and thorough beach cleaning. Even when not on the beach, our screening machines can remove nuisance and dangerous objects from the soil.



Beaches

- Clean and hygienic beaches
- Safe vacation experience for your guests
- Efficient and thorough cleaning, even below the surface



Sod

- Removal of fine stones keeps sod stone-free for a long time
- Higher quality of the sod rolls
- Reduced wear on harvesting machines



Playgrounds and sports grounds

- No worry for parents – kids can play safely
- Sand quality is improved without being replaced
- Looks well-maintained



Agriculture

- Do away with herbicides by removing weeds mechanically
- Stone-free soil is gentler on your harvesting machines and reduces wear and costs
- Higher yield and better quality of the crop



Equestrian sport

- Stones and other dangerous objects are reliably removed
- Clean soil is safer for horses and riders
- Preserves the soil quality through removal of weeds



Water filtration retention ponds, golf courses and shooting ranges

- Cleaning water filtration retention ponds
- Cleaning golf course bunkers
- Collecting munitions at shooting ranges

THOROUGH CLEANING

BeachTech screening machines remove small contaminants, such as cigarettes, bottle caps and broken glass. Even larger objects, such as plastic bottles, floating refuse and seaweed, and vegetation and stones, are removed.

Removes everything:

Thanks to various screen sizes, BeachTech screens out small particles as well as larger objects.

Deep-reaching:

BeachTech penetrates up to 30 cm below the soil surface to pick up contaminants and screen them out.

Flexible:

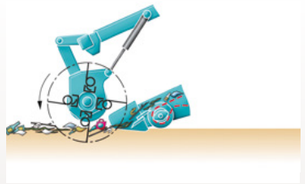
Thanks to our cleaning systems, various machine sizes and flexible options for setting the working depth, BeachTech offers the right solution for any operating conditions.

Rugged:

Due to their rugged design, the machines are unscathed by stones, salt water and abrasive sand.

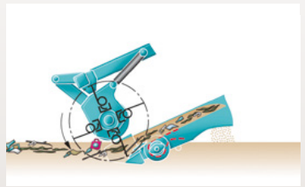


CLEANING TECHNOLOGY FOR ANY SOIL COMPOSITION



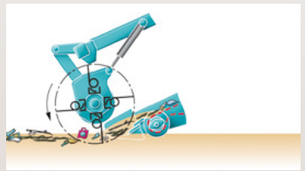
Raking technique

- Enables high working speed
- Cleans the top layer of sand
- Enables cleaning even when the sand is wet or heavy



Screening technique

- Cleaning down to a depth of 30 cm
- Even the smallest particles are removed
- Enables cleaning when the sand is fine-grained or dry



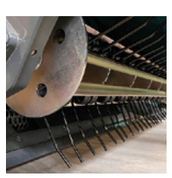
Combined cleaning technology

- Stepless changing between the raking and screening techniques depending on the soil composition; this means you always get the best cleaning results



Pick-up blade:

The screenable soil and contaminants within it are picked up.



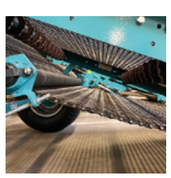
Pick-up blade, pick-up roller with spring tines



Pick-up blade with transport system unit

Screening unit:

The sand-waste mixture is transported to a screening unit. The clean sand falls back to the ground.



Screening belt



Screening sheet metal

Hopper:

Everything that has been screened out is transported into the hopper and can then be conveniently dumped.



Hopper with debris

Finisher:

The finisher smooths the surface and leaves behind a homogeneous structure.



Finisher

OVERVIEW OF MODELS



Self-propelled screening machines

Agile: Due to its three-wheel design, the machine can turn on a dime.

Comfortable: The air-conditioned cab has ample room and storage space. Working long shifts is no problem thanks to the ergonomic driver's seat.

Easy to operate: The joystick and control panel make it easy to operate all the functions. The camera system lets you to keep an eye on the area behind the machine as well as the screening unit and the waste container at all times.

	Engine power	Working width	Waste container volume	Area coverage
BeachTech 5500	55 kW | 74 hp (2,400 U/min)	1,600 mm	1.5 m^3	up to 17,000m^2



Tractor Towed screening machines

You are covered: The towed BeachTech machines cover areas at a rate of up to 30,000 m^2 per hour and are ideal for cleaning surfaces of any size.

Works with your vehicle fleet: Depending on the model, the screening machines can be hitched to tractors with 30 metric HP or more.

Up for the challenge: Thanks to the various cleaning technologies and different screen sizes, you achieve the best cleaning results under all operating conditions.

	Engine power	Working width	Waste container volume	Area coverage
BeachTech 3000	from 74 kW | 100 hp	2,500 mm	4.7 m^3	up to 30,000 m^2
BeachTech 2500	from 59 kW | 80 hp	2,500 mm	2.8 m^3	up to 30,000 m^2
BeachTech 2000	from 55 kW | 70 hp	1,850 mm	1.5 m^3	up to 22,200 m^2
BeachTech 1500	from 55 kW | 70 hp	1,600 mm	1.5 m^3	up to 17,000 m^2
BeachTech 1000	from 22 kW | 30 hp	1,250 mm	0.4 m^3	up to 7,500 m^2



Walk-behind screening machines

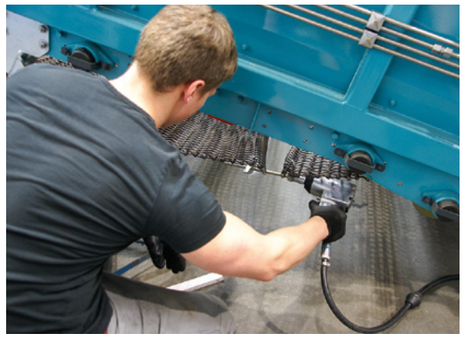
No stone unturned: These practical models turn on a dime and effortlessly maneuver around obstacles.

Meticulous: The screen with particularly fine mesh removes even the smallest dirt particles.

Multifunctional: A wide variety of available attachments turns your Sweepy into a sweeper, mower and much more in no time.

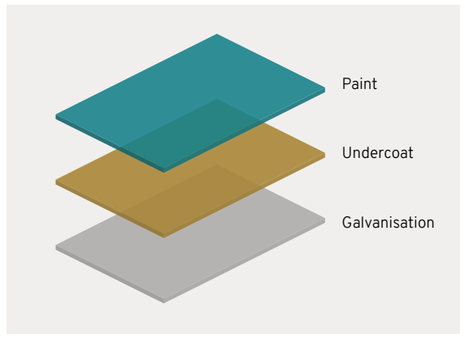
	Engine power	Working width	Waste container volume	Area coverage
BeachTech Sweepy	7.1 kW | 9.6 hp	1,050 mm	44 l	up to 4,200 m^2
BeachTech Sweepy Hydro	7.1 kW | 9.6 hp	1,050 mm	44 l	up to 4,200 m^2

WHY CUSTOMERS TRUST BEACHTECH



Maintenance-friendly

The use of high-quality components and low-maintenance bearings decreases service costs and downtime during the season. The increased efficiency saves you both time and money.



Corrosion protection

The BeachTech models have been built to withstand the extreme conditions of salt water, sand and high humidity. The combination of galvanization and paint layers ensures our machines have a long service life.



Worldwide service

With more than 130 service stations worldwide, our dedicated team is on hand with help and advice for you if service is needed.



Certified quality

All BeachTech products are CE certified and therefore fulfill the highest safety standards. Kässbohrer Geländefahrzeug AG is ISO 9001- and ISO 14001-certified.



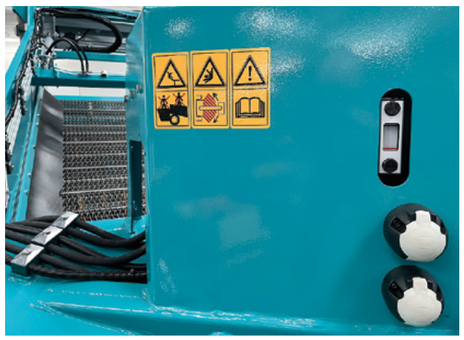
Road certification

Our vehicles can be certified for road use in many countries either individually (with an existing expert's report) or by means of an EU type approval.



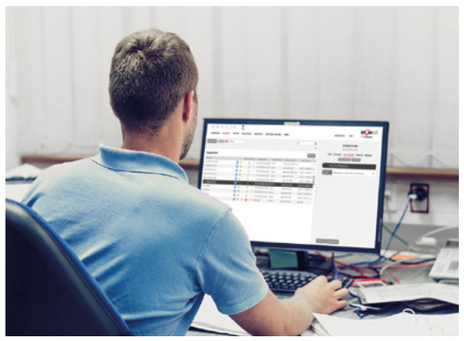
Spare parts

You can conveniently order spare parts at any time from our online shop. Thanks to the high spare part availability in our warehouse and worldwide express shipping, you get the parts when you need them.



Vehicle safety

Your safety is our top priority: Our audio warning system alerts you to malfunctions, such as low oil level, high temperature or overpressure. The waste container is secured by load retaining valves during maintenance and dumping, and pressure relief valves protect your hydraulics. All danger zones are marked.



Digitalization

All cases of maintenance and service on our vehicles are seamlessly documented in our digital service portal. There, you can also find operator's manuals and maintenance instructions, customer information, online training videos and many additional functions, which simplify your maintenance processes.

COMPREHENSIVE SOLUTIONS FOR THE ENVIRONMENT AND TERRAIN

For more than 30 years, BeachTech has been the world's leading provider of machines for cleaning beaches, coasts and screenable soil. Our goal here is to offer our customers reliable solutions they can use to create clean and safe environments for both humans and animals.



As part of Kässbohrer Geländefahrzeug AG, we benefit from many years of experience in developing and manufacturing off-road machines. We are continuously improving by listening, asking questions and making adjustments. We offer our customers innovative products, which are created based on their requirements. In the process, we always make sure that our actions are sustainable. For example, we use wide-base tires for BeachTech to minimize the ground pressure and ensure that the machines do not damage the sand or soil during operation. In addition, our BeachTech machines can be filled with biodegradable hydraulic oil. Likewise, Kässbohrer Geländefahrzeug AG relies on alternative fuels, such as HVO, for its other products, on renewable energies at our locations and on coordinated training programs to ensure that our products are used in a manner that conserves resources.

KÄSSBOHRER GELÄNDEFAHRZEUG AG

Brands

Those brands are part of the Kässbohrer company:



BeachTech
Machines for cleaning sand and screenable soil



PowerBully
All-terrain tracked vehicles for transporting heavy payloads through rough terrain



PistenBully
Snow groomers for the preparation of ski slopes and cross-country ski trails

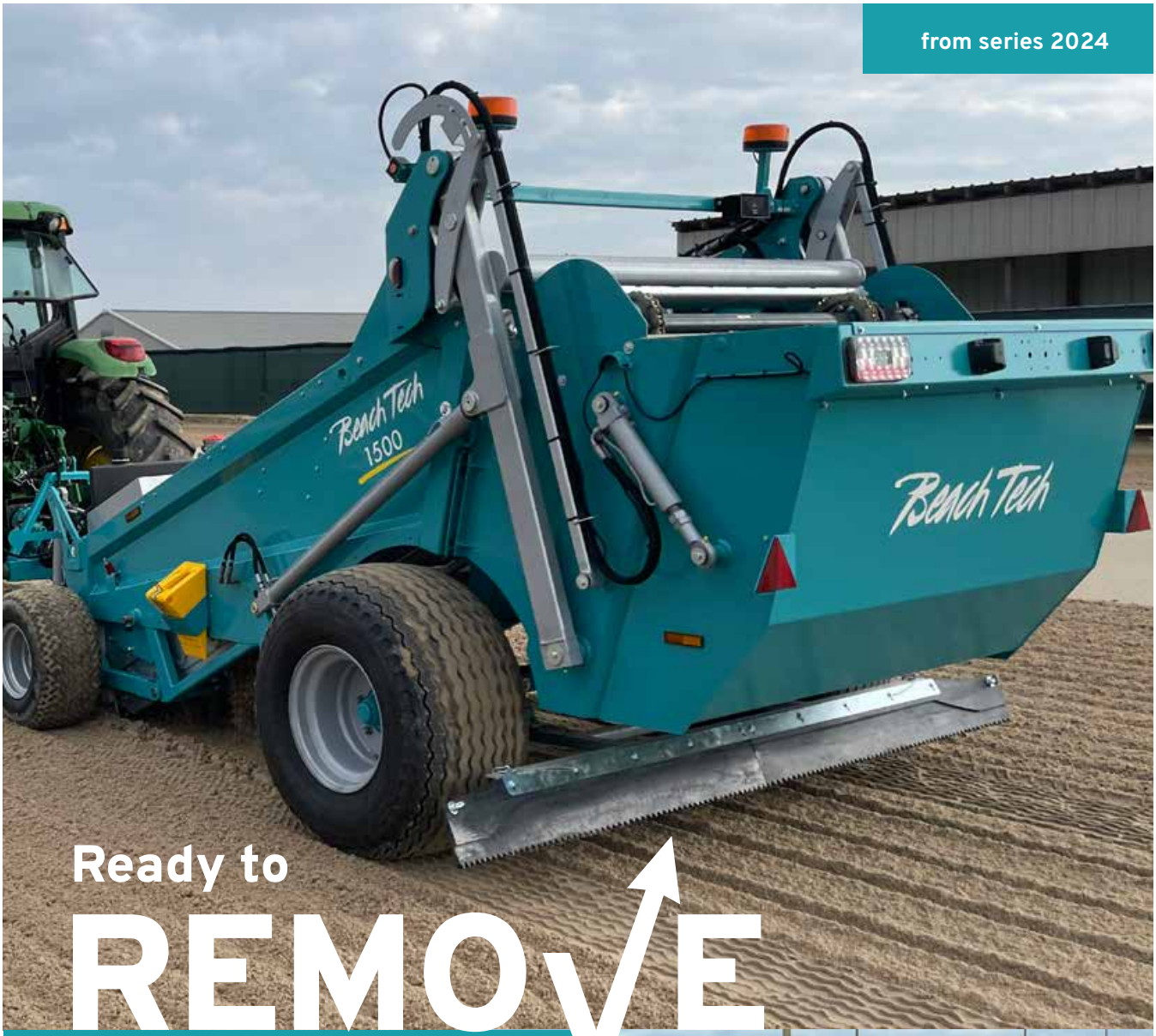
snowsat
SOLUTIONS FOR DIGITAL SKI WORLDS
Cross-domain digital solutions for the skiing industry

PRO ACADEMY
Training and consulting for the sustainable use of our products

COMPOSITES
Manufacturer for fiber composite materials


EN 150.10/2023.el.PK.700
Ready to
REMOVE
Kässbohrer Geländefahrzeug AG
Kässbohrerstraße 11
88471 Laupheim
Phone +49 (0)7392 900-0
info@beach-tech.com
www.beach-tech.com
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BeachTech®

from series 2024



Ready to REMOVE

TECHNICAL SPECIFICATIONS
BeachTech 1500







BeachTech®

BeachTech 1500

Engine power
from 55 kW | 70 hp

Working width
1.600 mm

Hopper volume
1,5 m³

Area coverage
up to 19.000 m²/h



Cleaning method	**Screening technique with vibrating screen and transport system**	
Tractor requirements	**Engine power min.****	55 kW (70 hp)
	Four-wheel drive	
	differantial lock	
	Tires	480 mm front, 520 mm back
	3-point hitch, cat. 2	
	PTO shaft	Z6, 1 3/8“
	power take-off, AR NORM	540 rpm
	power supply	standardized socket, 12 V
Dimensions	**vehicle length, road transport**	5.430 mm
	vehicle width, road transport	2.480 mm
	working width	1.600 mm
	vehicle height	2.430 mm
	Unloading height collecting hopper	0 – 2.600 mm
Tires	**low pressure tires, wide**	520/50 – 17
Weight	**Empty weight**	3.120 kg
	technically permissible total weight*	4.500 kg
Tank capacity	**hydraulic oil**	80 l
Performance	**area coverage up to****	19.000 m²/h
working depth	**working depth up to****	15 cm
Capacity	**collecting hopper**	1,5 m³
Speed	**operating speed max.****	12 km/h
	road traffic*	25 / 40 km/h

* according to local traffic regulations ** depending on soil / beach conditions

Subject to change in the course of technical development. The images shown are for illustration purposes only and may may contain optional extras.

dealer stamp

BeachTech®
Tel.: +49 7392 900 - 461
E-Mail: info@beach-tech.com
www.beach-tech.com

BeachTech 2000

TECHNICAL SPECIFICATION

(from series 2018 on)





KÄSSBOHRER GELÄNDEFAHRZEUG AG

BeachTech 2000

Data sheet

Cleaning method		BechTech 2000
	patented	raking-screening-mixed technique
Tractor requirements		
	minimum power output	55 kW / 70 hp
	4-wheel-drive	
	differential lock	
	high flotation tires, width	480 mm front, 520 mm back (sand tires)
	2-point hitch, cat. 2	
	PTO shaft	6 spline (21 spline), 1 3/8"
	power take-off AR NORM	540 rpm (1000 rpm)
	2 double-acting circuits of the additional tractor hydraulics in standard operation	
	electrical circuit	standardized socket, 12 V
Dimensions		
Length		5.430 mm
Width	small tires	2.300 mm
	wide tires	2.610 mm
	incl. finisher	2.500 mm
	working width	1.850 mm
Height	vehicle	2.100 mm
	unloading hopper	2.600 mm
Tires		
	small	360/70-16
	wide, low pressure	520/50-17
Weight		
	net weight	1.800 kg
	gross weight limit up to*	2.800 kg
Tank capacity		
	hydraulic oil	30 l
Performance		
	ground coverage up to	22.200 m²/h
Working depth		
	up to**	30 cm
Screen surface		
	screening belt	+/- 4 m²
Capacity		
	collecting hopper	1,5 m³
Speed		
	max. working speed**	12 km/h
	traffic *	25 km/h // 40 km/h

Specifications *according to local traffic regulations; **depending on nature of the ground; Optional road licensing, according to local traffic regulations, possible.

The possibility of changes to the product after the editorial closing date for this publication cannot be ruled out.

Dealer stamp

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www.beach-tech.com

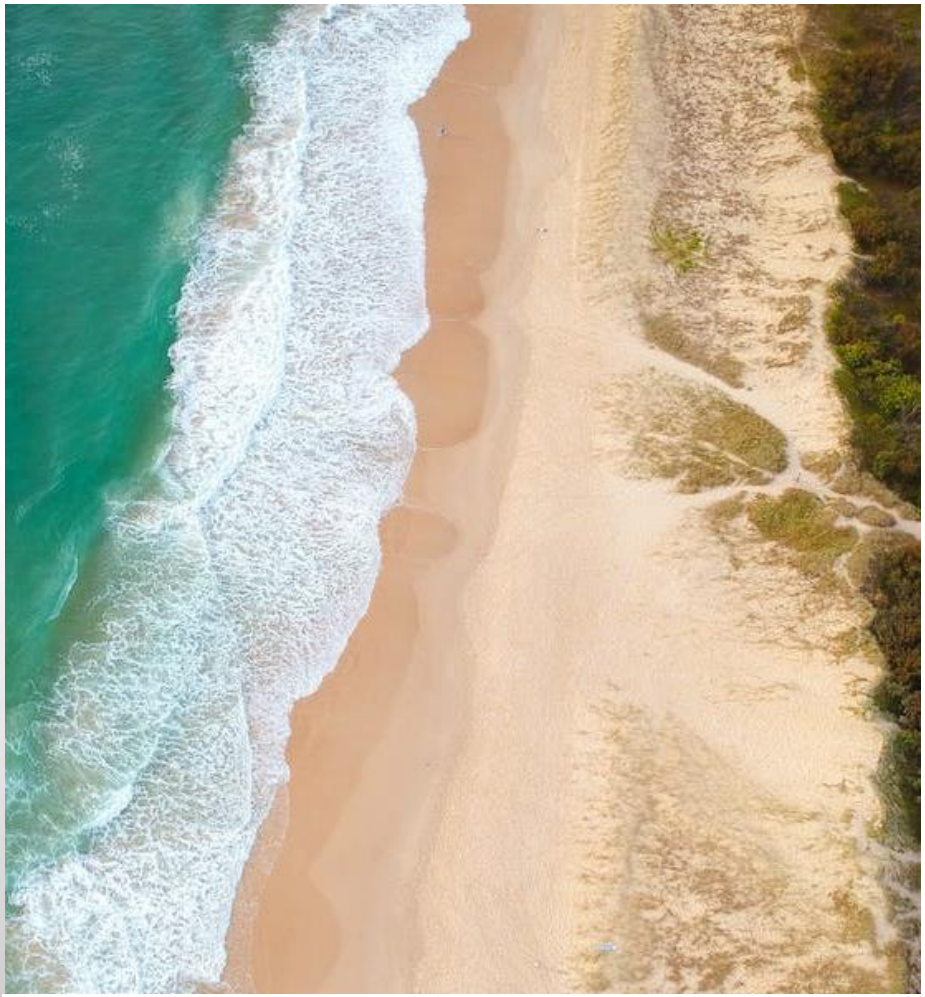
Introducing Clean Coast Solutions

Mark Ryan – Founder

Welcome to Clean Coast Solutions, a company with a vision to create a cleaner and more sustainable coastline through the use of innovative technology.

Clean Coast Solutions aims to offer councils and land management bodies an advanced beach cleaning service that is not only more efficient but also minimizes environmental harm compared to traditional methods.

We also intend to extend our services to coastal sustainability stewardship and education and actively adopting a circular economy approach to the disposal of all collected waste.



CLEAN COAST SOLUTIONS
The Coastal Sustainability Company

A little about me (The Who)

- Aerospace & Systems Engineer with 13 years experience in aircraft structures and complex system design.





- Passionate about environmental sustainability and a lover of all things salt water.







The Why



The catalyst for all of this was witnessing our newborn playfully sifting through the sand, only to find her chewing on tiny pieces of plastic.

I was aware that the beaches in our LGA were mechanically cleaned, so I was left wondering how so much plastic remained, often buried out of sight……

The engineer in me set about finding the root cause and coming up with a solution



The Micro-Plastics Problem

- Meso & Microplastics, tiny plastic particles smaller than 25mm, are pervasive pollutants found in oceans, rivers, and even the air.
- They result from the fragmentation of larger plastics or are intentionally produced for cosmetics, textiles, and industrial processes.
- Microplastics pose ecological threats as they are ingested by marine life, entering the food chain and potentially harming human health.
- Their small size and ubiquity make them challenging to remove using conventional methods, necessitating innovative solutions.
- Local studies have indicated that the prevalence of microplastics in our ecosystem is only going to increase.
- The increasing economic impact of the issue is only now being realised too.



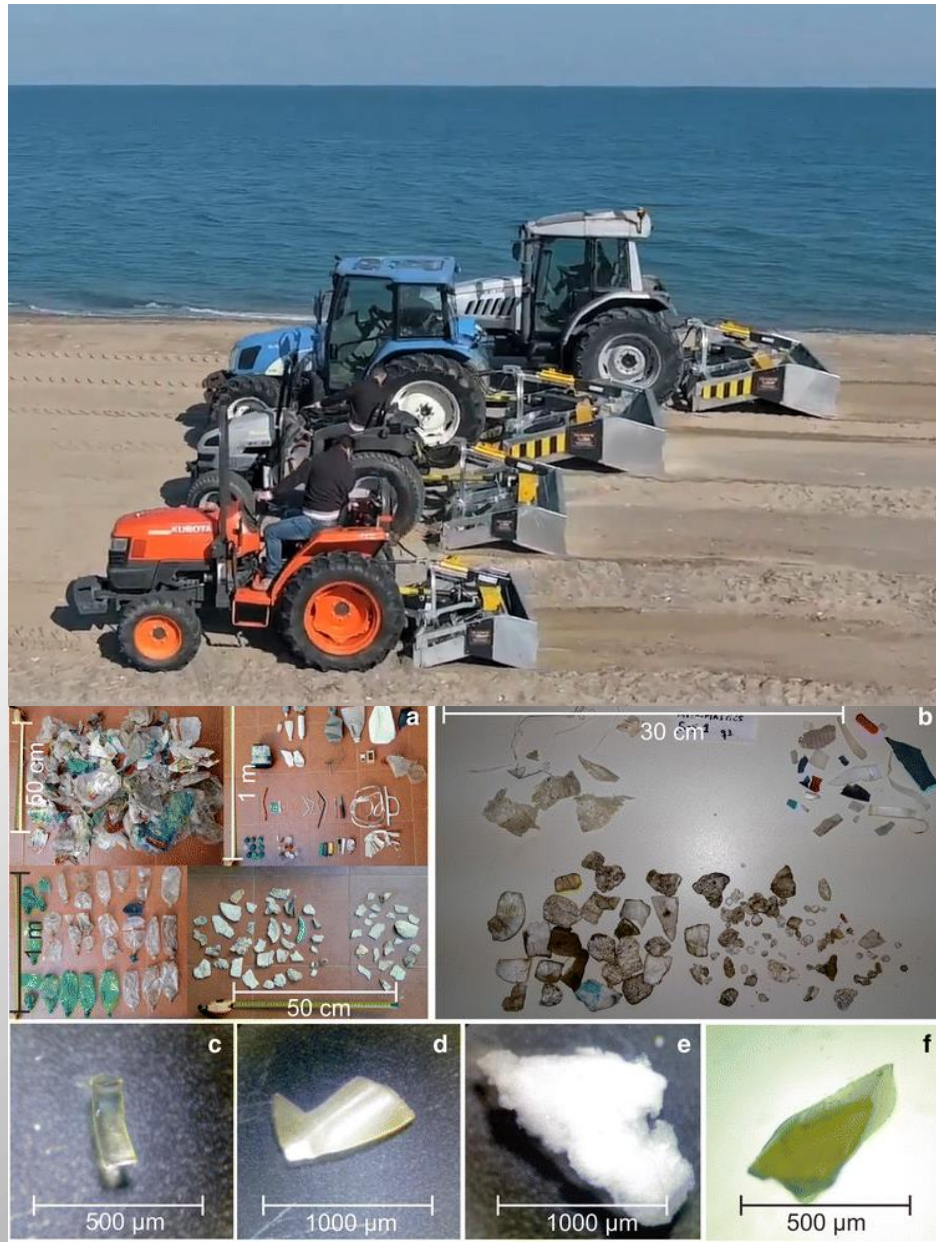


The Problem with Existing Beach Cleaning Operations

- Collection of waste >25mm ✓
- Collection of waste <25mm (Meso and Micro-plastic) ✗

Additional concerns

- Pulled by diesel tractors ✗
- Costly to procure, operate and maintain ✗
- Contribute to beach noise and carbon emissions. ✗
- Oil and grease deposits from machinery. ✗
- Limited access to beaches without ramps. ✗
- Heavy - Compression of sand contributes to coastal erosion. ✗



The Opportunity
BeBot – The Eco-Conscious Beach Cleaning Robot

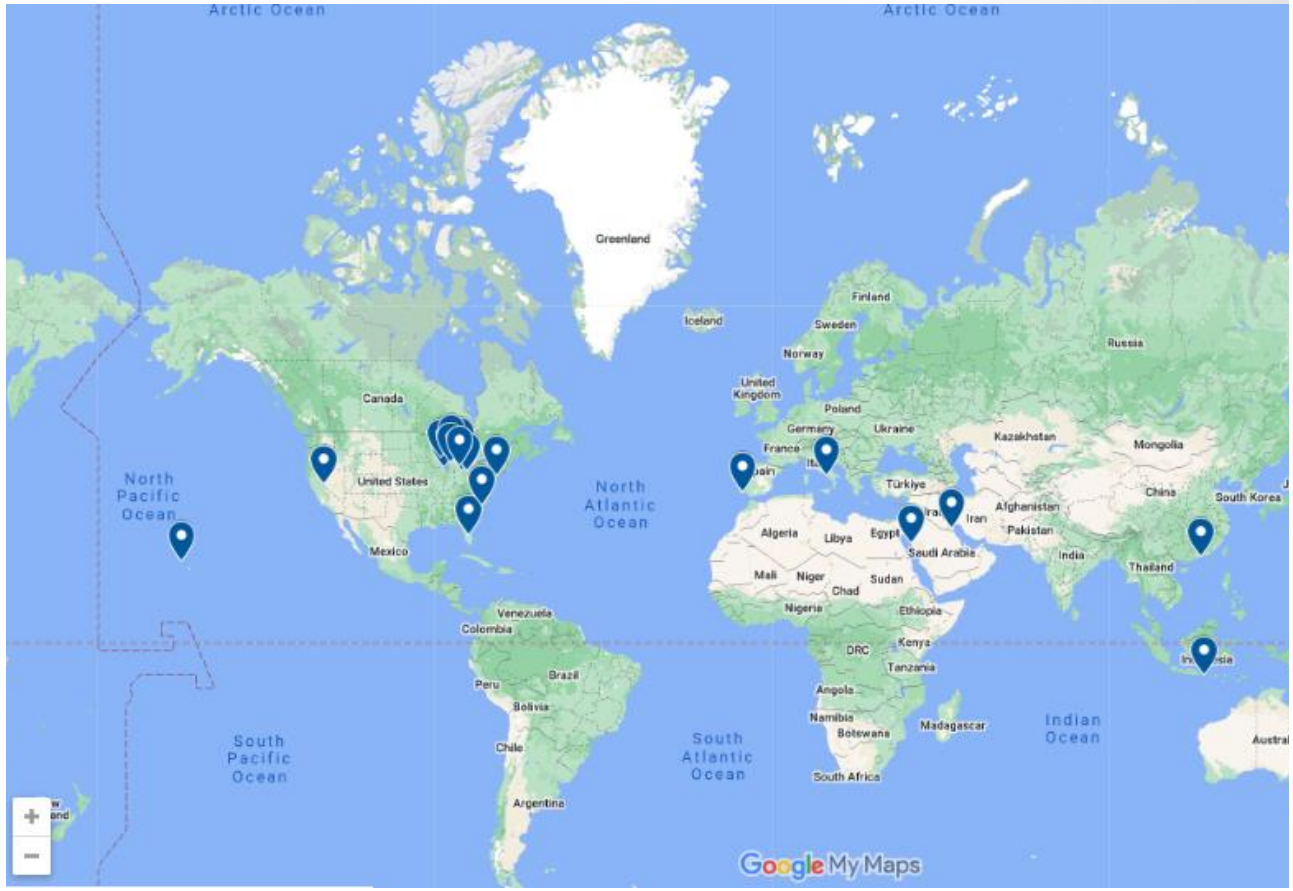
- Capable of collecting waste down to ≈1.0cm^2
- Electric supplemented by solar. No Greenhouse Emissions
- No Noise Pollution
- Smaller overall dimensions > Increased accessibility to previously inaccessible beaches and tight spaces
- Significantly lighter than the tractor + rake combination > Less sand compaction and ecological impact. Minimises contribution to coastal erosion and vegetation damage
- Far more nimble> Easier to navigate beach wrack (Seaweed and organic matter) if desired, leaving it in place.
- Reduced maintenance burden and fuel cost.





The Testimonial – Current Deployment

- Currently approximately 20 units deployed globally.



- Bebot - Saudi Arabia
- BeBot Bali
- BeBot Hong Kong
- BeBot Napoli
- BeBot Wisconsin
- BeBot South Lake Tahoe
- BeBot Long Island
- BeBot Florida
- BeBot Ohio
- BeBot Oscoda - MI
- BeBot Illinois
- Bebot Oshkosh - WI
- Bebot Traverse City - MI
- Bebot Muskegon - MI
- Bebot Cleveland - MI
- Bebot Euclid - OH
- Bebot Wilmington - NC
- Bebot Lanai - HI
- Bebot Kuwait
- Bebot Brighton - MI
- Bebot Portugal

The Testimonial – Successful Implementation



Click Image for Link

The Testimonial – Successful Implementation

A Test Case

July 4th is Tahoe's biggest beach holiday. Since 2013, the League has organized simultaneous cleanup events at popular beaches around the lake on July 5th, known as Keep Tahoe Red, White and Blue.

During the League's 2022 edition of the Keep Tahoe Red, White and Blue Beach Cleanup, volunteers removed a staggering 3,450 pounds of trash from five beaches around Lake Tahoe. At one site, Nevada Beach, the BEBOT was deployed after volunteers picked up trash as a way to test the robot's beach-cleaning effectiveness.

A group of participants were asked to collect as much litter as they could find within a designated stretch of beach. They returned with 30 pieces of trash. Then the BEBOT covered the same area of beach – sifting through the top few inches of sand – and came back with 300 pieces of trash that were missed by the volunteers.

This simple test demonstrates that there is more litter in Tahoe than meets the eye, and both people and technology are part of the solution.

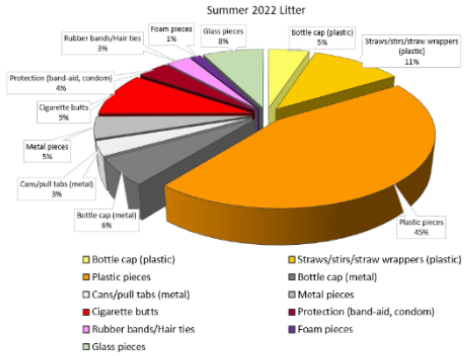
2022 Lake Tahoe BEBOT Cleanup Sites

As part of its pilot testing program, BEBOT was deployed along the north, east and south shores of Lake Tahoe this summer.

Beaches on the west shore were not addressed in 2022 due to the beaches being predominantly rocky substrate which hinders BEBOT operations and/or there was limited access. Additionally, a test site planned for sandy Meeks Bay was cancelled due to weather.

The BEBOT conducted cleanups from June to October at a mix of 11 public and private sites.

Total litter items collected: 4,497
Total area cleaned (square feet): 72,250



This pie chart shows key litter items. Plastic is a major concern due to its prevalence and incredibly slow speed of breakdown.

The Clean Coast Solution

CLEAN COAST SOLUTIONS
The Coastal Sustainability Company

- Work with councils/management bodies to provide them with a customized beach cleaning solution.
- Clean Coast Solutions owns and operates the beach cleaning service on behalf of councils.
- Data driven planning. BeBot enables data collection to facilitate optimisation and efficiency gains from subsequent cleans.
- Clean Coast Solutions will construct itself around an ethical lifecycle framework…not only in the eco-conscious planning and collection of waste, but ethically and responsibly dealing with the waste once it leaves our hands.





Clean Coast Solutions' Commitment to Ocean Plastic Education and Research

- Education programs in local schools and community organisations
- Engagement with council to collaborate on community marketing and promotional materials.
- Engagement with local academic institutions to encourage and facilitate research, not only in microplastics, but the impact of beach cleaning on the costal ecology (both positive and any negatives)





Clean Coast Solutions' Circular Economy Approach

- Committed to repurposing collected plastics in an ethical way.
- Injecting the plastics into the circular economy, rather then back into the pollution cycle.
- Pursing engagements with local companies who share a similar mission.



REPLAS
RECYCLED PLASTIC PRODUCTS



The Strategic Alignment

Our Economic Development and Tourism Strategy

MORNINGTON PENINSULA Shire

Circular Economy

Whilst the circular economy is not a stand-alone industry, it is **an operational concept that aims to remove waste from economic activities**. Activities related to circular economy include reducing material use, applying innovation to redesign products and services to be less resource intensive and re-capturing 'waste' as a valuable resource to manufacture new materials and products.

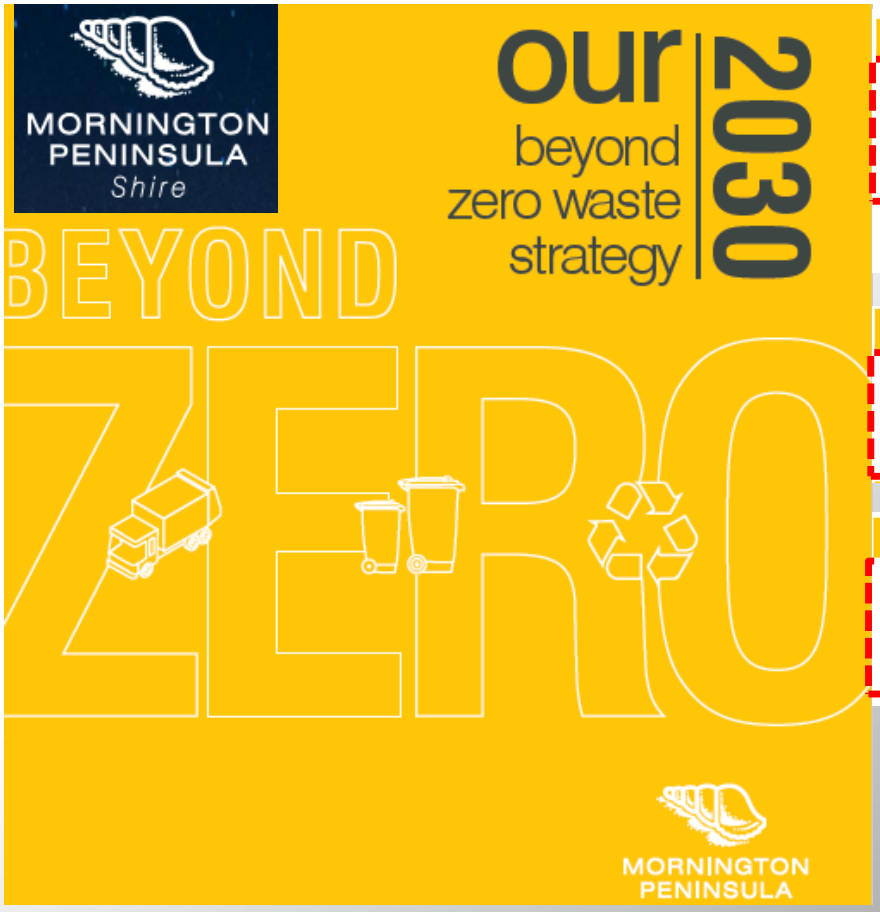
The ***Food Economy and Agroecology Strategy*** promotes circularity into all aspects of the Mornington Peninsula's food economy to encourage sustainable economic development. In addition to the benefits that a less resource-intensive approach to agriculture has for the Mornington Peninsula's agricultural sector, embracing and promoting circular economy principles will also serve to attract and retain 'green industries' that produce goods or services that contribute directly to **preserving and enhancing the quality of the natural environment**. This includes, for example, those businesses that **manufacture componentry for the renewable energy sector**, businesses engaged in the **design and production of energy-efficient materials** and those businesses that are engaged in **sustainable approaches to the management of waste**, where used products are re-purposed and returned to the economy in a new form or used more efficiently.

Moving towards a more circular economy delivers benefits to the Mornington Peninsula by reducing pressure on the natural environment, stimulating innovation, boosting economic activity and creating more local jobs for the Shire's resident workforce.

STRATEGY OUTCOMES

- Business and industry growth through business retention, expansion and support for innovation and investment in a diversity of industries.
- Opportunities for education, employment and career pathways which retain and support a growing and diverse population.
- A vibrant tourism economy that capitalises on and enhances the Mornington Peninsula's natural assets without compromising its highly valued and unique natural environment.
- A greener business environment that prioritises circular economy principles and works towards a zero carbon future.

The Strategic Alignment



Our Waste Goal 1 – An empowered community

1.1 Demonstrate leadership resource recovery.

1.2 Design targeted programs and explore partnerships with the community to reduce waste generation and promote reuse initiatives.

1.3 Phase out single-use plastics on the Peninsula

Our Waste Goal 4 – A clean and healthy Peninsula

4.1 Improve waste collection and resource recovery in public places

4.2 Deliver anti-litter behaviour change campaigns

4.3 Providing community engagement programs to encourage behaviour change regarding illegal dumping

4.4 Adopt proactive prevention model that demonstrates best practice in illegal dumping compliance and enforcement

Our Waste Goal 5 – Data driven decisions

5.1 Improve reporting on material that is reused, recycled and disposed to inform continual improvement

5.2 Provide regular report cards that update the community on Shire progress towards targets

Our Waste Goal 6 – An innovative and vocal Peninsula

6.1 Enabling and supporting strategic partnerships

6.2 Implement funding mechanisms to support local waste initiatives

6.3 Advocate on behalf of the community to State and Federal government members of parliament on matters of policy and funding

The Strategic Alignment

MORNINGTON PENINSULA
Shire

Climate Change

Carbon Neutral

2. Best value actions

The Shire will implement **greenhouse gas emissions** reduction actions in accordance with a best value and best practice emissions management principles. Actions that provide a reasonable payback to the Shire or provide community benefit or increase community **resilience** will be prioritised.

For example, actions that should be considered a higher priority based on the best practice emissions management hierarchy are those that avoid emissions being generated in the first place. This may include the purchase of more efficient vehicles, integration of Ecological Sustainable Design principles in the building construction and waste avoidance measures.

5. Community and stakeholder engagement

The Shire commits to continuing a process of ongoing, purposeful, participatory, inclusive and accessible community engagement on **climate change** to support community **resilience**.

This Shire will encourage and support community led initiatives that aim to work towards **carbon neutrality** through shared learning.

6. Responsiveness and innovation

The Shire recognises that an effective response to **climate change** demands flexibility and a commitment to innovation. The Shire accepts this responsibility and is committed to being responsive and innovative, including by working in partnership with other groups and organisations to investigate new technologies and best practice approaches to emissions management.


MORNINGTON PENINSULA Shire
CLEAN COAST SOLUTIONS
The Coastal Sustainability Company
A Partnership for a Cleaner Coastline

More on the Proposed Solution

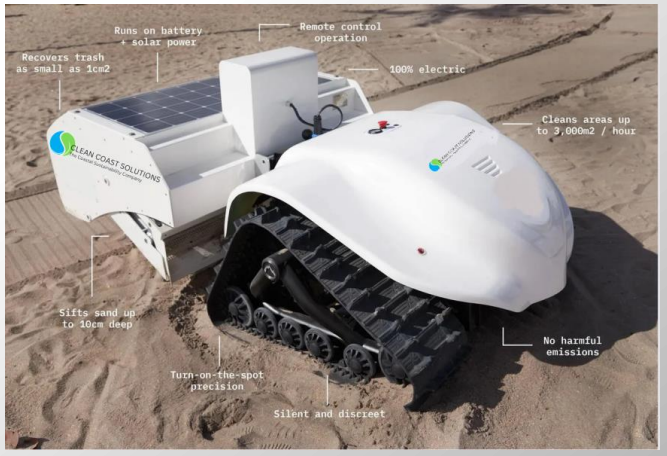




Proposed Solution

The beach cleaning robot offers an extensive range of benefits over traditional beach cleaning methods:

Operation	Remote control up to 150 meters
Power	100% electric, batteries and solar pannels
Battery life	Up to 3 hours, full charge: 8 hours
Mobility	Top speed 2,7 km/h Can cope with obstacles of up to 20°. Pulls loads up to 400kg
Screening unit	Screening width: 130 cm Screening depth: 10 cm Cleaning capacity: 3,000 m² Can access any spot, even in tight spaces
Screening capacity	100 liters
Safety	Emergency stop button Safety LEDs for visibility Optional warning light and audible alert



VERSATILE

- Sifts sand
- Levels sand
- Rakes algae
- Lifts and tows loads
- Bracket for advertising

SECURE

- Signals its presence
- Operate on steep terrains

ECO FRIENDLY

- Safe for fauna, flora and sand acclaimed by the scientific community*
- 100% electric, solar panels, zero emissions

SILENT

- Quiet
- 24/7 operation

Benefits

Target waste for the beach cleaning robot is significantly smaller than the traditional method, capturing far more waste then previously capable.



- Capable of collecting waste down to ≈1.0cm^2



- Only capable of collecting waste down to ≈9cm^2

Benefits

- No Greenhouse Emissions/No Noise Pollution



- Battery powered for up to 6 hours, with swappable battery for extended hours of operation
- No noise emissions other than audible sifting mechanism



- An estimated 5.5 to 6.5 metric tons of carbon dioxide (CO_2) per year, based on an average annual usage of 200 to 250 hours for a 30HP tractor
- Noise levels estimated at 85 to 100 decibels (dB) when measured from a distance of about one meter. This is considered a loud noise level, and prolonged exposure to it can cause hearing damage or loss.

Benefits

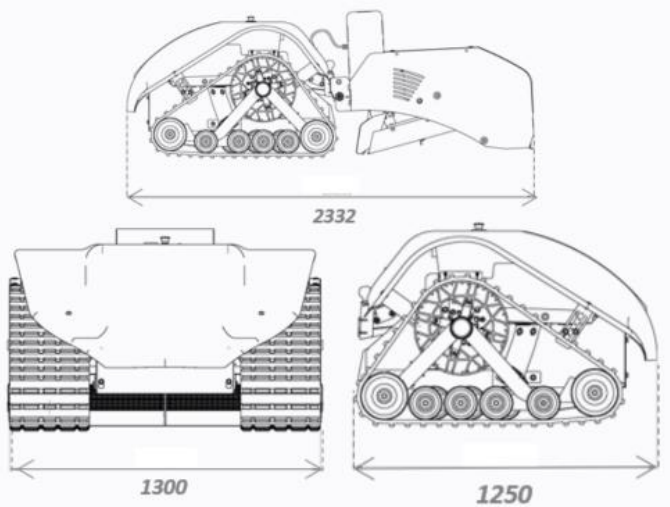
- Automation – reducing the need on human operators reduces the cost of operation, making the service of beach cleaning more appealing to local governments.

- Remote Monitoring and Control– Opens up the market to remote beaches which have previously been too expensive to mechanically clean with heavy machinery and personnel.



Benefits

- Smaller overall dimensions > Increased accessibility to previously inaccessible beaches and tight spaces



- Opens the opportunity land the robot on previously inaccessible beaches potentially via stair sets or by utilising a barge



- The smallest surf rake on offer is H: 1,4 m x L: 3,0 m x W: 2,3 m.
- Add on to this the length of a tractor, and access to all beaches is difficult

Benefits

- Significantly lighter than the tractor + rake combination > Less sand compaction and ecological impact
- Track driven > Less impact on sand and vegetation



- Weighing 600kg
- Reduces impact on coastal erosion as a result of sand compaction and tire ruts.





- Rake alone weighs in the order of 900kg in addition to the tractor weight.

1. Wear of the sand granules
2. Variation of the morpho-topographic characteristics of the beach

- Predisposition for the removal of sand granules due to wind and / or storm surges

All this contributes to the phenomenon of coastal erosion

Benefits

- Far more nimble> Easier to navigate beach wrack (Seaweed and organic matter) if desired.





- Not all locations desire the removal of organic matter from beaches. The beach cleaning robot is more manoeuvrable and if desired, can leave vegetation and wrack undisturbed.

- If desired, the robot has a rake attachment for the relocation/removal of wrack

RFQ: Dromana and Arthurs Seat Escarpment Management Plan

1. Introduction

Mornington Peninsula Shire (the Shire) is seeking an experienced and qualified consultant (or group of consultants) to develop an overall vision and strategic management plan for the future use and development of the Dromana & Arthurs Seat (Wonga) Escarpment Area.

2. Background

2.1 Municipal Profile

The Mornington Peninsula (the Peninsula) is located between Port Phillip Bay and Western Port Bay, about an hour's drive from central Melbourne. The region is one of Melbourne's greatest assets as a premier holiday and retirement destination.

Covering about 720 square kilometres, the Peninsula is characterised by a blend of urban, rural and coastal environments. The relationship between the Peninsula's townships, coast and rural landscape contribute to the region's distinctive and highly valued "sense of place".

The Traditional Owners of the Peninsula are the Bunurong people of the South-Eastern Kulin Nation who have been the custodians of the land and waters for many thousands of years and have an ongoing role in caring for Country.

The Shire boasts:

- A reputation as one of Victoria's most visited and iconic destinations with 6.5 million people visiting each year.
- A distinctive settlement pattern comprising 40 separate settlements within a hierarchy ranging from larger centres to smaller towns and coastal villages – each with their own unique character and sense of place.
- A permanent population of about 170,000 residents with a range of socio-economic characteristics, which is expected to reach 180,000 to 200,000 by 2036.
- A high proportion of holiday houses focused along the Port Phillip coastline, leading to a substantial increase in population during peak periods – swelling up to 30% in summer months.
- About 50,000 hectares of prized rural land, with about 70 per cent of the Shire forming the Mornington Peninsula Green Wedge which is dedicated to

agricultural production, environmental conservation (including habitat and biodiversity), and recreational and tourism opportunities.

- Natural beauty and scenic landscapes, including 190 kilometres of coastline around Port Phillip and Western Port Bays (around 10% of Victoria's total coastline).
- Substantial areas of national and international conservation significance and geomorphological importance, including, Mornington Peninsula National Park, Point Nepean National Park, Arthurs Seat State Park, UNESCO Mornington Peninsula and Western Port Biosphere Reserve and Ramsar Wetland Site.
- Great biological diversity with many significant, rare native plants and vegetation (including remnant indigenous vegetation), and listed vulnerable and endangered fauna species.
- A strong, vibrant and diverse local economy, generating $9.5 billion in gross regional product annually and supporting 17,285 businesses and 62,300 jobs. The economy features tourism, retail, manufacturing, construction and business services, as well as a distinguished agricultural history, including dairy, viticulture and horticulture, with the existing food and wine producers being recognised as world class and industry leaders in their respective fields.
- Celebrated cultural and heritage significance, including a rich history of buildings, places, sites and artefacts of local, state and national heritage significance.

The Peninsula's significance is recognised in the Victorian Government's Mornington Peninsula Localised Planning Statement (2014) which states that the Peninsula is not a growth area and will be planned as an area of special character and importance with a role clearly distinct from, and complementary to, metropolitan Melbourne and designated growth areas.

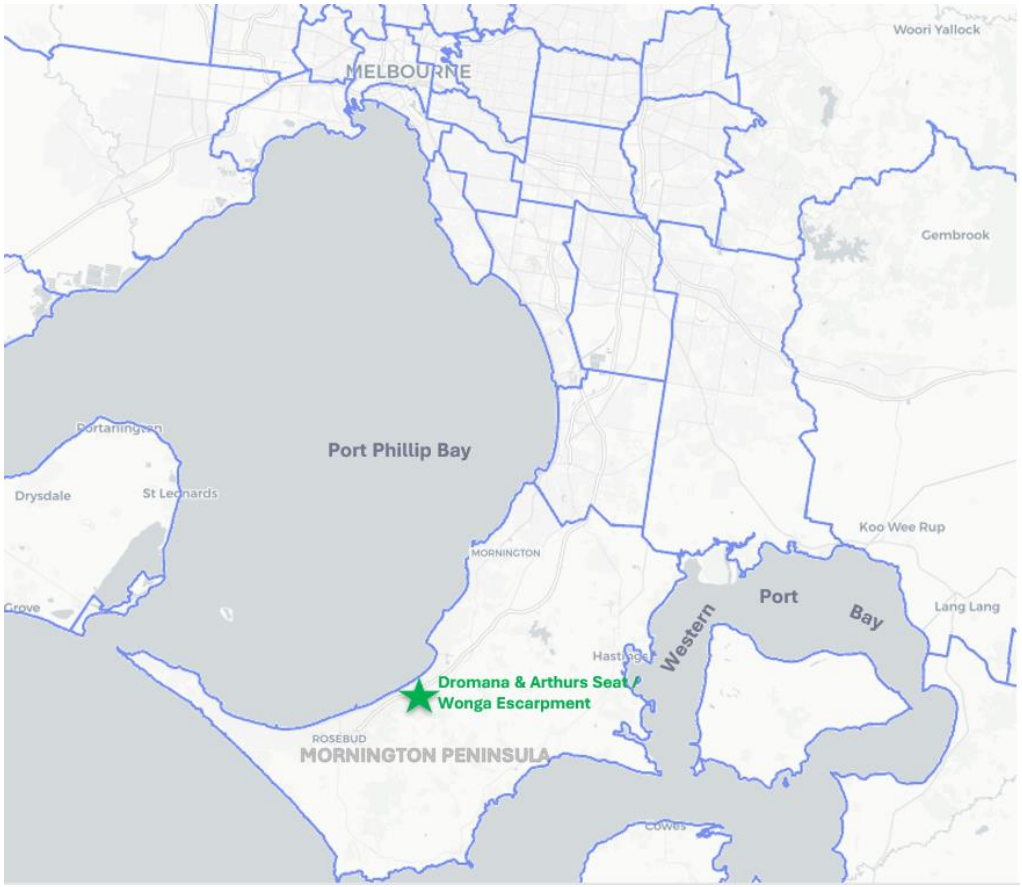
The statement acknowledges that the Peninsula is critical to the future liveability, sustainability and prosperity of the wider metropolitan region, and seeks to ensure that (among other things):

- The special values of the Peninsula are recognised, maintained and enhanced.
- The existing diversity and delicate balance of land-use on the Peninsula has been carefully planned over a long period, and the economic, social and environmental benefits of maintaining this balance should be prioritised.

2.2 Dromana & Arthurs Seat / Wonga Escarpment Area

The Dromana and Arthurs Seat / Wonga Escarpment area is an iconic landmark of Port Phillip Bay and Mornington Peninsula, cherished for its scenic beauty and striking landscape. The escarpment supports a diverse range of activities including habitat restoration, outdoor recreation (walking, biking, etc.), agriculture and rock extraction, and holds deep cultural heritage significance being a classified National Trust Landscape.

Figure 1: Location Map



The study area (outlined in red in Figure 2) covers about 573 hectares, taking in parts of Dromana and Arthurs Seat, as well as pockets of neighbouring McCrae in the west and Red Hill in the south-east. The area comprises extensive areas of Crown land reserves – namely the Arthurs Seat State Park.

Figure 2: Study area



2.2.1 Arthurs Seat State Park

Rising 305 metres above the Peninsula, the Arthurs Seat / Wonga summit provides spectacular views stretching as far as the Melbourne city skyline, the You Yangs and Mount Macedon. The State Park is managed by Parks Victoria and is popular for a range of recreational activities including walking, jogging, photography, picnicking and mountain biking.

The most popular attraction is Arthurs Seat summit and the iconic Eagle gondola ride. There is current discussions and plans to develop a masterplan for the Eagle that informs an upgrade and expansion of this attraction.

The Park boasts an extensive network of marked and unmarked walking tracks, including the Two Bays walking track running the length of the Park from Bunurong Track to Waterfall Gully Road, and a circuit track taking in Kings Falls and Seawinds Garden.

Arthurs Seat State Park and wider escarpment area is home to several species of national and regional importance including the endangered Southern Brown Bandicoot, Koala, Lace Monitor, Southern Emu-wren and Wedge-tailed Eagle. It's also part of the Gippsland Plains Bioregion, supporting a range of ecological vegetation classes including the endangered Grassy Woodland, Gully Woodland and Swamp Scrub, as well as the vulnerable Damp Heathy Woodland, Herb-rich Foothill Forest and Lowland Forest.

2.2.2 Hillview Community Reserve & Parkdale Estate

Mornington Peninsula Shire Council manages pockets of land within the escarpment area including the Hillview Community Reserve and the Parkdale Estate adjacent to the east (otherwise known as 'Pat's Paddock'). Owned by the State Government, these parcels of land were donated by Hillview Quarries & the Ross Trust.

The Hillview Community Reserve comprises large open grassed areas with dog off leash areas, surrounded by bushland and several seasonal creeks that flow into a lake. Council is undertaking $3.9 million worth of upgrades to the Reserve, including a new footpath, carpark and playground. Previously, the Habitat Restoration Fund, in partnership with Dromana Rotary Club, Hillview Quarries and RACV have undertaken works to restore the Reserve's creeks and amenity through large scale weed removal and revegetation, as well as creating tracks linking with Arthurs Seat State Park.

Parkdale Estate is currently used for beef grazing purposes, however, there is significant local interest led by the Dromana Association to repurpose the land for a new integrated nature-based parkland, including bio-diverse carbon forest, regional mountain biking facility, trail running, adventure play and habitat restoration.

Council has funding to develop a masterplan for Parkdale Estate and Hillview Community Reserve, including exploring alternative uses and management options for Parkdale Estate. (This project will run alongside development of the Dromana & Arthurs Seat Escarpment Management Plan).

2.2.3 Hillview Quarries

The escarpment area also includes the Hillview Quarry and historic Pioneer Quarry sites. Operating for over 50 years, the quarries have supplied granite source rock for a range of construction and landscaping purposes. The Pioneer Quarry ceased operations in 1998.

In recent years, Hillview Quarries (owned by the Ross Trust) put forward a proposal to reoperate and expand the Pioneer Quarry to support a quarry operation for approximately 70 years. Requiring an Environment Effects Statement process, this proposal faced considerable community opposition, mostly led by the Peninsula Preservation Group's 'Save Arthurs Seat' campaign. The proposal has since been placed on hold, with Hillview Quarries considering alternative plans for the site, including possible rehabilitation.

2.2.4 Planning context

The study area is protected by strong planning controls, with most of the area zoned Public Conservation and Resource (PCRZ) (Arthurs Seat State Park, Hillview Community Reserve and the Parkdale Estate). The land supporting the existing Eagle gondola is zoned Public Park and Recreation (PPRZ). The Hillview Quarry and historic Pioneer Quarry sites are zoned Green Wedge Zone 2 (GWZ2).

Owing to the range of environmental values and hazards present in the study area, several overlays also apply, including:

- Bushfire Management Overlay (BMO)
- Design and Development Overlay – Schedule 4 (Environmental Design)
- Erosion Management Overlays – Schedules 1 (Erosion Prone Slopes) and 2 (Unstable Slopes).

- Environmental Significance Overlays – Schedules 8 (Arthurs Seat Escarpment), 17 (Streamlines), 24 (Site of Scientific Significance) and 28 (Mornington Peninsula Bushland)
- Significant Landscape Overlays – Schedules 1 (Ridge and Escarpment Areas), 4 (Scenic Recreation Sites) and 6 (National Trust Classified Landscapes)
- Vegetation Protection Overlay – Schedule 1 (Township Vegetation) and 2 (Significant Treelines)

3. Project Need

Given the diversity of activities within the escarpment, its range of values and passionate local community, a management plan is required to guide the future use and development of the area. There is a clear need to provide a sustainable and consistent approach to balance competing stakeholder objectives for economic development, environmental conservation and community-led enterprise to benefit the whole community.

The project will deliver on the following key strategic objectives of the Council and Wellbeing Plan 2021-2025:

- *Strategic Objective 1.1: An accessible and unique natural environment that helps out community to be healthy and well*
- *Strategic Objective 1.2: A healthy ecosystem, in which our coastline, bushland, wildlife and green wedge is resilient to the climate emergency and development.*
- *Strategic Objective 2.3: A thriving entrepreneurial economy, with a vibrant tourism sector, that provides accessible employment to our diverse community*
- *Strategic Objective 2.4: A diverse economy, with green and renewable opportunities, encouraging entrepreneurship, investment and innovation.*

4. Aims and Objectives

The purpose of the Dromana & Arthurs Seat Escarpment Management Plan (the Plan) is to provide an agreed vision, guiding principles and implementation plan for the future of the escarpment area, providing a sustainable and consistent approach to balance competing stakeholder objectives for economic development, environmental conservation and community-led enterprise to benefit the whole community.

The Plan should:

- Establish an overall vision that recognises the cultural heritage, conservation, recreation, tourism and other values of the escarpment together with community aspirations.
- Identify a set of guiding principles which balance competing interests and provides consistent direction about:

  - existing and preferred land uses (including co-location of uses)
  - sustainable conservation and enhancement of natural systems and biodiversity, including managing environmental impacts
  - encouraging appropriate economic activities and enriching visitor experiences
  - promoting linkages between the escarpment area, Dromana township and surrounding Green Wedge hinterland
  - developing land management options that recognise:
    - the strong interests of the local community in the escarpment and foster collaborative stewardship in the management of public reserves
    - the established management strategies of Parks Victoria for the Arthurs Seat State Park
  - supporting infrastructure improvements (as needed)
  - sustainable and financially responsible asset management
- Outline an implementation plan with short-, medium- and longer-term actions to achieve the Plan's vision, consistent with the guiding principles. Consideration should be given to any changes to the Mornington Peninsula Planning Scheme what would assist in achieving the Plan's vision and guiding principles.

The Plan should specifically explore:

- Future use and management options for the Hillview Community Reserve & Parkdale Estate that would support efficient use of these reserves for public recreation and leisure, community participation in the ongoing management of the reserves, and financially sustainable management of Council resources.
- Future rehabilitation options for the existing Hillview Quarry and historic Pioneer Quarry sites that compliment future planning outcomes for the escarpment.

The Plan must:

- Be informed by targeted stakeholder consultation and broader community engagement, as well as feedback received for other Shire-led projects in the study area.
- Have regard to applicable planning policy and provisions of the Mornington Peninsula Planning Scheme.
- Comply with relevant legislation, regulations and promote best practice, including recognising the principles of equity, accessibility, and inclusivity, while also considering environmental sustainability and cultural heritage.

5. Project Governance

The governance structure for the project is:

- Project Manager: Council officer who will be the day-to-day liaison point for the appointed consultant. The consultant is expected to report to the Project Manager on a fortnightly basis to inform on the progress of the project, including the completion of project tasks and any expected delays to the project and/or project issues.

- Project Sponsor: Council executive officer who will be responsible for overseeing delivery of the project and providing additional support and direction when required.
- Project Working Group (PWG): Internal Shire working group set up to provide technical input and advice into the project, including the review of draft reports. Membership to be established in the first stage of the project as detailed later in this brief.

6. Supporting Plans, Policies & Strategies

The following plans, policies and strategies (listed alphabetically) should inform development of the Plan:

- Asset Management Strategy 2020 – 2030 (Mornington Peninsula Shire, 2020)
- Bicycle Strategy: RideSafe 2010-2014 (Mornington Peninsula Shire, 2010)
- Biodiversity Conservation Plan (2019)
- Climate Emergency Plan – Ensuring Our Future: Our Climate Emergency Response 2020 to 2030 (Mornington Peninsula Shire, 2020)
- Community Engagement Strategy 2020 – 2026 (Mornington Peninsula Shire, 2020)
- Council and Wellbeing Plan 2021-2025
- Dromana Township Plan (Hansen Partnership, 2018)
- Economic Development & Tourism Strategy: A Thriving Peninsula 2033 (Mornington Peninsula Shire, 2024)
- Food Economy & Agroecology Strategy 2022-2028 (Mornington Peninsula Shire, 2022)
- Gender Equality Strategy 2020-2030 (Mornington Peninsula Shire, 2020)
- Green Wedge Management Plan (Mornington Peninsula Shire, 2019)
- Housing & Settlement Strategy Refresh: 2020-2036 (Mornington Peninsula Shire, 2020)
- Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)
- Pedestrian Access Strategy 2024-2034 (Mornington Peninsula Shire, 2024)
- Positive Aging Strategy 2020-2025 (Mornington Peninsula Shire, 2020)
- Reconciliation Action Plan 2020-2022 (Mornington Peninsula Shire, 2020)
- Recreational Facilities for Mountain Bike and BMX Strategy (Mornington Peninsula Shire, 2023)
- Sports Capacity Plan – Volume 1 (Sports Fields) (Mornington Peninsula Shire, 2019)
- Sustainable Transport Strategy 2015-2020 (Mornington Peninsula Shire, 2015)
- Urban Forest Strategy

It is noted that the following additional plans are currently under development (or soon to be adopted by Council) and should also be considered as relevant:

- Community and Commercial Leasing and Licencing Policy
- Community Facilities Infrastructure Strategy

- Dromana Community Facilities Project
- Integrated Transport Strategy
- Open Space Strategy
- Reconciliation Action Plan 2024-2026
- Shaping Greater Dromana Plan
- Sports Capacity Plan – Volume 3 (Non-Field Based Sports)

7. Scope of Work

It is envisaged that the project's scope of works will entail the stages, tasks, milestones, hold-points and deliverables outlined in this section of the brief. However, in seeking to pursue best practice in the execution of this project, the Shire is open to professional advice and a partnership approach in refining the project plan, methods, outputs and stakeholder engagement processes. Any alternative methods or processes identified as beneficial by the respondent should be clearly articulated and justified in the quotation submission.

Further, while the project scope below is expressed in discrete stages, particularly for indicating key milestones/hold-points, it is recognised that much of the project work is likely to be concurrent and iterative in nature and that achieving milestones, meetings with project manager/project working group and the submission of deliverables may run in parallel or be combined.

The Shire is seeking to establish a partnership approach with the appointed consultant/s and will assist the project in both the provision of background information and organisation of consultation processes (once agreed with the consultants).

Base information for mapping, including GIS and aerial photography, will also be provided as required.

In terms of process, the project must include as a minimum:

- adherence to a clearly defined and accepted methodology
- provision for an initial briefing by Shire officers to discuss the principles of the project and exchange of information
- provision for regular and targeted consultation with the Project Manager, and relevant internal and external stakeholders at each stage in the process
- allowance for attendance and presentation at three formal Council Briefings to update Councillors on the project's progress and outcomes and secure their support to adopt the final Plan
- accommodation of officer reporting cycles for formal Council Briefings and Meetings as follows:
    - consultant documents for presentation to Council must be approved and signed off by the Project Manager a minimum 4 weeks before a Briefing and 5 weeks before a Council Meeting, noting that the schedule of Council Briefings and Meetings for 2025 will be resolved by Council in November 2024.

- nomination of an expected number of document iterations and feedback events allowed for each stage of the project, allowing for a minimum of one draft and one final version of each document, with all documents to be delivered to the Shire's satisfaction
- provision of all documentation in a fully editable version
- broad stakeholder and community engagement to ensure the Plan is informed by all parts of the community

7.1 Overview

The intended project stages may be summarised as follows:

Stage	Description	Indicative Timing
Stage 1	**Project Inception** • Project Plan • Community & Stakeholder Engagement Plan • Council Briefing on project (November 2024)	October – November 2024
Stage 2	**Background analysis & preliminary stakeholder engagement** • Background analysis and research, including site visits and desktop review • Preliminary stakeholder engagement • Brief Background Report: Issues & Options, with key findings, options and recommendations	November 2024 – January 2025
Stage 3	**Draft Plan and consultation preparation** • Draft Management Plan • Refined Community & Stakeholder Engagement Plan (as necessary) • Council Briefing on draft plan and community consultation approach (March) • Council Meeting for endorsement to proceed to community consultation on the draft Plan (April)	January – April 2025
Stage 4	**Community consultation on the draft Plan** • 6-week community consultation period • Report outlining consultation outcomes and recommended responses to issues raised in submissions	April – May 2025
Stage 5	**Finalisation of the Plan & Council Adoption** • Review of community submissions • Final Management Plan • Council Briefing on consultation outcomes and final changes to the Plan (July) • Council Meeting to adopt the final Plan (August)	June – August 2025

The indicative scope of work is outlined in more detail to follow.

7.2 Stage 1: Project inception

Key tasks:

- Review the project brief and exchange all background material, including:
  - relevant adopted Shire strategies and plans
  - GIS requirements
  - information about other Shire projects currently underway in the study area, included planned consultation
  - outcomes of recent community consultation within the study area that should inform the Plan (see section 9.1 for more details).
- Confirm membership of the internal PWG to provide technical input and advice, including the review of draft reports.
- Prepare a draft Project Plan that includes a work programme, stakeholder engagement process, timelines, budgets and progress reporting deadlines.
- Prepare a draft Community & Stakeholder Engagement Plan to guide the engagement process. Council invites innovative proposals to stimulate community interest and involvement in the project. As a minimum, the Plan should identify all internal stakeholders and external parties and detail:
  - the role, function and responsibilities of each party,
  - how and when each stakeholder is to be engaged
  - the order of events and time allocation per event,
  - issues to be discussed, and
  - resources required to facilitate the discussion.
- Finalise the Project Plan and Stakeholder Engagement Plan following consultation with the Project Manager, noting that final details of community consultation on a draft of the Plan will need to be refined in Stage 3. (Further details about stakeholder engagement are provide in section 9 of this brief).
- Brief Council on the project (including project aim, plan and engagement) at a formal Council Briefing.

Hold-Point 1: Discussion of Draft Project Plan and Draft Community and Stakeholder Engagement Plan with the Shire's Project Manager to achieve an agreed outcome.

Milestones:

- Agreed Project and Stakeholder Engagement Plans
- Council Briefing (November 2024)

Key deliverables:

- Project Plan
- Community & Stakeholder Engagement Plan

Indicative timing: October – November 2024

7.3 Stage 2: Background analysis & preliminary stakeholder engagement

Key tasks:

- Undertake site inspections
- Undertake detailed site and context assessment, including a review of:
  - all background material and related Council strategies and plans (as listed in section 6 of this brief)
  - land ownership and tenure
  - site opportunities and constraints
  - planning context (including implications of applicable controls and policies)
  - mapping of ecological and environmental values
  - mapping of cultural heritage values
  - infrastructure inventory
  - analysis of current activities and usage patterns
- Undertake workshops with Shire officers as necessary in accordance with the approved Project Plan.
- Undertake preliminary stakeholder engagement with key external stakeholders (as further detailed in section 9 of this brief) to identify issues, concerns, aspirations and details of any community-led proposals for the study area in accordance with the approved Community & Stakeholder Engagement Plan.
- Prepare a brief Background Report: Issues & Options, summarising key issues raised in the above background analysis and preliminary stakeholder engagement, and identifying clear findings, options and recommendations to inform development of the Plan.

Hold-Point 2: Discuss the Background Report: Issues & Options with the Shire's Project Manager and Project Working Group to achieve an agreed outcome.

Milestones:

- Completion of preliminary stakeholder engagement
- Preparation of Background Report with clear findings and recommendations

Key deliverables:

- Background Report: Issues & Options

Indicative timing: November 2024 – January 2025

7.4 Stage 3: Draft Plan and consultation preparation

Key tasks:

- Prepare a draft Plan including an overall agreed vision, guiding principles and recommended implementation plan informed by the findings and

recommendations of the background analysis and preliminary stakeholder engagement.
- Undertake workshops with Shire officers as necessary and in accordance with the approved Project Plan.
- Provide the draft Plan to the Shire's Project Manager for internal distribution, review and comment by the PWG. The Shire's Project Manager will provide the consultant with a consolidated set of comments / requested changes.
- Provide a revised draft Plan (with tracked changes) responding to all Shire comments / requested changes. Shire officers will sign-off the final draft Plan, with the consultant to provide the final 'clean' version of the draft Plan (no tracked changes).
- Refine the Community & Stakeholder Engagement Plan to confirm planned community consultation timing, methods and tools for engagement, with Shire officers to provide:
    - a dedicated webpage and access to online consultation tools via "Shape Our Future" (including surveys, mapping tools, etc.)
    - media release
    - local newspaper advertisements
    - social media posts
    - direct notification to stakeholders
    - hard copy feedback forms
    - venues for consultation sessions, including at any one of its Mornington, Rosebud and Hastings offices which are equipped with video conferencing technology. The Shire can also host online conferences via Microsoft Teams or Zoom with basic functionality. Any task-specific IT requirements should be identified in the quotation.
- NOTE: Community consultation on a draft of the Plan should ideally align with planned community consultation on the management model for the Hillview Community Reserve & the Parkdale Estate (detailed later in this brief).
- Liaise with key internal and external stakeholder as necessary.
- Present the draft Plan and proposed community consultation methods at a formal Council Briefing. (Consultant attendance required via online).
- Present the draft Plan and proposed community consultation methods at a formal Council Meeting for endorsement to proceed to community consultation. (Consultant attendance not required).

Hold-Point 3: Discuss the draft Plan with the Shire's Project Manager to achieve an agreed outcome i.e. a document suitable for presentation to Council recommending community consultation.

Key deliverables:
- Draft Management Plan
- Refined Community & Stakeholder Engagement Plan (as necessary)

Milestones:
- Council Briefing (March 2025)
- Council Meeting (April 2025)

- Draft Management Plan endorsed by Council for community consultation

Indicative timing: January – April 2025

7.5 Stage 4: Community consultation on the draft Plan

Key tasks:

- Undertake community consultation over a minimum 6-week period in accordance with the agreed Community & Stakeholder Engagement Plan.
- Review of community submissions and identify any necessary changes to the Plan, noting that:
  - Shire officers will provide the consultant with all community submissions received, including a summary of key issues raised and any specific requested changes to the draft Plan.
  - The consultant will review submissions and the summary of issues and requested changes prepared by Shire officers and identify and document responses and corresponding changes recommended to the draft Plan.

Hold-Point 4: Discuss the outcomes of community consultation with the Shire's Project Manager to achieve agreed outcome i.e. a report detailing responses to issues and requests raised in community submissions and any recommended changes to the Plan.

Key deliverables:

- Report responding to issues raised in submissions and recommended changes to finalise the Plan.

Milestones:

- 6-week community consultation period complete

Indicative timing: April – May 2025

7.6 Stage 5: Finalisation of the Plan & Council Adoption

Key tasks:

- Consultant to update and finalise the Plan in consultation with Shire officers.
- Undertake workshops as necessary, and in accordance with the approved Project Plan.
- Provide the final draft Plan to the Shire's Project Manager for internal distribution, review and comment by the PWG. The Shire's Project Manager will provide the consultant with a consolidated set of comments / requested changes.
- Provide a revised final draft Plan (with tracked changes) responding to all Shire comments / requested changes. Shire officers will sign-off the final draft Plan, with the consultant to provide the final 'clean' version of the draft Plan (no tracked changes).

- Present the outcomes of community consultation and recommended changes to the final Plan at a formal Council Briefing. (Consultant attendance required via online).
- Present the final Plan for adoption at a formal Council Meeting. (Consultant attendance not required).
- Consultant to make any final changes to the Plan that may arise from Council's resolution.
- Conduct a Project Evaluation meeting with the Project Manager, Project Sponsor and internal PWG to discuss and review the project outcomes, processes and lessons learned.

Hold-Point 5: Discuss final Plan with the Shire's Project Manager to achieve agreed outcome – i.e. final Plan suitable for presentation to Council for adoption.

Hold-Point 6: (if required): Following the Council meeting to adopt the final Plan, discuss with the Shire's Project Manager any additional changes required to the Plan to achieve agreed outcome – i.e. final Plan compliant with Council resolution.

Hold-Point 7: Conduct a project evaluation meeting

Key deliverables:
- Final Management Plan

Milestones:
- Council Briefing (July 2025)
- Council Meeting (August 2025)
- Final Management Plan adopted by Council
- Project Evaluation Meeting

Indicative timing: June – August 2025

8. Deliverables

The main deliverables are the following documents, as outlined above, in electronic format, both in PDF and Microsoft Word and suitable for web-based publication or as otherwise agreed by the Project Manager:
- Project Plan
- Community and Stakeholders Engagement Plan
- Background Report: Issues & Options
- Draft Management Plan
- Report Responding to Issues Raised in Community Submissions
- Final Vision & Management Plan

9. Stakeholder Engagement

Stakeholder engagement is critical to this project. Given the range of uses supported in the study area and its economic, environmental and social significance, the project

requires the consultant to facilitate consultation and engagement with diverse stakeholders, including internal Council departments, community groups, environmental organisations, residents, recreational users, businesses, landowners and government agencies to gather insights and perspectives to inform the Plan.

Input from stakeholders could occur via a dedicated stakeholder reference group comprising representatives from the above stakeholders, or alternative engagement methods such as targeted workshops, surveys, etc. The appointed consultant/s are expected to advise the most appropriate means of stakeholder engagement, ensuring broad representation from all parts of the community.

Key internal stakeholders include:

- Advocacy & Community Engagement
- Councillors (including Ward Councillors)
- Community Infrastructure & Open Space Planning
- Destination, Recreation and Community Connection
- Economic Development (including Business & Industry Support and Tourism Services)
- Legal & Governance
- Natural Systems
- Property & Commercial Services
- Strategic Planning (including Urban Design Planner)
- Statutory Planning (including Vegetation Officer)
- Traffic and Transport

Key external stakeholders include (but are not limited to):

- Arthurs Seat Eagle
- Bunurong Land Council Aboriginal Corporation
- Country Fire Authority
- Department of Energy, Environment and Climate Action (Land Built and Environment; Forests and Reserves)
- Dromana Association Building Community and Business
- Dromana Community House
- Dromana Industrial Association
- Dromana Secondary College
- Environment Protection Authority Victoria
- Habitat Restoration Fund
- Hillview Quarries
- Melbourne Water
- Mornington Peninsula Koala Conservation
- Mornington Peninsula Regional Tourism Board
- National Trust Victoria
- Parks Victoria (Arthurs Seat State Park)
- Peninsula Green Wedge Protection Group
- Peninsula Preservation Group (Save Arthurs Seat)
- Peninsula Specialist College
- Red Hill Riders Mountain Bike Club
- Rotary Club of Dromana

- Sheepwash Creek Landcare Group
- The Ross Trust

8.1 Recent and planned community and stakeholder engagement

Council is currently undertaking a range of projects affecting the study area for which there has been recent and planned community and stakeholder engagement. The feedback from these projects will help inform development of the Plan and will be shared with the appointed consultant during Stage 1 of the project.

- Shaping Greater Dromana Plan: Which aims to provides a strategic framework and vision for the Greater Dromana area (including Dromana and Safety Beach), explaining how various Council led plans, projects and initiatives are helping to shape the area's future as a well-planned and sustainable township with a healthy, thriving and connected community.

  A draft of this plan was released for community consultation for 5 weeks from 20 May to 21 June 2024. As part of the consultation process, the Shire sought initial community input to help guide development of the future Parkdale / Hillview Community Reserve Master and the Dromana & Arthurs Seat Escarpment Management Plan.

- Hillview Community Reserve & Parkdale Estate Masterplan: Which aims to explore future use and development of these sites including the Dromana Association's proposal of creating a community forest and recreational opportunities, including a regional mountain biking facility.

  The Dromana & Arthurs Seat Escarpment Management Plan, the agreed vision and guiding principles for the Escarpment and the recommended future use and management options from this Plan will inform the development of the Hillview Community Reserve & Parkdale Estate Masterplan.

- Dromana Facilities Project: Which aims to understand and plan for the need for community facilities, including optimising the use of existing facilities while looking for opportunities to consolidate services and activities and integrate community buildings in Dromana. Community and stakeholder consultation was undertaken in August – December 2023.

- Sports Capacity Plan Volume 3 (Non-field based sports): Which aims to provide a strategic approach at recommending new facilities and upgrades to existing facilities with focus on non-field-based sports. Consultation with relevant sports clubs and associations was undertaken from 27 May – 5 July 2024. Further consultation with the broader community on this Plan is expected to occur in early 2025.

- Open Space Strategy: Which aims to guide how we plan, provide and manage parks and open space. This Strategy will address the changing needs of our growing community and ensure our open spaces can be enjoyed

for generations to come. Community engagement was undertaken from 18 January 2024 to 29 February 2024 and deliberative engagement occurred in May to August 2024. The draft Strategy is expected to complete by the end of 2024 and to issue for public exhibition in early 2025.

For background purposes, it is also noted that a number of key stakeholders listed in section 8 of this brief convened to hold a roundtable in November 2022 to discuss the need for strategic land management of the Arthurs Seat/Wonga escarpment. The forum was convened by the Dromana Association, Dromana Rotary and the Habitat Restoration Fund, with the aim of bringing core stakeholders together to gain support for an over-arching vision and management plan for the escarpment area. The forum resulted in the following advocacy statement:

> *"The following stakeholders are requesting that a vision and strategic land management plan be urgently developed for the iconic Arthurs Seat/Wonga escarpment. Recognised as a high value aesthetic, scenic, recreational and natural systems landmark, we want to see this multi-use landform managed now and into the future for the benefit of all. This would help ensure that current and future co-existing uses can be undertaken with regard to each other, natural systems and biodiversity be enhanced, appropriate economic activity encouraged and relevant supporting infrastructure planned and provided. The plan must integrate into Dromana and surrounding communities, and be consistent with the UN Sustainable Development Goals."*

10. Project Budget

It is envisaged that the project is not to exceed a **maximum of $50,000**.

Competitive quotations are expected. The tender assessment criteria include "best value", and submissions are invited to outline the basis for cost estimates, e.g. in terms of the commitment of time and resources and/or in relation to a range of consultation options or suggested modifications to the indicative project staging and methods.

11. Project Timing

The project must be completed by no later than **30 September 2025**.

12. Type of Contract

The proposed contract will be based on a lump sum / fixed fee and include all professional fees (including a schedule of rates) and expenses, excluding venue costs, any mail-outs and minor incidental expenses which will be borne by Council. No increase to the lump sum/fixed fee will be accepted unless agreed in writing by both parties, prior to the costs being incurred.
All intellectual property will vest in, and is the property of, Council from the time of its creation.

Sub-consultants engaged by the successful consultant shall be paid by the consultant and not incur additional fees to Council.

Progress payments will be based on the per cent completion of each stage. Unless otherwise agreed with the consultant, fees payable for completed work in each stage will be as follows:

Stage	Per Cent Completion (%)
Project Inception	5
Background Analysis & Preliminary Stakeholder Engagement	30
Draft Plan & Consultation Preparation	30
Community Consultation	20
Finalisation of the Plan and Council Adoption	15

13. Consultant Requirements:

Mornington Peninsula Shire invites a consultant, or group of consultants, that are suitably qualified and experienced in the following areas to tender for this project:

- community consultation and stakeholder engagement
- town planning, with sound knowledge of the Victorian planning system
- environmental management, with sound knowledge of relevant legislation, regulations and best practice
- community facilities, open space and infrastructure planning
- master planning
- community and social enterprise

14. Submission of Quotations

Interested consultants are invited to submit quotations detailing their approach, methodology, proposed timeline, budget (including detailed break-down for each stage of the project), and relevant experience **by 3pm Wed 23 Oct 2024**.

Quotations must be submitted through Council's e-Procurement system run by Tenderlink https://www.tenderlink.com/mornpen/. It must also include the following supporting information:

- Nature of the practice, business and establishment date.
- Names of directors, qualifications and experience (generally).
- Current staff numbers, qualifications and experience, especially of those likely to be engaged on this project.
- A signed Conflict of Interest declaration.
- Insurances (Public and Products Liability Insurance, expectation: $10 million per occurrence until the end of the Term.
  Professional Indemnity Insurance, expectation: $5 million for each and every claim until the expiration of the period 6 years after the end of the Term.

Workers Compensation Insurance until the end of the Term.)
- Names, qualifications and experience of any subcontractors to be engaged on this project.
- Examples of similar projects previously completed.
- Names and contact details of two previous clients, to act as referees if required, for similar projects completed in the last five years.

Those who submit complying quotations may be asked for clarifications and / or invited to attend an interview to expand on the submitted content and detail of their bids. Based on the best overall balance of the key selection criteria (see below), an appointment will be determined, and the successful and unsuccessful bidders will be advised accordingly.

Please be advised that **Council retains the right to not award the project to the lowest or any quote**.

Key Selection Criteria	**%**
Consistency with the requirements of the brief • Demonstrated understanding of the brief • Detailed proposal responding to the scope of works • Demonstrated alignment with project objectives • Compliance with specifications and requirements	15
Quality of proposed methodology • Clear program of works • Clear set of milestones, hold-points and sign-offs • Quality of stakeholder engagement plan • Division of works into roles (and/or contractors if applicable) • Innovative in approach	15
Skills mix, qualifications and experience offered to undertake the work effectively • Team composition and expertise/qualification • Demonstrated experience • Past performance in completing projects of similar scale in similar field/s • Technical skills • Risk management	15
Capacity to complete the project within the given timeframe and budget • Project plan and timeline • Budget breakdown and management • Resource allocation • Project management approach • Compliance and reporting • Contingency planning • Quality assurance	15
Overall cost in the context of best value • Detailed cost breakdown • Value justification • Cost control measures	40

15. Terms and Conditions

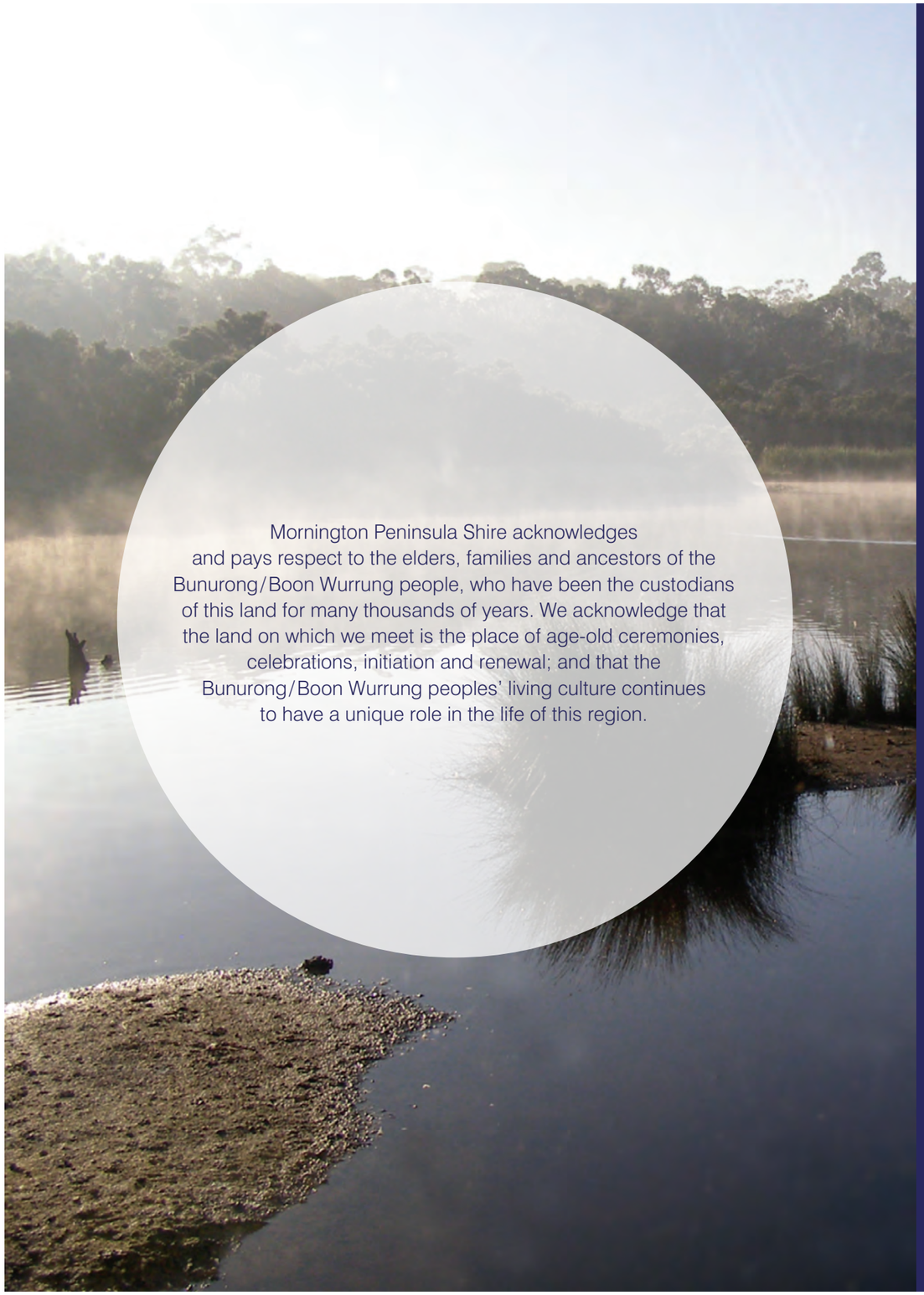
Engagement terms contained in this brief will be supported by our Shire PO Terms & Conditions, found on our Website *here*.

Crown Allotment 2030 (191 Boundary Road, Dromana) - EOI Objectives

	Description	Note
1	Protect and enhance the natural environment and biodiversity.	• Mitigate impacts of climate change (carbon sequestration). • Increase resilience to climate change (erosion and sedimentation control resulting from more frequent and intense rain events). • Increase tree canopy cover (shading, cooling, and mitigation of urban heat island effect). • Improve biodiversity values (flora, fauna, and habitat creation) and wildlife corridors. • Implement weed and pest animal control.
2	Recognise and celebrate cultural heritage.	• Preserve, protect, and improve the lands and waterways of the Bunurong people. • In consultation with Bunurong Land Council Aboriginal Corporation, celebrate and interpret cultural heritage, art, culture, and history.
3	Maintain and improve the natural skyline, vegetation cover, visual amenity, and character.	• Protection and improvement of the visual/scenic amenity and view-lines towards the escarpment from public and private land. • Protection of existing landscape features as viewed from Mornington Peninsula Freeway, surrounding thoroughfares and municipal gateways.
4	Enhance community access to sport and passive and active recreation opportunities.	• Development of a regional BMX and mountain bike facility. • Expand and improve the walking and bike trail network. • Increase outdoor sport, recreation, leisure and play opportunities for residents, visitors, and tourists. • Develop safe and high-quality open space opportunities. • Develop infrastructure that encourages physical and mental health, wellbeing social connection and inclusivity. • Apply universal design principles ensuring accessible public places welcoming to all ages, all genders, and all backgrounds.
5	Revenue generation/cost savings for Council.	• Rental income. • Reduced operational/maintenance costs through third party service provision. • Investigate mutually beneficial opportunities for public/private partnerships (construction, facility management, maintenance/upkeep etc.).
6	Local economic development.	• Creation of local jobs and inclusive employment opportunities. • Increase nature-based tourism to support local business and enhance the Shire's unique natural environment. • Creation of green business models that prioritise a circular economy and works towards a zero-carbon future. • Compliment other tourism opportunities and activities on the Peninsula. • Deliver on the Reconciliation Action Plan, supporting Aboriginal and Torres Strait Islander businesses and employment opportunities. • Opportunities that foster community vitality and empowerment through civic, recreational, artistic, creative, and cultural events, festivals, and celebrations.



MORNINGTON PENINSULA
Shire



Mornington Peninsula Shire acknowledges and pays respect to the elders, families and ancestors of the Bunurong/Boon Wurrung people, who have been the custodians of this land for many thousands of years. We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong/Boon Wurrung peoples' living culture continues to have a unique role in the life of this region.

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Vision:
The Briars is a place of innovation and inspiration. We foster social change to create a future in which our people and place thrive.


Welcome
to The Briars
Master Plan
2019-2029

WELCOME TO THE BRIARS MASTER PLAN 2019-2029

I'm delighted to be presenting this The Briars Master Plan, which reflects your vision for our much-loved community space. The Plan focusses on protecting, enhancing and celebrating the natural, cultural and heritage beauty of The Briars and is an exciting step towards realising the community's vision for the site.

One of our main aims during the development of the Plan was to keep what is already loved and bring in some new, carefully considered experiences that allow more people to enjoy The Briars. We placed a draft Plan on public exhibition in May last year and received a big response. Much of the feedback from the community was very positive and built excitement for the project.

The proposal to extend the Sanctuary was certainly popular. We're looking at replanting some of the broad acres with indigenous plants, extending the walking trails and reintroducing animals that once lived here. This will become a perfect place for telling stories from the Traditional Owners.

We're also proposing two children's gardens to connect children to nature through exploration and play. One, the Tichin-Gorourke Children's Garden, will celebrate the site's original name (Tichin-Gorourke is the Boon Wurrung word for voice of many frogs) and focus on wetlands and frogs.

The restoration of the heritage precinct will bring the Homestead back to life, including the return of the Napoleon collection. The Homestead is one of the oldest European homes on the peninsula, with the first section built in 1846. Visitors will be transported back to when the Balcombe family lived here and discover their link to Napoleon.

I would like to thank all those who provided their thoughts during the consultation process. These conversations will continue throughout the next stages of the process, as we continue to work together to ensure that The Briars is a place of retreat and rejuvenation that lifts the spirits and delights the hearts of our community for many generations to come!

Cr Sam Hearn
Mayor, Mornington Peninsula Shire

WELCOME TO THE BRIARS MASTER PLAN 2019-2029 STRATEGIC CONTEXT



Mornington Peninsula Shire

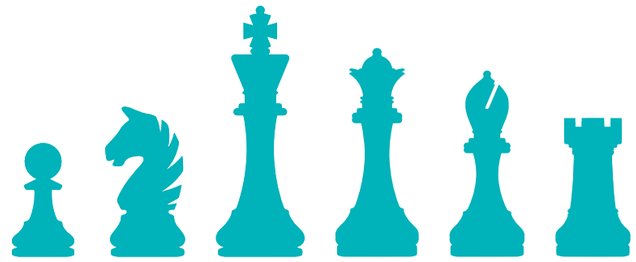
Under the Local Government Act 1989, every incoming Council is required to prepare a four-year Council Plan. The Mornington Peninsula Shire Council Plan 2017-2021 was prepared with extensive community consultation and resulted in the identification of four strategic themes (left and below). These themes encompass the objectives, strategies and indicators which support the realisation of the Council vision.

Vision

To value, protect and improve the unique characteristics and way of life on our peninsula.

We will achieve this by:

- providing effective leadership and representation by democratically elected councillors
- listening and reflecting our collective aspirations in our plans
- helping you create a resilient, inclusive community that can respond to challenges
- bringing new ideas to discussions that create new opportunities
- encouraging you to get involved in your community
- working hard to provide the best possible service and value
- keeping you up to date with what is happening across the Shire in an open and direct way



WELCOME TO THE BRIARS MASTER PLAN 2019-2029
STRATEGIC CONTEXT

OUR PLACE

The Mornington Peninsula is one of Melbourne's greatest assets, characterised by unique townships, highly valued green wedge land, areas of national and international conservation significance and featuring around 10% of Victoria's total coastline. The Mornington Peninsula is critical to the future liveability, sustainability and prosperity of the wider metropolitan region. As an area near to, but with a role distinct from, the growing metropolitan area, there are ever increasing pressures and demands placed on the Mornington Peninsula. Combined with the challenges of climate change, managing 'place' requires the careful balancing of the community's key values.



OUR WELLBEING

Positive health and wellbeing is fundamentally important for the community and is a key success factor for the Shire. Good physical and mental health, feeling safe, feeling and being empowered and connected to other people in our community, strengthening diversity, respecting the peace and dignity of all and supporting individuals so they can realise their potential and their aspirations are fundamental elements to making the Mornington Peninsula a great place to live.



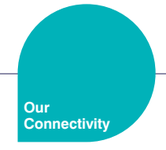
OUR PROSPERITY

Promoting, supporting and enhancing balanced and appropriate economic development within the Mornington Peninsula Shire is a key objective for the community. The visitor economy is a key strength of our Shire, with our agricultural sector having a strong connection to the Mornington Peninsula. Our natural and recreational attractions, food and wine, outstanding educational facilities and health services, and the community culture helps us to be an exceptional place to live and work. By providing leadership, fostering jobs and proactive conditions for investment, our businesses can be supported to develop and grow for the benefit of the entire community.



OUR CONNECTIVITY

The Mornington Peninsula Shire is approximately 720 square kilometres in size. Given this factor, many residents choose – or must use – a car as their first choice of travel, and to access major employment, education, health and social support services. Our road network is critical to the safe and effective travel of our community, whilst improving 'connectivity' and promoting increased public transport and other sustainable active transport options within, across and out of the Shire, also significantly improves the liveability of our Shire.



National Trust of Australia (Victoria)

The National Trust of Australia (Victoria) are co-owners of the eight hectare heritage precinct, with the Mornington Peninsula Shire (MPS). The heritage precinct was gifted to both the MPS and National Trust by the A'Beckett family – descendants of the original family, the Balcombes. The team from the National Trust have worked with The Briars team to develop this Master Plan including aligning the initiatives in the Heritage Precinct with the National Trust of Australia's (Victoria) vision and strategic objectives as presented in the National Trust Strategic Plan 2018-2022.

NATIONAL TRUST

Vision

Our diverse heritage is protected and respected, contributing to strong, vibrant and prosperous communities.

Mission

To inspire the community to appreciate, conserve and celebrate its diverse natural, cultural, social and indigenous heritage.

Strategic Objectives

1. Bold advocate and activist
We will be recognised as the State's leading voice for heritage, empowering the Government, property owners, corporates and the community to protect, use and celebrate our heritage.

2. Bringing our stories to life
We will bring our heritage to life through engaging storytelling and providing memorable visitor experiences.

3. Building strong and enduring relationships
We will work collaboratively with key stakeholders and partners to build a shared understanding of the value of our heritage and increase our capacity to protect and celebrate Victoria's heritage.

4. Innovative custodian of heritage
We will be trusted leaders in the conservation, protection and activation of heritage properties, places and collections.

5. Investing in our people
We will invest in our people to grow our culture of positivity, engagement, passion, expertise and accountability, providing a great place to work and volunteer.

6. Building financial strength
We will diversify and grow revenue through activities and engagement with, and secure funding from, philanthropic partners, Government, corporates and other sources.



DEVELOPMENT OF THE MASTER PLAN

Why a Master Plan?

The Briars is the largest property owned and run by the Mornington Peninsula Shire Council, with the eight hectare heritage precinct co-owned with the National Trust of Australia (Victoria). The Briars comprises of a wildlife sanctuary, heritage buildings, significant Aboriginal sites, nursery, school camp, a children's workshop space and a restaurant. The Master Plan articulates the vision of Council and the community for the future of The Briars and demonstrates how The Briars can contribute to the continued success of the Mornington Peninsula through its contribution to the Council Plan 2017-21.

Thank you to the following for their contributions to the Master Plan:

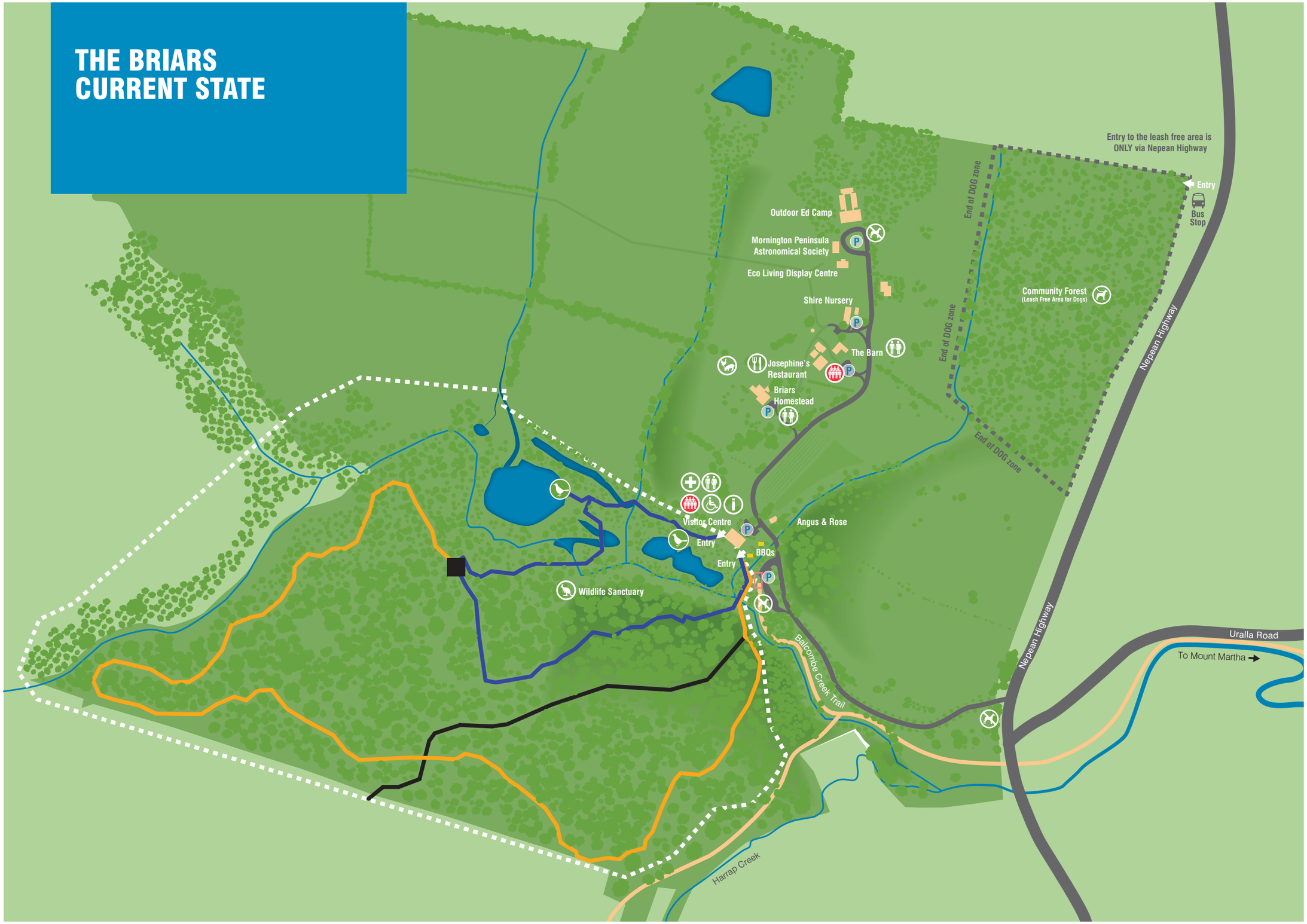
- National Trust of Australia (Victoria)
- Mornington Peninsula residents
- Mornington Peninsula Shire staff
- Bunurong Land Aboriginal Council
- *Briars* Volunteers
  - Heritage Guides
  - Vineyard
  - Outdoors
  - Homestead Garden
  - Nursery
  - Farm
  - Heritage Seed Garden
- Bunurong Land Aboriginal Council
  - BERG
  - Mornington Peninsula Astronomical Society
  - The Briars' Heritage Croquet Club
  - Josephine's Restaurant
  - SPIFFA
  - Angus & Rose Coffee and Creativity
- Mornington Peninsula Shire Viticulturists
- Representatives from the Victoria Farmers Federation
- Mornington Peninsula Regional Tourism Board
- MPS All Abilities Consultative Committee
- One Fine Day (Consultant – Reconciliation Action Plan)
- Urban Enterprises (Urban Planning, Economists, Tourism Planning)
- Hansen Partnerships (Urban Design, Landscape Architecture, Urban Planning)

Other committees and consultation processes referenced

- MPS Reconciliation Action Plan
- MPS Disability Inclusion Plan
- MPS Positive Aging Strategy
- MPS Biodiversity Action Plan
- *MPS Climate Emergency Policy*
- *MPS Event Policy*




The Briars
Current State


THE BRIARS
CURRENT STATE
Entry to the leash free area is
ONLY via Nepean Highway
Entry
Bus
Stop
End of DOG zone
Outdoor Ed Camp
Mornington Peninsula
Astronomical Society
Eco Living Display Centre
Shire Nursery
Community Forest
(Leash Free Area for Dogs)
Nepean Highway
The Barn
Josephine's
Restaurant
Briars
Homestead
End of DOG zone
End of DOG zone
Visitor Centre
Angus & Rose
Entry
BBQs
Entry
Wildlife Sanctuary
Uralla Road
To Mount Martha
Balcombe Creek Trail
Nepean Highway
Harrap Creek

THE BRIARS
CURRENT STATE
A BRIEF HISTORY

1840

Captain James Reid settled on the run named 'Tichin-Gorourke', the Aboriginal word for 'voice of many frogs'. The original Tichin-Gorourke run stretched from Mt Eliza to Mornington.



1846

Alexander and Emma Balcombe settled at Tichin-Gorourke and renamed it 'Briars House'. Later simply 'The Briars' after Alexander's family home on the island St Helena.

The Balcombe's history continues to fascinate today, as Alexander's family lived on the island of St Helena at the time Napoleon was exiled there. Initially Napoleon resided at their home, then William Balcombe, a trader, became the official supplier for the French household. Gifts from Napoleon to the Balcombe family were brought to Australia when they immigrated here.



1877

Alexander Balcombe's death.



1891

The Briars became the holiday home of the Emmerton family (Alexander's youngest daughter).



1924

The property was passed to the oldest daughter, Jane Murphey, upon the death of Emma Balcombe.



The property was occupied by A.B. Murphey, son of Jane.



1957

The 1100-acre property was divided between the daughters, Mary Moore and Elizabeth A'Beckett on the death of A.B. Murphey's widow. Elizabeth inherited the homestead and the northern half of the property.

Dame Mabel Brookes inherited many items given to the family by Napoleon. Later, she acquired further pieces to complete what is now known as the Dame Mabel Brookes Napoleonic Collection.



1976

The three A'Beckett sons (descendants of the Balcombes) gifted The Briars Homestead and surrounding 8ha of land and gardens to the Shire and the National Trust of Australia (Victoria) and sold the 220ha broadacres to the Shire of Mornington.



1977

The Briars' first public open day.



1983

With the help of Rotary, the Community Forest is established.



1985

Creation of the Ken McArthur wetlands.



1988

Completion of the Visitor Centre.



1997

Opening of The Briars Outdoor Education Camp.



Opening of the Shire Nursery.



2007-09

Opening of the Eco-Living Display Centre.



The Bunurong/Boon Wurrung Aboriginal people are the traditional custodians of this land, having lived in this region for thousands of years. Sites of Aboriginal significance have been uncovered here.

THE BRIARS CURRENT STATE CONTEXT – CULTURAL, HERITAGE, PLANNING, ACTS

For full details of the context under which The Briars operates, please view appendix 1.

- The Bunurong / Boon Wurrung people are the traditional custodians of these lands. Across the site, areas of cultural sensitivity and significant sites have been recorded.
- The Briars, excluding the Wildlife Sanctuary, is within a Green Wedge Zone with its western border abutting the edge of the Urban Growth Boundary.
- The Wildlife Sanctuary (90ha) is zoned as Public Conservation and Resource Zone (PCRZ).
- The Briars is included in the Victorian Heritage Register and as such is subject to the requirements of the *Heritage Act 2017*. The Briars heritage buildings are co-owned with the National Trust of Australia (Victoria).
- A Regional Heritage Overlay encompasses the heritage homestead and grounds.
- A Conservation Management Plan was put in place to assist in the preservation and improvement of the heritage buildings and surrounding landscapes. This plan was originally created in 2001 with an update amendment planned to be completed in 2021 (following the Homestead restoration works – scheduled for completion in late 2020).

THE BRIARS CURRENT STATE DEVELOPMENT OF THE BRIARS MASTER PLAN

Opportunities

Many in the community love The Briars, however for others the site doesn't provide what they need to have a great day out. So, Council reached out to the community and asked what their vision for The Briars is. Conversations with the community continued throughout the drafting of the master plan and they will continue through its delivery to ensure this asset is designed by and for the community.

In consultation with Mornington Peninsula Shire Councillors, The Briars' future contribution to the strategic objectives of the Council Plan 2017-2021 was identified. Councillors identified the strategic objectives in Our Wellbeing, Our Place and Our Prosperity as the most relevant. Although less relevant, there are developments included in the plan which will address the objectives in Our Connectivity.

In addition to the Council Plan 2017-21, the Master Plan has relevance to several other Shire and external strategies. For details regarding the plans which were consulted, the objectives of the plan and the tactics employed, please see appendix 2.

"Love The Briars, any advancement is good."

Community feedback 2018





Future State
2019-2029

FUTURE STATE 2019-2029

Vision

The Briars is a place of inspiration and innovation. We foster social change to create a future where our people and place thrives.

Mission

We will achieve this by bringing community and Council together to live our ethos and deliver The Briars' contribution to the Council Plan 2017-21:

- Grow our community's capacity and nurture the natural values of our place by using and sharing next generation conservation, agriculture and climate change - mitigation practices
- Grow our wellbeing by connecting visitors with our culture, community and green places
- Nurture our prosperity by supporting key peninsula industries, creating a resilient environment for businesses to succeed and building a self-sustaining experience
- Nurture our community by improving our connectivity with linages and pathways which encourage active and accessible transport.

The Briars leaves you restored and rejuvenated.
It is an asset to the Mornington Peninsula community and is precious to those who visit. Without compromising the values which our community holds dear, there are opportunities to strengthen the role of The Briars in realising the Council's vision and to connect the community to the natural, cultural and heritage beauty of the site.



FUTURE STATE 2019-2029 GUIDING PRINCIPLES



OUR PLACE

Creating a place for today's and tomorrow's community

The Briars is a precious place, for existing guests who frequent the walking trails and picnic areas, as a refuge for indigenous flora and fauna, as one of the first farms established on the peninsula and for the memories which many have made here.

Throughout the development of the master plan, the importance of the site to many has not been forgotten. Preserving those experiences which many have told us they love has been and will be a priority as the plan progresses from ideas to detailed design to delivery.

It is also important to recognise that many in the community tell us that The Briars does not provide what they need to inspire them to visit, to have a great day once they are here nor to return. The feedback from these future audiences has also been integrated into the plan's development.

To protect the natural, heritage and cultural beauty of the site for future generations to enjoy, The Briars needs to become financially sustainable. To achieve this, tweaks have been made to some experiences and experiences have been added which aim to protect and enhance what already exists.

AREA	TWEAKED	ADDED
Visitor Centre	VC building upgraded	Dedicated education space and café
Paddock adjoining VC	Accessible picnic spaces All abilities access	Tichin-Gorourke Children's Garden Barbecue areas
Vineyard	A small number of rows may be relocated to the vineyard extension.	An additional 1.3 ha is available for vines to the South of the current vineyard, in the location of the original vineyard
Wildlife Sanctuary	Approximately 20ha will become Wildlife Encounters (limited change to the environment). We will continue work towards being an all abilities accessible site through the upgrade of trails.	Approximately 40-50ha of the broadacres will be revegetated to extend the Sanctuary, including additional walking track. An additional accessible trail around the wetlands will be created. Sanctuary Dreaming will be established in this extension. A tree-top boardwalk (Sky Walk) will be added.
Angus & Rose Coffee & Creativity	No change	To be explored with Council post 2020
Heritage Homestead	Restoration works to prevent further decay of the heritage buildings. Formal and vegetable gardens improved and extended.	Artefacts, furniture and other interpretive elements will be added to improve the experience
Josephine's Restaurant	Restoration works to prevent further decay of the heritage buildings	An expansion of the restaurant, designed to be sympathetic to the heritage buildings, to improve the guest experience
Briars Nursery	Improved retail and growing space	Mature tree growing area (wholesale, retail) Peninsula Play Space
Broadacres	The broadacres will be rejuvenated into the extended Sanctuary and regenerative agricultural areas.	Class A+ recycled water
Community Forest	Ongoing maintenance	Possible extension – to be further explored post 2030.

FUTURE STATE 2019-2029 GUIDING PRINCIPLES



OUR PLACE

Bringing them back from the brink

Improving the ecological health of The Briars' is a key outcome for any developments across the site and particularly in the Sanctuary. We recognise the critical role our natural environment plays in retaining our community's health and wellbeing and will inspire our visitors to connect to and better understand the link between their health and that of the natural world.

Ecological systems are complex and delicate. Once the balance is lost the health and resilience of our natural world, and ourselves, is compromised. As is occurring globally, species of flora and fauna have been lost from across the peninsula, but not for long.

The Briars has a unique opportunity to be an ark for many species, both flora and fauna, which once blanketed the peninsula. We will work to return species, which may include Eastern Bettongs (left), Long-nosed Potoroos and New Holland Mice to The Briars where they once lived. These species will contribute to the ecological health of the site and enable visitors to connect to animals and plants they may never have seen. Guests will develop a deep understanding of their importance to the natural world and to our own health.

Sustainability commitments

"Our stewardship and advocacy protects and enhances the Mornington Peninsula's biodiversity and coastal experience."

Mornington Peninsula Council Plan 2017-2021

A clean and green peninsula

The Briars will deliver a range of initiatives to support Council's declaration of a Climate Emergency in August 2019. The Briars team will work closely with the MPS Climate Change, Energy and Water team during development of the Climate Emergency Action Plan to identify the actions to be delivered at The Briars.

"Council has a long and proud history of approaching climate and environment issues based on the very real impacts they are having and will have on our local people and places."

Cr Hearn, 2019

Water for life

Access to water of a quality which can be used on native and indigenous plants and food crops will be critical to the development of The Briars and to the success of agri-businesses on the peninsula.

The Briars will work with the Shire's Climate Change, Energy and Water team, South East Water and other stakeholders to investigate opportunities to bring treated, class A recycled water to the site.

Reducing waste

The Briars is working towards becoming a zero-waste site. Composting, recycling and minimising or eradicating the use of plastics including straws and balloons is already occurring onsite. We are working with our event providers to ensure they are waste-free and use only compostable materials. As with all our operations, additional technologies will be investigated to eliminate problem waste streams.

OUR PEOPLE

The Briars' community

Building the community's capacity, bringing people together and contributing to a more sustainable Mornington Peninsula are key objectives of this plan.

The Master Plan demonstrates that many more opportunities will be available for the community to join us as staff, volunteers, trainees and work experience students.

During the delivery of the master plan, the community, tenants and current volunteers will again be invited to contribute to the design and creation of spaces at The Briars. This will truly be a community space with many being able to visit and find trees they planted, fences they helped install, animals they helped release here and spaces which tenants helped us design.





Protecting the rights of Aboriginal and Torres Strait Islander people

"This looks and sounds fantastic. It's so great to see that Aboriginal culture and history has been incorporated in such a thoughtful way into the draft plan. The draft master plan is a great example of promoting cultural rights."

Emma Coestsee, One Fine Day, Shire's consultant for RAP development.

The Charter of Human Rights and Responsibilities promotes cultural rights which includes the right to enjoy identity and culture, maintain and use language, maintain kinship ties and maintain the relationship with land and waters.

There are significant opportunities to embed Aboriginal Culture into the story of The Briars. In collaboration with Aboriginal Elder groups, experiences will be delivered which connect our visitors to the culture and stories of the land's Traditional Custodians.

Dignified access for all

Varied abilities only become disabilities when structures are in place which exclude that person from participating in a meaningful, dignified way.

The Mornington Peninsula Shire is committed to ensuring people with varied abilities feel valued and supported. As a significant community asset, it is critical that The Briars provides dignified access for all.

Integrating the expertise from the following groups in this early stage of the project sets the foundation for the delivery of an inclusive community asset:

- All Abilities Consultative Committee
- Community team
- Disability Inclusion Officer
- Universal Design principle training

The Shire's Disability Inclusion Plan 2018-2022 details a range of initiatives which aim to improve disability access for the communities that live in and visit the Mornington Peninsula Shire. During the development of this plan, The Briars team participated in several community consultation events and have integrated the feedback given by the community into The Briars Master Plan.

The Briars will continue to work closely with the community, the Shire's Community team and the All Abilities Consultative Committee to audit and continuously improve the accessibility of the site.

FUTURE STATE 2019-2029 GUIDING PRINCIPLES



Remembering loved ones

The Briars is a beautiful place to honour friends and family members who are no longer with us. Memorial planting areas have been created at The Briars for visitors to remember loved ones they have lost. These plantings contribute to areas being re-vegetated, creating beautiful memorials which contribute to improvement of our natural environment.

"We are so deeply grateful for all your support and the team there to make it a meaningful event. Thank you so much for your generosity and support. On Sunday we had 180 people attend and plant 55 trees. The feedback they have offered has really highlighted the need for healing ritual in grief. So many families have shared about their deep connection to The Briars as a place they find healing and comforting to return to."

Peninsula Home Hospice, 2019

Experiences for all

We have worked hard to find a balance between ensuring The Briars is accessible to our community while also generating revenue which will go towards the protection and improvement of the Sanctuary, Balcombe Homestead and other much-loved areas. The existing experiences do not disappear – rather we add experiences, many of which were suggested by our community. Guests will continue to be able to have a jam-packed day of free fun at The Briars or choose to take up a paid offer, just for fun or as a gift or special event.

The revenue generated at The Briars will...

- Bring The Briars to financial sustainability to ensure future generations can enjoy this precious space.
- Maintain and improve the Heritage Homestead and outbuildings
- Improve the health of the Sanctuary
- Reintroduce locally endangered or extinct species to the Sanctuary
- Extend the Sanctuary by 40-ha and extend the walking trails.
- Provide subsidised experiences for groups in need including the Helping Hands garden plots
- Attract revenue from outside the Shire, supporting the delivery of services and infrastructure for the community.

OUR PROSPERITY

What can you do for FREE at The Briars today…

- Enjoy a picnic, BBQ and Games on the Green
- Take a walk in the Sanctuary or Homestead Gardens
- Bring the dog for a walk in the Community Forest
- Enjoy a free family event such as Sunday Sessions
- Enjoy the Visitor Centre Wildlife Displays, colouring / games area and discovery tables

…and what is added in the future?

- Explore and play in the Tichin-Gorourke Children's Garden and the Peninsula Play Garden
- Enjoy The Briars' additional school, wellness and other programs
- More BBQ and picnic facilities will be on offer, with increased accessibility
- An extra 40-50ha of Sanctuary and links between the Balcombe / Harrap / Community Forest walks will be available to explore
- More family-friendly music, theatre and other events
- Produce grown at The Briars and on the peninsula will be on offer all week
- Spaces for community and other groups to hire for parties, workshops and other events

Experiences which have a fee between $5-$40 per person today…

- Optional - retail purchases in the Visitor Centre, Nursery, Angus & Rose, Josephine's Restaurant
- Enjoy the Homestead with a tour from an experienced guide
- Explore the extended farm animal and play trail
- Join a program at the Eco-Living Display Centre, Wildlife Sanctuary, Homestead or Astronomy Centre
- Hire a space for a celebration or event, or come along to a music, theatre, market or other event
- Enjoy a workshop or book your next party at Angus & Rose Coffee and Creativity

…and what is added in the future?

- Wander through Nature's wonders and be awed by a presentation by a conservation ranger
- Pick up some memorabilia to remember your visit from the Heritage Homestead or Gathering Space
- More programs will be available for schools and other groups including wildlife close encounters; school programs; programs in Nursery, Ag Lab, Green Dreaming
- Grab some yummy, locally grown and made food from the Our Place Café, restaurant or treat yourself and your pooch at the Puppy Café in the Community Forest.
- Improved facilities and spaces for hire and use
- Optional – local produce purchases at markets and village

Special experiences have a fee over $40 per person today…

- Entry to events including Blues Festival, Vinehop Festival
- Site hire (including Josephine's Restaurant) – functions and events

…and what is added in the future?

- Immerse yourself in the beauty of Aboriginal Cultural and Australian Flora and Fauna during a say at Sanctuary Dreaming
- Get up close and personal to beautiful, rare wildlife during a Wildlife Wonders premium experience
- You'll no longer have to travel too far to enjoy well-known musical acts, pantomime, theatre and other arts.
- More beautiful, unique spaces will be on offer for events, celebrations and community groups.
- Improved farm-chic restaurant experience

"… the project is likely to be financially viable and sustainable."

Briars Business Case; Urban Initiatives, 2019

FUTURE STATE 2019-2029 GUIDING PRINCIPLES

OUR CONNECTIVITY

Facilitating active lives

Connecting accessible paths inside and outside The Briars will encourage non-car transport to and from the site and create a destination active transport area.

The Balcombe and Harrap Creek walking paths link at The Briars. There are opportunities to strengthen this experience by improving: the accessibility of the tracks both on and offsite; wayfinding to and from The Briars; promoting the experience as a destination walking/cycling track; and creating a walking track to the nearby Craigie Road reserve. Users including weekend walkers, school groups, bike riders and all-abilities groups will have access to a beautiful and extensive stretch of pathways.

Within The Briars, a network of shared, multi-use pathways will encourage runners to include The Briars in their exercise routes while bike paths will create more active transport opportunities for families.

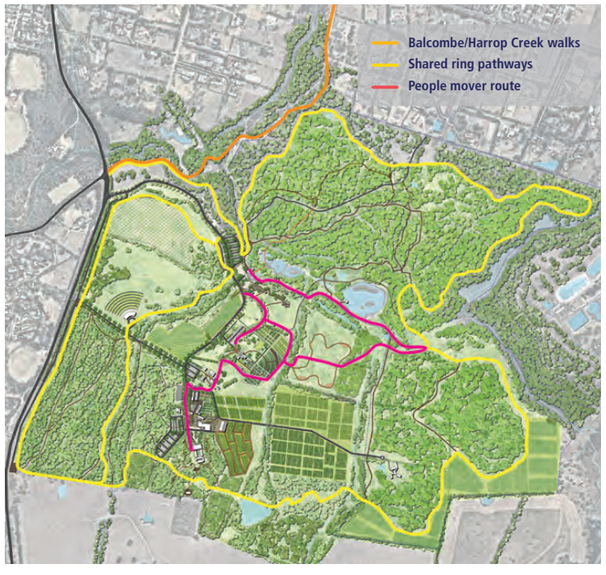
Improving connections to public transport

In the short-term, opportunities to improve pathways between the nearby bus stop on Nepean Highway and The Briars will be explored. Longer-term, we will advocate for a bus stop to be introduced into The Briars. This will be explored with the relevant transport authorities.

Internal road infrastructure

Improving entry/egress points to The Briars will support long-term visitation growth and entry / egress for emergency services on the rare event they are required. Working with the local community and businesses while advocating to the relevant authorities for assistance with additional entries will be part of our 10-year operations plan.





FUTURE STATE 2019-2029 THE BRIARS' STORY

Exploring The Briars will be like turning the pages of a book – a story will run like a thread through the site, bringing all the experiences together, creating a profound journey.

For thousands of years people, plants and animals have sheltered, sought nourishment and cared for their families on this land.

Much has changed yet the custodians of today continue to nurture the land, its inhabitants and the visitors who come here.

Take a remarkable journey through The Briars from the past to the future. You'll discover how lessons from our past custodians, current specialists and future innovators come together to demonstrate a world in which our people and place thrives.



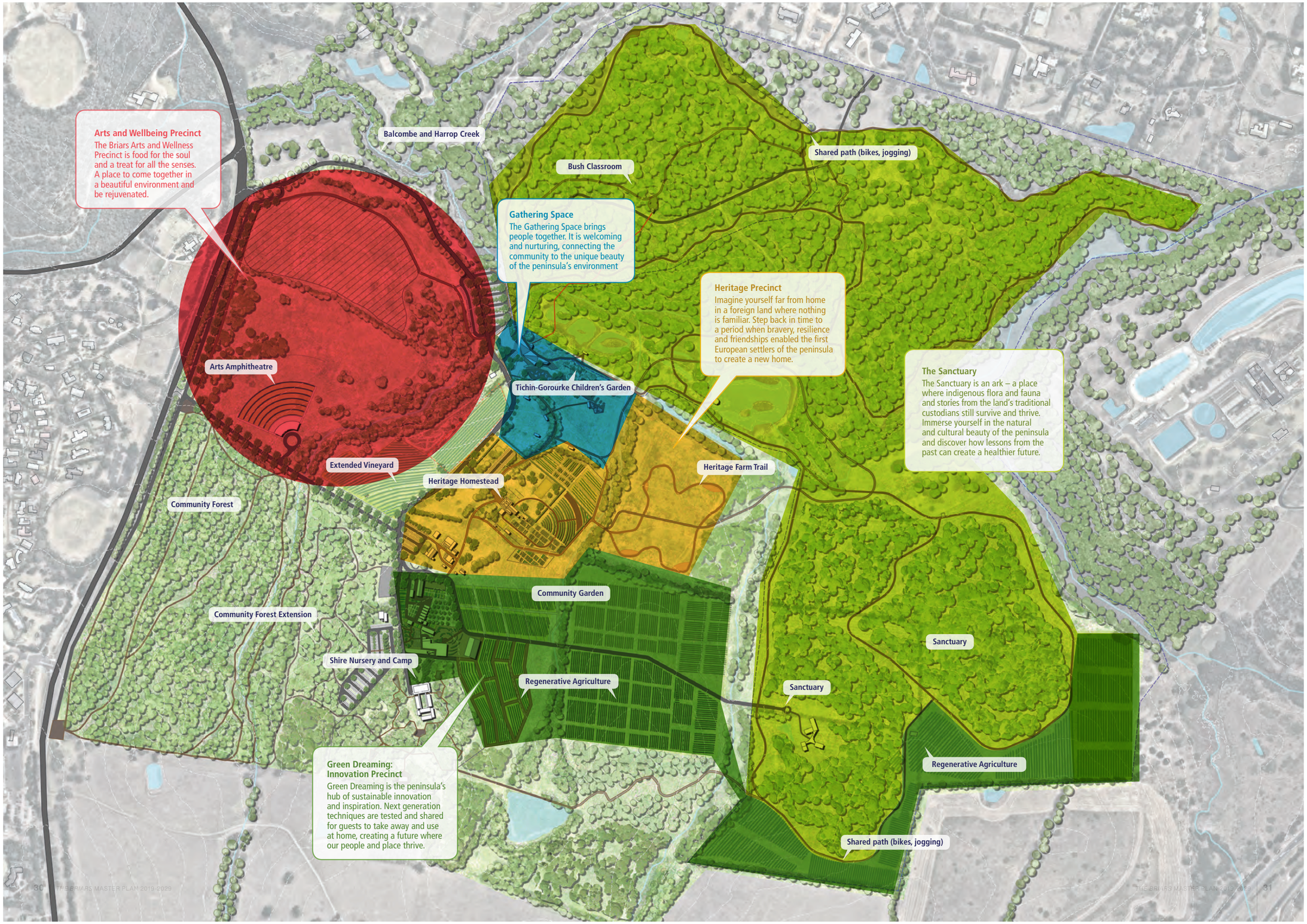
Guests will develop enduring connections to the natural beauty of the Mornington Peninsula, to its rich cultural history and to the bravery, resilience and innovativeness of the custodians, past, present and future.

Guests will walk away with a better understanding of how, for thousands of years, communities have come to this place called The Briars including the Bunurong / Boon Wurrung people, early European settlers and communities today. These key messages will be revealed across the site:

- The traditional custodians of the land flourished for thousands of years by caring for the land, working together as communities, sharing their knowledge.
- The bravery and resilience of the European settlers and how they worked together to thrive
- Innovative excellence shown in next-generation ideas
- All come together at The Briars to demonstrate how our people and our place can thrive.

Upon leaving the site, the experience continues. Visitors will be inspired from their visit to act – to take a lesson home from the past, present and future to try, whether it be a unique approach to life or a way to farm that nurtures the land.

The Briars is divided into precincts, each of which tells a chapter of the overall site story. The following details each precinct's story and guest experience. We hope you enjoy your journey through The Briars.


Arts and Wellbeing Precinct
The Briars Arts and Wellness Precinct is food for the soul and a treat for all the senses. A place to come together in a beautiful environment and be rejuvenated.
Balcombe and Harrop Creek
Bush Classroom
Shared path (bikes, jogging)
Gathering Space
The Gathering Space brings people together. It is welcoming and nurturing, connecting the community to the unique beauty of the peninsula's environment
Heritage Precinct
Imagine yourself far from home in a foreign land where nothing is familiar. Step back in time to a period when bravery, resilience and friendships enabled the first European settlers of the peninsula to create a new home.
The Sanctuary
The Sanctuary is an ark – a place where indigenous flora and fauna and stories from the land's traditional custodians still survive and thrive. Immerse yourself in the natural and cultural beauty of the peninsula and discover how lessons from the past can create a healthier future.
Arts Amphitheatre
Tichin-Gorourke Children's Garden
Extended Vineyard
Heritage Homestead
Heritage Farm Trail
Community Forest
Community Garden
Community Forest Extension
Shire Nursery and Camp
Regenerative Agriculture
Sanctuary
Sanctuary
Regenerative Agriculture
Green Dreaming: Innovation Precinct
Green Dreaming is the peninsula's hub of sustainable innovation and inspiration. Next generation techniques are tested and shared for guests to take away and use at home, creating a future where our people and place thrive.
Shared path (bikes, jogging)

FUTURE STATE 2019-2029
THE GATHERING SPACE

OUR PLACE CAFÉ
TICHIN-GOROURKE CHILDREN'S GARDEN
WILD EDUCATION
THE GREEN

Existing experience

The Briars' Visitor Centre was built in the 1980s as a central information and gathering place for guests. A terrarium, fireplace and kids play area are great places for our guests to relax. A small retail space provides basic items including locally made souvenirs and drinks. What the community love about this space will be retained, with additions made based on the community's feedback.

Future experience

People are drawn to The Gathering Space: a place which brings people together and connects them to place and the natural environment. It is comfortable, safe and fun for families, with spectacular views across the wetlands, Tichin-Gorourke Children's Garden and vineyard.

Eye-catching Aboriginal sculptures depicting significant local animals including a frog (to celebrate the site's original name – Tichin-Gorourke (voice of many frogs)) will attract guests to the entry of the Gathering Space.

Gathering areas and seating provide a place for groups to meet while orienting themselves to the site.

The Gathering Space Visitor Centre, designed to be sympathetic to the environment, entices guests to enter, with three spaces marked (Wild Education, Visitor Centre, Our Place Café) to ensure an easy and accessible beginning to guests' remarkable journey.

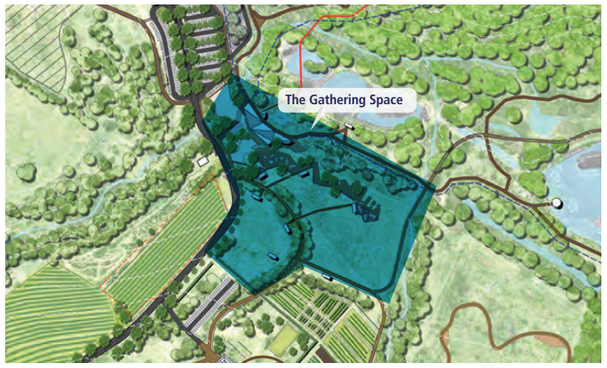
Our Place, the family-friendly café, feels like a beautiful community lounge room with views across the wetlands and outdoor eating areas seamlessly blending into the Tichin-Gorourke Children's Garden.

Created using the principles of placemaking, the integrated play area, café and relaxing dwell areas create a space which nurtures sociability and relaxation. Comfortable furniture and activities for children allow guests to relax with good coffee and food. Activities including storytelling and crafts ensure there is always something new to experience. On the deck is a space for live music groups while the retail space inspires guests to buy locally made products which are ethical, organic and sustainable.

In the centre of the building is the Visitor Centre. A functional and inspirational hub that sets the scene for the rest of The Briars' experience, it also functions as retail outlet, provides ticket sales and serves as the gateway entrance to the Sanctuary.

Adjoining the Visitor Centre to the west is Wild Education – a space for school and other groups to gather and meet their hosts who will accompany them into the Sanctuary for their education program. It is also a space ready for use if the weather is too wild for our little guests.





The Gathering Space brings people together. It is welcoming and nurturing, connecting the community to the unique beauty of the peninsula's green spaces. Our guests' connection to the land and each other will **grow.** Our tables are **shared,** bringing community together.



FUTURE STATE 2019-2029
THE GATHERING SPACE





We **nurture** ourselves and each other through connection to nature, play and by supporting ethical, organic, community-based ventures.

FUTURE STATE 2019-2029
THE GATHERING SPACE

NOTE:
ABORIGINAL STORIES WILL BE ADDED IN CONSULTATION WITH ABORIGINAL ELDER GROUPS.

SCALE:
0 2 6 10
1 4 8 15m

PLEASE NOTE: THIS CONCEPT PLAN WAS DEVELOPED BY HANSEN PARTNERSHIP PTY LTD. MINOR MODIFICATIONS HAVE BEEN MADE FOR ITS INCLUSION IN *THE BRIARS MASTER PLAN 2019-29* DOCUMENT.

hansen

LEGEND

- EXTENT OF WORKS (E.O.W)
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- PROPOSED SHRUBS
- PROPOSED GARDEN BED PLANTING
- EXPOSED AGGREGATE CONCRETE
- SOFT FALL MULCH
- DROMANA GRAVEL
- GRANITIC GRAVEL
- DECK
- LAWN
- ASPHALT PAVING
- SAND
- DROMANA STONE SEATING WALL
- PICNIC TABLE
- INTERPRETATION POINT WITH ABORIGINAL SCULPTURE
- BBQ & PICNIC SHELTER
- OUTDOOR CAFE

Delivery and service area
'Skywalk' Tree Top walk (not in scope)
Dromana stone seating wall
VISITOR CENTRE (indicative shape only)
Proposed decked outdoor café space
Gathering space for groups
Interpretation point for visitors with aboriginal artwork/sculpture
Tadpole mudpies and Discovery Area
TODDLERS PLAY SPACE
EARLY YEARS PLAY SPACE
Tadpole Tails dress up and story area
Wetland Discovery Area
Frog theme treehouse with Wood Duck Discovery and Brown Tree Frog suction climbing
Creek
TICHIN-GOROURKE CHILDREN'S GARDEN
Dromana stone seating wall
Garden bed planting
BBQ and picnic shelter
BBQ and picnic shelter
Granitic gravel path
Soft fall mulch
Bidgy widgy tunnel
Bull Rush Maze
Pobble-bonk and Peron's Tree Frog 'drums'
Indigenous bird call pipes
Leap frog jumping pads
MIDDLE YEARS PLAY SPACE
Log maze
Timber Teepee
Granitic gravel
Dragonfly Dreaming reflection space
Dromana gravel path
Garden bed planting
Shade trees for picnic
BBQ and picnic shelter

FUTURE STATE 2019-2029
THE GATHERING SPACE: TICHIN-GOROURKE CHILDREN'S GARDEN

The Experience

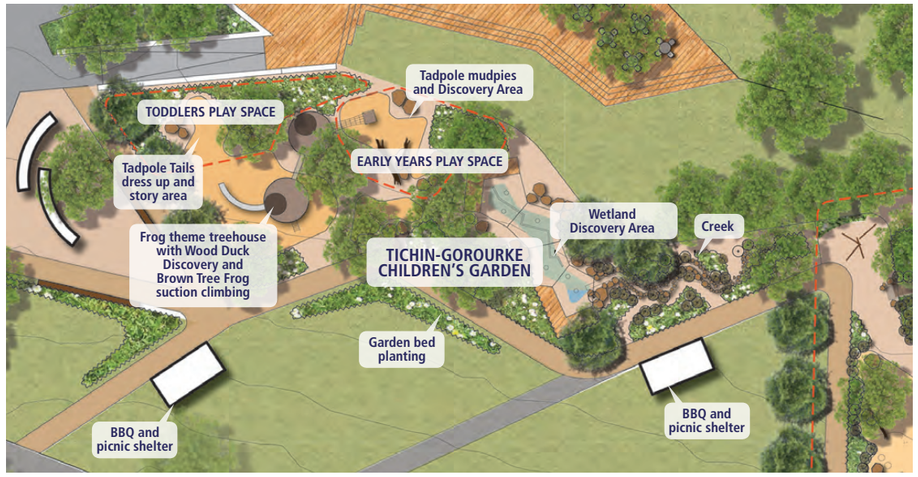
The Tichin-Gorourke Children's Garden will connect children and families to the beauty of the peninsula's indigenous flora and fauna through exploration and play.

Guests will feel like they have entered a natural wetlands area, reminiscent of the nearby Sanctuary. Best-practice nature play principles will be used in the design of sculpture, natural landscape and sound elements to encourage tactile exploration and ensure families with varying abilities and learning styles can all enjoy this experience.

In celebration of the site's original name, Tichin-Gorourke (the Boon Wurrung name for Balcombe Creek meaning 'voice of many frogs'), indigenous frogs will be the inspiration for many elements, including Brown Tree Frog climbing trees, frog jumping pads and marsh frog paddling areas. A Bull Rush maze will encourage children to discover what's hidden in the wetlands including the sounds and smells they'll find. Wood Duck and Owl discovery nests can be found in the tree climbing space. A tadpole discovery space will provide a safe area for our littlest visitors while a Dragon-Fly Dreaming reflection area will provide a quiet spot for families and children to relax on their own or join in for story and craft activities.

Stories including the lifecycle of frogs and the adaptations of wetland species may be incorporated into this space to create an educational offer for schools, kinder and other groups. In consultation with Aboriginal Elder Groups, Aboriginal stories will be woven into the design to create a truly unique and memorable nature play space.









FUTURE STATE 2019-2029
THE GATHERING SPACE: THE GREEN



Surrounding the Tichin-Gorourke Children's Garden, barbecue areas will be available for visitors who want to bring in their own picnics and games and enjoy the open grassy areas. Larger barbecue shelters will be available for walk-in use or they can be booked for family gatherings, birthdays and other events.

In the evening, the Gathering Space can transform to accommodate family-friendly events. Guests can bring in their own BBQ dinner or book a VIP seat in the café while enjoying live music, plays, harvest festivals and other seasonal experiences. This space is perfect for more intimate experiences in the off-peak and shoulder seasons, complimenting the larger event amphitheatre which takes off in the high season.

Further detail can be found in the Arts and Wellbeing Precinct section of this plan.

Justification

STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Our Place	The play space connects visitors to the flora and fauna of the nearby wetlands and wildlife sanctuary, with educational elements built into its design.
	In consultation with Aboriginal Elder Groups, Aboriginal stories will be integrated throughout the Sanctuary and the Play Space.
	Pathways, the play space and infrastructure will focus on design which allows dignified access for all, increasing the offer available to groups of varying abilities.
	Using the design principles behind placemaking, this space will create an area which inspires community to gather here and facilitates a connection to place.
Our Wellbeing	Time spent in the natural environment builds a sense of wellbeing. The Children's Garden aims to connect those not yet comfortable with natural play with the natural environment in a safe and inspiring space.
Our Prosperity	The precinct, especially the water play, will be an attractive offer for those holidaying on the coast, bringing visitors to the hinterland.
	The play space is a significant hook to attract visitors, particularly families (local and tourists).
	Provision of eating and picnic facilities encourages repeat visitation.
	Indoor and sheltered areas support all-weather visitation.
	Programs and events will be scheduled to increase off-peak and shoulder season visitation.
	The significance of this precinct will attract partnerships and funding
	This space will be attractive to family-friendly event providers.
Other strategies	Relevant to: • MPRTB Destination Management Plan • MPS Our Health and Wellbeing 2017-21 • MPS Reconciliation Action Plan • MPS Disability Inclusion Plan 2018-22

Dependencies

- Planning Scheme Amendment
- Cultural Heritage Management Plan

Key steps

Invite community members to be involved in the design of the space including Bush Kinder, School and other groups.

Engage with Aboriginal Elder groups to develop the Aboriginal stories for this space.

MEASURE OF SUCCESS	METHOD OF MEASUREMENT
Increase in year-round visitation	Quantitative – tracking site visitation trends and numbers
Act as a hook to increase visitation to paid experiences	Quantitative – on-sell to paid experiences
Increase in off-peak and shoulder visitation	Addition of programs and events in the off-peak Analysis of visitation trends
Increased dwell time	Quantitative – visitor surveying to measure dwell time
Increased connection to local wildlife	Quantitative – visitor surveying to measure key indicators
Increased revenue	Monitor increased onsite spend in line with the delivery of the play space. Quantitative – measurement of barbecue hire revenue.
Visitor feedback: 85% good – excellent of 4-5-star ratings	Quantitative – measurement of feedback platforms including surveys, TripAdvisor and Facebook

FUTURE STATE 2019-2029
THE SANCTUARY

WILDLIFE WONDERS
NATURE RESERVE
SANCTUARY DREAMING



The Sanctuary is an ark – a place which nurtures, protects and celebrates the unique beauty of the peninsula, now rare but not lost. Guests will connect to the indigenous flora and fauna which once blanketed this area while stories from the Traditional Custodians of the land will create deep and enduring connections which will create a healthier future.

Current experience

The Wildlife Sanctuary is a favourite walking place for many residents and new guests. Its peaceful mood, beautiful scenery and serendipitous encounters with wildlife make this a special place.

Future experience

In response to community feedback, The Briars Wildlife Sanctuary will be extended by an additional 40 hectares, creating more spaces for walks, quiet reflection and animal observation. Aboriginal Culture will be strongly represented here through art, story-telling and other media.

Experiences which strongly connect guests to our natural environment and beautiful culture will be added to this space with care taken to preserve and enhance what is already precious to many.

To step into the Sanctuary is to step into the past, when the indigenous flora and fauna found here once blanketed the entire peninsula. It provides a sense of peace and place as visitors connect with and better understand the beautiful flora and fauna indigenous to the peninsula.

The Sanctuary encompasses three experiences: Nature Reserve, Wildlife Wonders and Sanctuary Dreaming. The Nature Reserve encompasses most of the current Wildlife Sanctuary with 40 additional hectares added to the south-east re-vegetated to create additional walking tracks and places for quiet reflection.

Wildlife Wonders' will enable guests to develop enduring connections to wildlife by facilitating more personal but respectful experiences. An area adjoining the Nature Reserve will be re-vegetated and a new wetland created, with eco-pods placed in this space to create Sanctuary Dreaming, an overnight experience which enables guests to be truly immersed in nature and Aboriginal culture.

The peaceful, beautiful atmosphere in the Sanctuary will be maintained by carefully choreographing the experience to provide opportunities for varied use including quiet reflection; education and overnight glamping, without one experience compromising another.



"The range of psychological benefits for people who visit green, open spaces is vast and includes improved mood, lower levels of anxiety, lower stress levels, lower levels of depression and increased physical activity."

Townsend, M et al. 2010. Beyond Blue to Green: The Health benefits of contact with nature in a park context – literature review.

FUTURE STATE 2019-2029
THE SANCTUARY: NATURE RESERVE

The Nature Reserve is a place where the indigenous flora and fauna which once blanketed the peninsula is preserved and celebrated. Listen for the voices of the land's Traditional Custodians as their stories, art and music tell how they nurtured the land and each other.

Guests grow their understanding of the importance of our natural systems to our daily lives. People from all cultures and backgrounds share their connection to the land and teach us how to nurture our natural spaces. Our wellbeing is nurtured through connection to natural spaces.



The experience

Guests will take a deep breath and relax as they immerse themselves in the natural beauty of the Nature Reserve. Accessible tracks meander through wetlands, woodlands and open grasslands, where serendipitous encounters with Australian wildlife will surprise and delight.

Nooks tucked off the main path provide seating for guests to pause and enjoy the peace and quiet. Positioned away from these peaceful nooks, outdoor education spaces are created for school and community groups to hold workshops and education sessions.

PROGRAM OVERLAY

- Daily tours
- After-dark wildlife walks
- School holiday programs
- Curriculum-based school programs
- Specialty tours, e.g. morning breakfast with the birds, Aboriginal tours
- Seasonal artwork trails

CRITICAL FIRST STEPS

- Cultural Heritage Management Plan

Spaces created in varying habitats, including wetlands, bushland and grassland, provide opportunities for a range of curriculum-based experiences.

As guests wander through the reserve, they may encounter flora and fauna once common on the peninsula, but which are now rare or locally extinct, such as Koalas, Eastern Bettongs, Southern Brown Bandicoots and the Mt Martha Bundy *(Eucalyptus carolaniae)*.

Creating a haven for these species will inspire a sense of pride in the community, with schools and other community groups invited to be involved in the re-introduction of these animals. Special events will be held to help create habitat in the Nature Reserve while a range of programs and experiences will be on offer to connect our guests to these precious animals.

Throughout the Nature Reserve, best-practice interpretation techniques will be used to create an engaging and exciting space. Guests will be connected to the wildlife and immersed in the lives of the Traditional Custodians and how they nurtured each other and the land through: art works; artefacts; signage; guided tours; and technologies such as augmented reality. The importance of wetlands, wildlife and the indigenous fauna to the Aboriginal Custodians and communities today will be highlighted through signage, guided walks and specialist experiences including night walks.

The walking tracks through the Sanctuary are accessible enabling visitors of all abilities the chance to enjoy this space and benefit from time spent in nature. A track ringing the Sanctuary provides opportunities for joggers to enhance their wellbeing in a beautiful space in a safe and enjoyable way.



FUTURE STATE 2019-2029
THE SANCTUARY: WILDLIFE WONDERS

PROGRAM OVERLAY

- Close encounters – 10-minute feeding with a Ranger
- Premium products – multiple close encounters with a Ranger
- Hire of spaces (lookout, pull-out spaces) for special functions
- Function experiences, e.g. wedding photos with wildlife
- Education programs
- Specialty tours and seasonal programs



From under the ground to up in the trees, visitors will be surprised and delighted as they get up close and personal with the beautiful flora and fauna of the Mornington Peninsula. Guests' understanding of the flora and fauna which once covered the peninsula and why it is so important to our current and future wellbeing will **grow**. Our flora and fauna is **nurtured** and treated with respect. Our love of our natural world will be **shared** with our guests.





The Experience

Wildlife Wonders will be well-known as one of the best places to connect to Australian Wildlife. This experience focuses on the key principle of respect – for our wildlife, our natural spaces and each other. There are no exhibits in this area, rather animals move freely, displaying their natural behaviours with the choice to move closer to guests if they wish.

From the Visitor Centre, a tree-top Sky Walk climbs into the canopy of the eucalypts and creates a magical immersive entry to Wildlife Wonders. Up in the trees, guests will have the unique experience of sharing the trees with some of Australia's beautiful wildlife including kookaburras, rosellas, cockatoos, koalas and butterflies. At the top of the Sky Walk guests will encounter a spectacular viewing platform. Located at the highest point within The Briars, this platform affords views across the property and to the bay, making this a fantastic dwelling and function space as well as a unique area for ranger talks and education programs.

From the trees, guests will meander back to the ground where kangaroos, wallabies, emus and echidnas can be found. Hidey holes and pop-up bubbles will allow guests to get eye to eye with the minute but magnificent including ants, bugs, beetles, lizards and tiny mammals.

This experience truly takes visitors up into the trees to under the ground, connecting guests to the peninsula's beautiful wildlife.

Guests may choose to enjoy the experience at their own pace or follow a trail of scheduled talks and encounters. Larger gathering spaces can be found on the walkways, where rangers will encourage wildlife to come close to guests, creating opportunities for guests to create powerful connections to wildlife.

Imagine watching kangaroos appear from the bushland or kookaburras swoop down from the trees.

Imagine joining Aboriginal guides as they tell stories from their culture while encouraging wildlife to join the story. To make an experience extra special, guests can choose a close encounter and join the ranger to help feed the wildlife during their talk or take up a premium product and spend a few hours with a small group, feeding and interacting with a range of animals in an intimate setting.

As the sun goes down, a new experience awakens. The diurnal animals start to go to sleep while sugar-gliders, night birds, micro-bats and other amazing Aussie wildlife wakes up. Take a walk along the lit boardwalk by moonlight or join a guided experience.

These will be truly unique and spectacular experiences which connect guests to wildlife and to the stories from the land's Traditional Custodians.

FUTURE STATE 2019-2029
THE SANCTUARY: SANCTUARY DREAMING



This land was, is and will be walked by the Traditional Custodians. They have a deep and enduring connection to these lands and waters. Into the future, we will walk this land together with courage, learning how we can develop these deep connections and weave Aboriginal culture into the fabric of all communities.
As you see the land through the eyes of the Traditional Custodians, your connection to the land will grow. Nurture yourselves and each other by discovering a more connected way to live. Stories and wisdom from the land's Traditional Owners will be shared.

The Experience

Set deep in the Sanctuary and hosted by an Aboriginal Guide, Sanctuary Dreaming will immerse guests in the beauty of the peninsula's flora, fauna and Aboriginal culture. Busy roads will be replaced with bush and bird songs, campfires, Aboriginal stories and stargazing, night walks and delicious bush food.

The Sanctuary Dreaming accommodation is designed with inspiration from Victorian Aboriginal Willums. Inside each room, comfortable facilities are combined with artworks and furnishings made by local Aboriginal artists to celebrate the Traditional Custodians of this land.

As guests settle in their rooms in the peace and beauty of twilight, Australian wildlife will emerge from the bushland to feed by the waterhole. Guests may choose to stay in for the evening, pre-booking a bush-food barbecue pack from the restaurant which they prepare in the Sanctuary Dreaming bush kitchen. Alternatively, the many restaurants in nearby Mornington or Mt Martha are easily accessible. Throughout the afternoon and evening, a host is available to take guests on a range of Sanctuary Dreaming experiences including a night walk, bush food cooking class, Aboriginal star gazing or a didgeridoo meditation.

PROGRAM OVERLAY

- Bushfood cooking
- Night walk
- Aboriginal star gazing
- Astronomy viewing night (when scheduled)
- Didgeridoo meditation

After a lovely night's sleep, a bushfood brekky cooked by the host is on offer.

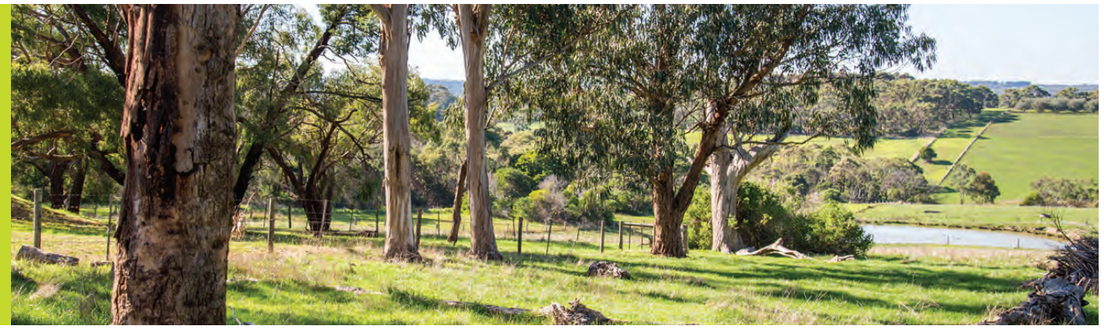
Alternatively, the onsite restaurants and walks along into Mt Martha or Mornington are attractive options. As The Briars wakes up and comes to life, guests can join a range of activities to extend their stay.

Sanctuary Dreaming guests will take with them an enduring connecting to the land and to the culture of the Traditional Custodians.

The Sanctuary Dreaming pods will be off-the-grid' including (but not exclusive to) the use of: solar panels; cassette waste systems; water tanks; gas heating/ cooking; solar panels; waste-free.



FUTURE STATE 2019-2029
THE SANCTUARY



Justification

STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Our Place	Expansion of the Sanctuary and introduction of locally-extinct species increases the ecological value of the site. In consultation with the Bunurong Land Council and Boon Wurrung Foundation, Aboriginal stories and artwork will be embedded throughout the Sanctuary. Programs and experiences connect visitors to the conservation values of the peninsula.
Our Wellbeing	Accessible pathways and improved access to infrastructure will increase the offer available to groups of varying abilities. This space will inspire guests of all ages to spend time in nature and connect them to the beautiful flora and fauna of the peninsula. Guests will increase their understanding of the importance of a healthy environment to our wellbeing. Interpretation and education programs will highlight that this space reflects the peninsula's indigenous flora and fauna.
Our Prosperity	Aboriginal and wildlife-focused experiences have been identified as key attractors to national and international tourism audiences. This attraction will encourage visitation to come from the coast to the hinterland. The addition of this experience and subsequent increased visitation will support the success of all onsite partners. In collaboration with Aboriginal Elder Groups, opportunities to support the growth of our Aboriginal workforce will be identified. Identifying and working with partners to introduce endangered or locally extinct species may attract partnerships and funding opportunities. Multi-use paths will encourage active and accessible transport to and around the site Integrating accessible design principles into the precinct will improve the precinct's accessibility.
Other strategies	Relevant to • Protecting Victoria's Environment – Biodiversity 2037 • MPS Disability Inclusion Plan 2018-22 • MPRTB Destination Management Plan • MPS Reconciliation Action Plan

Measures of Success

MEASURE OF SUCCESS	METHOD OF MEASUREMENT
Increased visitation	Quantitative – visitation trackers installed onto Wildlife Sanctuary gates
Increased range of audiences	Qualitative – scheduled informal surveys
Introduction of endangered species	Support from key agencies for the introduction of identified endangered species. Successful introduction of endangered species as measured by attrition and ongoing breeding success.
Increased connection to local wildlife	Quantitative and Qualitative – visitor surveying to measure key indicators
Increased revenue	Quantitative – tracking of entry and program fees
Uptake of specialty experiences	Quantitative
Uptake of additional onsite experiences	Quantitative – tracking uptake of experiences by overnight guests
Increased connection to the region's Aboriginal heritage	Quantitative – visitor surveying to measure key indicators
Visitor feedback - 85% good – excellent of 4-5-star ratings	Quantitative and Qualitative? – measurement of feedback platforms including surveys, TripAdvisor and Facebook



FUTURE STATE 2019-2029
THE HERITAGE PRECINCT: BALCOMBE HOMESTEAD

BALCOMBE HOMESTEAD
THE VILLAGE



Imagine yourself far from home in a foreign land where nothing is familiar. Step back in time to a period when bravery, resilience and friendships enabled the first European settlers of the peninsula to create a new home. Guests' understanding of the bravery, resilience and friendships which enabled European settlers to build a home here will grow. Discover how families nurtured themselves by growing their own food. Stories of the friendships which made the unknown feel like home will be shared.

Current Experience

The Briars Historic Homestead was established from the 1850's, with additions made to the original home up until the 1970's when it was gifted to the Mornington Shire and National Trust of Australia (Victoria) by the A'Beckett family. Since then, it has been maintained as a home museum. A range of artefacts, loaned by the National Trust, from various time periods are on display, as was the collection of items gifted to the family from Napoleon Bonaparte. Following a break in, these items were stored safely in the Mornington Peninsula Regional Gallery.

Future Experience

Into the future, The Briars Homestead will be restored and preserved in its (as close to) original condition to ensure future generations can connect to this remarkable historic asset. Images, diaries and other materials in addition to expertise provided by the National Trust of Australia (Victoria) and Heritage Victoria will be used to ensure any works undertaken preserve its historic value.

From the moment guests drive up to the Balcombe Homestead, they will step back in time and discover the lives of the peninsula's earliest European settlers Beautiful heritage gardens, reminiscent of their original state, surround the Homestead and serve as a gateway, telling of the love and care put into their creation.

Guests can wander through the grounds, stopping for a picnic or simply to admire the artistry used to create this space. Function guests will find spectacular and unique locations for their memorable events. The nearby heritage orchard is beautiful all year but spectacular in spring, becoming a sought-after wedding and function venue.

Inside the Homestead, original artefacts blend seamlessly with cutting edge technologies to immerse guests in the life of the original family. Guests will time-travel and discover how the Homestead grew, and changed from the 1850's when the family first settled the site through to the 1970's. An experienced guide will provide in-depth tours or guests may take up a theatre-based experience where characters from the past invite guests into their world.

Audio and augmented reality tours are available – guests can pick a different story with each visit. Visual projections and soundscapes bring the space to life with daily life in the Homestead on display – an experience guests won't forget.

From the Homestead, guests can wander through the heritage vegetable and seed gardens. Volunteer gardeners are on-hand to show guests the beautiful and delicious array of heritage-breed fruits and vegetables, once grown at the Homestead and which can be bought onsite and grown at home.

Beyond the orchard, the heritage farm trail begins. Heritage breeds include Wiltshire Sheep, Dorking chickens and Berkshire pigs share their space with visitors in the (safe) visitor farm trail.



The path widens at points to provide spaces for school or tour groups to gather to learn about the animals or the way of life on the farm back in the 1850s. Guests will be delighted to come across a heritage play space. Made from modified farm machinery and natural elements, families can experience what it was like to work on the land in the 1850s.

Upon leaving the Homestead, guests will understand how the original families made a home in this unknown land and realise much of their bravery and resilience can be applied today to create a better future.

The Heritage Precinct is co-owned by the Mornington Peninsula Shire and the National Trust of Australia (Victoria). The vision for the Heritage Precinct has been developed in conjunction with the National Trust (NT) and with the objective of meeting the visions of the Mornington Peninsula Shire and the National Trust of Australia (Victoria).

PROGRAM OVERLAY

A broader range of tours for various audiences including:

- Family-friendly tours which engage a range of ages in the sites' heritage
- Curriculum-based school experiences – history, farming
- Junior Farmer programs for a range of ages
- Therapy experiences for audiences of varying abilities including animal therapy
- Group tours – probus, history-buffs, tourism groups

Use of technology to interpret the homestead in an inspiring and unique way including:

- Audio tours
- Projections
- Augmented reality

Seasonal art trails and exhibitions including artists-in-residence

Experiences which suit the look and feel of the Homestead including intimate theatre, music events and harvest festivals

Wedding and function opportunities in the formal gardens, Homestead and orchard.

Identifying opportunities for the Homestead to be used for media production (tv, film)

FUTURE STATE 2019-2029
THE HERITAGE PRECINCT: THE VILLAGE



Your body and soul will be nurtured in The Village. Good food grown locally, and good company bring people from far and wide to share their tables and their stories.

Grow your food, your connection to the land and your wellbeing. Nurture yourself and the land by enjoying food that is grown locally, ethically and organically.

Current Experience

Josephine's Restaurant at The Briars is a fine-dining restaurant, serving beautiful food in a converted heritage stable. Weddings, memorials, birthdays and other functions are regularly held here.

Surrounding Josephine's, several heritage stables, a silo and other buildings are serving mainly as storage for heritage artefacts. These buildings are in poor condition and need rejuvenation.

Future Experience

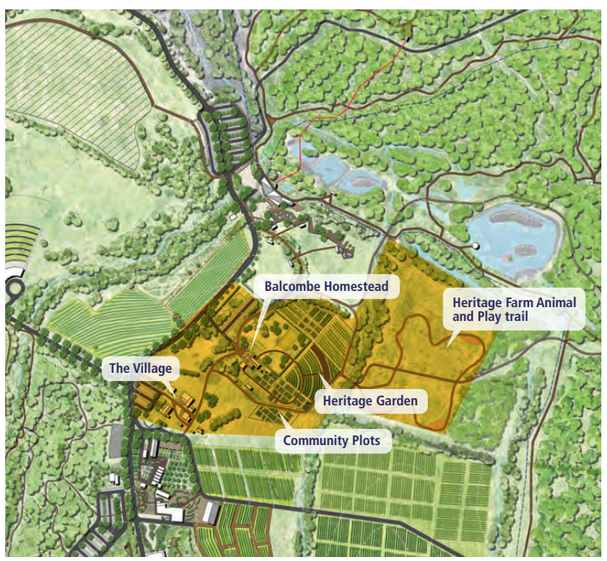
Homesteads on the peninsula once hosted an array of trades and crafts people with the specialty skills required to keep a farm productive. In the Village, the past blends with the present, as the village feel is brought back to life. The current Josephine's Restaurant is expanded in a manner which preserves and celebrates the heritage of the site, transforming into a family-friendly, farm-chic restaurant serving beautiful food made from local produce. The surrounding heritage stables and buildings are improved and used to celebrate specialty trades so after lunch and a play on the lawns, guests may wander past a flower or ice-cream shop or see a Blacksmith creating artworks to take home.

In the surrounding fields, plots are leased by growers wanting to produce food for the eateries and the market. Food producers are on hand to answer questions and give guests a taste of some of the produce they sell. Seasonal workshops and events with a focus on produce creation, cooking, growing and other skills are on offer. Some plots will be available for school use and the Helping Hands plots will be available at a subsidised rate for use by disability, socially isolated or other groups in need.

Further into The Village, market stalls, reminiscent of a farm-gate, sell produce grown or made at The Briars or by peninsula growers. Guests can stop past The Briars as part of their weekly shopping trip.

The Village is also a special place for functions. The current Barn and Josephine's Restaurant will continue to provide unique and beautiful locations for weddings, memorials and other events. The nearby caretaker's cottage will be upgraded to provide a beautiful accommodation option for newlyweds or other function guests while the oak and cottage garden areas will be available for hire for function and group glamping.

The Village nurtures everyone body and soul, from providing healthy, local food to bringing people together in a location which celebrates the importance of community.



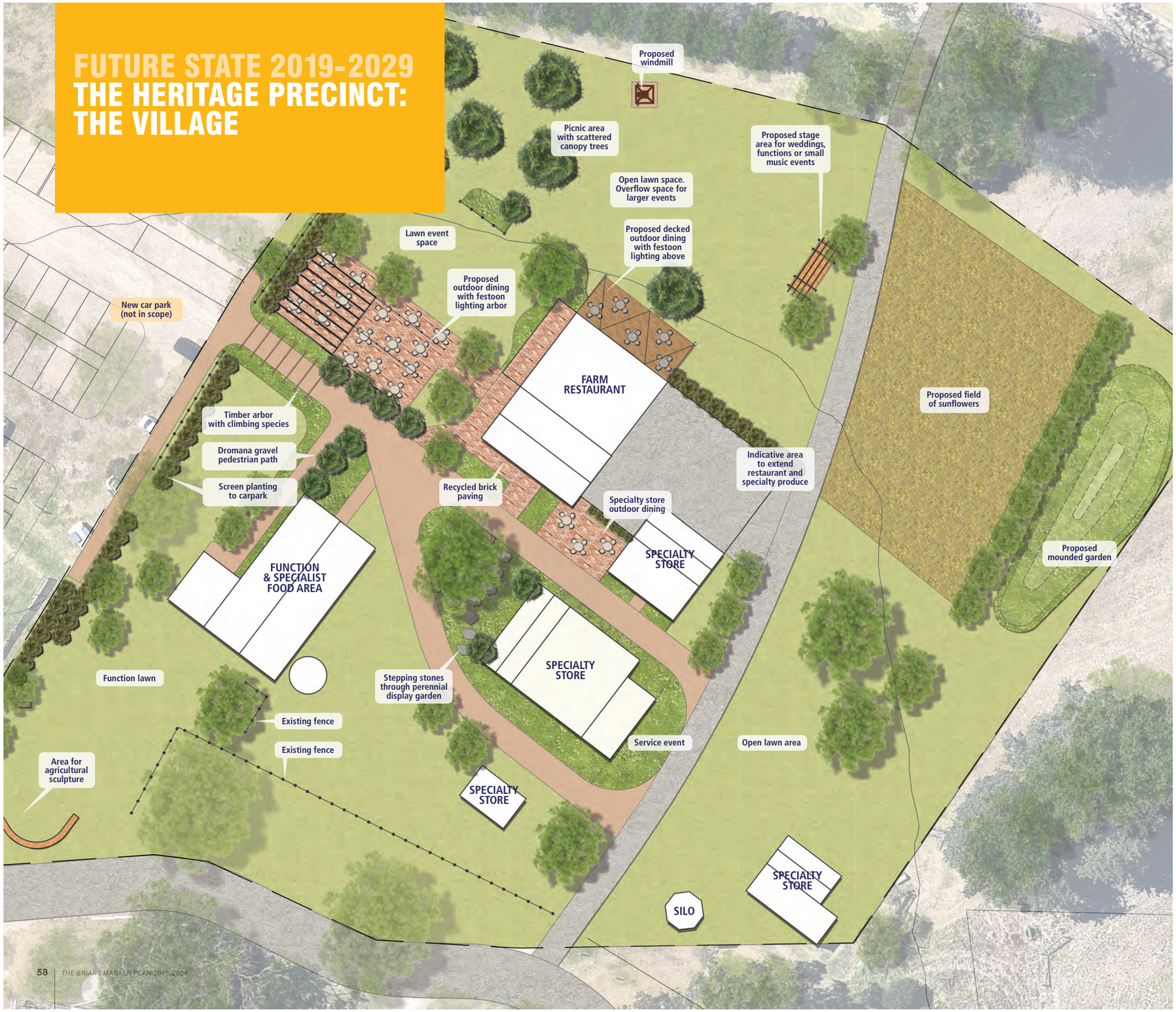


FUTURE STATE 2019-2029
THE HERITAGE PRECINCT: THE VILLAGE



Share your table and your stories with family and friend; old and new, expert and beginner.

FUTURE STATE 2019-2029
THE HERITAGE PRECINCT: THE VILLAGE



LEGEND

- EXTENT OF WORKS (E.O.W)
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREE
- PROPOSED SHRUBS
- PROPOSED GARDEN BED PLANTING
- MOUNDED GARDEN BED
- SUNFLOWER GARDEN
- CRUSHED ROCK ROAD
- RECYCLED BRICK PAVING
- LOCAL NATURAL STONE STEPPERS
- DROMANA GRAVEL
- LAWN
- DECKING
- DINING TABLES
- BENCH SEAT
- POST AND RAIL FENCING
- AGRICULTURAL SCULPTURE
- PROPOSED WINDMILL
- PROPOSED FESTOON LIGHTING

SCALE:
0 2 6 10
1 4 8 15m

PLEASE NOTE: THIS CONCEPT PLAN WAS DEVELOPED BY HANSEN PARTNERSHIP PTY LTD. MINOR MODIFICATIONS HAVE BEEN MADE FOR ITS INCLUSION IN *THE BRIARS MASTER PLAN 2019-29* DOCUMENT.

hansen

FUTURE STATE 2019-2029
THE HERITAGE PRECINCT

Justification

STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Our Place	The land-use showcases the site's early European farming heritage, deepening our guests understanding of the lives of communities here in the 1850's and current agri-businesses across the Shire.
	The Balcombe homestead and other heritage buildings will be protected and celebrated.
	Strengthening the Aboriginal story across the site by including the relationship with the European settlers at the Homestead.
Our Wellbeing	This precinct will connect visitors to and inspire a deeper understanding of the peninsula's heritage, both Aboriginal and European.
	As the precinct expands, accessible principles will be applied, increasing the accessible offer onsite. These include physical access and use of various educational and interpretation media designed for various abilities.
	Increase our guests' access to fresh, local food and the importance of 'getting your hands dirty' to wellbeing.
	This space promotes wellbeing by encouraging community to come together
Our Prosperity	This precinct will deepen our guest's understanding of the importance of agriculture to the peninsula's past and future.
	Integration of cutting-edge technologies and varied experiences will attract new audiences.
	An all-weather experience will support shoulder and off-peak visitation.
	The addition of this experience and subsequent increased visitation will support the success of all onsite partners.
	This precinct will support peninsula's micro-industries.
	An inviting restaurant will support off-peak and shoulder season visitation.



STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Strategic Plan 2018-2022 National Trust	The market will encourage repeat visitation from a local audience.
	Identify opportunities to invite less-advantaged groups to utilise plots at no or reduced rates.
	Bring our stories to life: We will bring our heritage to life through engaging storytelling and providing memorable visitor experiences.
	Innovative custodian of heritage: We will be trusted leaders in the conservation, protection and activation of heritage properties, places and collections.
	Building strong and enduring relationships: We will work collaboratively with key stakeholders and partners to build a shared understanding of the value of our heritage and increase our capacity to protect and celebrate Victoria's heritage.
	Innovative Custodian Heritage: we will be trusted leaders in the conservation and activation of heritage properties, places and collections.
Other strategies	Relevant to: • MPS Our Health and Wellbeing 2017-21 • MPRTB Destination Management Plan • MPS Economic Development Plan • MPS Disability Inclusion Plan 2018-22 • MPS Reconciliation Action Plan

Dependencies

- Collaboration and agreement with the National Trust of Australia (Victoria)
- Approval / permits given by Heritage Victoria

Critical first steps

- Update the Conservation Management Plan
- Evaluation of the heritage buildings by a heritage architect and the subsequent delivery of a recommended plan of works
- Evaluation of soils and implementation of a soil improvement plan

PROGRAM OVERLAY

- Workshops for schools and other groups
- Seasonal talks/workshops by growers
- Cooking classes
- Larger whole-site markets
- Function glamping (provided by an external company)

Measures of Success

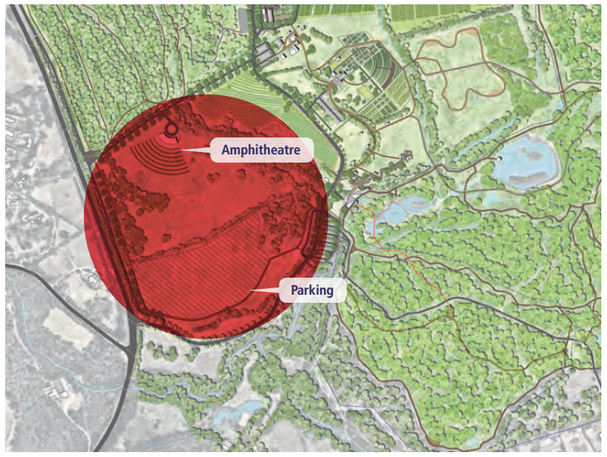
MEASURE OF SUCCESS	METHOD OF MEASUREMENT
Increased off-peak and shoulder season visitation	Analysis of visitation trends
Increased connection to the peninsula's early European history	Quantitative – visitor surveying to measure key indicators
Increased range of audiences	Quantitative – measurement of visitor demographic
Strong visitation • repeat visitation, to the market space	Quantitative - tracking of restaurant visitation Quantitative – tracking of repeat visitation through a loyalty card or other mechanism. Quantitative – tracking of entry to the Homestead
Successful microbusinesses	Quantitative – working with onsite tenants to track their business success
Increased revenue	Quantitative – tracking of % uptake of leased spaces tracking of program visitation.
Visitor feedback - 85% good – excellent of 4-5-star ratings	Quantitative – measurement of feedback platforms including surveys, TripAdvisor and Facebook

FUTURE STATE 2019-2029
ARTS & WELLNESS PRECINCT
STAGE 1

THE AMPHITHEATRE



The Briars Arts and Wellness Precinct is food for the soul and a treat for all the senses. A place to come together in a beautiful environment and be rejuvenated. Guests from all walks of life will grow their capacity by coming together and sharing their craft. Nurture yourself and each other by coming together to share exceptional experiences. Share your talents and your passion with the community.



"I'd love to see more music events and markets."

Community Feedback



Current Experience

Two paddocks flank The Briars' boundary with the Nepean Highway. Currently, these areas are dormant, only used for occasional hay cutting. There are no sensitive flora or fauna communities living here. There is potential to better use this space for the enjoyment of the community.

Future Experience

The Amphitheatre will bring music, theatre, dance and other experiences to a beautiful location where guests can come together and share their love of the arts.

The Amphitheatre will be created in one of the un-used paddocks at The Briars, with beautiful views across the vineyard, Heritage Homestead and Community Forest. People will come together to enjoy experiences which suit The Briars brand, including food and wine festivals, trades fairs, pantomime, music series and theatre.

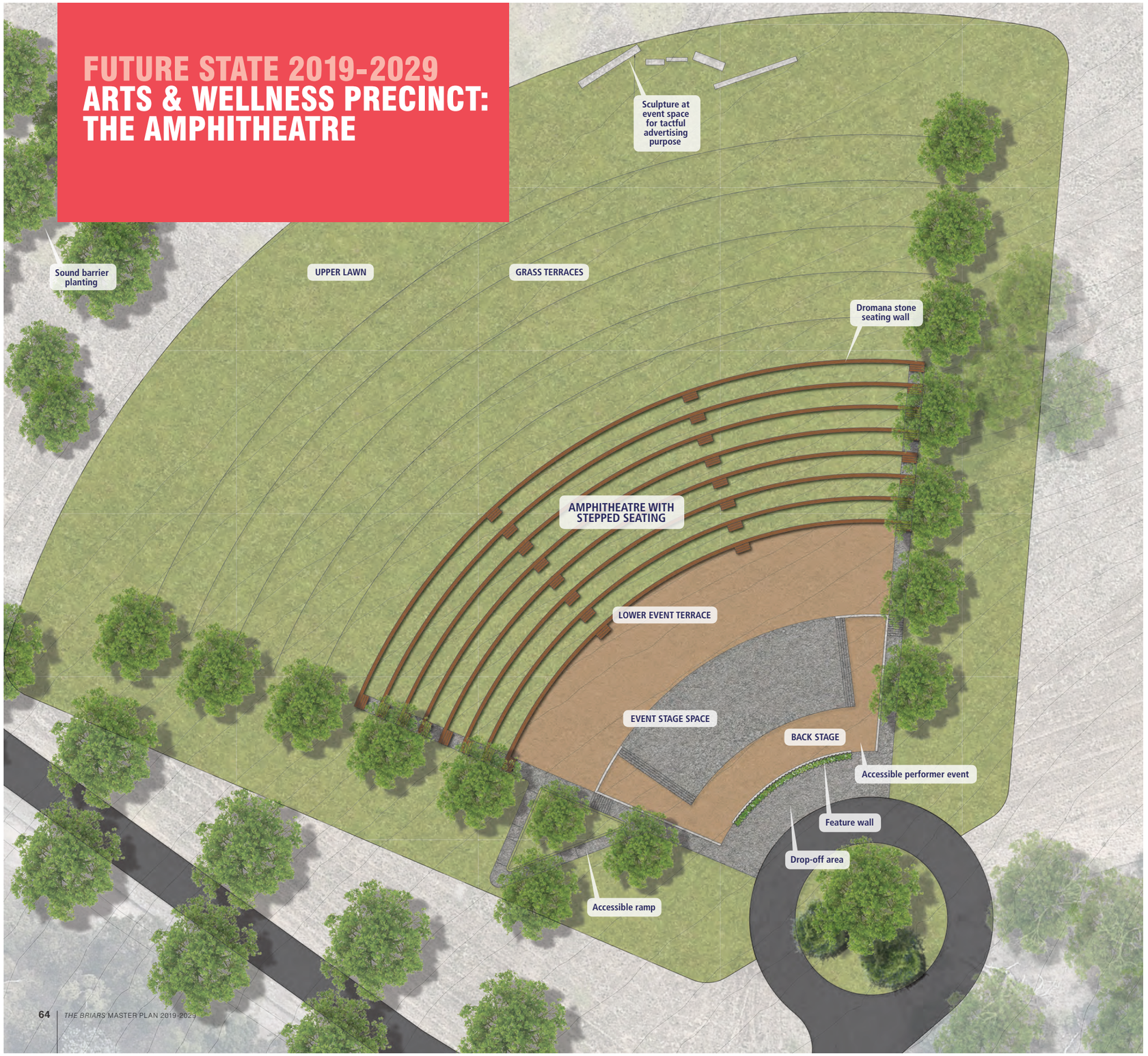
This space will provide a new venue which will support talented local artists.

These spaces will be designed to retain the amenity of The Briars, enabling guests to connect with the arts and the surrounding environment while also being accessible, safe and providing a high-quality experience. Some tiered seating with ramp access will ensure each event is accessible for all.

Grassy lawns and strategic plantings will create comfortable, shaded and natural spaces for guests to enjoy the experience while ensuring any built additions enhance the environment.

The Amphitheatre may be designed in collaboration with sound engineers to ensure noise levels not only remain within legislated levels but to minimise the impact on the surrounding community. Strategic plantings will assist in minimising the spread of noise.

FUTURE STATE 2019-2029
ARTS & WELLNESS PRECINCT: THE AMPHITHEATRE



LEGEND

- EXTENT OF WORKS (E.O.W)
- EXISTING CONTOURS (0.5M INTERVAL)
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREE
- PROPOSED GARDEN BED PLANTING
- EXPOSED AGGREGATE CONCRETE
- DROMANA GRAVEL
- LAWN
- DROMANA STONE SEATING WALL
- SCULPTURE
- STAGE CANOPY

SCALE:

0 2 6 10
1 4 8 15m

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FUTURE STATE 2019-2029
ARTS & WELLNESS PRECINCT
STAGE 1

Justification

STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Our Place	Minimal permanent infrastructure will maintain appropriate land-use objectives.
Our Wellbeing	Coming together as a community to share and enjoy the arts enhances wellbeing.
Our Prosperity	A significant event space on the peninsula will attract a larger local and intrastate audience.
	Significant events may impact tourism to the peninsula including the volume of overnight stays and flow-on impacts to other local businesses.
	An additional entrance / exit has been included in the planning of the event spaces to ensure timely and safe entrance and egress from the site.
Other Strategies	Relevant to: • MPRTB Destination Management Plan • MPS Economic Development Strategy 2016-2019 • MPS Disability Inclusion Plan 2018-22

Dependencies

- Sufficient parking
- Sufficient and safe ingress / egress via a second exit
- Large-vehicle access to the event spaces

Critical first steps

- Collaboration with Vic Roads to identify and confirm the appropriate entry / exit
  - Subsequent design of entry/exit and engagement with community and key stakeholders

Long-term considerations

- A second entrance / exit to minimise disruption on the Nepean Highway
- Sound engineer to design to minimise disruption to neighbours



* Ballantyne, J., Ballantyne, R. and Packer, J. (2014). *Designing and managing music festival experiences to enhance attendees' psychological and social benefits*. Musicae Scientiae Vol 18 (1).

Measures of Success

MEASURE OF SUCCESS	METHOD OF MEASUREMENT
Increased visitation	Quantitative – measurement of event visitation
Increased revenue	Quantitative – measurement of event revenue
Minimal disruption to neighbours	Qualitative – engagement with neighbours and response to feedback.
Visitor feedback: 85% good – excellent of 4-5-star ratings	Quantitative – measurement of feedback platforms including surveys, TripAdvisor and Facebook

FUTURE STATE 2019-2029
GREEN DREAMING
INNOVATION PRECINCT STAGE 1
THE BRIARS NURSERY

BRIARS NURSERY
AG LAB



"The Mornington Peninsula is so beautiful. The Briars Nursery aims to ensure the unique natural beauty of the Mornington Peninsula is preserved for future generations to enjoy."
Briars Nursery Team

Green Dreaming celebrates innovation, from the soil to the stars. Next generation regenerative agriculture, land management and conservation techniques are tested and shared for guests to take away and use at home, **creating a future where our people and place thrive.** Your capacity to create green, productive spaces will grow through an increased connection to the land. Through exploration, discovery and play, growing native plants and your own food and you'll nurture the land, yourself and each other. Inventors, innovations and inspirers will share their knowledge and discoveries with the community.

Current Experience

The Shire (Briars) Nursery provides a range of indigenous and native plants to the community, friends and Landcare groups and Shire projects. Known for their exceptional customer service and high-quality plants, the Shire Nursery is an important community asset which supports the enhancement of the natural environment on the peninsula.

Future Experience

At the entrance to The Briars Nursery, guests will discover the Peninsula Play Garden. This unique garden, in the shape of the Mornington Peninsula, uses beautiful indigenous plants to connect guests to the unique flora and iconic features of the peninsula. The beautiful gums of Red Hill and Main Ridge will create a lovely shaded gathering and education area while a boardwalk will take guests through the banskia woodlands of Warrangine. A topiary lighthouse will represent Cape Shank and topiary waves made of beautiful silver-grey species will represent our spectacular coastlines while also creating tunnels which encourage exploration. In consultation with Aboriginal Elder groups, sites of Aboriginal significance may also be represented here.

Just for fun, a flying fox will represent the Arthur's Seat Eagle. This garden is pure peninsula. It is not only beautiful but quirky, fun, interactive and educational – connecting guests to the regions iconic experiences while also showing guests how to create sustainable and engaging gardens at home.

From the display gardens, guests will enter The Briars Nursery through an indigenous bush food garden, discovering species which are beautiful but also delicious. Having explored the bush food maze and Peninsula Play Space, guests are inspired to purchase plants they've just discovered. With a strong focus on sourcing plants of local provenance, the nursery plays a significant role in the protection and enhancement of our place by ensuring that their plants have been sourced from the Mornington Peninsula and are available to retail guests and wholesale clients.

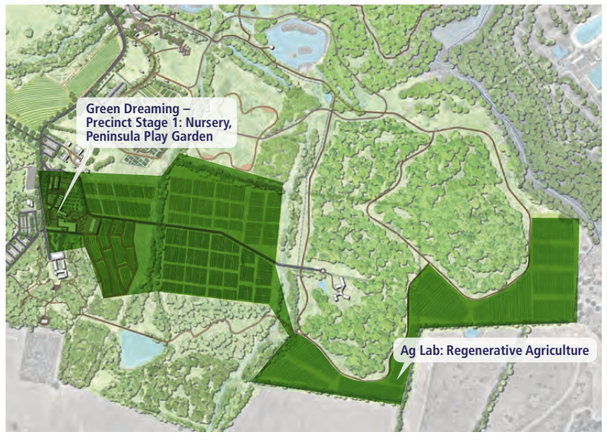
The Nursery is an experience not only for retail guests but those interested in horticulture, seed collection and processing and plant propagation. The garden, retail space and a new workshop provide areas for students, groups and the public to join a range of programs.

The Nursery team's impact doesn't stop at The Briars'. Their community outreach work will continue and expand, including providing free plants to projects in need, facilitating free plant giveaways to residents and delivering incursions to groups unable to make the trip to The Briars.

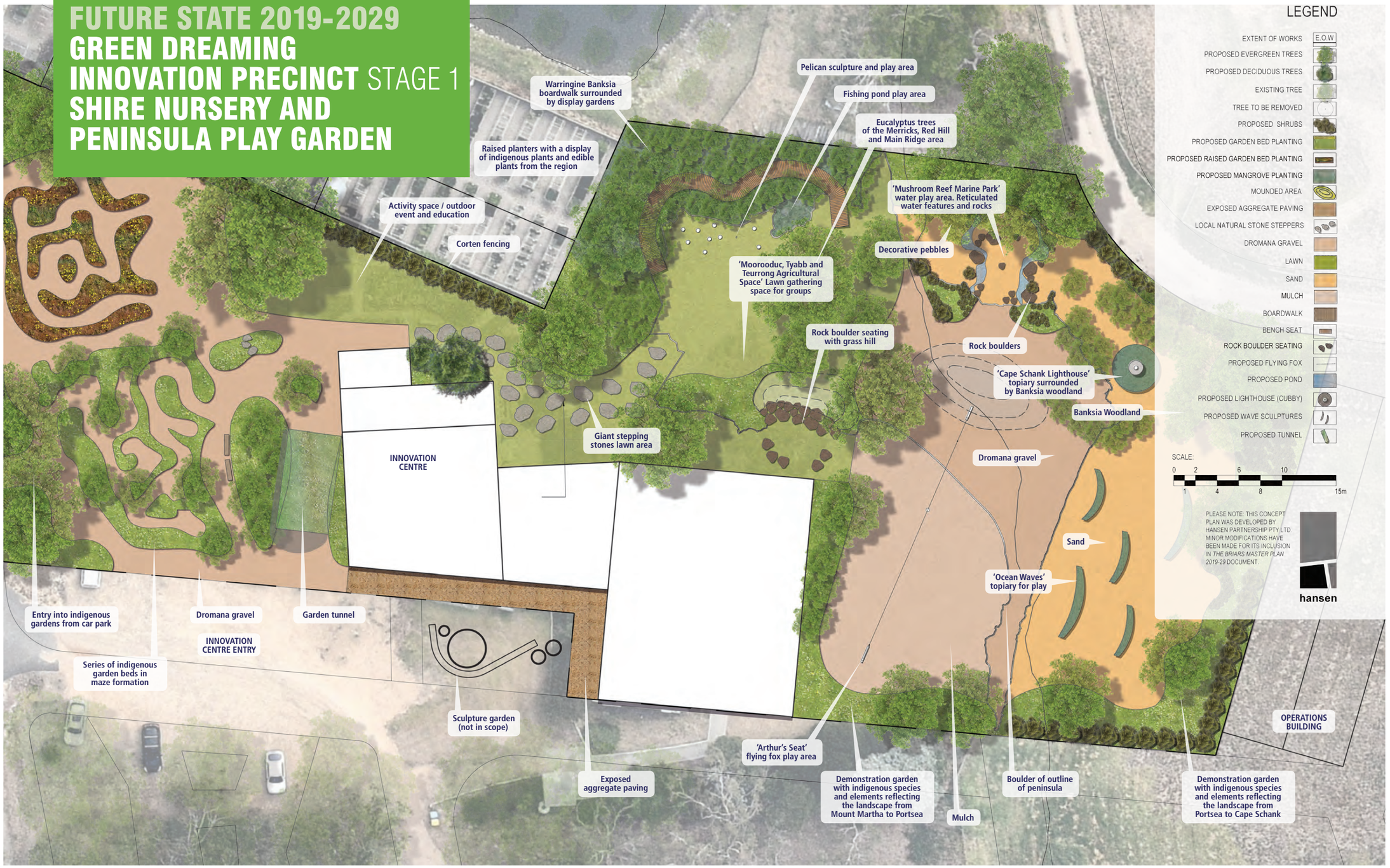
PROGRAM OVERLAY

Workshops for a range of audiences including the public, educational facilities, Friends groups and Landcare Groups

Incursions to schools and other educational facilities or interested groups.



FUTURE STATE 2019-2029
GREEN DREAMING INNOVATION PRECINCT STAGE 1
SHIRE NURSERY AND PENINSULA PLAY GARDEN



FUTURE STATE 2019-2029
GREEN DREAMING INNOVATION PRECINCT STAGE 1
AG LAB

"...much of the rural land on the peninsula is capable of supporting a sustainable and productive use…"

"Given uncertainties regarding the impact of future climate change and food security it is considered vital to retain this capacity for the future."

Draft Green Wedge Management Plan (MPS 2018)

Current Experience

Agriculture has a long history at The Briars and on the peninsula. Currently, most of the Broadacres at The Briars is fallow / dormant, used primarily for hay cutting and is not accessible to guests.

Future Experience

The peninsula and broader Melbourne face significant challenges including future food security, the impacts of climate change and ever-increasing pressure to expand our urban areas. The Ag Lab is a place where solutions to these, and many other challenges and opportunities, will be tested and shared. The Broadacres will be set aside for innovators and dreamers to undertake research or demonstrations which showcase best-practice regenerative-agriculture, land management or horticultural techniques. Some ideas which have been floated include researching the pollination success of native bees, creating areas for commercial native bushfood production or studying the success of high-value crops grown using recycled, treated water. Schools, universities and other innovators can work in the Ag Lab. This will be a dynamic space, with expressions of interest sought to find those who align with the Shire's vision, The Briars' objectives and who can demonstrate a tangible benefit to the Mornington Peninsula community.

Please note, the Ag Lab was not included in the business case as it was not recommended in the first stage of works. This area is under development with the MPS Climate Change, Energy and Water team.

PROGRAM OVERLAY
Workshops and educational programs
Daily demonstrations and serendipitous encounters
Tours
Daily demonstrations



Justification

STRATEGIC THEME	CONTRIBUTION TO ACHIEVING THE OBJECTIVES
Our Place	Next generation agriculture and horticultural techniques will be showcased here, demonstrating initiatives which can be applied across the peninsula.
	Accessibility principles will be applied to the design of all spaces, ensuring a respectful and inclusive experience.
	Guests to the nursery will connect to our indigenous and native flora and understand its importance to the health of the peninsula and its residents.
	The nursery supports climate-change mitigation education by promoting the use of indigenous and native plants in gardens. Additionally, by supporting community groups and NFP's to do so through the free plant giveaway, free plants offered to NFP's and education workshops.
Our Wellbeing	Our guests' wellbeing will be enhanced through time spent in green spaces
	The preservation and enhancement of green places across the peninsula is supported through the sale of native plants and through educational opportunities.
	Our guests' wellbeing is enhanced through time spent in green places, either in workshops or through time spent in the gardens.
	Through the free plant giveaways, less advantaged guests and groups are supported.
Our Prosperity	This precinct is designed to drive visitation to The Briars and the peninsula.
	Green Dreaming supports increased revenue and visitation to The Briars by providing an exceptional service and experience.
	Green Dreaming encourages repeat, local visitation.
Other Strategies	Relevant to: • MPS Economic Development Plan 2016-19 • MPS Disability Inclusion Plan 2018-22 • Protecting Victoria's Environment – Biodiversity 2037

Green Dreaming Stage 1 – Measures of Success

MEASURE OF SUCCESS	METHOD OF MEASUREMENT
Increased visitation	Quantitative - tracking of visitation
Increased revenue	Quantitative – tracking of revenue
Increased variety of audiences	Quantitative – measurement of precinct demographics
Increased uptake of native / indigenous plants as a result of onsite information	Quantitative – targeted survey questions in response to onsite promotions
Increased community engagement	Quantitative – increase in community programs delivered and visitation to these programs.
Uptake of learnings from the Green Dreaming Space	Qualitative – follow-up measuring of techniques being used across the peninsula
Increased understanding of the importance of using native / indigenous species	Quantitative – targeted survey questions focusing on key metrics.
Visitor feedback - 85% good – excellent of 4-5-star ratings	Quantitative – measurement of feedback platforms including surveys, TripAdvisor and Facebook



Beyond 2029

The following initiatives are included in this master plan to communicate the direction for the site beyond 2029. These initiatives are not included in the 10-year business case.

This master plan will be reviewed and refreshed after 6 years, with feasibility studies and further business case development undertaken for the following initiatives.

BEYOND 2029
GREEN DREAMING INNOVATION PRECINCT STAGE 2

INNOVATION CENTRE
OPERATIONS CENTRE
ECO-CAMP



Green Dreaming is the peninsula's hub of sustainable innovation and inspiration. Next generation techniques are tested and shared for guests to take away and use at home, creating a future where our people and place thrive. The capacity of the peninsula and beyond will grow. Discover innovative agricultural techniques which are productive and nurture the land. Inventors, innovations and inspirers will share their knowledge and discoveries with the community.

The Experience

Green Dreaming celebrates innovation, from the soil to the stars. Entering this precinct is to gaze into a future in which our people and our place are protected and enhanced using lessons from the past and innovative ideas for the future.

An exciting courtyard provides the entry point for the Green Dreaming precinct. Sculptures or other items communicating that this area focuses on agricultural innovation draw the eye and set the scene for what is inside. Wayfinding elements and a clear precinct entrance ensure our guests introduction to the precinct is enjoyable and exciting.

Innovation Centre

Guests will be in awe as they enter the Innovation Centre. A vibrant, exciting, tactile space greets guests – it looks like so much fun. Games, tactile interactives and play spaces make discovering innovative agriculture, land management, horticulture and climate-change mitigation techniques fun and family-friendly. This space demonstrates how productive agriculture can include the protection of natural systems, giving guests practical tips and tricks aimed at creating a thriving, sustainable peninsula. Imagine Keeper Kids at Melbourne Zoo or a mini-Scienceworks tailored to suit the industries of the peninsula.

This space is great for families and friends visiting on the weekend or school or education groups during the week. Like Scienceworks, this space will also become a destination – a 'must visit' attraction on the peninsula and another 'all weather' venue which encourages repeat and shoulder-season visitation.

"Planning for the peninsula will recognise the opportunities to combine agricultural land use at all scales with provision for conservation of environmental systems, recreation and agri-tourism." Mornington Peninsula Localised Planning Statement.

"More workshops for adults wanting to live a more creative and environmentally sustainable life"
Community feedback, Have Your Say

Within the Innovation Centre are spaces (Think Tanks) for groups who are conducting research out in the fields or wish to attend a workshop. These spaces aren't tucked away back-of-house. Instead, guests can watch lab work as it happens and ask researchers questions. Nearby interactives enable families to mimic the experiments happening before their eyes.

From the soil to the sky, guests will move from the Innovation Centre up into the Astronomy Centre. Sitting above the Innovation Centre, the Astronomy Centre includes engaging interpretive elements, more interactive displays and a spectacular viewing deck which provides views out across the Ag Lab and expansive views of the sky at night.

During the day, telescopes, augmented reality and interpretive elements teach guests about the solar system. Guests will discover how stars and planets millions of kilometres away affect us here on earth. At night, this area brings The Briars to life as resident amateur astronomers amaze guests with spectacular views of our solar system through state-of-the-art telescopes.

Specialist presenters, including Aboriginal star-gazers, are part of the annual program of events, ensuring that this is a dynamic experience worth coming back to visit time and again.

This is an awe-inspiring space for locals and intrastate visitors alike but also a hook for our international guests, seeking views of the stars in our dark skies that they can't get at home.

To ensure our guests have an exceptional experience, a small retail and café space will provide treats grown onsite.









BEYOND 2029
GREEN DREAMING INNOVATION PRECINCT STAGE 2 OPERATIONS CENTRE

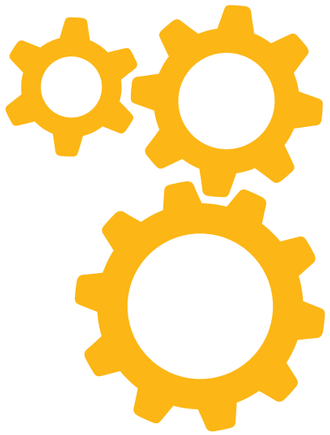
PROGRAM OVERLAY

Workshops

Specialty events e.g.)
Father's / Mums' Day; Trades Fairs

Daily demonstrations

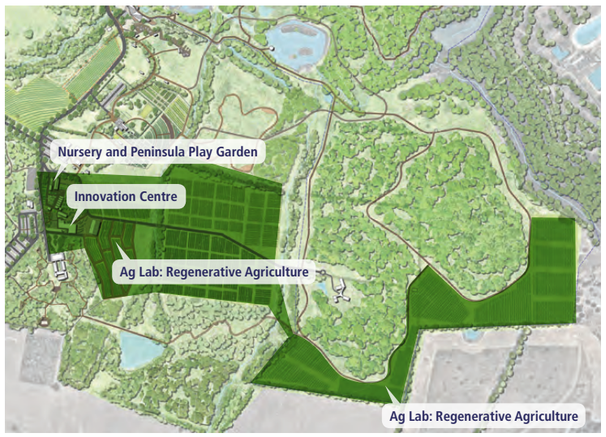
A hive of activity and the heart of the daily running of The Briars. The Operation Centre showcases the work and the generations of people who make The Briars an amazing place. This is the home of modern conservation and land management.



Nothing fails to grab the attention of our big and small guests like the machinery and tools we use to keep The Briars looking beautiful. The Operations Centre will bring the back of house to the front, to showcase not only the machinery but the best-practice tools and techniques we use at The Briars which can be applied to home businesses or gardens.

Guests will be able to wander past the Operations Centre, watching through windows as our staff and volunteers undertake their day to day tasks. Speaker systems will allow conversations between guests outside and those inside, enabling staff and volunteers to answer questions, explain what they're doing and generally ensure that all aspects of The Briars are visitor focused. There are areas in the Operations Centre which may be the perfect home for community groups including Men's Sheds.

Opportunities to participate in hands-on workshops will also be available to our guests, including best-practice land-management techniques, waste manage-ment, plant maintenance and creating energy efficiencies. This space will perfectly compliment the nearby Innovation Centre by demonstrating real-world applications for new technologies which can be applied across the peninsula and beyond.



BEYOND 2029
GREEN DREAMING INNOVATION PRECINCT STAGE 2 OUTDOOR EDUCATION CAMP



The Briars Outdoor Education Camp assists in creating a generation of children with a deeper connection to and understanding of the importance of the peninsula's natural, cultural and heritage values. Children's connection to the land and their food will grow. Children will be nurtured, through time spent in nature, in their heritage past and in the food-growing fields. Children will meet with experts to share ideas and knowledge.

The Experience

The Briars Outdoor Education Camp (BOEC) is set amidst the quiet, 9-ha bush setting at the south end of The Briars. A range of exciting activities are on offer for groups of up to 90 including a giant swing, flying fox, bush cooking facilities, archery, a volleyball court and canoeing in the nearby dam.

The BOEC creates memories. Guests often comment that they spent time at the BOEC as a child and remembered what a fantastic time they had. As children grow through various developmental stages, time in nature and heritage spaces can have a significant impact on their wellbeing and how they relate to natural places into the future. Time spent in these areas with their community can also have a significant impact on their cognitive, reasoning and problem-solving skills, to name just a few benefits. It is hard to overestimate the significant impact extended time in natural and heritage spaces can have on younger generations, making the BOEC so important to achieving The Briars' vision.

The BOEC is currently under lease until 2033 with a renew date of 2024. At this time, the option of adding infrastructure can be considered.

Feedback from school groups indicates that increased capacity (to 150 guests) would be an attractive option to ensure the camp can cater to entire year levels. Camp management estimates an approximate 25% increase in school visitation to the campsite may be possible with increased capacity. Therefore, consideration to increasing the size of the sleeping and mess facilities has been integrated into this plan. The inclusion of the new experiences detailed in this master plan will also significantly increase the value of the onsite experience for BOEC guests.

"Time in nature is not leisure time; it's an essential investment in our children's health (and also, by the way, in our own)."

Richard Louv, Last Child in the Woods: Saving Our Children from Nature-Deficit Disorder

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BEYOND 2029
ARTS & WELLNESS PRECINCT
STAGE 2

REGIONAL GALLERY
COMMUNITY FOREST



The Briars' Arts & Wellness Precinct enhances the wellbeing of the community by bringing people together to enjoy experiences in the outdoors. Guests from all walks of life will grow their capacity by coming together and sharing their craft. Nurture yourself and each other by coming together to share exceptional experiences. Share your talents and your passion with the community.



MPS Regional Gallery

The future location of the MPS Regional Gallery is under review. One location being scoped is The Briars. A tentative location for the gallery has been included on the map above however further work is required to determine the feasibility and final location for this facility.

The location suggested for the Gallery has been chosen for its fit with the nearby event amphitheatre. Together, the Gallery and Amphitheatre could create a significant and exciting precinct which celebrates arts of all kinds. The Gallery could double as an entry point to the event amphitheatre, creating a clear gateway and ticket collection point for this space.

The Gallery is included here as a placeholder only. Further detail for the Regional Gallery will be included as part of a feasibility study, separate to this document.

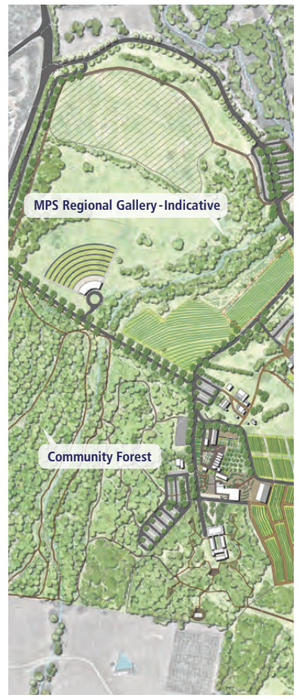


Community Forest

The Community Forest is a treat for our community's furry friends. Established with the help of Rotary in 1983, walking trails meander through established bushland creating an interesting and beautiful walk for dogs and their owners. Guests may encounter wildlife including Blue Wrens and Kookaburras and catch glimpses of the lovely Balcombe Homestead.

The Community Forest is loved by many and will be retained as a community asset. Improvements to the amenity and safety of the area will be made to ensure it is providing a great experience for dog walkers, joggers and others wanting to enjoy the bush environment. In the future, opportunities to extend the forest to include a destination fitness or wellbeing area will be explored, including the creation of family-friendly obstacle or fitness courses. This area will be an attraction – reminiscent of the 1000 steps in the Dandenong Ranges. A beautiful place which retains its natural feel while also providing an interesting and challenging fitness area.

To encourage non-car transport to and around the site, links from the Community Forest to the Balcombe and Harrap Creek walks will be developed, creating beautiful links between The Briars, Mt Martha and Mornington. Working to ensure the tracks are accessible and link to the nearby bus stop will improve access for all. A food truck will be permitted in the forest car park, offering walkers coffee and snacks and including fun treats for furry companions.







We hope our vision for The Briars leaves you feeling inspired.

We look forward to Council and community coming together to deliver an exceptional community asset.

The following appendices provide additional detail to support this plan.

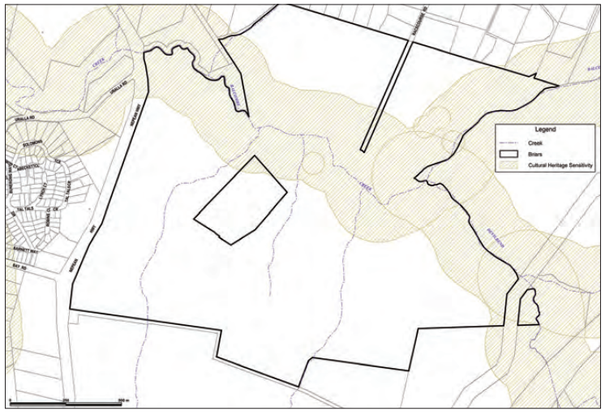


Appendices

APPENDIX 1
CULTURAL AND PLANNING CONTEXT

Aboriginal significance

The Bunurong / Boon Wurrung people are the traditional custodians of these lands. Across the site, areas of cultural sensitivity (shown on the map at right) and significant sites (identified during previous survey work) have been recorded.



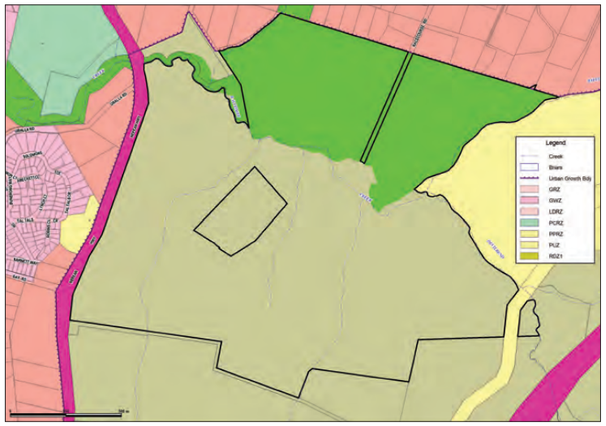
Planning context

Green Wedge Zone and Urban Growth Boundary

The Briars, excluding the Wildlife Sanctuary, is within a Green Wedge Zone with its western border abutting the edge of the Urban Growth Boundary.

Green Wedge areas contain a mixture of agriculture and low-density activities including cultural heritage sites, biodiversity conservation areas and water catchments. The planning provisions of the Green Wedge Zone guide the uses of this land as does the interim Green Wedge Management Plan.

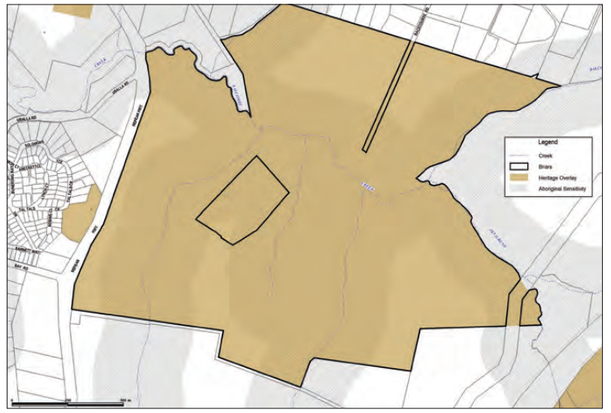
Recommendations from the background papers provided as part of the review of the interim plan have been integrated into this master plan. The Urban Growth Boundary mandates the area inside the boundary which can be used for urban development. Areas outside the boundary, including The Briars, are to be preserved in their natural state or for agriculture



Public Conservation and Resource Zone

The Wildlife Sanctuary (90ha) is zoned as Public Conservation and Resource Zone (PCRZ). PCRZ's have a number of purposes:

- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.
- To provide appropriate resource-based uses.



State Heritage Overlay

The Briars is included in the Victorian Heritage Register and as such is subject to the requirements of the *Heritage Act 2017*. It is considered of State significance as it is a good example of an early pastoral property, with its homestead, garden, farm buildings and related rural lands having both aesthetic and historic significance. The Briars heritage buildings are co-owned with the National Trust of Australia (Victoria).

Regional Heritage Overlay

A Regional Heritage Overlay encompasses the heritage homestead and grounds. The purpose of this heritage overlay is to:

- Conserve and enhance heritage places of natural or cultural significance
- Conserve and enhance those elements which contribute to the significance of heritage places
- Ensure that development does not adversely affect the significance of the heritage places
- Conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place

Conservation Management Plan

A Conservation Management Plan was put in place to assist in the preservation and improvement of the heritage buildings and surrounding landscapes. This plan was originally created in 2001 with an update amendment planned to be completed in 2021 following the restoration of the Homestead.

RELEVANT ACTS

- Local Government Act 1989
- Charter of Human Rights and
- Responsibilities Act 2006 (Vic)
- Aboriginal Heritage Act
- Burra Charter 2013
- Heritage Act 2017
- Animal Welfare Act 1992
- Livestock Management Act 2010
- Flora and Fauna Act
- EPBC Act



APPENDIX 2
DEVELOPMENT OF THE BRIARS VISION

Opportunities

There are significant opportunities for The Briars to fulfil objectives in the Council Plan 2017-2021, to become significant visitor destination and a place of pride to the community.

In consultation with Mornington Peninsula Shire Councillors, The Briars' future contribution to the strategic objectives of the Council Plan 2017-2021 was identified. Councillors identified the strategic objectives in Our Wellbeing, Our Place and Our Prosperity as the most relevant. Although less relevant, there are developments included in the plan which will address the objectives in Our Connectivity.

In addition to the Council Plan 2017-21, the Master Plan has relevance to several other Shire and external strategies, including:

Planning context

National Trust of Australia (Victoria) Strategic Plan (2018-2022)
The National Trust of Australia's (Victoria) vision is to ensure *"Our diverse heritage is protected and respected, contributing to strong, vibrant and prosperous communities."* (National Trust of Australia (Victoria) Strategic Plan 2018-2022). This strategic plan reaffirms the National Trust's commitment to its critical efforts to advocate, protect and conserve Victoria's heritage.

NATIONAL TRUST

Reconciliation Action Plan (draft - 2019-2020 (MPS))
The Reconciliation Action Plan sets a vision in which we 'walk together with courage so that we all understand, respect, value and celebrate Aboriginal and / or Torres Strait Islander peoples' histories, arts and cultures as part of the intrinsic identity of the Mornington Peninsula for the benefit of the whole community.

Mornington Peninsula Region Destination Management Plan
The Mornington Peninsula Region Destination Management Plan is the foundation document upon which destination development can occur and presents a blueprint for the future of the Mornington Peninsula region as a visitor destination.

Mornington Peninsula Shire (MPS) Economic Development Strategy
This strategy is designed to support a strategic framework to promote, support and enhance economic development within the municipality.

Mornington Peninsula Shire Disability Inclusion Plan 2018-2022
This plan has been developed in response to legislative requirements and community feedback to provide Council with a framework to improve access, equity and inclusion for people with a disability.

Our Health and Wellbeing: A Plan for the Mornington Peninsula 2017-21 (MPS)
The Plan outlines the Mornington Peninsula Shire's strategic approach for protecting and promoting the health and wellbeing of community members across the municipality.

Climate Change Community Engagement Strategy (MPS)
This strategy aims to help the community stay aware of the risks associated with climate change and remain actively involved and supported to reduce their greenhouse gas emissions in preparation for the future.

Protecting Victoria's Environment - Biodiversity 2037 (Victorian State Government)
The State Government's biodiversity policy document which highlights that biodiversity across the state is continuing to decline.

Western Port Biosphere Reserve
The Westernport Biosphere Reserve covers five Local Government areas adjoining Western Port Bay and was declared a Biosphere Reserve by Unesco in 2002. The Briars supports the Western Port Biosphere Reserve objectives.

Melbourne's Food Future: Planning a Resilient City Food Bowl (A Footprint Melbourne Report, 2016)
In addition to the strategies outlined above, State and Federal Government priorities have been integrated into the plan. At a State Government level, protecting and promoting natural assets and attractions is fundamental to safeguarding Victoria's biodiversity and promoting overall health and wellbeing. At a Federal Government level, there is a focus on increasing international visitors to Australia, particularly through enhancing natural assets and wildlife experiences, as well as promoting historical and cultural sites.

The following objectives demonstrate how The Briars' will contribute to the realisation of the Council Plan 2017-22 and the relevant strategies mentioned above.

APPENDIX 2
DEVELOPMENT OF THE BRIARS VISION

Objectives and Tactics

OPPORTUNITY – OUR PLACE

Few places better showcase the natural, cultural and heritage values of the peninsula, in one place, like The Briars. Visitors will view the peninsula's unique flora and fauna, its Aboriginal and European history and our innovative future.

Objectives

Grow our community's capacity and nurture the natural values of our place by using and sharing next generation conservation, agriculture and climate-change mitigation practices:

- Increase the ecological value of The Briars and showcase its contribution to promoting the conservation values of the peninsula.
- Recognise, protect and celebrate sites of Aboriginal and early European significance, connecting guests to the values of the site.
- Showcase next-generation climate change – mitigation techniques and inspire guests to use them at home.
- Take a prominent role in the demonstration of cutting-edge, sustainable agricultural and land management techniques.

Tactics

- Develop and deliver regenerative agriculture and conservation strategies which improve the ecological value and overall health of the site.
- Collaborate with experts in safety and accessibility during the delivery of each project.
- Expand and enhance the Wildlife Sanctuary including re-introducing addition locally extinct species.
- Use behaviour change techniques to inspire guests to use lessons learned onsite at home.
- Identify, protect and celebrate areas of cultural and heritage significance.
  - Use best-practice interpretation and education techniques to connect guests to Aboriginal and early European stories from the peninsula.

Our Place

OPPORTUNITY – OUR WELLBEING

"Prioritising the enhancement and protection of our natural environment and biodiversity… is essential for improving our health and wellbeing…"
MPS Our Health and Wellbeing Plan 2017-21

Research shows that time spent in nature and with each other significantly enhances our wellbeing. The Briars is uniquely placed to improve the wellbeing of our visitors by protecting and enhancing our natural places, showcasing Aboriginal culture, providing the opportunity to grow and enjoy good food and creating spaces which bring community together.

Objectives

Grow our wellbeing by connecting visitors with our culture, community and green places.

- Become an inclusive site which offers dignified access for all
- Increase our visitors' connection to and understanding of the importance of community, heritage and natural spaces to wellbeing

Tactics

- See Our Place
- Deliver a suite of experiences which encourage time spent in nature, farmland and The Briars' heritage places.
- Use best-practice interpretation and education tools to effectively communicate the peninsula's heritage.

Our Wellbeing

OPPORTUNITY – OUR PROSPERITY

The master plan aims to ensure The Briars is sustainable – surviving and thriving for future generations to enjoy. While self-supporting, The Briars also has the potential to contribute to the economic health of the peninsula and support projects which benefit the community.

Objectives

Nurture our prosperity by supporting key peninsula industries, creating a resilient environment for businesses to succeed and building a self-sustaining experience.

- Support the positioning of the peninsula as destination 'precinct' and subsequent regional visitation growth.
- Support growth in identified priority areas including: key peninsula industries; off-peak and shoulder seasons; and visitation to the hinterland.
- Create an environment for onsite businesses to succeed and employment opportunities to be resilient.
- Identify opportunities to maintain access for the community and to support less advantaged visitors.

Tactics

- Create a destination experience
- Deliver a layered package of experiences which include free products and those with a premium price-point.
- Deliver experiences and infrastructure designed to encourage shoulder season and off-peak visitation and bring tourists from the coast to the hinterland during peak periods.
- Use and leverage off the Mornington Peninsula Regional Tourism and Tourism Victoria seasonal themes and campaigns.
- Deliver tactics to nurture current audiences while identifying and building new audiences.
- Identify partnerships with local service providers to create attractive offers, strengthening the peninsula as a destination 'precinct'.
- Deliver experiences with consideration to their ability to make other onsite businesses more attractive.

Our Prosperity

OPPORTUNITY – OUR CONNECTIVITY

There are opportunities for The Briars to ensure a visitor's journey into the site is safe and enjoyable and to increase people-powered transport around and through the site.

Objectives

Nurture our community by improving our connectivity with linkages and pathways which encourage active and accessible transport.

- Provide infrastructure which encourages people-powered transport to and through the site
- Initiatives will be inclusive of all abilities
- Support the Council's Towards Zero initiative

Tactics

- Expand and connect our walking tracks and create multi-use tracks
- Develop linked, accessible tracks through the site
- Advocate for roadways which support safe egress during normal operations, high-visitation periods (holidays, events) and during emergencies.

Our Connectivity

APPENDIX 3
VISITATION

1. Increasing visitation

a. Destination experiences
When deciding where to go for a day, we want our visitors to not just seek out a playground, farm or historic homestead but specifically to come to The Briars. We will achieve this by creating key experiences which are of a quality and magnitude to be memorable, shareable and which attract promotional opportunities.

b. Build our audience from passive participants to active advocates
Guests may first visit The Briars wanting to know what the fuss is about and be so inspired by the site that they become regular guests, actively promoting the site within their networks. We will ensure our experiences are shareable to attract repeat visitation and word-of-mouth promotion. Being responsive to our guests' feedback by monitoring the success of our promotional platforms and analysing visitor feedback will enable us to build enduring relationships with our audiences.

c. Inspire repeat visitation
There is so much to do and see at The Briars' that you can't possibly do it all in one day – you'll have to stay the night or return another day.

Part of our community's backyard
Our local audience will regularly visit to enjoy the play space, relax with friends in the picnic area or buy local produce as part of their weekly shop. Groups including mums/dads playground and group fitness providers will use The Briars as their regular gathering place.

Dynamic experience
By creating a dynamic experience, guests are assured that a visit to The Briars is never the same. Seasonal, quarterly programs will be aligned with Tourism Victoria and the Mornington Peninsula's Regional Tourism Board seasonal themes, allowing for cross-promotion of events and support of the region's tourism industry.

Calendar events
Events which our guests can put in their calendars every year are a great way to maintain a strong supporter base. Current events such as the Mt Martha Briars Craft Market and Barefoot Cinemas are good examples of annual events which attract many guests and help to build the Briars' brand as an exciting destination. Additional opportunities for regular events will be explored.

d. Build off-peak and shoulder season visitation
Building off-peak and shoulder season visitation has been identified as an important tactic to strengthening the economy of the region without putting additional strain on the already busy peak season. The Briars can contribute to this objective by planning programs, events and new experiences which are designed to encourage visitation in quieter periods. Additionally, ensuring our infrastructure is all weather to support visitation during inclement weather will be critical to encouraging guests to visit throughout the year.

e. Partnerships
One of the peninsula's strengths is the variety of offers available to visitors. Across the peninsula there is so much on offer, encouraging overnight and extended stay. Seeking partnerships with other regional attractions will support the peninsula's tourism industry and create opportunities for cross-promotion.

f. Promotion
A strong PR / marketing strategy will be developed for the site in-line with the delivery of the initiatives developed in the master plan.

g. Nurturing our current community while welcoming new guests
The Briars is a part of our guests' backyard. A place where community of all ages and abilities come together and make memories, throughout their lives. While the experiences and infrastructure reflect this philosophy, there are elements which are tailored towards specific audiences.

We will continue to nurture and value our current audiences while also looking to increase visitation from these critical missing groups:

MARKET TYPE	NURTURE	NEW
Families	Family households with children are the most dominant household type in the local government area (lca) and regional government area (rga). The family offering will be strengthened to attract these groups and encourage repeat visitation.	Over 10% of the domestic travel groups to the peninsula are families. The family offering will be strengthened to attract these groups and encourage repeat visitation.
Over 55's	The lca and rga catchments include a large portion of residents over 50 years, consisting of 44% lca and 46% rga. Over 55's typically visit the Sanctuary, Balcombe Homestead and the restaurant. Providing improved experiences in these areas as well as accessible experiences in the Gathering Space and Sanctuary will nurture these audiences.	Visitors over 55 represent the largest portion of visitors to the peninsula. The Gathering Space, improved restaurant, Sanctuary and accessible pathways are all designed to attract this audience.
School groups	Around 15% of the lca and 12% of the rga are made up of school children. We will build on our current school audience through the creation of curriculum-focused and unique programs. Additionally, a suite of incursions will be on offer to ensure programs are accessible to a range of audiences.	There are opportunities to significantly increase the number of schools attending and expanding our catchment region. Provision of unique, curriculum-based experiences and incursions will increase The Briars' reach into the school market.
Visiting friends and relatives		The VFR market is the second largest domestic visitor market, comprising 30% of daytrips and 28% of overnight visits. All experiences at The Briars are designed to encourage visitation from the VFR market, particularly destination experiences including the Tichin-Gorourke Children's Garden and events. By attracting the VFR market there is scope to convert these visitors into 'holiday' visitors and generate repeat visitation to the peninsula.
Nature-based visitors	Many of The Briars' current visitors are walkers, regularly enjoying the Wildlife Sanctuary. Ensuring that the experience these guests enjoy is retained has been a key focus of this plan. This audience also asked for expanded and more accessible walking paths – this has also been included in the plan.	Both domestic and international visitors are looking for outdoor and nature-based experiences, including parks, seeing Australian Wildlife and going bushwalking. The Sanctuary has been designed for this audience and provide an exceptional experience while the other onsite offers, particularly the Astronomy space, increase the attractiveness of the offer.
Food and beverage (F&B) visitors		F&B experiences are the most popular activity for all visitor types. A significant, farm-chic restaurant and the use of locally grown produce will create an attract offer for this group.

The full target market analysis is included in The Briars Master Plan Business Case.

APPENDIX 3
VISITATION

2. Fostering social change

At the heart of our experiences will be our vision – to foster social change to create a future where our people and place thrives.

Guests will come to The Briars to have a great day, yet they'll leave with so much more. Using best practice interpretation and education techniques, The Briars' experience won't stop as guests leave our front entrance – it will create enduring, positive social change in our community.

World-leading interpretation
Interpretation is a method of communication which creates meaning and connections between the audience and a subject. Unlike formal education, interpretation is designed to captivate non-captive audiences who often have no other reason for visiting than to have fun. As a result, the techniques used in interpretation are often quite different to those used in formal, curriculum-based education.

Behaviour change theory (outlined below) will be integrated into onsite interpretation to ensure our guests have not only a fun and inspiring experience but one which may result in small changes in behaviour. A great example of the use of behaviour change theory is the education used to encourage recycling or the uptake of reusable bags when shopping. These small changes can make such a difference to the health of the environment and ourselves. The actions we promote onsite will be those which help protect the beauty and sustainability of the peninsula, including those focused on climate change and environmental sustainability.

Behaviour-change theory
Most initiatives aimed at fostering sustainable behaviour focus on education and information. However, research clearly shows that education and information alone does not change behaviour. Community-based social marketing (CBSM) is based upon research in the social sciences which demonstrates that initiatives which are targeted at the community level and which focus on increasing the benefits while decreasing the barriers to sustainable activities are a much more effective approach. CBSM details a range of tools which can be used to not only inform but also inspire a change in behaviour which can be used to create a more sustainable future.

Curriculum-based experiences
The Victorian Curriculum F–10 sets out what every student should learn during their first eleven years of schooling. The curriculum is the common set of knowledge and skills required by students for life-long learning, social development and active and informed.

A key challenge for teachers today is to find experiences which stimulate their classes while also fulfilling Victorian curriculum requirements. A range of experiences will be on offer at The Briars to support teachers seeking excursions which fulfil curriculum requirements and integrate behaviour change.

APPENDIX 4
SOCIO-ECONOMIC BENEFITS

Objectives

Urban Enterprise were engaged to deliver The Briars master plan business case. Urban Enterprise (UE) undertook a detailed market, financial and economic analysis of the plan and provided recommendations to ensure the following OBJECTIVES are met:

- Deliver a re-investment model. Revenue generated by The Briars:
  - can be used for ongoing site maintenance and development which will preserve and enhance the cultural, natural and heritage beauty of the site
  - any funds additional to those required for the maintenance and development of The Briars will go into the Shire's budgets and will support other projects across the Shire.
- Include a community-focus in the fee structure:
  - Free experiences are included in the plan
  - Helping Hands garden plots have been included. These will be free for groups in need and provided through an application process
- To align the strategic objectives and initiatives in the plan with relevant Government and non-Government strategies, to support these strategies and to provide a strong basis for funding applications.

Methodology

Below is an outline of the methodology used to create the business case. The full methodology is included in the business case.

Development of forecast income through:

- Target market analysis
- Visitation forecasting
- Benchmarking against like-experiences
- Establishment of a fee structure

Development of forecast operational costs:

- Expert advice provided by the MPS Infrastructure Services, Infrastructure Strategy and Project Delivery teams
- Expert advice provided by like-experiences (for example waterplay providers)
- Current Briars' operational costs
- Benchmarking against like-experiences
- Delivery of a capital works budget based on Council's objective to see a return-on-investment within ten years. The capital works budget is subject to change at the discretion of Council and based on recommendations provided in a future funding report which will follow detailed design.

For future consideration

As the overview above outlines, the scope of the business plan was to deliver a return-on-investment (within 10 years) business case. To deliver this, a fee structure was put in place based on projected visitation and operational costs.

Into the future, there will be opportunities to explore options to ensure the community continues to have access to this special place.

Options include but are not exclusive to:

- Annual memberships
- Free passes for residents in annual rates notices
- Free / subsidised entry at certain times of the day and / or year

Continuing conversations with Council and the community and ongoing assessment of the social and financial impacts of the master plan will inform which models may be implemented.

APPENDIX 4
SOCIO-ECONOMIC BENEFITS

A detailed analysis of the flow-on impacts to the community is included. This analysis details both the direct (development costs, additional visitor expenditure in the region) and indirect (flow-on impacts on other sectors particularly the supply chain) impacts during construction and on-going operation.

Scenarios

"In consultation with the Mornington Peninsula Shire's Project Delivery, Asset Maintenance, Briars and Finance teams, Urban Enterprise delivered a detailed 10 year business case. Analysis of forecast revenue and operational costs resulted in the delivery of a capital works budget which aims to deliver a return-on-investment in 10-15 years."

Two scenarios were delivered to ensure the impact of the master plan on the community is clear:

1. 'Do nothing' – continue as per the current state
2. Deliver all initiatives identified as priorities in the first 10 years. *This option includes the requirement for a planning scheme amendment.*

The infographic (following) gives an overview of the key findings in the business case. Further detail can be found in the table below and in the full Briars Master Plan business case.

Scenario 1

BUSINESS AS USUAL
Annual cash flow* in 2029
-$1,200,000 est.

QUALITATIVE IMPACTS
Private attractions will continue to invest = risk to Briars income

* annual cash flow includes all operational expenditure and revenue. Assumes renewal of priority assets.

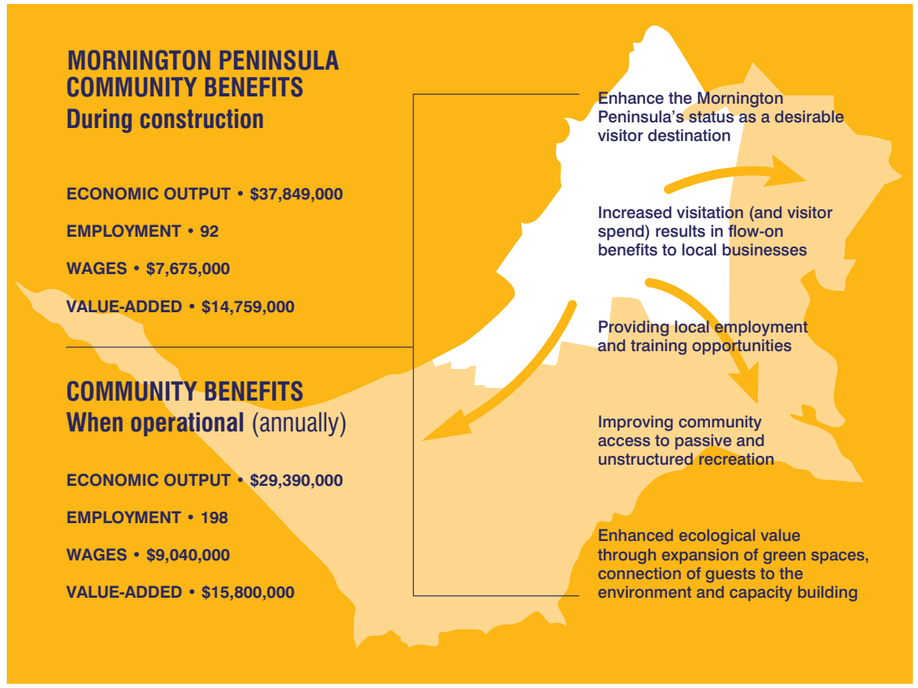
Scenario 2

WITH MASTERPLAN
+$4,200,000 est.

100% RETURN ON CAPITAL AND OPERATIONAL INVESTMENT
(with 100% Council capital investment)
2029

100% RETURN ON CAPITAL & OPERATIONAL INVESTMENT
(with estimated 50% Council, 50% Grant capital investment)
2026

* annual cash flow includes revenue, operational (current and new) capital investment.

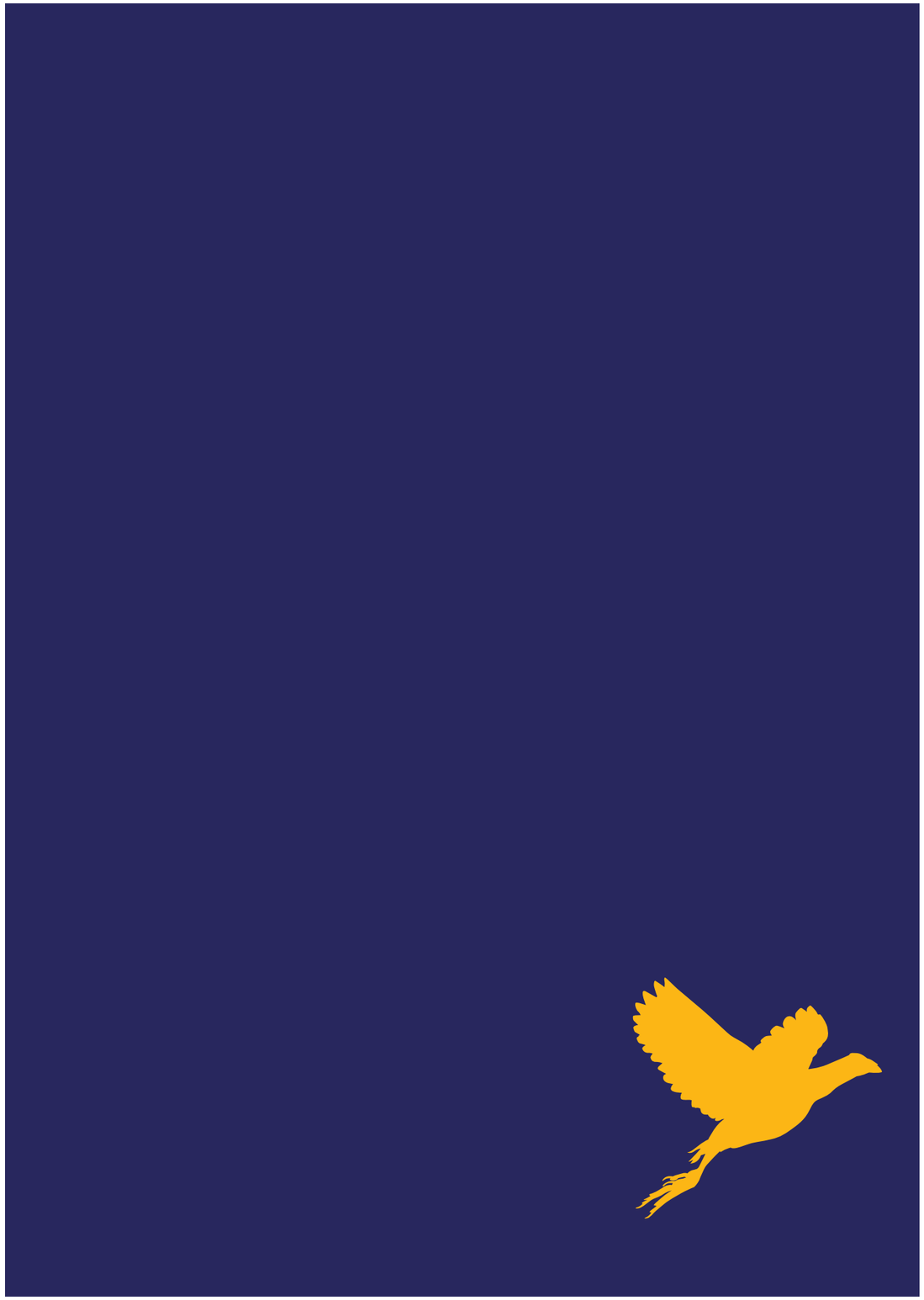


Analysis by the Tourism Economists, Urban Initiatives, has identified that the plan aligns with the following Government objectives:

1. At a State Government level, protecting and promoting natural assets and attractions is fundamental to safeguarding Victoria's biodiversity and promoting overall health and wellbeing: and
2. At a Federal Government level, there is a focus on increasing international visitors to Australia, particularly through enhancing natural assets and wildlife experiences, as well as promoting historical and cultural sites.



NOTES



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Welcome to Council and the community's vision for The Briars

I'm delighted to be presenting this The Briars Master Plan, which reflects your vision for our much-loved community space. The Plan focusses on protecting, enhancing and celebrating the natural, cultural and heritage beauty of The Briars and is an exciting step towards realising the community's vision for the site.

One of our main aims during the development of the Plan was to keep what is already loved and bring in some new, carefully considered experiences that allow more people to enjoy The Briars. We placed a draft Plan on public exhibition in May last year and received a big response. Much of the feedback from the community was very positive and built excitement for the project.

The proposal to extend the Sanctuary was certainly popular. We're looking at replanting some of the broad acres with indigenous plants, extending the walking trails and reintroducing animals that once lived here. This will become a perfect place for telling stories from the Traditional Owners.

We're also proposing two children's gardens to connect children to nature through exploration and play. One, the Tichin-Gorourke Children's Garden, will celebrate the site's original name *(Tichin-Gorourke* is the Boon Wurrung word for voice of many frogs) and focus on wetlands and frogs.

The restoration of the heritage precinct will bring the Homestead back to life, including the return of the Napoleon collection. The Homestead is one of the oldest European homes on the peninsula, with the first section built in 1846. Visitors will be transported back to when the Balcombe family lived here and discover their link to Napoleon.

I would like to thank all those who provided their thoughts during the consultation process. These conversations will continue throughout the next stages of the process, as we continue to work together to ensure that The Briars is a place of retreat and rejuvenation that lifts the spirits and delights the hearts of our community for many generations to come!

Cr Sam Hearn
Mayor, Mornington Peninsula Shire

Thank you to the following for their contribution and support

Mornington Peninsula Shire community
Mornington Peninsula Shire Councillors
Mornington Peninsula Shire staff
Briars volunteers, tenants and social media community
Mornington Peninsula Regional Tourism Board
Bunurong Land Aboriginal Council
National Trust of Australia (Victoria)
National Trust of Australia (Victoria) Committee – Peninsula Branch
Heritage Victoria
Victorian Farmers Federation
Mornington Peninsula Viticulturalists
BERG
All Abilities Consultative Committee
South East Water
Landcare Australia

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MORNINGTON PENINSULA Shire

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Mornington Peninsula Shire acknowledges and pays respect to the elders, families and ancestors of the Bunurong/Boon Wurrung people, who have been the custodians of this land for many thousands of years.

We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong/Boon Wurrung peoples' living culture continues to have a unique role in the life of this region.

MORNINGTON PENINSULA Shire

The Briars is a place of innovation and inspiration. We foster social change to create a future in which our people and place thrive.

Council and the community came together to articulate a vision for the future of The Briars. The following is an overview of how The Briars will be improved to protect, celebrate and enhance the natural, historic and cultural significance of this place.



Heritage Farm Trail
Heritage machinery play
Community agricultural plots



The Sanctuary
Sanctuary Dreaming
Nature Sanctuary
Wildlife Wonders

Farm chic restaurant



The Gathering Space
Tichin-Gorourke Children's Garden
Wild Education



Arts & Wellness Precinct



Peninsula Play Garden



Regenerative agriculture



Mornington Peninsula Community Benefits

During construction

Economic output • $37,849,000
Employment • 92
Wages • $7,675,000
Value-added • $14,759,000

Community benefits when operational (annually)

Economic output • $29,390,000
Employment • 198
Wages • $9,040,000
Value-added • $15,800,000



STAGING	PROJECT	COST	DELIVERY
STAGE 1	Detailed design – entire plan	$2.5 million	August 2021
	Wildlife Sanctuary expansion; Wild Dreaming (Glamping); Nature Sanctuary	$5.0 million	December 2021
	Green Dreaming Stage 1 - Agricultural Plots* *Agricultural plots are a combination of smaller community gardens and larger research / test plots. The latter will be developed in partnership with educational institutions, local farmers and other stakeholders.	$0.6 million	March 2021
	Road/carpark improvements Stage 1	$2.0 million	June 2021
	Total Stage 1	**$10.1 million**	
STAGE 2	Arts & Wellness Precinct	$2.0 million	June 2022
	Heritage Farm Trail and Homestead	$2.0 million	December 2021
	Peninsula Play Garden	$1.7 million	June 2022
	The Gathering Space – Café, Children's Garden, Visitor Centre	$6.0 million	June 2022
	Road/carpark improvements Stage 2	$2.8 million	June 2022
	Total Stage 2	**$14.5 million**	

GROWTH IN VISITATION TO THE BRIARS



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19/11/20 3:03 pm

BRIARS MASTER PLAN BUSINESS CASE

FINAL REPORT

MARCH 2019 MORNINGTON PENINSULA SHIRE

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FILENAME: Briars Master Plan Business Case_FINAL Report (March 2019)

VERSION: 1

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ACRONYMS

AAGR – Annual Average Growth Rate

ABS – Australian Bureau of Statistics.

BCR – Benefit Cost Ratio

FTE – Full Time Equivalent (staff)

GWZ – Green Wedge Zone.

IVS – International Visitor Survey.

LCA – Local Catchment Area.

LGA – Local Government Area.

NPV – Net Present Value

NVS – National Visitor Survey.

PCRZ – Public Conservation and Resource Zone.

RCA – Regional Catchment Area.

ROI – Return on Investment

TRA – Tourism Research Australia.

YE – Year Ending.

VFR – Visiting Friends and Relatives.

GLOSSARY OF TERMS

Domestic day trip visitors – Those who travel for a round trip distance of at least 50 kilometres, are away from home for at least four hours and do not spend a night away from home. Same day travel as part of overnight travel is excluded, as is routine travel such as commuting between work/school and home.

Domestic overnight visitors – Domestic overnight travel involves a stay away from home of at least one night, at a place at least 40 kilometres from home. Only includes those trips where the respondent is 15 years and over and away from home for less than 12 months.

International visitors – Visitors to Australia that are currently a resident overseas, have been in Australia for less than 12 months and are aged 15 years or over. TRA does not capture any day trips undertaken by international visitors (only overnight trips). Therefore, international visitation is likely to be underrepresented in the data.

Green Wedge Zone – Green Wedge areas contain a mixture of agriculture and low-density activities including cultural heritage sites, biodiversity conservation areas and water catchments. The primary purpose of this zone is to recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

Public Conservation and Resource Zone – The purpose of this zone is: to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values; to provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes; and to provide appropriate resource-based uses.

Local Catchment Area – The local suburbs surrounding the Briars, particularly those with easy access to the site (via the highway/freeway links). The local catchment includes the following suburbs: Mount Martha, Mount Eliza, Mornington, Dromana, Safety Beach, Moorooduc and Tuerong.

Regional Catchment Area – The broader Mornington Peninsula LGA (excluding the suburbs within the local catchment). The regional catchment includes the following suburbs: Arthurs Seat, Balnarring, Balnarring Beach, Baxter, Bittern, Blairgowrie, Boneo, Cape Schanck, Capel Sound, Crib Point, Fingal, Flinders, Hastings, HMAS Cerberus, Main Ridge, McCrae, Merricks, Merricks Beach, Merricks North, Pearcedale (part), Point Leo, Portsea, Red Hill, Red Hill South, Rosebud, Rye, Shoreham, Somers, Somerville, Sorrento, St Andrews Beach, Tootgarook, and Tyabb.

Benefit Cost Ratio – The BCR determines the overall benefits that a project or investment is likely to generate, relative to its costs. If a project has a BCR greater than 1, this suggests that the project will generate a positive financial impact, as the present value of the project benefits will exceed the present value of total costs (and vice versa).

Net Present Value – The difference between the present value of income and the present value of expenditure over a period of time. A positive NPV indicates that the projected revenue generated by a project or investment exceeds the anticipated expenditure and is, therefore, likely to be profitable and financially beneficial (and vice versa).

EXECUTIVE SUMMARY

OVERVIEW

Mornington Peninsula Shire Council (Council) commissioned Urban Enterprise to prepare a Business Case to support the Briars Master Plan (Master Plan). The purpose of the Business Case is to examine the key market, financial and economic impacts of the proposed development opportunities identified in the Master Plan.

THE BRIARS

The Briars is a 230-hectare property that offers a range of experiences and activities, including:

- Wildlife Sanctuary with various walking trails;
- Beautiful historic gardens including a heritage vegetable garden;
- Heritage breed farm animals;
- Guided tours of the Historic Balcombe Homestead (built in 1851);
- Angus & Rose Coffee and Creativity;
- Josephine's Restaurant;
- Visitor Information Centre;
- Balcombe Estuary Boardwalk between Mt Martha and the Briars;
- Eco Living Display Centre;
- School holiday activities including Junior Ranger Program and After-dark Wildlife Walks;
- Astronomy centre (for Mornington Peninsula Astronomical Society);
- BBQ & picnic areas;
- Shire Nursery (native & indigenous plants); and

The property is located in the Mornington Peninsula, along the Nepean Highway and Mornington Peninsula Freeway (see Figure 1) and is approximately a 60-minute drive from the Melbourne CBD.

FIGURE 1 BRIARS SITE LOCATION



Source: Urban Enterprise 2019

BRIARS MASTER PLAN

The Master Plan is intended to transform the Briars into an attractive and desirable visitor destination. Specifically, its objectives are to:

- Increase the volume of visitation;
- Broaden the visitor markets;
- Increase visitor expenditure at the site; and

Improve visitors' connection to the site's history and heritage.

These objectives are intended to support the overarching vision for the Briars as follows:

> *The Briars is a place of inspiration and innovation. We foster social change to create a future where our people and place thrives.*

SITE OVERVIEW

As shown in Table 1, the Master Plan includes seven distinct 'zones' within the Briars, to be used for specific development opportunities and uses to help transform the site into an attractive visitor destination.

These opportunities are individually assessed to determine the overall market, financial and economic impact of the Master Plan.

PLANNING CONTEXT AND SCENARIOS

Council has advised that several of these proposed uses are subject to rezoning all Green Wedge Zone (GWZ) land into Public Conservation and Resource Zone (PCRZ). If unsuccessful, the development opportunities will be restricted. Therefore, this project will include an assessment of the following two scenarios:

- **Scenario 1.** Rezoning all land to PCRZ is successful, which permits **all** opportunities and uses in the Master Plan to be developed; and
- **Scenario 2.** Rezoning all land to PCRZ is *unsuccessful*, which **prohibits** the development of the following components:
  - The Education/Community Space,
  - The café and retail components of the Visitor Centre;
  - The Destination Playground;
  - Specialty Retail (in the Homestead); and
  - The Innovation Centre

Although several other uses under Scenario 2 requires a permit to be developed – including glamping, nursery and outdoor education areas – it is assumed that these would be approved.

In addition, the Business Case includes a '**Do-Nothing**' Scenario, which examines the operation of the Briars – over the same period – under the assumption that the Master Plan is not implemented (and no new development opportunities are included). This provides a basis of comparison for the above Scenarios and ensures a comprehensive analysis of the total and net impact of the Master Plan.

TABLE 1 KEY MASTER PLAN ZONES AND DEVELOPMENT OPPORTUNITIES

ZONE NO.	ZONE	DESCRIPTION	DEVELOPMENT OPPORTUNITIES

1	The Gathering Place	This area provides guests with a place to come together, play and relax with a simple food offer. It is envisioned as the 'hub' of visitor activity	• Extension of existing visitor centre to include:
			  o Café
			  o Retail outlet
			  o Education/community space
			• A destination playground that offers a unique focus on wetlands, including a play space and water play

2	The Balcombe Homestead	1850s heritage homestead and gardens, which can be experienced via group tours and can be hired for functions and events	Heritage Homestead and adjoining farm gardens available for group tours, event hire and specialty retail (e.g. ice creamery, chocolateries, etc)
3	The Village	A family-friendly, farm-chic restaurant serving local produce, which is suitable for functions.	Renovation/extension of restaurant into a family-friendly, farm-chic facility that focuses on local produce. The restaurant will also be available for function hire.

	Nursery	The Shire Nursery preserves and sells native flora for public consumption	• Increasing size of nursery, with a focus on local/Indigenous product, including:
			  o Increasing production space for retail and wholesale; and
			  o Community workshops

4	Green Dreaming	'Green Dreaming' consists of a hub of nature-based innovation, which includes an Innovation Centre and 'Ag Lab' that showcases productive and innovative agricultural techniques. It also comprises family-friendly components to broaden its appeal to visitors and researchers alike	• Innovation centre focusing on agriculture, with indoor and outdoor interactive components, including:
			  o Ag Lab (outdoor space)
			  o Think Tanks (i.e. research spaces)
			  o Retail and café space

	Outdoor Education Camp	The outdoor education camp provides school children with a deeper connection to, and understanding of, the importance of the Peninsula's natural, cultural and heritage values.	Outdoor education camp, including outdoor activities for school and community groups (e.g. camping, giant swing, zip line, etc.)
5	The Amphitheatre	Provides space for large concerts, as well as cultural events and functions to promote community engagement	Events on the lawns, with a large-scale amphitheatre (capacity of 8,000)
6	The Wildlife Sanctuary	This is a wildlife area that includes several immersive and interactive nature-based experiences	• Wildlife reserve (including walking trails and open grasslands – free access) • Wild sanctuary (allows close encounters with wildlife – paid access only) • Wild dreaming (glamping experience which includes nature-based activities and bush dining experiences)
7	The Community Forest	Open bushland providing free public access to explore, walk and view the area's natural environment	• Investigate the potential for expanded dog-walking facilities and create links to other bushwalking tracks across the site

Source: Briars Master Plan 2018 (DRAFT)

STRATEGIC CONTEXT

By developing the Briars into an attractive visitor destination, this project supports existing Federal, State and Local Government objectives to grow the visitor economy. Key findings from the review of strategic policy documents can be synthesised as follows:

- At a Local Government level, the Master Plan aligns with the Council's overarching strategic objectives to improve the Shire's liveability and provide better services and facilities for the community. In addition, developing the Briars has strong alignment with a range of local and community-driven strategies, including those that relate to: improvements in health and wellbeing; economic development; promoting Aboriginal culture; improving the overall visitor experience; and meet community needs;
- At a State Government level, protecting and promoting natural assets and attractions is fundamental to safeguarding Victoria's biodiversity and promoting overall health and wellbeing; and
- At a Federal Government level, there is a focus on increasing international visitors to Australia, particularly through enhancing natural assets and wildlife experiences, as well as promoting historical and cultural sites.

MARKET ASSESSMENT

RESIDENTIAL MARKET

The residential market is divided into the following catchment areas:

- **The local (or primary) catchment area (LCA)** – this covers the local suburbs surrounding the Briars, particularly those with easy access to the site (via the highway/freeway links)[1].
- **The regional (or secondary) catchment area (RCA)** – this covers the broader Mornington Peninsula LGA (excluding the suburbs within the local catchment)[2],

Importantly, residents within these catchment areas are likely to undertake repeat visitation to the Briars.

As shown in Table 2, the population of the Mornington Peninsula is estimated to grow from 160,862 residents in 2016, to 172,036 by 2026. This represents a relatively slow Annual Average Growth Rate (AAGR) of 0.7% per annum. Similar rates of growth are expected in the catchment areas, which are detailed in Figure 5

As the population grows, however, the expectation is that community demand for services and leisure/entertainment product will also concurrently grow.

TABLE 2 MORNINGTON PENINSULA POPULATION FORECASTS TO 2026

AREA	2016	2026	GROWTH		AAGR (%)
Local Catchment	75,586	80,387	4,801	6.4%	0.6%
Regional Catchment	85,276	91,649	6,373	7.5%	0.7%
Mornington Peninsula	**160,862**	**172,036**	**11,174**	**6.9%**	**0.7%**

Source: Forecast ID 2017

[1] The local catchment includes the following suburbs: Mount Martha, Mount Eliza, Mornington, Dromana, Safety Beach, Moorooduc and Tuerong.

[2] The regional catchment includes the following suburbs: Arthurs Seat, Balnarring, Balnarring Beach, Baxter, Bittern, Blairgowrie, Boneo, Cape Schanck, Capel Sound, Crib Point, Fingal, Flinders, Hastings, HMAS Cerberus, Main Ridge, McCrae, Merricks, Merricks Beach, Merricks North, Pearcedale (part), Point Leo, Portsea, Red Hill, Red Hill South, Rosebud, Rye, Shoreham, Somers, Somerville, Sorrento, St Andrews Beach, Tootgarook, and Tyabb

In addition, the demographic profile of the residential market is summarised below:

- Residents tend to be older (aged 50 years or above), in comparison to Greater Melbourne. This indicates a higher proportion of retirees in the region, which typically have more time to participate in leisure and entertainment activities;
- There is a higher proportion of family households with children in the area (compared to Greater Melbourne), which typically demand family-friendly services and product that caters to children; and
- The catchment areas also exhibit relatively higher levels of income and employment, which increases spending power and propensity to consume leisure and entertainment activities.

VISITOR MARKET

Over the past five years (between 2013 and 2017), the Shire has experienced significant growth in visitor numbers, with average growth of almost 10% per annum. This is almost double the growth rate experienced by the Greater Melbourne visitor market (5.3%) over the same period.

Table 3 shows that the Mornington Peninsula is a mature and successful visitor destination, attracting almost 6 million total visitors in 2017 (predominantly domestic). In addition, forecast visitation growth is expected to remain strong across all visitor types, with total visitor numbers almost doubling to 11.5 million (based on an estimated AAGR of 6.8% per annum).

TABLE 3 MORNINGTON PENINSULA VISITOR PROJECTIONS

VISITOR TYPE	2017	2027	GROWTH		AAGR (%)
Domestic Daytrips	4,450,657	9,090,277	4,639,620	104%	7.4%
Domestic Overnight	1,464,301	2,280,104	815,803	56%	4.5%
International	46,538	156,543	110,005	236%	12.9%
Total	**5,961,497**	**11,526,925**	**5,565,427**	**93%**	**6.8%**

Source: Urban Enterprise 2019; TRA NVS & IVS 2013-2017 YE Dec

Key findings from the demographic profile of the visitor market can be summarised as follows:

- There is a relatively a higher proportion of visitors motivated by 'holiday' purposes (compared to Greater Melbourne), which typically spends more on tourism product and leisure/entertainment activities;
- The highest proportion of visitors to the Shire – for all visitor types – are aged over 55 years, which suggests the region is popular for the elderly demographic, retirees, etc; and
- Both domestic and international visitors are more likely to participate in outdoor and nature-based activities (e.g. beach, parks, bushwalking, etc) compared to the Greater Melbourne average.

TARGET MARKETS

Based on an assessment of the residential and visitor markets, as well as the proposed functions and uses included in the Master Plan, Table 4 (on the next page) summarises the relevant target markets, market sizes and product alignment with the Master Plan.

Please note the data below shows some double counting for residents and visitors, as individuals can be included in more than one target market segment.

TABLE 4 BRIARS MASTER PLAN PRODUCT ALIGNMENT TO TARGET MARKETS[3]

MASTER PLAN OPPORTUNITIES	RESIDENTIAL MARKET[4]			VISITOR MARKET[5]					
	Families with children	Over 50s (retirees)	School Children	Families with children (domestic only)	VFR (domestic only)	Nature-based visitors	Food & Beverage visitors	Over 55s (retirees)	Education market
CURRENT MARKET SIZE (2016-17)[6]	83,791	69,479	22,169	274,690	1,663,506	3,067,005	3,506,990	2,076,342	32,615
Extension of existing visitor centre	✓	✓		✓	✓	✓	✓	✓	
Education space			✓						✓
Destination playground	✓		✓	✓	✓	✓			
Amphitheatre	✓	✓		✓	✓			✓	
Glamping		✓				✓		✓	
Renovation/extension of restaurant	✓	✓		✓	✓		✓	✓	
Specialty food and beverage retail	✓	✓		✓	✓		✓	✓	
Innovation centre			✓						✓
Expansion of nursery		✓			✓	✓		✓	
Outdoor education camp	✓		✓	✓		✓			✓

Source: Urban Enterprise 2019

[3] The residential market includes both the local and regional catchment; while the domestic market includes daytrips and overnight visitors.
[4] Aggregating the residential target markets is greater than the total number of residents in the Shire, as individuals can be included in multiple categories.
[5] Aggregating the visitor target markets is greater than the total number of visitors to the Shire, as individuals can be included in multiple categories.
[6] The data for the residential market is based on the 2016 census; while the visitor market data is based on information from December 2017

STRATEGIC FINDINGS

The following are key strategic considerations to inform the development and enhancement of the Briars:

- Developing product focusing on **immersive nature-based experiences** and **food and beverage** offerings, which could target 'baby boomer' market and increase mid-week/off-peak visitation;
- Development of the **nature based, wildlife and indigenous** tourism experience to grow international visitation and mid-week markets;
- Development of **family-friendly products and experiences** that will encourage visitor dispersal from the coast including, immersive nature-based experiences, food and beverage offerings and the destination playground; and
- Development of a major outdoor **events venue** in the Shire (e.g. Amphitheatre), which could strengthen the Mornington Peninsula's position as a major events destination.

RECOMMENDATIONS

Based on the above analysis of key residential and visitor target markets, as well as the region's tourism context, demand is likely to be strongest for:

- Extension of the existing visitor centre and associated nature-based offer at the Wildlife Sanctuary;
- A destination playground;
- Event-related opportunities; and
- Food and beverage product, including specialty retail and restaurant.

Conversely, demand is likely to be weakest for the **Innovation Centre** concept, which requires further consideration into making this a viable family-friendly product.

This should influence Council's priorities for investment in the site in the short-term (Stage 1), medium-term (Stage 2) and long-term (Stage 3) term.

Consideration should also be given to how each site/opportunity is connected and linked to the overarching brand of the Briars. A cohesive brand is required in order to successfully activate each component and generate sufficient visitation.

MASTER PLAN ASSESSMENT

The Business Case includes a detailed market, financial and economic assessment of the Briars Master Plan.

This includes an individual assessment of each Master Plan zone, which is then consolidated to identify the overall impact of the Briars Master Plan. The Master Plan assessment is projected over a 10-year period, showing the operation from commencement in 2019-20 (Year 1) through to 2028-29 (Year 10).

EXCLUSIONS

For the purposes of this report, however, and based on: the proposed concept and market assessment, the following zones identified in the Master Plan are *excluded* from the assessment:

- **Green Dreaming**. This should be considered in the longer-term only, following a feasibility study and concept refinement, in order to ensure a viable and sustainable product.
- **Outdoor Education Camp**. As mentioned above, the current lease expires in 2024 (with the option to extend until 2033). Therefore, it is assumed that no material changes will occur until the lease ends.
- **The Community Forest**. There are no significant development opportunities in this area.

VISITOR DEMAND PROJECTIONS

After aggregating the projected visitation for each Scenario, total visitation is expected to increase at a different rate as follows:

- *Do-Nothing Scenario* – 201,134 visits in Year 10;
- *Scenario 1* (all Master Plan opportunities permitted) –522,418 visits in Year 10; and
- *Scenario 2* (some opportunities prohibited[7]) – 401,273 visits in Year 10.

Estimated visitation is expected to be greater in Scenario 1 due to the development of key product that is restricted under Scenario 2, including the destination playground (Gathering Place) and Specialty Retail (Homestead).

However, both Scenario 1 and 2 represents a significant increase from the Do-Nothing approach. Therefore, if these projections are realised, the Master Plan could transform the Briars into a major visitor attraction for the Mornington Peninsula.

TABLE 5 BRIARS MASTER PLAN: VISITOR DEMAND PROJECTIONS

Scenario	Year 1	Year 10
Do-Nothing Scenario	168,300	201,134
Scenario 1	168,300	522,418
Scenario 2	168,300	405,074

The greatest driver of visitation for each Scenario is the Gathering Place & Wildlife Sanctuary zones (over half of total visits), as these areas represent the 'hub' of visitor activity. Therefore, these have been identified as priority areas for development, which is critical to ensuring the success of the Master Plan.

COST-BENEFIT ASSESSMENT

The cost-benefit summary for the Briars Master Plan is detailed in Table 6. This shows that, under both scenarios, the Master Plan is expected to generate a positive Return on Investment (ROI), demonstrated by a positive NPV (which indicates that the projected revenue will exceed the projected expenditure); and a BCR marginally greater than 1 (the present value of project benefits exceeds the present value of costs). Therefore, the project is likely to be financially viable and sustainable.

Conversely, the Do-Nothing Scenario generates a *negative* ROI, as the lack of development constrains visitation and revenue opportunities, resulting in: a cash flow deficit, negative NPV and BCR less than 1.

However, the financial benefits are likely to be greater under Scenario 2, demonstrated by a higher NPV/BCR. Despite having a lower projected revenue – due to the restrictions in development[8] – the cash flow is greater in Scenario 2, driven by reductions in capital and operating costs.

TABLE 6 BRIARS MASTER PLAN: COST-BENEFIT SUMMARY

	DO-NOTHING SCENARIO	SCENARIO 1	SCENARIO 2
Revenue - Year 10	$696,604	$10,744,988	$10,359,900
Operating Expenditure - Year 10	$1,911,054	$6,497,806	$6,012,663
Total CAPEX (Council Contribution)[9]	N/A	$9,401,119	$8,136,119
Cash Flow - Year 10	($1,214,450)	$4,232,112	$4,332,167
NPV	($8,168,142)	$526,685	$2,686,983
BCR	0.3	1.0	1.1

[7] As mentioned above, the following commercial opportunities are prohibited under Scenario 2: The Education/Community Space; The café and retail components of the Visitor Centre; The Destination Playground; and Specialty Retail (in the Homestead)

[8] The Visitor Centre retail/café space, the adjoining education/community space and the specialty retail at the Homestead

[9] Includes Government grants of 50% of total capital expenditure

ECONOMIC IMPACT ASSESSMENT

The development and operation of the Master Plan is likely to generate substantial benefits for the Mornington Peninsula economy – for both scenarios – through increases in economic output, job creation, wages and value-add to the economy. The economic impact of the Master Plan is compared against the relative impact of the 'Do-Nothing' Scenario.

Table 7 provides a summary of the flow-on economic impact from the construction/development of the Master Plan (note: the following table shows the total impact of construction by aggregating the direct and indirect impacts).

As shown below, the overall impact is greater for Scenario 1, due to the increases in construction costs (as all development opportunities are permitted). While the 'Do-Nothing' approach does not generate economic benefits, as this Scenario does not provide any additional capital investment on-site.

TABLE 7 BRIARS MASTER PLAN ECONOMIC IMPACT: CONSTRUCTION PHASE

	Output	Employment	Wages	Value-Added
Do-Nothing Scenario	N/A	N/A	N/A	N/A
Scenario 1	$37,501,000	91	$7,593,000	$14,490,000
Scenario 2	$32,444,000	80	$6,573,000	$12,543,000

Furthermore, Table 8 details the flow-on ongoing (i.e. annual) economic benefits from the operation of the Master Plan by applying projected revenue/visitor spend. (note: the following table shows the total impact of operation by aggregating the direct and indirect impacts).

The overall impact is again greater for Scenario 1, due to projected increases in revenue (as there are no planning restrictions for commercial development opportunities). However, each Scenario generates a positive economic impact for the region, compared to the Do-Nothing' Scenario, which yields minimal economic benefits (due to the lack of visitation and revenue-generating opportunities).

TABLE 8 BRIARS MASTER PLAN ECONOMIC IMPACT: OPERATIONAL PHASE

	Output	Employment	Wages	Value-Added
Do-Nothing Scenario	$1,253,000	7	$389,000	$674,000
Scenario 1	$19,011,000	124	$6,096,000	$10,508,000
Scenario 2	$18,323,000	120	$5,876,000	$10,132,000

In addition, there is also likely to be various other qualitative benefits generated by the development of transformative Master Plan, including:

- Enhancements to the Mornington Peninsula's status and as a desirable visitor destination, particularly for visitors seeking high-quality nature-based experiences. This is likely to stimulate the visitor economy through increases in visitation (and visitor yield), resulting in flow-on effects to other tourism and hospitality businesses in the area;
- Providing local employment and training opportunities training, as well as developing local skills, which could help alleviate youth unemployment and improve the region's socio-economic profile;
- Improving community access to passive and unstructured recreation opportunities for residents; and
- Strengthening visitor dispersal across the Mornington Peninsula (from the busy coastline attractions).

PART A. INTRODUCTION

1. INTRODUCTION

1.1. PROJECT BACKGROUND

Mornington Peninsula Shire Council (Council) commissioned Urban Enterprise to prepare a Business Case to support the Briars Master Plan (Master Plan). The purpose of the Business Case is to examine the market, financial and economic impact of the Master Plan.

1.2. METHODOLOGY

The following methodology was adopted for the Business Case:

- A review of the Briars Master Plan (noting it is still at draft stage);
- A review of the strategic and policy context for the project, including federal, state and local strategies and plans;
- Consultation with key internal stakeholders from Council to obtain more information about the project and key considerations;
- A residential market assessment of the local area surrounding the Briars, as well as the wider Mornington Peninsula Local Government Area (LGA), using data sourced from the Australian Bureau of Statistics (ABS);
- A detailed visitor market assessment, including an overview of visitor trends, and profiles of domestic and international visitors to the Shire;
- Identification of the key (residential and visitor) target markets for the Briars, including the potential demand for the proposed uses and functions included in the Master Plan;
- A financial assessment of the key uses and functions, including projected revenue and expenditure items, to determine the Return on Investment (ROI); and
- An economic impact assessment of the expected benefits likely to result from the Master Plan, including job creation, economic output and other direct and indirect economic benefits.

1.3. THE BRIARS

1.3.1. ABOUT THE BRIARS

The Briars is a 230-hectare property that offers a range of experiences and activities, including:

- Wildlife Sanctuary with various walking trails;
- Beautiful historic gardens including a heritage vegetable garden;
- Heritage breed farm animals;
- Guided tours of the Historic Balcombe Homestead (built in 1851);
- Angus & Rose Coffee and Creativity;
- Josephine's Restaurant;
- Visitor Information Centre;
- Balcombe Estuary Boardwalk between Mt Martha and the Briars;
- Eco Living Display Centre;
- School holiday activities including Junior Ranger Program and After-dark Wildlife Walks;
- Astronomy centre (for Mornington Peninsula Astronomical Society);
- BBQ & picnic areas;
- Shire Nursery (native & indigenous plants); and
- Outdoor Education Camp.

Various facilities and gardens are also available for venue hire, including weddings and community events.

Importantly, all facilities are owned and operated by the Shire, with the exception of Josephine's Restaurant, Angus & Rose, the Outdoor Education Camp and the Astronomy Centre. These are all leased out to external companies and groups.

The property is located at a convenient access point in Mornington Peninsula, in between the Nepean Highway and Mornington Peninsula Freeway. As shown in Figure 2, the site is adjacent to the Mount Martha township, which is less than 10km from the Mornington town centre and is approximately a 60-minute drive from the Melbourne CBD.

FIGURE 2 BRIARS SITE LOCATION



Source: Urban Enterprise 2019

The historic Balcombe Homestead, established 1851, is a key feature of the site as it connects visitors to the history and heritage of the area. Although it is currently closed for maintenance works, a recent image of the homestead is shown below.



THE BALCOMBE HOMESTEAD

Source: Mornington Peninsula 2018

1.3.2. CURRENT OPERATION

VISITATION

Visitation to the Briars is an approximate measurement only, based on vehicle entries. The most recent visitation estimates for the 2018-19 year, provided by Council, projects a total of **165,000 annual visits**. This makes the Briars one of the more popular resident and visitor attractions within the Shire.

According to the Council, the Briars is frequented by the following visitor markets (which is subject to further assessment throughout this report):

- Bushwalkers (i.e. nature-based visitors);
- School groups;
- Disability groups; and
- Event and function participants.

The visitor market is assumed to be predominantly domestic, with a small proportion of international visitors (primarily from Western Europe and USA). This will also be explored in greater detail is later sections of this report.

OPERATIONAL BUDGET

The most recent operating budget for the Briars shows a deficit of almost $1 million (see Table 9). The income is generated from several sources, including nursery and shop sales (retail and wholesale), as well event and function hire; while the expenditure is primarily driven by wages, materials/equipment and corporate overheads.

TABLE 9 BRIARS ANNUAL FINANCIAL BALANCE 2017-18

INCOME	$202,444
Nursery	$141,932
General	$49,252
Briars Shop	$11,260
EXPENDITURE	**$1,189,271**
Nursery	$357,597
General	$824,453
Briars Shop	$7,221
TOTAL ANNUAL BALANCE	**($986,827)**

Source: Mornington Peninsula 2018

1.4. BRIARS MASTER PLAN

1.4.1. STRATEGIC OBJECTIVES

The development of the Master Plan was initiated by Council with the overarching strategic objective to "transform the Briars into a significant destination (that attracts visitors and residents to the site)". More specifically, its main objectives are to:

- Increase visitation;
- Broaden the visitor markets;
- Increase visitor expenditure (and revenue generation on-site); and
- Improve visitors' connection to the site's values.

1.4.2. VISION

The Master Plan articulates the Council's and community's vision for the Briars as follows:

> *The Briars is a place of inspiration and innovation. We foster social change to create a future where our people and place thrives.*

This is supported by the following objectives for the Briars, designed to bring the Council and community together:

- Grow our community's capacity and nurture the natural values of our place by using and sharing next generation conservation, agriculture and climate change - mitigation practices;
- Grow our wellbeing by connecting visitors with our culture, community and green places;
- Nurture our prosperity by supporting key Peninsula industries, creating a resilient environment for businesses to succeed and building a self-sustaining experience; and
- Nurture our community by improving our connectivity with linages and pathways which encourage active and accessible transport.

1.4.3. SITE OVERVIEW

As shown in Table 10 (and illustrated in Figure 3), the Master Plan includes seven distinct 'zones' within the Briars, to be used for specific development opportunities and uses to help transform the site into an attractive visitor destination.

These opportunities are individually assessed (in subsequent sections of the report) to determine the overall market, financial and economic impact of the Master Plan.

TABLE 10 KEY MASTER PLAN ZONES AND DEVELOPMENT OPPORTUNITIES

ZONE NO.	ZONE	DESCRIPTION	DEVELOPMENT OPPORTUNITIES

1	The Gathering Place	This area provides guests with a place to come together, play and relax with a simple food offer. It is envisioned as the 'hub' of visitor activity	• Extension of existing visitor centre to include:
			  o Café
			  o Retail outlet
			  o Education/community space
			• A destination playground that offers a unique focus on wetlands, including a play space and water play

2	The Balcombe Homestead	1850s heritage homestead and gardens, which can be experienced via group tours and can be hired for functions and events	Heritage Homestead and adjoining farm gardens available for group tours, event hire and specialty retail (e.g. ice creamery, chocolateries, etc)
3	The Village	A family-friendly, farm-chic restaurant serving local produce, which is suitable for functions.	Renovation/extension of restaurant into a family-friendly, farm-chic facility that focuses on local produce. The restaurant will also be available for function hire.

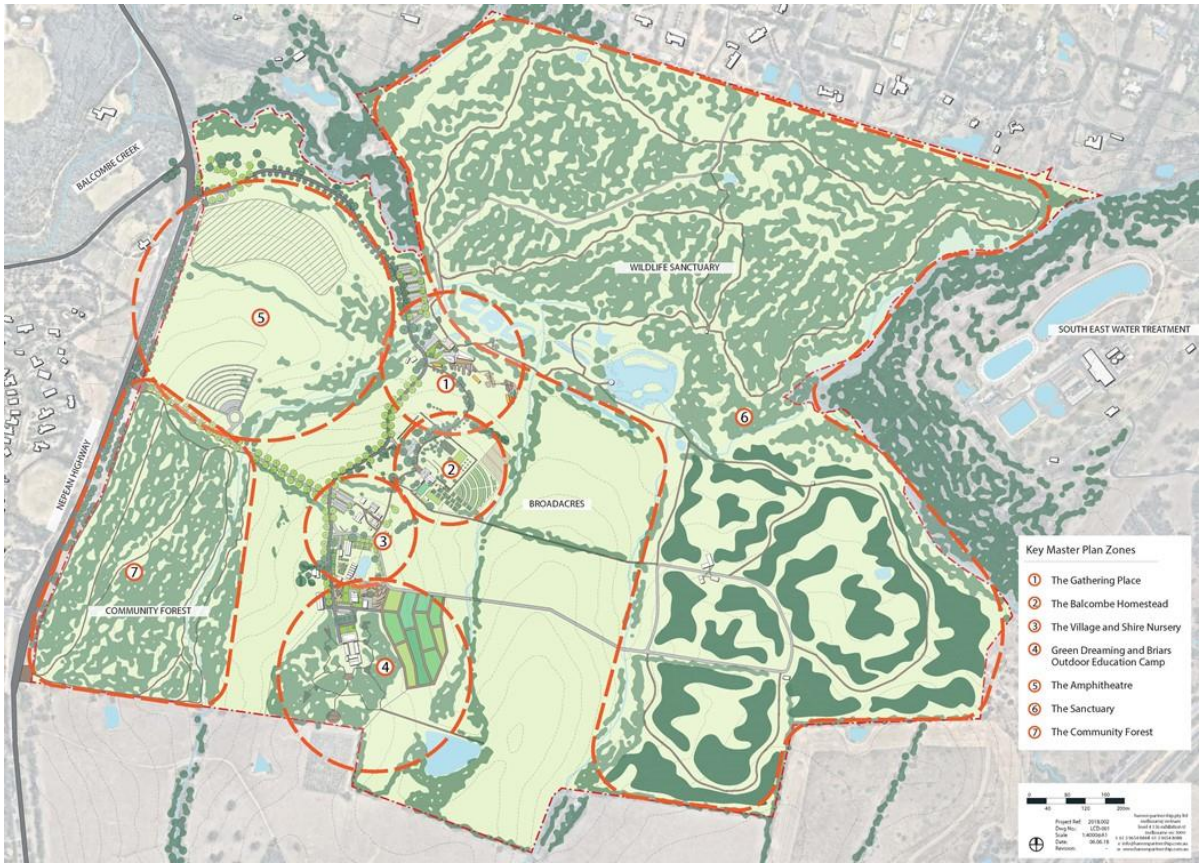
	Nursery	The Shire Nursery preserves and sells native flora for public consumption	• Increasing size of nursery, with a focus on local/Indigenous product, including:
			  o Increasing production space for retail and wholesale; and
			  o Community workshops

4	Green Dreaming	'Green Dreaming' consists of a hub of nature-based innovation, which includes an Innovation Centre and 'Ag Lab' that showcases productive and innovative agricultural techniques. It also comprises family-friendly components to broaden its appeal to visitors and researchers alike	• Innovation centre focusing on agriculture, with indoor and outdoor interactive components, including:
			  o Ag Lab (outdoor space)
			  o Think Tanks (i.e. research spaces)
			  o Retail and café space

	Outdoor Education Camp	The outdoor education camp provides school children with a deeper connection to, and understanding of, the importance of the Peninsula's natural, cultural and heritage values.	Outdoor education camp, including outdoor activities for school and community groups (e.g. camping, giant swing, zip line, etc.)
5	The Amphitheatre	Provides space for large concerts, as well as cultural events and functions to promote community engagement	Events on the lawns, with a large-scale amphitheatre (capacity of 8,000)
6	The Wildlife Sanctuary	This is a wildlife area that includes several immersive and interactive nature-based experiences	• Wildlife reserve (including walking trails and open grasslands – free access) • Wild sanctuary (allows close encounters with wildlife – paid access only) • Wild dreaming (glamping experience which includes nature-based activities and bush dining experiences)
7	The Community Forest	Open bushland providing free public access to explore, walk and view the area's natural environment	• Investigate the potential for expanded dog-walking facilities and create links to other bushwalking tracks across the site

Source: Briars Master Plan 2018 (DRAFT)

FIGURE 3 KEY MASTER PLAN ZONES



Source: Briars Master Plan (DRAFT)

1.5. PLANNING CONTEXT

Council has advised that the Briars is subject to the following planning zones, which has implications for future development opportunities in the Master Plan:

- **Green Wedge Zone (GWZ)** – the Briars site, excluding the Wildlife Sanctuary, is within a GWZ and is to be preserved in its natural state. As such, all uses and works proposed within this zone are to facilitate agricultural uses sustainably. Therefore, use of the land for non-agricultural purposes are prohibited (or severely limited).
- **Public Conservation and Resource Zone (PCRZ) –** the Wildlife Sanctuary (90 hectares) is zoned as PCRZ. The intent for PCRZ land is provide facilities which assist in public education and interpretation of the natural environment, with minimal degradation of the natural environment or natural processes. Therefore, this zone permits development of the land and multiple uses that meets these criteria.

Importantly, implementing these proposed functions and uses is dependent on Council re-zoning approximately 140-hectares of land from GWZ to PCRZ, as some uses are prohibited under GWZ.

Therefore, the Business Case will include a market, financial and economic assessment of the following two scenarios:

- **Scenario 1.** Rezoning all land to PCRZ is successful, which permits **all** opportunities and uses in the Master Plan to be developed; and
- **Scenario 2.** Rezoning all land to PCRZ is *unsuccessful*, which **prohibits** the development of the following components:
  - The Education/Community Space,
  - The café and retail components of the Visitor Centre;
  - The Destination Playground;
  - Specialty Retail (in the Homestead); and
  - The Innovation Centre

Although several other uses under Scenario 2 requires a permit to be developed – including glamping, nursery and outdoor education areas – it is assumed that these would be approved.

In addition, the Business Case includes a '**Do Nothing**' Scenario, which examines the operation of the Briars – over the same period – under the assumption that the Master Plan is not implemented (and no new development opportunities are included). This provides a basis of comparison for the above Scenarios and ensures a comprehensive analysis of the total and net impact of the Master Plan.

1.6. ENVIRONMENTAL IMPACT

It is important to note that all construction/upgrades for the development of the Master Plan should consider the environmental impact on the surrounding natural assets, which can be extremely sensitive. As such, the following environment factors should be considered:

- use of sustainably produced materials where possible;
- waste and water management;
- renewable power options; and
- impact of wear and tear and maintenance on the surrounding environment.

2. STRATEGIC CONTEXT

2.1. INTRODUCTION

There are a range of Federal, State and Local Government policies that support the development of the Briars into an attractive destination for visitors and residents alike. To demonstrate this, the following provides an overview of the strategic and policy context for the project, including documents that align with the objectives and vision of Master Plan.

2.2. KEY FINDINGS

By developing the Briars into an attractive visitor destination, this project supports existing Federal, State and Local Government objectives to grow the visitor economy. Key findings from the review of strategic documentation can be synthesised as follows:

- **At a Local Government level, the Master Plan aligns with the Council's overarching strategic objectives to improve the Shire's liveability and provide better services and facilities for the community. In addition, developing the Briars has strong alignment with a range of local and community-driven strategies, including those that relate to: improvements in health and wellbeing; economic development; promoting Aboriginal culture; improving the overall visitor experience; and meet community needs;**
- **At a State Government level, protecting and promoting natural assets and attractions is fundamental to safeguarding Victoria's biodiversity and promoting overall health and wellbeing; and**
- **At a Federal Government level, there is a focus on increasing international visitors to Australia, particularly through enhancing natural assets and wildlife experiences, as well as promoting historical and cultural sites.**

2.3. POLICY CONTEXT

The Master Plan also has relevance to several national, state and local policies and strategies. These are summarised below.

2.3.1. LOCAL GOVERNMENT CONTEXT (MORNINGTON PENINSULA SHIRE)

COUNCIL PLAN 2017- 2021

This plan was developed by the Shire in 2017 and reflects the key values and priorities of local community, to be implemented over a four-year period. Its overarching vision is: *To value, protect and improve the unique characteristics and way of life on our peninsula.*

The vision is supported by the following four key themes, which underpin the strategic direction of Council:

- **Our Place** – protect and enhance the unique natural and built environment.
- **Our Connectivity** – a connected and mobile community.
- **Our Wellbeing** – a healthy, happy, inclusive and active community.
- **Our Prosperity** – a sustainable, diverse and successful economy.

These themes and the plan in general is a key driver of the Briars Master Plan. As such, the Master Plan includes a range of opportunities that contribute to the Council Plan and its strategic objectives. These are summarised in Table 11.

TABLE 11 STRATEGIC ALIGNMENT TO THE BRIARS MASTER PLAN

STRATEGIC THEME	ALIGNMENT TO THE BRIARS MASTER PLAN
Our Place	The Briars showcases the natural, cultural and heritage values of the peninsula, including: • Unique flora and fauna; • Aboriginal and European history; and • Innovative agricultural techniques.
Our Connectivity	The Briars can ensure a safe and enjoyable visitor experience by creating linkages/pathways that encourage visitor access throughout the site
Our Wellbeing	The Briars can become an inclusive site that connects visitors to the region's culture, heritage and natural environment
Our Prosperity	The Master Plan supports key peninsula industries and encourages increased visitation, which will have flow-on economic impacts for the region (e.g. job creation)

Source: Briars Master Plan (Draft) 2018

HEALTH AND WELLBEING PLAN 2021

This plan was prepared by Mornington Peninsula Shire, to align with federal and state health policy. The Shire adopted the plan in 2017, to ensure that all community members have opportunities to live, learn, work and recreate in environments that maximise their health and wellbeing. The plan was developed in partnership with key stakeholders and community members (including those at The Briars), as the site includes various walking trails and natural surroundings that can be used by residents to promote health and wellbeing.

ECONOMIC DEVELOPMENT STRATEGY 2016-2019

This strategy was developed by Mornington Peninsula Shire in 2016 and provides a strategic framework to promote and support economic development. The actions in this strategy are designed to help grow the following, industry sectors within the LGA:

- Visitor Economy;
- Food Economy;
- Niche Manufacturing Economy; and
- Health Economy.

Tourism was identified as a key contributor to economic development. As such, the strategy aims to improve the following elements in order to grow the visitor economy:

- Seasonality;
- How and when visitors source information;
- Grow areas with low business activity; and
- Tourism signage.

These factors this can help transform The Briars into an attractive and desirable visitor destination.

RECONCILIATION POLICY AND ACTION PLAN 2016-2018

This plan was developed by Mornington Peninsula Shire in collaboration with the Boon Wurrung and Bunurong Traditional Owner Community and the local Aboriginal and Torres Strait Islander community. The plan demonstrates the Council's commitment to supporting Aboriginal and Torres Strait Islander communities and promote educational opportunities offered at the Briars, such as the Aboriginal Cultural Heritage Walk.

The six themes underpinning the action plan are:

1. Recognition;
2. Relationships;
3. Respect;
4. Opportunities;
5. Tracking progress and reporting; and
6. Relationships in Reconciliation.

PLAY SPACE STRATEGY 2015-2020

This strategy was developed and implemented by Mornington Peninsula Shire in 2015. It considers projected population growth, community needs and current trends for the development of open spaces, particularly play spaces.

As such, the strategy focuses on creating new opportunities for children of varying abilities as well as the needs of adults, carers and older persons by improving accessibility of existing facilities. The plan aims to ensure that: the increased demand in playgrounds is met; and children have a variety of local parks and playgrounds within easy distance of their home. This is designed to alleviate the pressure off existing playgrounds in tourist destinations, which experience high usage, particularly during peak holiday periods.

Therefore, improving the Briars play space facilities (via the Master Plan), which includes the development of a destination playground (Chechingurk Play Space), will align with the implementation of the strategy.

ARTS AND CULTURE STRATEGY 2012-13 TO 2014-15

This strategy was developed and implemented by Mornington Peninsula Shire in 2012 to promote culture and arts in the community. The strategy reflects on achievements to date which, includes the following two projects at The Briars.

- artSites at the Briars; and
- Artist-in-residency programs at the Briars Historic Homestead.

The strategy also lists five objectives that build on existing cultural achievements and reflect community aspirations, many of which align to the Briars Master Plan. These include:

- Integrated policy, planning and coordination;
- Creative and engaged communities;
- Celebrating our history and cultural heritage;
- Marketing of arts and culture; and
- Accessible cultural facilities.

DESTINATION MANAGEMENT PLAN 2014

This Destination Management Plan (DMP) was prepared by AEC Group in consultation with the Mornington Peninsula Regional Tourism Board for Mornington Peninsula Shire. The DMP was implemented in 2014 and was designed to work with a number of existing plans and strategies to improve the visitor experience, community needs, environment needs and investor and tourism industry needs.

Its objectives are to ensure that Mornington Peninsula continues to be recognised as Victoria's premier escape destination renowned for its nature, lifestyle, and gourmet food and wine experiences. As such, the Briars is a key natural asset to facilitate recognition of the Shire as an attractive visitor destination.

INTERIM GREEN WEDGE MANAGEMENT PLAN 2012

This plan was developed by Mornington Peninsula Shire in 2012 and recognises the need to maintain a balance between the peninsula's green wedge and pressures for urban development. The plan supports opportunities for recreation based on the natural assets of the green wedge and ensures recreation in the green wedge zone are low impact activities in a natural and outdoors setting.

Furthermore, it lists key actions related to biodiversity, conservation and management of environmental risks which include:

- Continued operation of The Briars indigenous nursery.
- Support the provision and distribution of information on the use of indigenous vegetation species through local nurseries, including The Briars.

ACCESS (DISABILITY) PLAN 2005

This plan was developed by Mornington Peninsula Shire in 2005, with the aim to integrate disability access within all areas of Council work, including physical and social infrastructure and services. The plan builds on existing achievements to provide a mechanism to guide infrastructure provision and access improvements.

The plan identifies the following access issues and opportunities specific to The Briars:

- Provision and location of designated accessible parking bay;
- Appropriate and consistent direction and information signage;
- Provision and maintenance of a continuous accessible path of travel to and through areas and facilities;

- Establishment of rest areas and viewing points in outdoor spaces and along boardwalks; and
- Appropriate access and circulation spaces within buildings.

Since the adoption of this plan, the Briars has become an attractive and accessible destination for the disability visitor market, particularly disability groups.

2.3.2. STATE CONTEXT

PROTECTING VICTORIA'S ENVIRONMENT – BIODIVERSITY 2037 (2017)

This report was developed by the Victorian Government (Department of Environment, Land, Water and Planning) in 2017 to create awareness for the natural environment which is fundamental to promoting health and wellbeing, as well as protecting Victoria's biodiversity. The plan promotes the collaboration across government, business, community and Traditional Owners to achieve the vision: *that Victoria's biodiversity is health, values and actively cared for.*

The plan recognises the importance of the State's natural assets for promoting nature-based and aboriginal cultural tourism, including national parks, reserves, marine protected areas, farmland, lakes and wildlife attractions. There is also a focus on addressing the impacts of climate change, which will continue to cause significant changes to biodiversity and natural ecosystems such as increased frequency and severity of extreme weather events, changes to waterway flows and increased frequency and intensity of bushfires and drought.

VICTORIAN VISITOR ECONOMY STRATEGY 2016

This strategy was prepared by the Victorian Government in 2016 and highlights the diversity of product in the state, which has been growing strongly since 2010. This strategy provides state-wide direction for the growth of the tourism industry and aims to increase visitor spending to $36.5 billion by 2025 through the following nine priority goals:

1. More private sector investment;
2. Build on the potential of regional and rural Victoria;
3. Improve branding and marketing;
4. Maximise the benefits of events;
5. Improve experiences for visitors from Asia;
6. Better tourism infrastructure;
7. Improve access into and around Victoria;
8. Skilled and capable sector; and
9. More effective coordination.

2.3.3. FEDERAL CONTEXT

TOURISM RESEARCH AUSTRALIA – TOURISM FORECASTS 2017

This report was developed by TRA in 2017 to review and provide feedback on its draft tourism forecasts. The report covers economic, environmental and social factors, in order to inform future planning and investment decisions relating to tourism.

There is a focus on providing long term changes to the following:

- Inbound arrivals;
- Purpose of travel for inbound arrivals;
- Visitor nights and expenditure levels for international and domestic travellers;
- International and domestic visitor nights for all states and territories; and

- Outbound travel by Australian residents and the main country they visit.

The report shows an increase of 4.4% in visitor nights in Victoria between 2016-17 and 2026-27. However, over the same period, there is a forecasted decrease in the share of visitor nights to be spent in regional areas (i.e. outside of capital cities in Australia). For Victoria, the regional share of visitor nights is expected to decrease from 37% to 31%.

AUSTRALIAN CONSUMER DEMAND PROJECT – CONSUMER DEMAND FACT SHEETS

This report was produced in 2012 from Tourism Research Australia's (TRA) international consumer research study. There is a focus on how global consumers view Australia and what motivates people to visit. This data can be used to enhance tourism opportunities to make the country's tourism offering more attractive to overseas visitors. The scope of the report includes seven key tourism areas:

- Aquatic and coastal;
- Food and wine;
- City;
- Sport and adventure;
- History and culture;
- Natural beauty; and
- Wildlife.

The report identifies natural assets, including and aquatic, coastal and wildlife experiences, as having the strongest level of appeal to international visitors. In particular, this includes the following:

- Remarkable scenery to soak up;
- Historical, cultural or religious sites;
- Remarkable natural environments;
- Escape to secluded relaxing areas; and
- Natural areas with good visitor infrastructure.

PART B. MARKET ASSESSMENT

3. RESIDENTIAL MARKET ASSESSMENT

3.1. INTRODUCTION

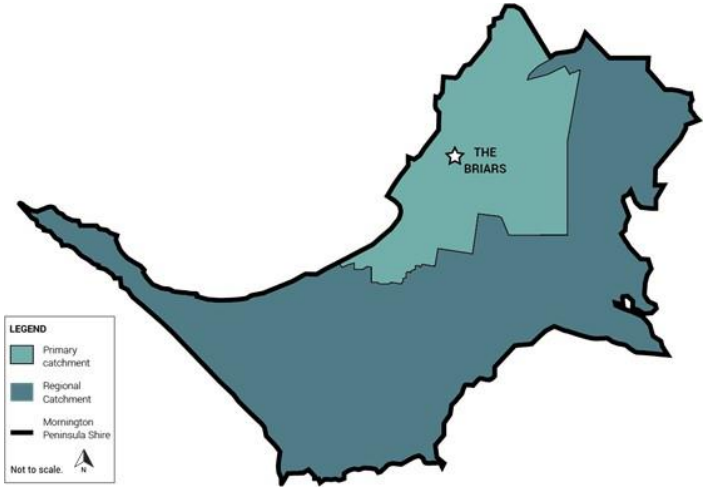
The residential market is an important consideration as local use of the Briars is likely to be relatively high, due to its size and proximate location to a number of townships in the Shire. In addition, a key strategic objective of the Master Plan is to attract greater utilisation and engagement from residents. Therefore, understanding this market is critical for the purposes of identifying potential demand for the proposed functions and uses outlined in the Master Plan.

For the purpose of this analysis, the residential market is divided into the following catchment areas:

- **The local (or primary) catchment area (LCA)** – this covers the local suburbs surrounding the Briars, particularly those with easy access to the site (via the highway/freeway links)[10]. Residents within this area would tend to undertake multiple visits to the Briars each year and utilise it as a local park.
- **The regional (or secondary) catchment area (RCA)** – this covers the broader Mornington Peninsula LGA (excluding the suburbs within the local catchment)[11], with residents again having relatively easy access to the site. They are also more likely to visit the Briars – although less often than the local catchment area.

These areas are illustrated in Figure 4.

FIGURE 4 THE BRIARS RESIDENTIAL CATCHMENT AREAS



Source: Urban Enterprise 2019

This section examines the demographic profile and trends of residents within the catchment areas, which has important implications for market demand and the development of the Master Plan.

To avoid double counting, data for the regional catchment area *excludes* the local catchment area residents.

[10] The local catchment includes the following suburbs: Mount Martha, Mount Eliza, Mornington, Dromana, Safety Beach, Moorooduc and Tuerong.

[11] The regional catchment includes the following suburbs: Arthurs Seat, Balnarring, Balnarring Beach, Baxter, Bittern, Blairgowrie, Boneo, Cape Schanck, Capel Sound, Crib Point, Fingal, Flinders, Hastings, HMAS Cerberus, Main Ridge, McCrae, Merricks, Merricks Beach, Merricks North, Pearcedale (part), Point Leo, Portsea, Red Hill, Red Hill South, Rosebud, Rye, Shoreham, Somers, Somerville, Sorrento, St Andrews Beach, Tootgarook, and Tyabb

Where relevant, data for the residential market is benchmarked against Greater Melbourne to provide context.

3.2. KEY FINDINGS

The population of the Mornington Peninsula is estimated to grow from 160,862 residents in 2016, to 172,036 by 2026. This represents a relatively slow Annual Average Growth Rate (AAGR) of 0.7% per annum. Similar rates of growth are expected in the catchment areas, which are detailed in Figure 5

FIGURE 5 MORNINGTON PENINSULA POPULATION GROWTH

	Local Catchment Area	Regional Catchment Area	Mornington Peninsula
2016 Population	75,586	85,276	160,862
2026 Population (forecast)	80,387	91,649	172,036
AAGR	0.6%	0.7%	0.7%

As the population grows, however, the expectation is that community demand for services and leisure/entertainment product will also concurrently grow.

In addition, the demographic assessment of residents within the catchment areas uncovered several key findings that have implications for potential demand at the Briars. These include:

- **An older age profile in the LCA and RCA, relative to Greater Melbourne, particularly for residents aged over 50 years. This indicates a higher proportion of retirees in the residential catchment, which typically have more time to participate in leisure and entertainment activities particularly during off-peak periods;**
- **A higher proportion of family households with children in the catchment areas, compared to the Greater Melbourne average. This is likely to generate demand for services and product that cater to the needs of children; and**
- **Higher levels of income and employment in the catchment areas – especially the LCA – which could have an impact on the propensity of residents to spend on leisure and entertainment experiences.**

3.4. CURRENT POPULATION AND FORECASTED GROWTH

Current and projected population growth (provided by Forecast ID) for the catchment areas is shown in Table 12 (and illustrated in Table 12 below). In 2016, the total resident market size – represented by Mornington Peninsula – was 160,862 residents. Of this, 75,586 residents were in the LCA (47% of total); while there were 85,276 residents (53% of total) in the RCA.

Overall, the population of the Shire is estimated to grow to around 172,000 residents by 2026, which represents growth of over 11,100, or an Annual Average Growth Rate (AAGR) of 0.7% per annum. Similar rates of annual growth are expected for the respective catchment areas, with the LCA estimated to increase by 4,801 residents to 80,387; while the RCA is estimated to increase by 6,3763 residents to 91,649.

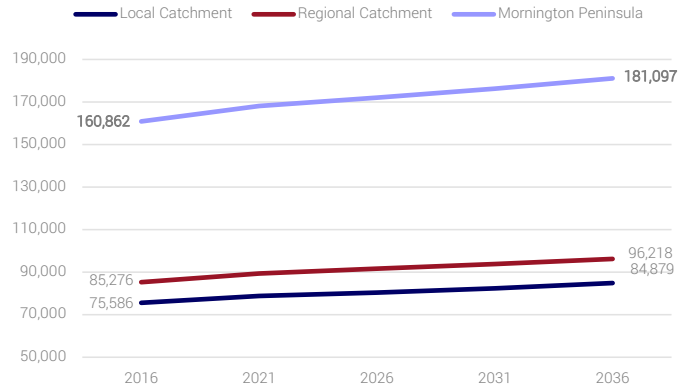
As the population of the catchment areas continues to grow, demand and community expectation for community resources and leisure/entertainment product will also concurrently grow.

TABLE 12 MORNINGTON PENINSULA POPULATION FORECASTS TO 2026

AREA	2016	2026	GROWTH		AAGR (%)
Local Catchment	75,586	80,387	4,801	6.4%	0.6%
Regional Catchment	85,276	91,649	6,373	7.5%	0.7%
Mornington Peninsula	160,862	172,036	11,174	6.9%	0.7%

Source: Forecast ID 2017

FIGURE 6 POPULATION FORECASTS TO 2026



Source: Forecast ID 2017

However, it is important to note that this reflects a relatively slow growth rate for the catchment areas, in contrast to the historical average growth rate for the Mornington Peninsula of 1.5% per annum between 2006 and 2017[12].

[12] Estimated Residential Population, ABS, 2006 to 2017

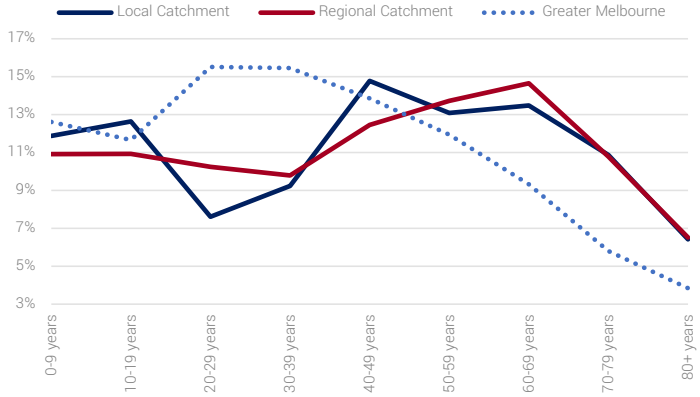
3.5. AGE PROFILE

Both the LCA and RCA have an older age profile than Greater Melbourne. As shown in Figure 7, the number of residents aged 50 years and over forms a significant proportion of the LCA's population (44%) as well as the regional catchment's population (46%). In comparison, 31% of Greater Melbourne's population is aged over 50 years. In general, older residents typically have more time to participate in leisure and entertainment activities, particularly during weekdays and off-peak periods.

Conversely, there is a lower proportion of residents aged between 20 and 40 years in the LCA (17%) and RCA (20%), compared to the Greater Melbourne average (31%).

In addition, when comparing the catchment areas, the LCA has a slightly younger age profile than the RCA.

FIGURE 7 MORNINGTON PENINSULA AGE PROFILE 2016



Source: Place of Usual Residence, Census of Population and Housing, ABS, 2016

SCHOOL-AGED CHILDREN

Despite the older age profile of the regional population, we also examined the number of school children in the Shire. This is an important market to understand in the context of this project, as the Briars Master Plan includes a number of products and experiences that specifically caters to school groups (e.g. outdoor education camp, Innovation Centre, etc.).

There are a total of 22,169 school children in the Mornington Peninsula, which equates to 14% of the total population. Importantly, this aligns with the proportion of school-aged children in Greater Melbourne.

However, the proportion is slightly higher in the LCA, with school children comprising 15% of the population; while 12% of the RCA attend school. This is attributed to the fact that the majority of school children in the Shire reside in the LCA (11,613), as opposed to the RCA (10,556).

TABLE 13 NUMBER OF SCHOOL-AGED CHILDREN 2016

AREA	TOTAL SCHOOL CHILDREN	% OF TOTAL POPULATION
Local Catchment	11,613	15%
Regional Catchment	10,556	12%
Mornington Peninsula	**22,169**	**14%**

Source: Census of Population and Housing, ABS, 2016

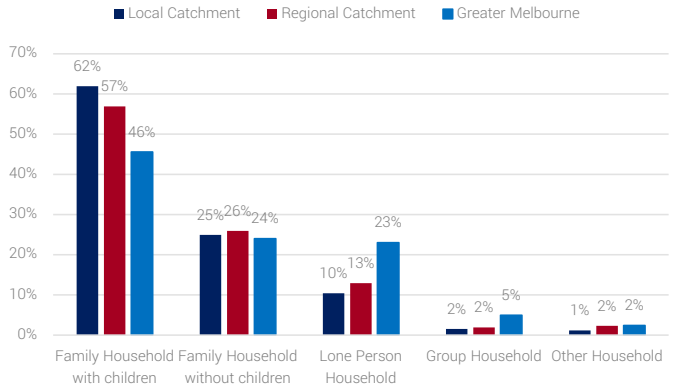
3.6. HOUSEHOLD COMPOSITION

As shown in Figure 8, the proportion of 'family households with children' in the catchment areas is higher than the Greater Melbourne average (46%). More than half of the LCA (62%) and RCA (57%) households include families with children.

Conversely, there is a lower proportion of 'lone person' and group households in the catchment areas, compared to Greater Melbourne.

The significance of this data is that there is likely to be ongoing demand for services and product that cater to the needs of younger people (i.e. children) and families especially.

FIGURE 8 HOUSEHOLD COMPOSITION 2016



Source: Census of Population and Housing, ABS, 2016

3.7. INCOME

In 2016, the average median weekly household income levels for the LCA ($1,572) was slightly higher than the RCA ($1,509) and Greater Melbourne ($1,542) (see Table 14). In addition, income growth since 2011 was also greater in the LCA (21%), as compared to income growth in the RCA and Greater Melbourne growth (16%).

This suggests a higher level of income for local/regional residents to spend on leisure and entertainment product within the Shire.

TABLE 14 MEDIAN WEEKLY HOUSEHOLD INCOME 2011-16

AREA	2011	2016	GROWTH	GROWTH (%)
Local Catchment	$1,302	$1,572	$269	21%
Regional Catchment	$1,303	$1,509	$206	16%
Greater Melbourne	$1,333	$1,542	$209	16%

Source: Census of Population and Housing, ABS, 2016

3.8. LABOUR FORCE DATA

As shown in Table 15, the unemployment rates in the LCA (4.6%) and the RCA (5.2%) are both lower than the Greater Melbourne average of 6.8%.

Conversely, the employment rates in the catchment areas are also greater than in Melbourne. These results are consistent with the relatively higher levels of income across the region (see Section 3.6).

TABLE 15 EMPLOYMENT STATUS 2016

	EMPLOYMENT RATE (%)	UNEMPLOYMENT RATE (%)
Local Catchment	95.4%	4.6%
Regional Catchment	94.8%	5.2%
Greater Melbourne	93.2%	6.8%

Source: Census of Population and Housing, ABS, 2016

4. VISITOR MARKET ASSESSMENT

4.1. INTRODUCTION

Tourism is an important industry for the Shire, with the visitor economy contributing approximately $850 million to the Mornington Peninsula economy (8.1% of the total economy). This generates 9,000 tourism-related jobs in the Shire (8.6% of total employment).[13]

This section provides an overview of the Mornington Peninsula visitor market, including an assessment of key visitor trends and demographic profile. An analysis of the visitor market helps to identify the types of visitors attracted to the Shire, including an understanding of consumer preferences. This is subsequently used as the evidence base to determine the target market segments for the region, which helps identify potential demand for the Briars proposed functions and uses.

The information is based on TRA survey data collected from the National Visitor Survey (NVS) and International Visitor Survey (IVS). Where relevant, data is benchmarked against the Greater Melbourne visitor market to provide context.

4.2. KEY FINDINGS

Over the past five years (between 2013 and 2017), the Shire has experienced significant growth in visitor numbers, with average growth of almost 10% per annum. This is almost double the growth rate experienced by the Greater Melbourne visitor market (5.3%) over the same period.

As shown in Figure 9, the Mornington Peninsula is a mature and successful visitor destination, attracting almost 6 million total visitors in 2017 (predominantly domestic).

Forecast visitation growth is expected to remain strong across all visitor types, with total visitor numbers almost doubling to 11.5 million (based on an estimated AAGR of 6.8% per annum).

FIGURE 9 MORNINGTON PENINSULA VISITOR PROJECTIONS

	Domestic Daytrip	Domestic Overnight	International	Total
2017 Visitation	4,450,657	1,464,301	46,538	5,961,497
2027 Visitation (forecast)	9,090,277	2,280,104	156,543	11,526,925
AAGR	7.4%	4.5%	12.9%	6.8%

An analysis of the visitor market trends and demographic profile of visitors identified the following key findings:

- **Visitor expenditure in the Shire has increased at a faster rate than visitation, with an AAGR of 14% per annum. In 2017, total visitor expenditure reached almost $1 billion;**
- **Compared to Greater Melbourne, a higher proportion of visitors are driven to the Shire by 'holiday' purposes, which is significant as the holiday market typically spends more on tourism product and leisure/entertainment activities;**

[13] Department of Economic Development, Jobs, Transport and Resources, Mornington Peninsula Regional Tourism Summary 2018

- **The highest proportion of visitors to the Shire – for all visitor types – are aged over 55 years, which suggests the region is popular for the elderly demographic, retirees, etc; and**
- **Both domestic and international visitors are more likely to participate in outdoor and nature-based activities (e.g. beach, parks, bushwalking, etc) compared to the Greater Melbourne average. Conversely, they are less likely to participate in retail/entertainment activities (e.g. dine out, shopping, etc.). This reflects the areas relative product strengths, particularly the coastal and hinterland sites throughout the Mornington Peninsula.**

4.3. VISITOR TRENDS

4.3.1. NUMBER OF VISITORS

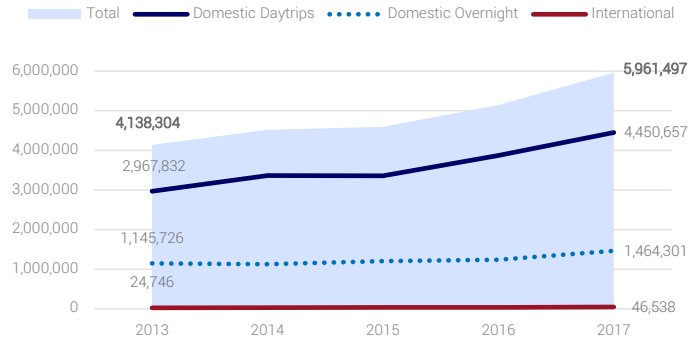
As shown in Figure 10, visitation has experienced significant growth between 2013 and 2017. Total visitation has increased by 1.8 million (or 44%) to almost 6 million visitors in 2017, which represents an AAGR of 9.6% per annum. This is significantly larger than the average growth in visitation for Greater Melbourne, which increased by 23% over the same period (with an AAGR of 5.3%).

Other key points to note include:

- The visitor market is predominantly domestic. Over the past five years, on average, domestic visitation represents 99% of total;
- The largest market is the domestic daytrip market (74% of total), which is attributed to the Shire's proximity to Melbourne. Daytrip visitation has also grown by 50% (AAGR of 10.7% per annum);
- The domestic overnight market represents 25% of the visitor market and has grown by 28% (AAGR of 6.3%); and
- The international market, although comprising only 1% of visitation, has experienced the largest growth (88%), which represents average growth of 17.1% per annum.

[14] Urban Enterprise 2013

FIGURE 10 MORNINGTON PENINSULA VISITATION 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

HOLIDAY HOME MARKET

It is also important to note that TRA data tends to exclude the holiday home market, which may underrepresent the actual number of visitors to the Shire. In a previous report prepared by Urban Enterprise, it was estimated that the holiday home market in the Mornington Peninsula consisted of:

- Around 24,000 holiday homes in total;
- 2.7 million holiday home visitors per annum; and
- Over 10 million visitor days per annum (as the average length of stay is 3.9 days per visitor).[14]

Therefore, although excluded from this analysis, the holiday home market provides a significant contribution to the Mornington Peninsula visitor economy.

4.3.2. VISITOR EXPENDITURE

Visitor expenditure has also experienced significant growth, in line with increases in visitation to the Shire. As shown in Table 16, between 2013 and 2017 visitor expenditure increased by almost 70% (AAGR of 14%), to reach almost $1 billion in 2017. This again exceeds expenditure growth for Greater Melbourne, which increased by 41% (or 9% per annum) over the same period.

The most lucrative visitor market is domestic overnight, which (on average) generates over 50% of total visitor expenditure, followed by domestic daytrips (37%) and international visitors (11%).

TABLE 16 MORNINGTON PENINSULA VISITOR EXPENDITURE 2013-17

VISITOR TYPE	2013	2014	2015	2016	2017
Domestic Daytrips	$201.7m	$276.5m	$290.2m	$312.7m	$352.6m
Domestic Overnight	$333.0m	$350.4m	$404.2m	$398.5m	$486.5m
International	$53.9m	$71.2m	$85.5m	$77.9m	$142.9m
Total	**$588.6m**	**$698.0m**	**$779.9m**	**$789.1m**	**$982.0m**

Source: TRA NVS & IVS 2013-2017 YE Dec

Based on this information, the average expenditure per trip for Mornington Peninsula is detailed in Table 17 (noting that, across all visitor types, expenditure per trip is lower compared to Greater Melbourne). As such, there is scope to increase visitor expenditure in the area through developing additional tourist product.

TABLE 17 AVERAGE VISITOR EXPENDITURE PER TRIP 2013-17[15]

VISITOR TYPE	MORNINGTON PENINSULA	GREATER MELBOURNE
Domestic Daytrips	$80	$101
Domestic Overnight	$319	$616
International	$2,516	$4,238

Source: TRA NVS & IVS 2013-2017 YE Dec

4.3.3. VISITOR PROJECTIONS

The following provides an understanding of future visitation growth scenarios, which demonstrates the potential future market size for tourism product in the Shire.

Visitor projections for all visitor types are provided to 2027[16] and are based on the following three scenarios:

- **TRA growth rate (scenario 1)** – using national tourism forecasts for domestic and international markets;
- **Historical growth rate (scenario 2)** – applying the AAGR for Mornington Peninsula over the next ten years; and
- **Midpoint growth rate (adopted growth rate)** – the average of the more conservative TRA estimates and the more aggressive historical growth estimates. This growth rate is adopted throughout the market assessment to determine visitor projections.

Figure 11 and Figure 12 shows forecast domestic visitation growth for the daytrip and overnight visitor market. Using the midpoint growth rate, domestic daytrips are expected to increase to 9 million visitors (growth of 4.6 million visitors, or

[15] Includes local expenditure only. International visitor expenditure may be inflated by higher spend on travel and accommodation.

[16] Note: Projections refer to financial year (i.e. year ending June 30).

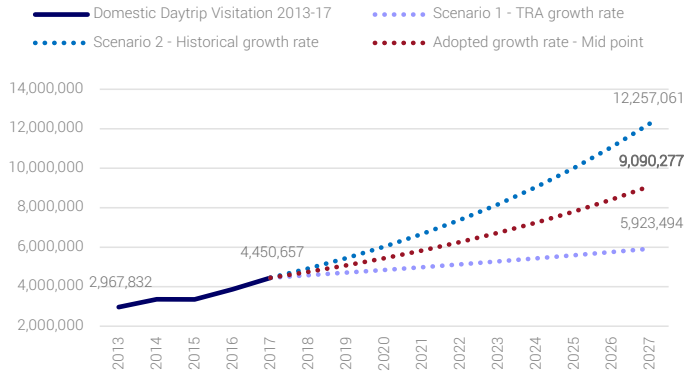
7.4% per annum). At the same time, domestic overnight visitors are expected to increase to over 2.2 million by 2027 (growth of 815,000 or 4.5% per annum).

In addition, according to Figure 13, international visitors are also expected to grow at a faster rate, increasing to around 150,000 (growth of 110,000 or 12.9% per annum).

Overall, total visitation is forecast to grow to 11.5 million visitors by 2027, representing an additional 5.6 million visitors (or an AAGR of 6.8%).

DOMESTIC DAYTRIP VISITORS

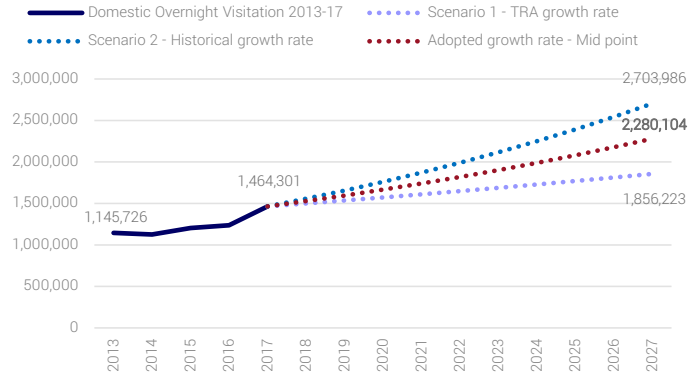
FIGURE 11 DOMESTIC DAYTRIP VISITOR PROJECTIONS TO 2027



Source: TRA NVS & IVS 2013-2017 YE Dec; Urban Enterprise 2019

DOMESTIC OVERNIGHT VISITORS

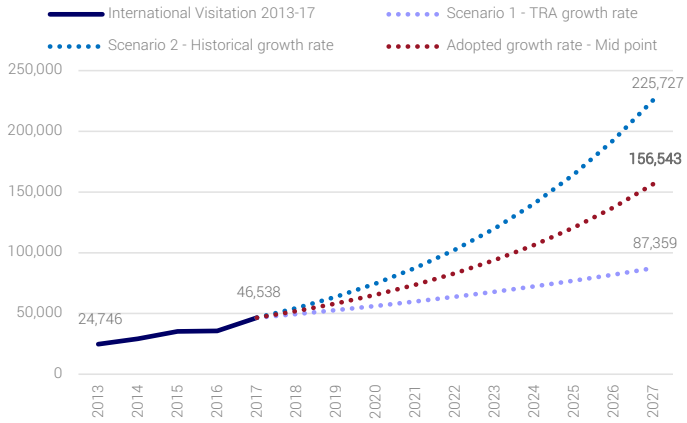
FIGURE 12 DOMESTIC OVERNIGHT VISITOR PROJECTIONS TO 2027



Source: TRA NVS & IVS 2013-2017 YE Dec; Urban Enterprise 2019

INTERNATIONAL VISITORS

FIGURE 13 INTERNATIONAL VISITOR PROJECTIONS TO 2027



Source: TRA NVS & IVS 2013-2017 YE Dec; Urban Enterprise 2019

4.4. VISITOR PROFILE

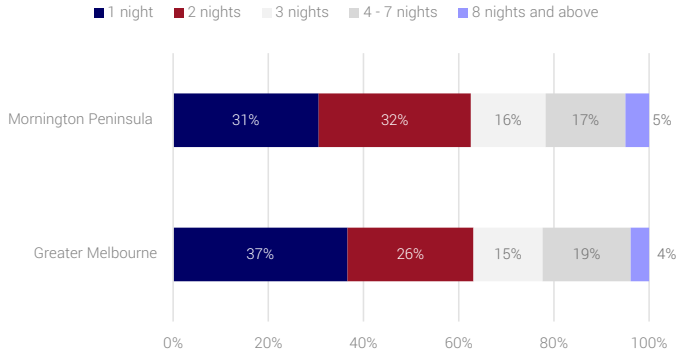
Information relating to the visitor profile also draws on TRA data for domestic and international visitors. This analysis helps identify visitor market demographics and consumer preferences.

4.4.1. LENGTH OF STAY

DOMESTIC OVERNIGHT VISITORS

On average, around two-thirds of the domestic overnight visitor market stays between 1-2 nights in the Shire, which is slightly longer than the Greater Melbourne average (see Figure 14). This demonstrates use of the region for predominantly short-breaks (i.e. weekend getaways), which reflects its proximity to Melbourne.

FIGURE 14 DOMESTIC OVERNIGHT AVERAGE LENGTH OF STAY 2013-17

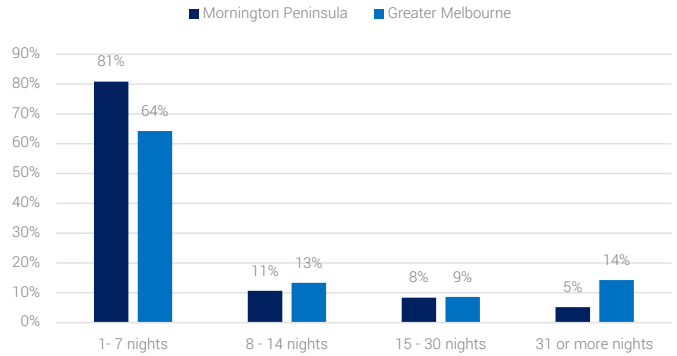


Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

For international visitors, Figure 15 shows the majority stayed for between 1 and 7 nights (81%), with only 19% staying for over one week. The international market tends to spend less time in the Shire compared to Greater Melbourne.

FIGURE 15 INTERNATIONAL OVERNIGHT AVERAGE LENGTH OF STAY 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

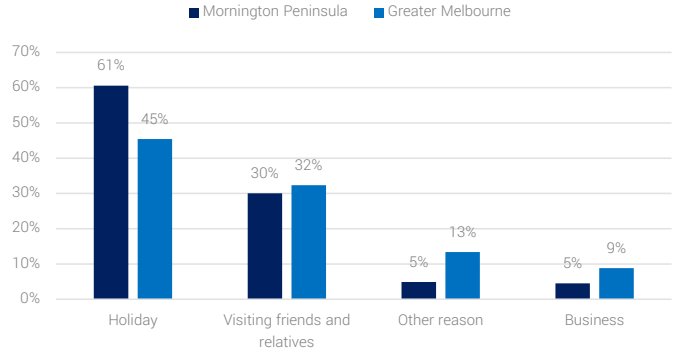
4.4.2. PURPOSE OF VISIT

The following shows the purpose of visit for all visitor types, using a five-year average from 2013 to 2017. This helps understand the key drivers of visitation to the region.

DOMESTIC DAYTRIP VISITORS

Figure 16 shows the majority of the daytrip market are driven by holiday purposes (61%) – which is greater than the Melbourne average of 46% – followed by visiting friends and relatives (VFR) at 30%.

FIGURE 16 DAYTRIP PURPOSE OF VISIT, 5-YEAR AVERAGE 2013-17



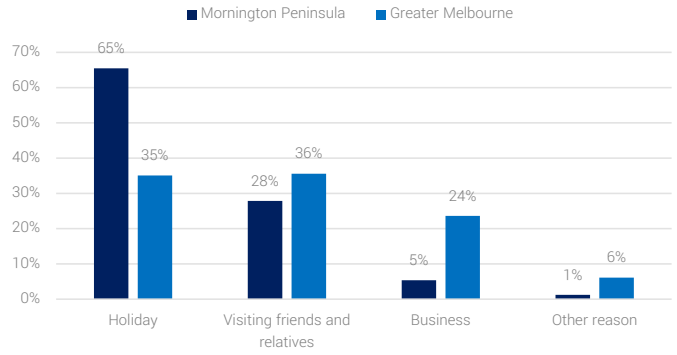
Source: TRA NVS & IVS 2013-2017 YE Dec; Other reasons include: Employment, education, medical reasons, personnel appointment, providing transport, attending a funeral

DOMESTIC OVERNIGHT VISITORS

Similar to daytrips, the majority of overnight visitors are driven by holiday purposes (65%), the proportion of which is almost double the Greater Melbourne average, followed by VFR purposes (28%) (see Figure 17).

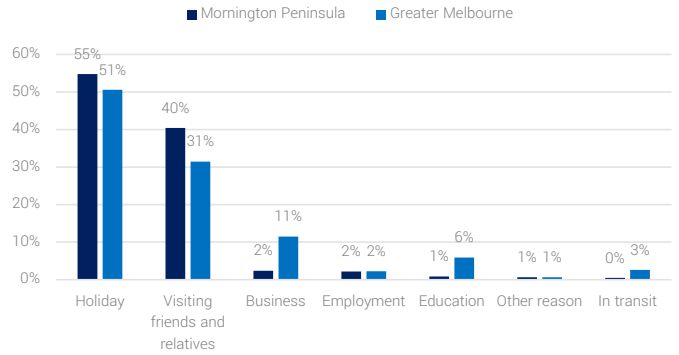
These results for domestic visitors are significant in the context of the visitor economy, as the holiday market typically spends more on tourism product and leisure/entertainment activities.

FIGURE 17 DOMESTIC OVERNIGHT PURPOSE OF VISIT, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec; Other reasons include: Employment, education, medical reasons, personnel appointment, providing transport, attending a funeral

FIGURE 18 INTERNATIONAL PURPOSE OF VISIT, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

Overall, 55% of international visitors are driven by holiday purposes, followed by VFR (40%). In both cases, these proportions are higher than the Greater Melbourne benchmark, indicating that visitors have a higher propensity to spend resources on tourism product (i.e. leisure and entertainment).

4.4.3. VISITOR ORIGIN

Domestic visitation to the Mornington Peninsula is relatively localised, with almost all domestic visitors originating from Victoria. This reflects the Shire's location, which is costly to access for non-Victorians.

DOMESTIC DAYTRIP VISITORS

On average, all daytrip visitors originate from Victoria, with over 95% from Greater Melbourne (Table 18). Therefore, the Shire is almost exclusively a Melbourne market for daytrips.

TABLE 18 DAYTRIP VISITOR ORIGIN, 5-YEAR AVERAGE 2013-17

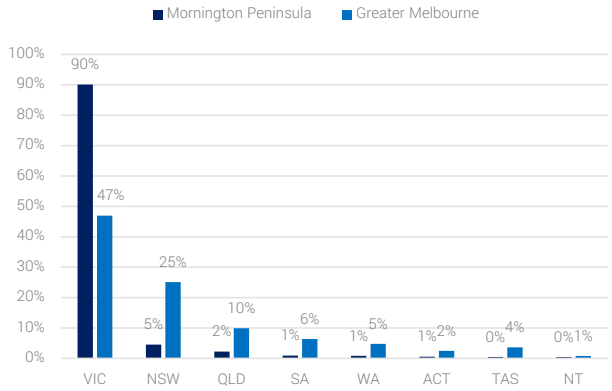
LOCATION	MORNINGTON PENINSULA	GREATER MELBOURNE
Victoria	100%	98.1%
Greater Melbourne	*95.5%*	*69.2%*
Other Victoria	*4.5%*	*30.8%*
New South Wales	0%	1.4%
Queensland	0%	0.1%
South Australia	0%	0.2%
Western Australia	0%	0.0%
Tasmania	0%	0.1%
Northern Territory	0%	0.0%
ACT	0%	0.2%
Total	100%	100%

Source: TRA NVS & IVS 2013-2017 YE Dec

DOMESTIC OVERNIGHT VISITORS

In addition, over 90% of the domestic overnight market are intrastate visitors from Victoria, which is almost double the Greater Melbourne average (see Figure 19).

FIGURE 19 DOMESTIC OVERNIGHT VISITOR ORIGIN, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

As shown in Table 19, the international visitor market is predominantly comprised of visitors from 'western' countries. The largest share of visitors, on average, are from the UK (24%), followed by New Zealand (15%) and USA (10%). These proportions are larger than the Greater Melbourne benchmark.

Conversely, the Chinese market for Mornington Peninsula (5%) is significantly lower than for Greater Melbourne, demonstrating the need for the Shire to develop more tourist product that increases the penetration of this fast-growing market.

TABLE 19 INTERNATIONAL VISITOR ORIGIN, 5-YEAR AVERAGE 2013-17

COUNTRY OF ORIGIN	MORNINGTON PENINSULA	GREATER MELBOURNE
United Kingdom	24%	9%
New Zealand	15%	13%
USA	10%	8%
China	5%	20%
Singapore	5%	5%
Malaysia	5%	5%
Other Countries	4%	5%
Germany	4%	3%
Hong Kong	4%	3%
France	3%	2%

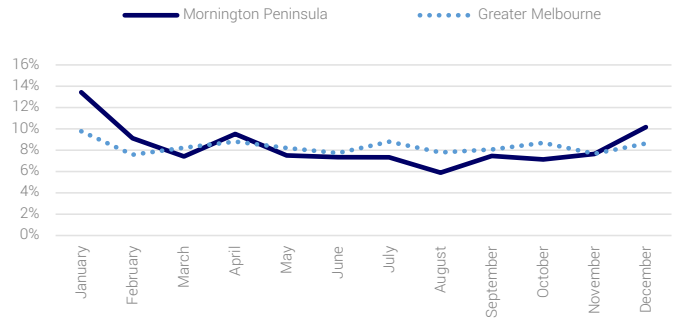
Source: TRA NVS & IVS 2013-2017 YE Dec

4.4.4. SEASONALITY

As shown in Figure 20 and Figure 21, domestic visitation to the Shire is relatively seasonal in comparison to Greater Melbourne. There is a higher volume of visitation during the summer months, particularly January; while visitation is lower during the winter months (particularly July to August). This is driven by the coastal and hinterland sites in the Mornington Peninsula and subsequent outdoor activities and nature-based product (see Section 4.4.7 for more information).

DOMESTIC DAYTRIP VISITORS

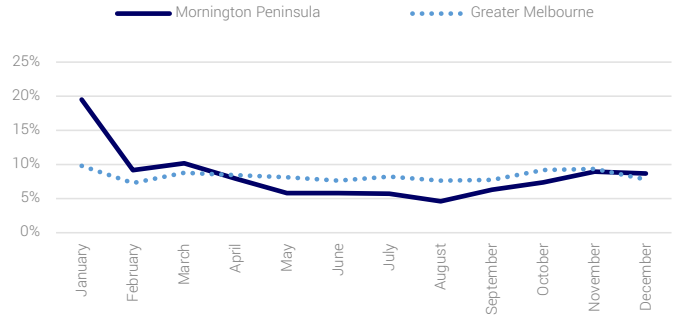
FIGURE 20 DAYTRIP SEASONALITY, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

DOMESTIC OVERNIGHT VISITORS

FIGURE 21 DOMESTIC OVERNIGHT SEASONALITY, 5-YEAR AVERAGE 2013-17



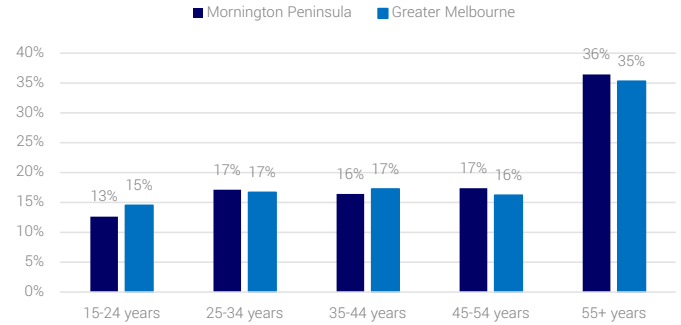
Source: TRA NVS & IVS 2013-2017 YE Dec

4.4.5. AGE PROFILE

Across all visitor types – daytrip, overnight and international – the largest market by age group is 55 years and above (see Figure 22 to Figure 24). Importantly, these proportions are also higher than the Greater Melbourne average, which suggests that the Shire is a popular destination for the elderly market, including retirees.

DOMESTIC DAYTRIP VISITORS

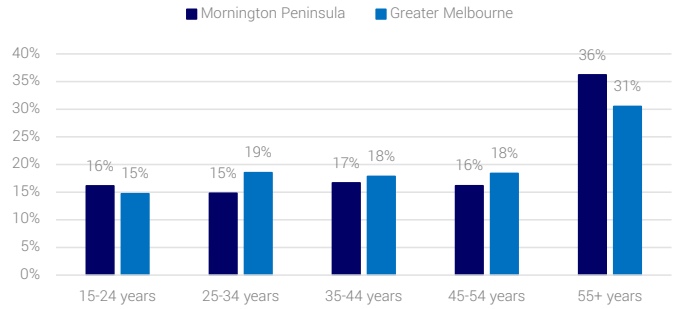
FIGURE 22 DAYTRIP AGE PROFILE, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

DOMESTIC OVERNIGHT VISITORS

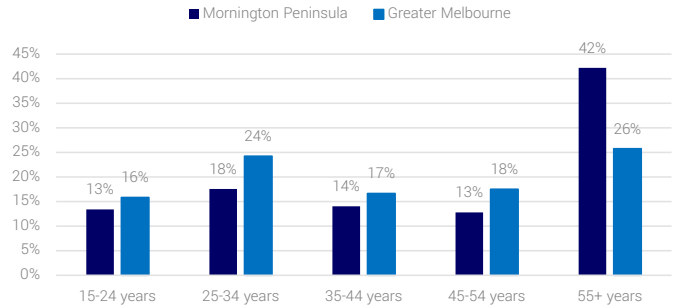
FIGURE 23 DOMESTIC OVERNIGHT AGE PROFILE, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

FIGURE 24 INTERNATIONAL AGE PROFILE, 5-YEAR AVERAGE 2013-17



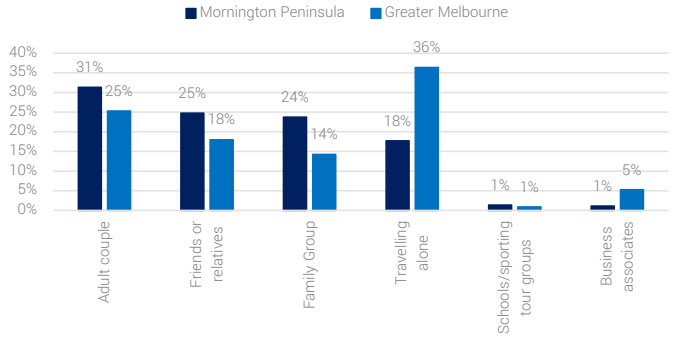
Source: TRA NVS & IVS 2013-2017 YE Dec

4.4.6. TRAVEL GROUP

DOMESTIC OVERNIGHT VISITORS

Domestically, about one-third of visitors to the Shire are adult couples (31%), while about one-half are either friends or relatives travelling together (25%) or family groups (24%). All of these proportions are greater than the Melbourne average (see Figure 25).

FIGURE 25 DOMESTIC OVERNIGHT TRAVEL GROUP, 5-YEAR AVERAGE 2013-17

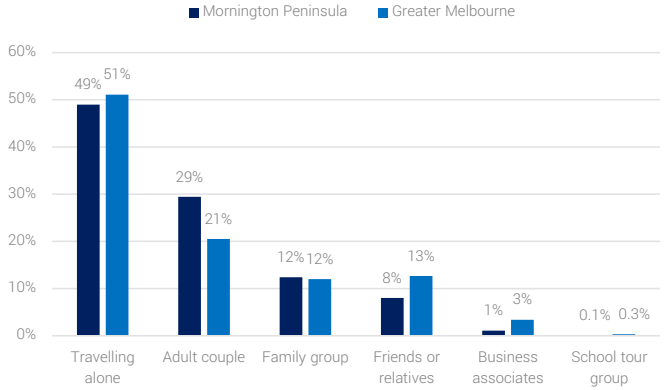


Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

As shown in Figure 26, international visitors are primarily lone travellers (49%) followed by adult couples (29%) and family groups (12%), which aligns with the Greater Melbourne average.

FIGURE 26 INTERNATIONAL TRAVEL GROUP, 5-YEAR AVERAGE 2013-17



Source: TRA NVS & IVS 2013-2017 YE Dec

4.4.7. VISITOR ACTIVITIES

This section summarises the key activities for all visitor types, which, on average, suggests a higher propensity to engage in nature-based and outdoor activities. This reflects the areas relative product strengths, particularly the coastal and hinterland sites throughout the Mornington Peninsula.

As shown in Table 20 and Table 21, domestic visitors have a lower propensity for retail/entertainment activities (e.g. eat out/dine out, shopping, etc) compared to Greater Melbourne visitors. Conversely, they have a higher proportion of undertaking outdoor and nature-based activities, including visiting the beach, sightseeing, picnics, wineries, bushwalking and visiting parks.

DOMESTIC DAYTRIP VISITORS

TABLE 20 DAYTRIP VISITOR ACTIVITIES, 5-YEAR AVERAGE 2013-17

ACTIVITY	MORNINGTON PENINSULA	GREATER MELBOURNE
Eat out/dine at a restaurant and/or cafe	21.9%	23.7%
Go to the beach	17.0%	4.3%
Visit friends & relatives	15.4%	19.5%
Sightseeing/looking around	9.4%	7.0%
Go shopping for pleasure	5.2%	9.6%
Pubs, clubs, discos etc	3.1%	2.8%
Picnics or BBQs	2.7%	1.8%
Bushwalking/rainforest walks	2.4%	1.8%
Visit wineries	2.3%	1.3%
Visit national parks/state parks	2.3%	1.9%

Source: TRA NVS & IVS 2013-2017 YE Dec

DOMESTIC OVERNIGHT VISITORS

TABLE 21 DOMESTIC OVERNIGHT VISITOR ORIGIN, 5-YEAR AVERAGE 2013-17

ACTIVITY	MORNINGTON PENINSULA	GREATER MELBOURNE
Eat out/dine at a restaurant and/or cafe	16.6%	22.1%
Go to the beach	15.7%	3.9%
Visit friends & relatives	13.3%	16.5%
Sightseeing/looking around	8.1%	7.0%
Go shopping for pleasure	6.7%	9.8%
Pubs, clubs, discos etc	4.7%	6.2%
Visit national parks/state parks	3.3%	1.3%
Visit wineries	3.1%	1.0%
Go to markets	3.1%	3.9%
Bushwalking/rainforest walks	2.9%	1.0%
Picnics or BBQs	2.0%	0.9%

Source: TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL VISITORS

Although international visitation includes all activities participated on during the visitors' trip and not just those specifically in the stopover region, Table 22 again shows that visitors to the Shire are more likely to engage in outdoor/nature-based activities (e.g. visiting beach, parks, bushwalking) compared to the Greater Melbourne visitor market. In addition, the visitor market is less likely to participate in retail, entertainment or dining activities.

TABLE 22 INTERNATIONAL VISITOR ORIGIN, 5-YEAR AVERAGE 2013-17

ACTIVITY	MORNINGTON PENINSULA	GREATER MELBOURNE
Eat out/dine at a restaurant and/or cafe	8.7%	9.7%
Go shopping for pleasure	7.4%	8.5%
Sightseeing/looking around	7.4%	7.7%
Go to the beach	7.3%	6.5%
Go to markets	5.6%	5.9%
Visit national parks/state parks	5.7%	5.1%
Visit botanical or other public gardens	4.5%	5.0%
Visit museums or art galleries	4.0%	4.3%
Visit history/heritage buildings, sites or monuments	3.8%	4.1%
Visit wildlife parks/zoos/aquariums	3.6%	4.0%
Pubs, clubs, discos etc	4.8%	3.8%
Bushwalking/rainforest walks	3.2%	2.7%
Charter boat/cruise/ferry	2.5%	2.4%

Source: TRA NVS & IVS 2013-2017 YE Dec

5. TARGET MARKET ANALYSIS

5.1. INTRODUCTION

This section identifies and examines the potential target markets, including current and projected market sizes, for the Briars Master Plan. This is based on the following information:

- An assessment of the residential market (Section 3) and visitor market (Section 4), which included an overview of trends and demographic profiles; and
- An analysis of the proposed functions and uses included in the Master Plan (Section 1.4), which includes product that caters to a number of target markets.

The target markets are categorised into residential target markets and visitor target markets (both domestic and international). This aligns with expected visitation trends to the Briars, which is likely to experience visitors from within the residential catchment areas as well as a proportion of the visitor market.

This information is designed to identify the potential market demand – and viability – for each proposed use, which will inform the financial and economic assessment of the Master Plan.

5.2. KEY FINDINGS

The following caption summarises the residential and visitor target markets (with current market sizes in brackets).

FIGURE 27 TARGET MARKETS[17]

Residential Target Markets	Visitor Target Markets (domestic and international)
Families (83,791)	Nature-based visitors (3,067,005)
Over 50s (64,479)	Food & Beverage visitors (3,506,990)
School groups (22,169)	Over 55s (2,076,342)
	Education market (32,615)
	Families (274,690)
	VFR (1,663,506)

Based on the market size, the key findings can be synthesised as followed:

- **The product opportunities that have the greatest probability of success, based on its ability to generate visitation, are those that align to the larger target markets of: families, nature-based visitors, F&B visitors and retirees; and**
- **Conversely, the products that align with the relatively small education and school group markets (which totals around 50,000) are unlikely to be able to generate enough visitation to make it a viable product.**

Therefore, the Master Plan should focus on product that provides family-friendly and nature-based experiences, complemented by dining opportunities, to attract a broader range of visitor segments and ensure its viability.

[17] Aggregating the target markets is greater than the total visitor and residential markets, as individuals can be included in multiple categories

5.3. RESIDENTIAL TARGET MARKETS

Based on the residential market assessment as well as the product opportunities included in the Master Plan, the following types of residents are identified as target markets for the Briars (note: this includes residents within the LCA and RCA):

- Families with children;
- Residents over 50 years (retirees); and
- School groups.

The following provides a summary of these target markets, including current and forecast market size over a 10-year period[18], to help determine the potential market demand of residents to the Briars.

FAMILIES

The Master Plan includes a range of family-friendly experiences, particularly those that cater to children and younger families (e.g. destination playground, restaurant and potentially the amphitheatre event space).

Family households with children are the most dominant household type in both the LCA (62% of total households) and the RCA (57%). Therefore, there is an opportunity for the Briars to capture the family market by providing for family-friendly product on-site.

RESIDENTS OVER 50 YEARS OF AGE (RETIREES)

The residents over 50 years of age can also be used as a proxy for retirees, ranging from early retirees to the elderly. As mentioned previously, the significance of this market is in the additional time spent on leisure and entertainment activities, particularly during off-peak periods.

The catchment areas include a large proportion of residents aged over 50 years, consisting of almost half the population in the LCA (44%) and the RCA (46%). As such, this demographic is an important market to cater for.

SCHOOL GROUPS

This market is represented by the number of school-aged children (primary and secondary). It is an important target market, as the Master Plan includes a range of activities and experiences designed specifically for school groups, including the education space, outdoor education camp and innovation centre.

Relative to the total population, both the LCA (15% of total) and RCA (12%) consist of similar proportions as the Greater Melbourne average (14%). Therefore, the residential school group market is likely to be sufficient to justify some of the educational activities on-site.

5.3.1. RESIDENTIAL TARGET MARKET SIZES

Table 23 outlines the current and forecast residential market size for families, retirees and school groups. The LCA, despite representing fewer suburbs, comprises approximately 50% of the total market size. Overall, the market sizes are projected to increase by an average rate of 0.7% per annum, which reflects the relatively slow rate of population growth in both areas.

In terms of projected market size:

- Families are the largest residential market and forecast to increase to 89,592 residents by 2026 (growth of 5,801). This indicates the need to provide family-friendly products that cater to children;
- Over 50s (retirees) are forecast to increase to 74,315 residents (growth of 4,836); and
- School groups (i.e. school children) are forecast to marginally increase to 23,696 (growth of 1,527).

[18] As the current population data is taken from 2016, the 10-year period covers the years 2016-26.

TABLE 23 LOCAL CATCHMENT AREA – TARGET MARKET SIZE[19]

TARGET MARKET	CURRENT MARKET SIZE (2016)	FORECAST MARKET SIZE (2026)	GROWTH	AAGR (%)
LOCAL CATCHMENT AREA				
Families	41,071	104,831	6,261	0.6%
Over 50s (retirees)	31,791	33,810	2,019	0.6%
School children	11,613	12,351	738	0.6%
REGIONAL CATCHMENT AREA				
Families	42,720	110,190	7,662	0.7%
Over 50s (retirees)	37,688	40,505	2,817	0.7%
School children	10,556	11,345	789	0.7%
TOTAL RESIDENTIAL CATCHMENT AREA				
Families	83,791	215,022	13,923	0.7%
Over 50s (retirees)	69,479	74,315	4,836	0.7%
School children	22,169	23,696	1,527	0.7%

Source: Urban Enterprise 2019; Census of Population and Housing, ABS, 2016

5.4. VISITOR TARGET MARKETS

Figure 28 provides an overview of the domestic and international target markets, which is based on the existing visitor profile as well as the product opportunities (i.e. functions/uses) identified in the Master Plan.

FIGURE 28 VISITOR TARGET MARKETS[20]

Domestic Target Markets	International Target Markets
Nature-based visitors	Nature-based visitors
Food & Beverage visitors	Food & Beverage visitors
Over 55s (retirees)	Over 55s (retirees)
Education market	Education market
Family groups	
VFR	

The following provides a summary of the target markets, including current and forecast market size over a 10-year period[21], to help determine visitor potential for the Briars.

FAMILIES (DOMESTIC MARKET ONLY)

Many of the functions and uses included in the Master Plan are family-friendly experiences, as they provide entertainment for children. This includes the destination playground, dining options and potentially the amphitheatre event space.

Over 10% of domestic travel groups to the Mornington Peninsula are families, which aligns with the Greater Melbourne average. As such, there is scope for the Briars to

[19] The market size for families is based on an average household size of 2.4 people for the Mornington Peninsula (ABS 2016)

[20] The domestic visitor market includes daytrip and overnight visitors.

[21] As the current visitor data is taken from 2017, the 10-year period covers the years 2017-27. Although while 2017 reflects the calendar year (ending December), 2027 reflects the financial year (ending June 30).

capture this existing market and increase the penetration rate of families, specifically by providing tourism product that caters to children.

VISITING FRIENDS AND RELATIVES (DOMESTIC MARKET ONLY)

The VFR market is the second largest domestic visitor market, comprising 30% of total daytrips and 28% of overnight visitors.

The Briars is intended as an attractive destination for residents (i.e. VFR hosts), therefore, as resident visitation increases, there is potential to target the accompanying VFR market.

By attracting the VFR market, there is also scope to convert these visitors into 'holiday' visitors and generate repeat visitation into the Shire.

NATURE-BASED VISITORS

On average, both domestic (daytrip and overnight) and international visitors have a higher propensity to undertake outdoor and nature-based experiences compared to the Greater Melbourne visitor market. In particular, there is a higher propensity of all visitor types to visit parks and go bushwalking.

The nature-based market is also a natural fit with the Briars park, specifically the outdoor/nature-based products on offer such as bushwalking, wetlands, sightseeing and wildlife.

FOOD & BEVERAGE VISITORS

F&B experiences is the most popular activity for all visitor types. More specifically, eating out or dining at a restaurant/café is undertaken by 21.9% of daytrip visitors, 16.6% of domestic overnight visitors and 8.7% of international visitors.

There is also a strong alignment between this market and a number of opportunities identified in the Master Plan, including a café at the visitor centre, the renovation of Josephine's restaurant and specialty food & beverage retail (e.g. brewery, ice-creamery, etc.).

More generally, the F&B market is a key visitor market for Victoria. Food and wine experiences are key drivers of destination choice amongst many visitors. As such, providing quality dining product is likely to increase the penetration of this market.

VISITORS OVER 55 YEARS OF AGE (RETIREES)

This visitor market is used as a proxy for retirees, as well as the elderly market. Visitors over 55 years of age represents largest proportion of visitors to the Shire, including:

- 36% of daytrip visitors;
- 36% of domestic overnight visitors; and
- 42% of international visitors.

In addition, the over 55s market has a higher penetration rate in the Shire compared to Greater Melbourne, reflecting its importance to the regional visitor economy.

Retirees also typically have more time to undertake the various leisure and entertainment experiences proposed in the Master Plan.

EDUCATION MARKET

Although the education market (i.e. individuals travelling for education purposes) represents a small proportion of overall visitors – less than 5% of daytrips, less than 1% of domestic overnight and 1% of international – there is strong product alignment to the following opportunities identified in the Master Plan:

- Education space;
- Innovation centre; and
- Outdoor education camp.

As such, the education market will primarily be focused on nature-based teaching and agricultural innovation. However, due to the relative size of the market segment, the penetration rate would need to significantly increase in order to generate a sufficient number of visitors to the Briars.

5.4.1. VISITOR TARGET MARKET SIZES

DOMESTIC TARGET MARKETS

Table 24 examines the current and forecast market sizes for the domestic target markets to the Shire (which takes into account both daytrip and domestic overnight visitors). Visitor forecasts have adopted the midpoint growth rate used in Section 4.3.3, which is the average of TRA estimates and the historical growth rate.

The largest market segment is F&B visitors (increasing to 6.6 million by 2027), followed by nature-based visitors (5.7 million by 2027). Conversely, the education market represents a small proportion of domestic target markets (59,000 by 2027, or less than 1%).

TABLE 24 DOMESTIC TARGET MARKET SIZE

TARGET MARKET	CURRENT MARKET SIZE (2017)	FORECAST MARKET SIZE (2027)	GROWTH	AAGR (%)
Families	274,690	427,727	153,037	4.5%
VFR	1,663,506	3,205,494	1,541,988	6.8%
Nature-based visitors	3,026,396	5,727,870	2,701,473	6.6%
F&B visitors	3,464,044	6,647,968	3,183,924	6.7%
Over 55s (retirees)	2,055,621	3,949,109	1,893,488	6.7%
Education market	30,165	59,077	28,912	7.0%

Source: Urban Enterprise 2019; TRA NVS & IVS 2013-2017 YE Dec

INTERNATIONAL TARGET MARKETS

In addition, Table 25 details the current and forecast market sizes for the international target markets to the Shire.

Similar to the domestic market, the largest market segment is F&B visitors (increasing to almost 145,000 by 2027), followed by nature-based visitors (137,000 by 2027). Once again, the education market represents a small proportion of the target markets (8,000 by 2027, or 2%).

Although international visitors comprise a relatively small proportion of the visitor economy, relative to the domestic market sizes, it is an important market to capture due to its rapid growth and high yield (in addition to the brand awareness it provides worldwide).

TABLE 25 INTERNATIONAL TARGET MARKET SIZE

TARGET MARKET	CURRENT MARKET SIZE (2017)	FORECAST MARKET SIZE (2027)	GROWTH	AAGR (%)
Nature-based visitors	40,609	136,597	95,988	12.9%
F&B visitors	42,946	144,460	101,514	12.9%
Over 55s (retirees)	20,721	69,700	48,979	12.9%
Education market	2,451	8,243	5,793	12.9%

Source: Urban Enterprise 2019; TRA NVS & IVS 2013-2017 YE Dec

5.5. PRODUCT ALIGNMENT TO TARGET MARKETS

Table 26 provides a summary of the product alignment to residential and visitor target markets, including current market sizes for the residential catchment and total visitor market (domestic and international). Please note this is based on the development opportunities included in the Master Plan (detailed in Table 10). Please note the data below shows some double counting for residents and visitors, as individuals can be included in more than one target market segment.

TABLE 26 BRIARS MASTER PLAN PRODUCT ALIGNMENT TO TARGET MARKETS[22]

MASTER PLAN DEVELOPMENT OPPORTUNITIES	RESIDENTIAL MARKET[23]			VISITOR MARKET[24]					
	Families with children	Over 50s (retirees)	School Children	Families with children (domestic only)	VFR (domestic only)	Nature-based visitors	Food & Beverage visitors	Over 55s (retirees)	Education market
CURRENT MARKET SIZE (2016-17)[25]	83,791	69,479	22,169	274,690	1,663,506	3,067,005	3,506,990	2,076,342	32,615
Extension of existing visitor centre	✓	✓		✓	✓	✓	✓	✓	
Education/community space (adjoining the visitor centre)			✓						✓
Destination playground	✓		✓	✓	✓	✓			
Wildlife Sanctuary	✓		✓	✓		✓			✓
Glamping		✓				✓		✓	
Balcombe homestead (inc. tours and specialty retail)	✓		✓	✓			✓		
Renovation/extension of the Village restaurant	✓	✓		✓	✓		✓	✓	
Expansion of nursery		✓			✓	✓		✓	
Amphitheatre	✓	✓		✓	✓			✓	
Innovation centre	✓		✓	✓					✓
Outdoor education camp	✓		✓	✓		✓			✓

Source: Urban Enterprise 2019

[22] The residential market includes both the local and regional catchment; while the domestic market includes daytrips and overnight visitors.
[23] Aggregating the residential target markets is greater than the total number of residents in the Shire, as individuals can be included in multiple categories.
[24] Aggregating the visitor target markets is greater than the total number of visitors to the Shire, as individuals can be included in multiple categories.
[25] The data for the residential market is based on the 2016 census; while the visitor market data is based on information from December 2017

6. STRATEGIC FINDINGS & RECOMMENDATIONS

6.1. STRATEGIC CONSIDERATIONS

The following are key strategic considerations to inform the development and enhancement of the Briars:

- Developing product focusing on **immersive nature-based experiences** and **food and beverage** offerings, which could target 'baby boomer' markets and increase mid-week/off-peak visitation;
- Development of the **nature based, wildlife and indigenous** tourism experience to grow international visitation and mid-week markets;
- Development of **family-friendly products and experiences** that will encourage visitor dispersal from the coast including, immersive nature-based experiences, food and beverage offerings and the destination playground; and
- Development of a major outdoor **events venue** in the Shire (e.g. Amphitheatre), which could strengthen the Mornington Peninsula's position as a major events destination.

6.2. RECOMMENDATIONS

Based on the above analysis of key residential and visitor target markets, as well as the region's tourism context, demand is likely to be strongest for:

- Extension of the existing visitor centre and associated nature-based offer at the Wildlife Sanctuary;
- A destination playground;
- Event-related opportunities; and
- Food and beverage product, including specialty retail and restaurant.

Conversely, demand is likely to be weakest for the **Innovation Centre** concept, which requires further consideration into making this a viable family-friendly product.

This should influence Council's priorities for investment in the site in the short-term (Stage 1), medium-term (Stage 2) and long-term (Stage 3) term.

Consideration should also be given to how each site/opportunity is connected and linked to the overarching brand of the Briars. A cohesive brand is required in order to successfully activate each component and generate sufficient visitation.

To maximise visitation to the Briars and ensure the financial viability of the Master Plan, Urban Enterprise recommends the following concept development options and delivery program for further analysis (see Table 27). This is based on a combination of existing market gaps, consumer preferences and relevant comparators.

TABLE 27 PRELIMINARY CONCEPT DEVELOPMENT

MASTER PLAN OPPORTUNITIES	CONCEPT DEVELOPMENT CONSIDERATIONS	RELEVANT COMPARATORS	RECOMMENDED STAGING
Renovation/extension of the Village restaurant	• Should be developed as a family-friendly destination restaurant that attracts, in addition to tourists, regular and repeat visitation from residents (to ensure it is financially viable) • Focus on unique, local produce that incorporates the Briars' natural surroundings, catering to tourists and residents for repeat visitation • The surrounding zone should be tendered out to the private sector to be used for commercial purposes such as event hire, etc.	• Three Blue Ducks restaurant (The Farm, Byron Bay)	Stage 1 (Short-term)
Extension of existing visitor centre	• The facility should be the 'hub' for the nature based 'sanctuary' experience. • Indoor components allow for an all-weather, year-round offering • The facility could include interactive play space components, including content designed for the innovation centre	• Cranbourne Botanic Gardens • Y Water Discovery Centre (Yea)	Stage 2 (Medium-term)
Education/community space (adjoining the visitor centre)	• This should be a community space co-located with the visitor centre to generate visitation • It could also be a multi-purpose space used for a variety of functions (e.g. community events, conferences) to appeal to a broader range of residential and visitor markets • Could also be used for school groups mid-week.	• Y Water Discovery Centre (Yea)	Stage 2 (Medium-term)
Destination playground (Chechingurk Play Space)	• Large scale destination experience that is attached to the visitor centre • Linkages to nature-based and innovation components in the visitor centre • Food and beverage operation (café) that 'overlooks; the playground.	• Rockhampton Riverfront Precinct	Stage 2 (Medium-term)
Wildlife Sanctuary	• This area should provide a nature-based immersive experience, with a focus on local wildlife, which is key to attract visitors (particularly the international market) • It should also expand the recreational activities – such as bushwalking and cycling trails – in order to attract residents	• Werribee Open Range Zoo encounters	Stage 2 (Medium-term)
Balcombe Homestead	• In addition to the heritage aspect, needs commercial activation to stimulate visitation • This could include functions, specialty retail (e.g. ice-creamery), F&B and/ or accommodation. • Static interpretive displays should not be the key feature, they should be there it add experience. • Consideration of heritage tours for the Briars site may include indigenous and European heritage.	• Farm Vigano (Morang) • Two Beans and a Farm (Mernda)	Stage 2 (Medium-term)
Glamping	• Providing a unique and upmarket accommodation experience that allows guests to experience the natural assets in comfortable surroundings • Should include complementary product, such as dining, local tours on-site, Indigenous cultural experiences and other outdoor activities (mountain-biking, bushwalking, horse-riding, etc)	• Werribee Open Range Zoo glamping • Phillip Island glamping	Stage 2 (Medium-term)

MASTER PLAN OPPORTUNITIES	CONCEPT DEVELOPMENT CONSIDERATIONS	RELEVANT COMPARATORS	RECOMMENDED STAGING
Expansion of nursery	• Destination gardens to attract visitors and is also suitable for functions • Nursery stock should focus on local and Indigenous product • It could also include a workshop component that provides training/courses on gardening, horticulture, etc; • Opportunity for indigenous bush food experience for international visitors • This product is connected to the agricultural components including in the Visitor Centre/Innovation Centre	• The Garden Shed nursery (The Farm, Byron Bay) • Farming workshops (The Farm, Byron Bay) • The Diggers Club (Dromana)	Stage 2 (Medium-term)
Amphitheatre	• This space should be driven by an overarching events strategy that provide a comprehensive calendar of events on the lawn (e.g. outdoor cinema, concerts, music festivals, etc.) • Aim will be to deliver a major events space for 3000+ people with good parking and access; • Consideration needs to be made about traffic management at peak visitation events, as current entry location on a single lane road is likely to cause problems.	• Sidney Myer Music Bowl • Hanging Rock	Stage 2 (Medium-term)
Outdoor education camp	• Should provide a range of popular outdoor activities, including: swing, zip line, tree-top walk, etc. • This could generate visitation from broader target markets, including families, nature-based visitors, etc. • However, as the current lease expires in 2024 (with the option to extend until 2033), this component can only be delivered in the longer-term	• Camp Marysville	Stage 3 (Long-term)
Innovation centre	• Family-friendly experiences needs to involve content that would attract families, and of a large enough scale to become a destination for residents and visitors • Potential to include the indoor components into the Visitor Centre • Needs consideration for how this aligns with the branding of the site • Individual feasibility study required down the track, in the short term, the nursery within the precinct should be a focus	• Science Works • Melbourne Zoo Keeper Kids • Werribee Open Range Zoo Ranger Kids	Stage 3 (Long-term)

6.2.1. PROPOSED DELIVERY PROGRAM

The following provides preliminary staging recommendations for delivery of the Briars Master Plan, based on potential demand and viability of each component, product alignment, as well as Council input on capital budget timelines.

STAGE 1: SHORT-TERM (E.G. YEARS 1-2)

1. **Parking and Transport Infrastructure.** Establish and deliver a transport and access plan for the site which considers:
   - Access off the Nepean Highway;
   - Ability to cater for a large amount of traffic during key events;
   - Parking area for events and improved parking at the 'visitor hub'; and
   - Second entrance to allow access to a destination restaurant (private sector), nursery and camp whilst the visitor hub, playground and sanctuary area is being redeveloped.
2. **Restaurant Expression of Interest (EOI) and delivery.** EOI for the Village restaurant to attract a private operator. Set clear criteria and examples of what is to be achieved: e.g.: The Farm, Byron Bay.

STAGE 2: MEDIUM-TERM (E.G. YEARS 2-4)

3. **Sanctuary, Playground and Visitor Centre Precinct Detailed Design and Business Plan.** Detailed design and business plan for the Sanctuary, visitor centre, Café and visitor hub. This should consider:
   - Staging of the precinct;
   - Governance and operations;
   - Financial operating budget;
   - Detailed design of project stages; and
   - Funding.
4. **Sanctuary, Playground and Visitor Centre Precinct Staged Delivery.** Depending on budget available, undertake staged delivery of the precinct.
5. **Business Plan for Nursery.** Delivery of a business plan for a standalone nursery experience which includes expansion of native garden area, governance, branding, bushfood experience, retail.
6. **Delivery of Nursery Experience.** Delivery of nursery experience;
7. **EOI for Balcombe Homestead.** Develop an EOI for a commercial operator to utilise the homestead and out buildings. Options include events venue, speciality retail or accommodation. Clearly state in the EOI that the building and grounds need to be made accessible at certain times for public access.
8. **Deliver glamping experience.** Council to partner with an operator to deliver an onsite glamping experience;
9. **Amphitheatre/Events Space Delivery.** Delivery of infrastructure to support events space. This will follow resolution to site transport and access requirements.

STAGE 3: LONG-TERM (E.G. YEARS 5+)

10. **Undertake a feasibility study for the innovation centre.** If there is political will, this may be undertaken earlier, however this is not seen a key priority. The feasibility study should be undertaken to test the concept with potential project partners and assist in defining the concept further.
11. **Deliver outdoor education camp facilities.** Council to partner with an operator to deliver outdoor/adrenaline activities complementing the outdoor education camp. However, as the current lease expires in 2024 (with the option to extend until 2033), this component can only be delivered in the longer-term.

PART C. MASTER PLAN ASSESSMENT

7. BACKGROUND & CONTEXT

7.1. INTRODUCTION

The following sections of this report provide a detailed market, financial and economic assessment of the Briars Master Plan, which includes the following information:

- Concept definition and summary of proposed uses/product;
- Visitor demand projections;
- Cost-benefit assessment; and
- Economic impact assessment.

This involves an individual analysis of each Master Plan zone, which is then consolidated to identify the overall impact of the Briars Master Plan. The Master Plan assessment is projected over a 10-year period, showing the operation from commencement in 2019-20 (Year 1) through to 2028-29 (Year 10). The figures from the final year of the cash flow period reflects the site when fully operational.

To identify the net impact of the Master Plan, the assessment considers the existing operations at the Briars, including current visitation and finances. As some areas of operation will continue 'as usual' during Master Plan implementation, this approach shows the incremental changes to the site created by the new developments.[26]

7.2. CONCEPT DEFINITION (MASTER PLAN ZONES)

Drawing on the development opportunities and concept development considerations (Table 27), as well as the continuation of existing functions (as advised by Council), Urban Enterprise has defined the individual components located within each Master Plan zone for assessment. This information is again based on potential market demand, market gaps and relevant best-practice comparators. Please note some of these concepts are high-level only and subject to confirmation in terms of product type, design and location/site configuration. Where relevant, images (and examples) of the proposed concepts have been included for illustrative purposes.

7.2.1. THE VILLAGE

The Village will attract visitors to the newly renovated destination restaurant–commencing in Year 2 – which is an upgrade on the existing Josephine's Restaurant (assumed to have a floorspace of approx. 300 sqm). It is envisaged as a family-friendly, farm-chic facility that focuses on local produce.



Three Blue Ducks Restaurant (The Farm, Byron Bay)

Source: www.goodfood.com.au

[26] Some areas of the Briars will continue business as usual prior to the implementation of the Master Plan, while other areas are excluded from development altogether over the 10-year period.

It is also assumed that, for the purposes of this report, that the restaurant and surrounding areas will be used as event space for functions, weddings, etc. Council has also advised that they will operate an event accommodation space, which will include an accommodation option –of one room – for event delegates (e.g. bridal party).

Therefore, Urban Enterprise recommends that this zone is tendered out to the private sector for commercial use to be leased/operated by third parties.

Note: the Village is examined separately from the Nursery due to differences in product and proposed uses

7.2.2. THE GATHERING PLACE

The 'hub' of visitor activity includes the opportunities and product:

- Extension of the **Visitor Centre (commencing Year 4)**, including:
  - Outdoor café;
  - Retail outlet (for souvenirs, gifts, etc.); and
  - Adjoining education/community space for commercial & community hire.
- **Chechingurk Play Space (commencing mid-way through Year 3)**. A destination playground, with water play that focuses on the unique wetlands of the area.



Fitzroy Adventure Playground (Rockhampton, QLD)

Source: Rockhampton Regional Council 2018

7.2.3. THE WILDLIFE SANCTUARY (COMMENCING MID-WAY THROUGH YEAR 3)

This is a wildlife area that provides immersive and interactive nature-based experiences. This includes the following three key components:

- **Wildlife reserve**. Includes free access to open grasslands, walking and cycling trails. This area also includes dedicated sites for BBQ hire.
- **Wild sanctuary**. This area requires paid access for visitors to experience local and Indigenous wildlife, which includes:
  - General sanctuary access;
  - An 'Encounters Experience' for up-close encounters; and
  - A 'premium product' that includes a behind the scenes tour with a ranger, providing visitors with the opportunity to hold and feed the local wildlife.

- **Wild dreaming**. This includes a high-quality **glamping** experience for overnight visitors, is complemented by nature-based activities (e.g. stargazing, bushwalking) and bush dining experiences.



Animal Encounters (Werribee Open Range Zoo, Victoria)

Source: Zoos Victoria 2018

Note: The Gathering Place and Wildlife Sanctuary are combined in this assessment due to product alignment and site configurations

7.2.4. THE BALCOMBE HOMESTEAD

The heritage homestead and adjoining farm comprises several commercial products and activities. Unless advised otherwise, the refurbished homestead and associated activities are assumed to commence from Year 2.

- Event hire, operated by the private sector;
- Homestead heritage tours of the house and farms (for individuals and groups);
- Junior Farmer program and Farm workshops;
- Leasing of farm plots for private use;
- Productive agriculture, including the sale of livestock, hay, eggs, etc for public consumption;
- Market stall hires; and
- Specialty retail space (commencing Year 3), designed to stimulate commercial activity. This space will be leased out and operated by the private sector and includes a family-friendly offering (e.g. ice creamery, chocolaterie, etc.).



Specialty Retail (Yarra Valley Chocolaterie & Ice Creamery, Victoria)

Source: Explore Melbourne 2018

7.2.5. NURSERY

The expansion of the Shire Nursery – which will operate from Year 3 – will enable the following activities:

- Sales of local produce and native flora, including retail and wholesale components (as well as the public sale of mature trees); and
- Workshops/courses for the community.



Alowyn Gardens Nursey (Yarra Glen, Victoria)

Source: Alowyn Gardens 2018

Note: The Village is examined separately from the Nursery due to differences in product and proposed uses

7.2.6. AMPHITHEATRE

The amphitheatre – to be ready mid-way through Year 3 – will facilitate large scale events, concerts and functions, including a combination of:

- Major concerts with international renowned artists; and
- Other cultural and community events, festivals, showcases, etc.



Hanging Rock Amphitheatre (Macedon Ranges, Victoria)

Source: Visit Macedon Ranges 2018

7.3. EXCLUSIONS

For the purposes of this report, however, and based on: the proposed concept; market assessment; and recommended delivery program, the following zones are *excluded* from the assessment:

- **Green Dreaming**. This should be considered in the longer-term only, following a feasibility study and concept refinement, in order to ensure a viable and sustainable product.
- **Outdoor Education Camp**. As mentioned above, the current lease expires in 2024 (with the option to extend until 2033). Therefore, it is assumed that no material changes will occur until the lease ends.
- **The Community Forest**. There are no significant development opportunities in this area, therefore, this zone is not expected to generate a financial or economic impact.

7.4. SCENARIOS

As mentioned above, the proposed uses and opportunities identified in the Master Plan is dependent on the re-zoning of land from GWZ to PCRZ. Therefore, the Business Case assessment (in the following sections) examines the market, financial and economic impact of the following scenarios:

- **Scenario 1.** Rezoning all land to PCRZ is successful, which permits **all** opportunities and uses in the Master Plan to be developed; and
- **Scenario 2.** Rezoning all land to PCRZ is *unsuccessful*, which **prohibits** the development of the following components:
  - The Education/Community Space (located in the Gathering Place),
  - The café and retail components of the Visitor Centre (the Gathering Place);
  - The Destination Playground (the Gathering Place); and
  - Specialty Retail (Balcombe Homestead).

In addition, the following analysis includes the '**Do-Nothing**' Scenario, whereby it is assumed that no Master Plan development occurs on-site. This allows Council to identify the overall (and net) impact of investment in the Master Plan.

8. VISITOR DEMAND PROJECTIONS

8.1. INTRODUCTION

Based on the market assessment (PART B) and concept definition, Urban Enterprise projected the potential visitor demand for the Briars Master Plan over a 10-year period. Please note the visitor projections reflects total *visits* to the site.[27]

Where relevant, this is based on relevant case studies to provide comparable baseline visitation estimates. The detailed visitor demand projections and assumptions for each zone can be found in Appendix A.

8.2. KEY FINDINGS

After aggregating the projected visitation for each Scenario, total visitation is expected to increase at a different rate as follows:

- ***Do-Nothing Scenario*** **– 201,134 visits in Year 10;**
- ***Scenario 1*** **(all Master Plan opportunities permitted) –522,418 visits in Year 10; and**
- ***Scenario 2*** **(some opportunities prohibited[28]) – 405,074 visits in Year 10.**

Estimated visitation is expected to be greater in Scenario 1 due to the development of key product that is restricted under Scenario 2, including the destination playground (Gathering Place) and Specialty Retail (Homestead).

However, both Scenario 1 and 2 represents a significant increase from the Do-Nothing approach. Therefore, if these projections are realised, the Master Plan could transform the Briars into a major visitor attraction for the Mornington Peninsula.

TABLE 28 BRIARS MASTER PLAN: VISITOR DEMAND PROJECTIONS

Scenario	Year 1	Year 10
Do-Nothing Scenario	168,300	201,134
Scenario 1	168,300	522,418
Scenario 2	168,300	405,074

[27] Some visitors may visit multiple zones during a single trip. However, each visit needs to be accounted for as it will impact the total demand, financial assessment and economic impact.

[28] As mentioned above, the following commercial opportunities are prohibited under Scenario 2: The Education/Community Space; The café and retail components of the Visitor Centre; The Destination Playground; and Specialty Retail (in the Homestead)

8.3. DO-NOTHING SCENARIO

Table 29 details total projected visits to the Briars under the 'Do-Nothing' Scenario, which assumes the Master Plan is not implemented. Under this Scenario, visitation is expected to steadily increase from 168,300 in Year 1 to over 201,000 in Year 10. This is based on Council assumptions that current visitation (of 165,000) increases by an average of 2% per annum.[29]

TABLE 29 BRIARS: ESTIMATED VISITS (DO-NOTHING SCENARIO)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Total Visits	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190	201,134

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

8.4. SCENARIO 1

The following details the visitation estimates for each zone included in the Master Plan, assuming all development opportunities are implemented.

8.4.1. THE VILLAGE

As shown in Table 30, visits to the Village is expected to increase from 63,200 in Year 2 to 69,250 in Year 10. This is based on the following assumptions:

- **Restaurant**. Total capacity of 200 PAX, with an average daily cover rate of 80% occupancy, increasing to 85% from Year 4 onwards; and
- **Events**. An average of 4 events per month (increasing to 6 per month from Year 4 onwards), with an average of 100 delegates per event.

TABLE 30 THE VILLAGE: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Restaurant	-	58,400	58,400	62,050	62,050	62,050	62,050	62,050	62,050	62,050
Events	-	4,800	6,000	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Total Visits	-	63,200	64,400	69,250	69,250	69,250	69,250	69,250	69,250	69,250

Source: Urban Enterprise 2019

[29] Council estimates are aggregated for the entire site. Visitation by area is not available.

VISITATION CASE STUDIES

The visitation estimates for the destination restaurant were benchmarked against the following case studies, both of which are also offer locally produced farm-gate experiences:

- Edendale Farm (Nilumbik) – 83,000 visits per annum (85% of F&B visitors to the region); and
- The Farm (Byron Bay) – 350,000 visits per annum (28% of F&B visitors to the region)

The estimates for the Village restaurant are more conservative than the comparators (and realistic), as these figures comprise only 2% of F&B visitors to the region

8.4.2. THE GATHERING PLACE & WILDLIFE SANCTUARY

These zones are combined in this assessment as it is assumed all visitors to the Wildlife Sanctuary pass through the Visitor Centre, as it is the 'hub' of the sanctuary experience. The delivery of these zones is expected to occur over Years 3 and 4.

As shown in Table 31, total visitation to these zones is expected to reach 413,261 in Year 10, which includes both the resident and visitor market. However, as all visitors to the Sanctuary are expected to pass through the Visitor Centre 'hub', it is assumed that each visitor to these zones visits multiple components per trip (by a factor of 1.5). Therefore, the number of total *unique* visits is estimated at 91,865 in Year 3 (noting operation for the sanctuary commences mid-way through the year), increasing to 275,508 in Year 10. These visitation estimates are based on the following assumptions:

- **Wildlife Reserve**. Comprises 10% of the residential family market and 2.5% of the nature-based visitor market (both markets increase over time in line with forecast growth rates);
- **Wildlife Sanctuary**. Comprises 10% of the residential family and schools' market and 2.5% of the nature-based visitor market (both markets increase over time in line with forecast growth rates);
- **Glamping:**
  - Assumes a total of 10 eco-lodges, with an average annual occupancy rate of 55%, increasing to 60% from Year 4 onwards; and
  - A room density of 2 persons per lodge.
- **Education/Community Space**. Assumes 25 hires per month with an average of 30 delegates per hire[30]; and
- **Chechingurk Play Space**. Comprises 20% of the residential family and schools' market and 1.5% of the nature-based visitor market (both markets increase over time in line with forecast growth rates).

[30] 70% of total hires are commercial, with the remaining 30% community (i.e. subsidised) hires

TABLE 31 THE GATHERING PLACE & WILDLIFE SANCTUARY: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Wildlife Reserve	-	-	47,848	101,543	107,794	114,479	121,631	129,284	137,474	146,242
Wildlife Sanctuary	-	-	48,979	103,819	110,086	116,786	123,954	131,622	139,828	148,612
Glamping	-	-	4,015	4,380	4,380	4,380	4,380	4,380	4,380	4,380
Education/Community Space	-	-	-	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Chechingurk Play Space	-	-	36,955	77,528	81,390	85,513	89,917	94,623	99,651	105,027
Total Visits	-	-	137,797	296,270	312,649	330,159	348,882	368,908	390,333	413,261
Repeat Visitation Factor	-	-	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*
Total Unique Visits	-	-	91,865	197,513	208,433	220,106	232,588	245,939	260,222	275,508

Source: Urban Enterprise 2019

VISITATION CASE STUDIES

Visitation to the Wildlife Sanctuary – including the Wildlife Reserve and Wildlife Sanctuary – is relatively conservative when benchmarked against relevant case studies. As shown in Table 32, visitation to the Sanctuary comprises only 3% of total nature-based visitors to the Mornington Peninsula, compared to 55% for the Penguin Parade and 25% for the Nature Park (both in Phillip Island).

In addition, total visits to the Wildlife Sanctuary closely aligns with visitation levels to the Halls Gap Zoo.

TABLE 32 WILDLIFE SANCTUARY: VISITOR CASE STUDIES

ATTRACTION	VISITORS PER ANNUM	% OF NATURE-BASED VISITORS TO THE REGION
Paid Attractions		
Penguin Parade (Phillip Island)	730,888	55%
Halls Gap Zoo (Northern Grampians)	62,607	21%
Wildlife Sanctuary (paid)	92,474	3%
Free Attractions		
Phillip Island Nature Park (free)	332,045	25%
Wildlife Reserve (free)	90,228	3%

Source: Urban Enterprise 2019; Various

8.4.3. THE BALCOMBE HOMESTEAD

The proximity of this zone to the Gathering Place assumes visitation to the Homestead is driven by a capture rate of visitors to the Visitor Centre.

Although some revenue-generating activities continue in Years 1-2, the refurbished Homestead is expected to be completed in Year 3, receiving a total of 23,893 visits, which increases to 62,522 visits in Year 10 (see Table 1), driven by the following assumptions:

- **Specialty Retail**. Receives 15% of unique visits to the Gathering Place.
- **Events.** Assumes an average of 6 events per month (increasing to 8 per month from Year 5 onwards) with an average of 75 delegates per event.
- **Homestead Tours**[31]**.** Receives 5% of unique visits to the Gathering Place.
- **Junior Farmer Program.** Assumes 10 programs per annum, with 10 participants per program. This is in line with Council estimates.
- **Farm Workshops.** Assumes 4 workshops per annum – 1 per season – with 25 participants per workshop. This is in line with Council estimates.

TABLE 33 THE HOMESTEAD: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Specialty retail	-	-	13,780	29,627	31,265	33,016	34,888	36,891	39,033	41,326
Events	-	-	5,400	5,400	7,200	7,200	7,200	7,200	7,200	7,200
Homestead Tours	-	-	4,593	9,876	10,422	11,005	11,629	12,297	13,011	13,775
Junior farmer program	-	-	120	120	130	140	140	150	220	220
Farm workshops	-	-	200	250	300	400	400	400	500	500
Total Visits	**-**	**-**	**23,893**	**45,023**	**49,017**	**51,361**	**53,858**	**56,538**	**59,464**	**62,522**

Source: Urban Enterprise 2019

VISITATION CASE STUDIES

Visitation to the specialty retail component, as well as the Homestead Tours, was benchmarked against relevant case studies as follows:

- Specialty Retail (e.g. ice creamery) at the Homestead comprises around 1% of total visitation to the Mornington Peninsula, whereas visitation to the Yarra Valley Chocolaterie – a comparable product – receives around 19% of the total Yarra Valley visitor market; and
- The number of homestead tour visitors (6,090) is slightly more conservative than the average number of visits to comparable National Trust heritage properties, including:
  - Barwon Park Mansion in Winchelsea (10,000 visits per annum); and
  - Latrobe's Cottage in Melbourne (5,000 visits).

Therefore, visitation levels for Homestead tours are relatively conservative.

[31] Including Group and Individual Tours

8.4.4. THE NURSERY

While nursery operation is expected to continue in Year 1-2 (prior to development), total visits to the expanded Nursery are expected to increase from 39,062 (in Year 3) to 60,739 in Year 10, based on several assumptions, including:

- **Nursery entries**. Comprises 20% of the market for 'visitors to gardens' (which increases over time in line with forecast growth rates); and
- **Workshops**. Assumes 2 classes per week with an average of 20 students per class.

TABLE 34 THE NURSERY: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Nursery entries	-	-	37,062	39,582	42,274	45,148	48,219	51,497	54,999	58,739
Workshops	-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Total Visits	**-**	**-**	**39,062**	**41,582**	**44,274**	**47,148**	**50,219**	**53,497**	**56,999**	**60,739**

Source: Urban Enterprise 2019

8.4.5. AMPHITHEATRE

As shown in Table 35, the Amphitheatre – with a capacity of 8,000 – is expected to generate visitation of 23,200 in Year 3, increasing to 54,400 in Year 10.

- **Major events (e.g. concerts, internationally artists)**. 1 major event in Year 3, increasing to 2 events from Year 4, with an average occupancy of 90% per event; and
- **Other events (e.g. cultural and community events/festivals)**. 4 events per annum, increasing to 10 events from Year 8, with an average occupancy of 50% per event.

TABLE 35 AMPHITHEATRE: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Major events	-	-	7,200	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Other events	-	-	16,000	16,000	24,000	24,000	32,000	40,000	40,000	40,000
Total Visits	**-**	**-**	**23,200**	**30,400**	**38,400**	**38,400**	**46,400**	**54,400**	**54,400**	**54,400**

Source: Urban Enterprise 2019

8.4.6. BRIARS MASTER PLAN: SCENARIO 1

Under Scenario 1 of the Master Plan, total visitation to the Briars is expected to increase from **168,300 in Year 1** to **522,418 in Year 10** (See Table 36), which includes:

- Aggregating additional visitation to each zone following Master Plan implementation; and
- Existing visitation estimates during Years 1-2, prior to development (using the projections from the 'Do-Nothing' scenario).

This represents a significant step-change in visitation from current levels (165,000 in 2018-19). Compared to the 'Do-Nothing' scenario, by Year10 visitation is higher by approx. 320,000 visits (or 160%).

Therefore, if these projections are realised, the Master Plan could help transform the Briars into a major visitor attraction for the Mornington Peninsula.

The greatest driver of visitation to the site is the Gathering Place & Wildlife Sanctuary zones (over half of total visits), as these areas represent the 'hub' of visitor activity. Therefore, these have been identified as priority areas for development, which is critical to ensuring the success of the Master Plan.

TABLE 36 BRIARS MASTER PLAN: ESTIMATED VISITS (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	-	63,200	64,400	69,250	69,250	69,250	69,250	69,250	69,250	69,250
Gathering Place & Wildlife Sanctuary	-	-	91,865	197,513	208,433	220,106	232,588	245,939	260,222	275,508
Balcombe Homestead	-	-	23,893	45,023	49,017	51,361	53,858	56,538	59,464	62,522
Nursery	-	-	39,062	41,582	44,274	47,148	50,219	53,497	56,999	60,739
Amphitheatre	-	-	23,200	30,400	38,400	38,400	46,400	54,400	54,400	54,400
Total Visits	168,300[32]	234,866	242,420	383,768	409,373	426,266	452,314	479,624	500,336	522,418

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

[32] Visitation estimates for Years 1 and 2 are provided by Council, however, these are not disaggregated by zone.

8.5. SCENARIO 2

The analysis under Scenario 2 impacts the *Gathering Place/Sanctuary* and *Homestead* zones only, while **all other areas remain the same as Scenario 1**.

8.5.1. THE GATHERING PLACE & WILDLIFE SANCTUARY

Visitation to these zones are reduced due to the planning restrictions that prevents the development of the education/community space and destination playground.

Therefore, with all other visitation assumptions remaining constant the total number of *unique* visits is expected to increase from 67,228 in Year 1 to 199,489 in Year 10. Compared to Scenario 1, this represents a decrease in visitation by 76,018 visits (or 38%) in Year 10.

TABLE 37 THE GATHERING PLACE & WILDLIFE SANCTUARY: ESTIMATED VISITS (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Wildlife Reserve	-	-	47,848	101,543	107,794	114,479	121,631	129,284	137,474	146,242
Wildlife Sanctuary	-	-	48,979	103,819	110,086	116,786	123,954	131,622	139,828	148,612
Glamping	-	-	4,015	4,380	4,380	4,380	4,380	4,380	4,380	4,380
Education/Community Space	-	-	-	-	-	-	-	-	-	-
Chechingurk Play Space	-	-	-	-	-	-	-	-	-	-
Total Visits	-	-	100,842	209,742	222,259	235,645	249,965	265,286	281,682	299,234
Repeat Visitation Factor	-	-	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*	*1.5*
Total Unique Visits	-	-	67,228	139,828	148,173	157,097	166,643	176,857	187,788	199,489

Source: Urban Enterprise 2019

8.5.2. THE BALCOMBE HOMESTEAD

Scenario 2 is likely to generate 10,113 visits to the refurbished Homestead in Year 3 (when fully operational), increasing to 21,195 in Year 10 (see Table 38). This represents a decline in visitation of 41,000 visits, driven by:

- The restriction in specialty retail, which is the most popular component under Scenario 1; and
- The reduction in visitation to the Gathering Place (Section 1.1.1), which reduces the capture rate volume to the Homestead.

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TABLE 38 THE BALCOMBE HOMESTEAD: ESTIMATED VISITS (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Specialty retail	-	-	-	-	-	-	-	-	-	-
Events	-	-	5,400	5,400	7,200	7,200	7,200	7,200	7,200	7,200
Homestead Tours	-	-	4,593	9,876	10,422	11,005	11,629	12,297	13,011	13,775
Junior farmer program	-	-	120	120	130	140	140	150	220	220
Farm workshops	-	-	200	250	300	400	400	400	500	500
Total Visits	-	-	10,113	15,396	17,752	18,345	18,969	19,647	20,431	21,195

Source: Urban Enterprise 2019

8.5.3. BRIARS MASTER PLAN: SCENARIO 2

Based on the reduction in visitation in the Gathering Pace/Wildlife Sanctuary and Homestead, Scenario 2 projects visitation to the Briars at **168,300 visits in Year 1** (reflecting current visitation prior to development) increasing to **405,074 in Year 10** (see Table 39).

Although this represents an increase from the 'Do-Nothing' Scenario, when compared to the number of visits under Scenario 1, this represents a decrease of 117,000 visits (or 29%). Therefore, the restriction of uses under Scenario 2 is expected to reduce visitation to the Briars by roughly one-quarter.

TABLE 39 BRIARS MASTER PLAN: ESTIMATED VISITS (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	-	63,200	64,400	69,250	69,250	69,250	69,250	69,250	69,250	69,250
Gathering Place & Wildlife Sanctuary	-	-	67,228	139,828	148,173	157,097	166,643	176,857	187,788	199,489
Balcombe Homestead	-	-	10,113	15,396	17,752	18,345	18,969	19,647	20,431	21,195
Nursery	-	-	39,062	41,582	44,274	47,148	50,219	53,497	56,999	60,739
Amphitheatre	-	-	23,200	30,400	38,400	38,400	46,400	54,400	54,400	54,400
Total Visits	168,300	234,866	204,003	296,456	317,848	330,241	351,481	373,651	388,868	405,074

Source: Urban Enterprise 2019

9. COST-BENEFIT ASSESSMENT

9.1. INTRODUCTION

A tailored cost-benefit model was developed for the Briars Master Plan over a 10-year cash flow period[33]. The assessment draws on projected visitor demand and includes an estimate of:

- Capital and development costs[34];
- Ongoing operating costs[35]; and
- Ongoing revenue projections[36].

Cost and revenue projections, including cash flows, are applicable to Council (unless indicated otherwise for specific components that are operated by the private sector).

From this analysis, the overall financial impact/return on investment has been identified by calculating the Net Present Value (NPV) and Benefit Cost Ratio (BCR). This helps to determine whether the Master Plan is financially viable.

Unless indicated otherwise, it is assumed that all financial estimates are in current (2019) dollars and all figures have been inflated by 3% per annum. The detailed assumptions for the cost-benefit assessment can be found in Appendix B (financial model assumptions) and Appendix C (financial impact assumptions).

[33] 2019-20 (Year 1) to 2028-29 (Year 10)

[34] All capital cost estimates were provided by Council.

[35] All operating cost estimates were provided by Council and are inflated by 2.5% per annum.

[36] Urban Enterprise reviewed of comparable tourism products, competitors and pricing in the Mornington Peninsula region (and across Victoria) to ensure pricing is estimated on a competitive basis in order to meet Council's *Competitive Neutrality* policy.

9.2. KEY FINDINGS

The cost-benefit summary for the Briars Master Plan is detailed in Table 40. This shows that, under both scenarios, the Master Plan is expected to generate a positive ROI, demonstrated by a positive NPV (which indicates that the projected revenue will exceed the projected expenditure); and a BCR marginally greater than 1 (the present value of project benefits exceeds the present value of costs).[37] Therefore, the project is likely to be financially viable and sustainable.

Conversely, the Do-Nothing Scenario generates a *negative* ROI, as the lack of development constrains visitation and revenue opportunities, resulting in: a cash flow deficit, negative NPV and BCR less than 1.

However, the financial benefits are likely to be greater under Scenario 2, demonstrated by a higher NPV/BCR. Despite having a lower projected revenue – due to the restrictions in development[38] – the cash flow is greater in Scenario 2, driven by reductions in capital and operating costs.

TABLE 40 BRIARS MASTER PLAN: COST-BENEFIT SUMMARY

	DO-NOTHING SCENARIO	SCENARIO 1	SCENARIO 2
Revenue - Year 10	$696,604	$10,744,988	$10,359,900
Operating Expenditure - Year 10	$1,911,054	$6,497,806	$6,012,663
Total CAPEX (Council Contribution)[39]	N/A	$9,401,119	$8,136,119
Cash Flow - Year 10	($1,214,450)	$4,232,112	$4,332,167
NPV	($8,168,142)	$526,685	$2,686,983
BCR	0.3	1.0	1.1

[37] Although the BCR is marginally above break-even, this is still a positive outcome from a public project funded by Government.

[38] The Visitor Centre retail/café space, the adjoining education/community space and the specialty retail at the Homestead

[39] Includes Government grants of 50% of total capital expenditure

9.3. DO-NOTHING SCENARIO

Table 41 shows the financial model for the Briars site (and financial impact) under the 'business as usual' approach, whereby there is no Master Plan implementation or capital development. These financial estimates were provided by Council.

OPERATING EXPENDITURE

The estimated operating expenditure for the Briars is expected to increase from $1.5 million in Year 1 to $1.9 million in Year 10. This includes current site operations as well as existing expenses for individual zones (assuming no development).

OPERATING REVENUE

Total operating revenue for the Briars is expected to increase from $329,576 in Year 1 to $696,604 in Year 10. This includes existing revenue from general programs as well as specific areas across the site.

COST BENEFIT SUMMARY

The subsequent cash flow for the Briars is expected to generate **deficits** over the 10-year period, averaging around -$1.2 million annually (which is consistent with the current deficit of close to $1 million in 2017-18 (see Section 1.3.2)). This generates a *negative* ROI for the Briars site, demonstrated by:

- A **negative NPV of -$8.2 million** (which indicates that the projected expenditure exceeds projected revenue); and
- A **BCR of 0.3** (as this is *less* than 1, the present value of total costs exceeds the present value of total revenue).

The current operations at the Briars produces negative financial results due to a lack of visitation and revenue generating opportunities. This, therefore, requires an ongoing contribution each year to offset the annual losses.

TABLE 41 BRIARS FINANCIAL MODEL (DO-NOTHING SCENARIO)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
OPERATING EXPENDITURE										
Balcombe Homestead	$20,000	$0	$0	$0	$0	$0	$0	$200,000	$0	$0
Nursery	$125,933	$129,711	$133,602	$137,610	$141,739	$145,991	$150,371	$154,882	$159,528	$164,314
General Programs	$25,722	$26,494	$27,289	$28,107	$28,950	$29,819	$30,714	$31,635	$32,584	$33,562
Staff - General Site	$824,990	$845,614	$866,755	$888,424	$910,634	$933,400	$956,735	$980,654	$1,005,170	$1,030,299
Current site operations	$523,370	$539,071	$555,243	$571,901	$589,058	$606,729	$624,931	$643,679	$662,989	$682,879
Total	$1,520,015	$1,540,890	$1,582,889	$1,626,042	$1,670,381	$1,715,939	$1,762,750	$2,010,849	$1,860,271	$1,911,054
OPERATING REVENUE										
The Village	$68,000	$70,040	$72,141	$74,305	$76,535	$78,831	$81,196	$83,631	$86,140	$88,725
Gathering Place & Wildlife Sanctuary[40]	$11,195	$11,531	$11,877	$12,233	$12,600	$12,978	$13,367	$13,768	$14,181	$14,607
Balcombe Homestead	$12,500	$61,870	$78,579	$96,330	$113,064	$134,757	$138,800	$143,561	$155,247	$159,904
Nursery	$150,000	$154,500	$259,135	$266,909	$274,916	$283,164	$291,659	$300,408	$309,421	$318,703
Events/functions	$55,000	$56,650	$58,350	$60,100	$61,903	$63,760	$65,673	$67,643	$69,672	$71,763

[40] Reflects retail revenue from the existing visitor centre

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
General Programs	$32,881	$33,867	$34,883	$35,930	$37,008	$38,118	$39,262	$40,439	$41,653	$42,902
Total	$329,576	$388,458	$514,965	$545,807	$576,026	$611,608	$629,956	$649,452	$676,315	$696,604
CASH FLOW	($1,190,439)	($1,152,432)	($1,067,924)	($1,080,235)	($1,094,355)	($1,104,331)	($1,132,794)	($1,361,397)	($1,183,957)	($1,214,450)

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4. SCENARIO 1

9.4.1. THE VILLAGE

The 10-year financial model for the Village precinct is detailed in Table 42 and includes the following information regarding capital and operating expenditure, as well as operating revenue.

Although Council will bear the initial maintenance/renovation costs, most ongoing capital (and running costs) should be funded from the private sector, as the commercial components in this zone are to be leased out to third party operators.

CAPITAL EXPENDITURE

Capital expenditure estimates – provided by Council – totals $610,394 over the cash flow period, including assessment and upgrade/maintenance works.

OPERATING EXPENDITURE

As the site will be leased out to the private sector, many operating costs will be borne by third-parties, including staff, etc. However, operating costs for the Council are estimated to increase from $27,007 in Year 2 to $90,188 in Year 10, driven by site maintenance and depreciation of capital, set at 10%. These are based on cost estimates provided by Council (and inflated by 3% per annum).

OPERATING REVENUE

Although Council expects to receive existing lease revenue of $68,000 in Year 1, prior to development of the zone, operating revenue from the Village is expected to increase from $343,360 in Year 1 to $$491,519 in Year 10. This is based on the following assumptions and are compared against industry benchmarks and case studies (where relevant)

- **Restaurant (rental revenue)**. Total turnover – received by private operator – assumes an spend of $50 per patron[41]. Council receives rental revenue from the private operator, equating to 10% of turnover.[42]
- **Event hire (rental revenue)**. Private operator turnover assumes an initial average charge of $100 per delegate (including F&B). Council receives rental revenue from the private operator, equating to 10% of turnover[43].
- **Event accommodation.** Assumes 35% of events – 17 per annum – stay for one night, at daily room rate of $200[44]. This increases to 40% from Year 3 onwards.

COST BENEFIT SUMMARY

Finally, the financial model shows the overall cash flow for the Village is expected to remain in **surplus** over the 10-year period, averaging around $260,000 per annum. Subsequently, the ROI for Council is positive, driven by the following variables:

- A **positive NPV of $1.7 million** (which indicates that the projected revenue will exceed the projected expenditure); and
- A **BCR of 2.7** (as this is greater than 1, the present value of the project benefits exceeds the present value of total costs).

[41] This is consistent with prices at The Three Blue Ducks Restaurant located at The Farm (Byron Bay)

[42] The rental assumption of 10% is a conservative estimate based on the following sources: DomainBusiness, BizAus, ATO

[43] The rental assumption of 10% is a conservative estimate based on the following sources: DomainBusiness, BizAus, ATO

[44] ABS Tourist Accommodation, Australia, 2015-16, Peninsula Region (Hotels and resorts)

TABLE 42 THE VILLAGE: FINANCIAL MODEL (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Assessment - Josephine's Restaurant	$7,210	-	-	-	-	-	-	-	-	-
Assessment - external buildings (stage 1)	$7,210	-	-	-	-	-	-	-	-	-
Upgrade Works & Repairs	-	$10,000	$500,000	-	-	-	-	-	-	-
Plots - installation of irrigation points	$12,500	-	-	-	$12,500	-	-	-	-	-
Total shed costs	$1,500	$1,545	$2,652	$2,732	$3,939	$5,217	$6,567	$10,454	$12,668	$13,700
Total	**$28,420**	**$11,545**	**$502,652**	**$2,732**	**$16,439**	**$5,217**	**$6,567**	**$10,454**	**$12,668**	**$13,700**
OPERATING EXPENDITURE										
Site Maintenance	-	$20,950	$21,579	$22,226	$22,893	$23,579	$24,287	$25,015	$25,766	$26,539
Event accommodation maintenance	-	$2,060	$2,122	$2,185	$2,251	$2,319	$2,388	$2,460	$2,534	$2,610
Depreciation (10% of capital)	-	$3,997	$54,262	$54,535	$56,179	$56,701	$57,357	$58,403	$59,669	$61,039
Total	**-**	**$27,007**	**$77,962**	**$78,946**	**$81,322**	**$82,598**	**$84,032**	**$85,878**	**$87,969**	**$90,188**
OPERATING REVENUE										
Restaurant rent	$68,000	$292,000	$300,760	$329,144	$339,019	$349,189	$359,665	$370,455	$381,568	$393,015
Event hire rent	-	$48,000	$61,800	$76,385	$78,676	$81,037	$83,468	$85,972	$88,551	$91,207
Event accommodation	-	$3,360	$4,944	$6,111	$6,294	$6,483	$6,677	$6,878	$7,084	$7,297
Total	**$68,000**	**$343,360**	**$367,504**	**$411,640**	**$423,989**	**$436,709**	**$449,810**	**$463,304**	**$477,203**	**$491,519**
CASH FLOW	**$39,580**	**$304,809**	**($213,110)**	**$329,962**	**$326,228**	**$348,893**	**$359,211**	**$366,973**	**$376,567**	**$387,632**

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4.3. THE GATHERING PLACE & WILDLIFE SANCTUARY

As shown in Table 43, the financial model has been disaggregated between the Gathering Place and Wildlife Sanctuary (where possible). Capital and ongoing funding is expected to be generated by Council; while certain commercial elements – such as the café – is to be operated by the private sector.

CAPITAL EXPENDITURE

Council has estimated total capital investment, over the 10-year cash flow period, at $10 million, including $5.7 million for the Sanctuary development (particularly the Encounters experience) and $4.2 million for the Gathering Place (visitor centre extension and destination playground). Where applicable, this includes design/documentation as well as capital works.

OPERATING EXPENDITURE

Council has also estimated total operating expenditure for these zones at $70,500 in Year 2, increasing to $1.5 million in Year 10. This is driven by staff costs to operate the Sanctuary, general running costs as well as depreciation (10% of capital).

OPERATING REVENUE

While revenue generating components will remain prior to development in Years 1-2, overall revenue for the redeveloped Gathering Place/Wildlife Sanctuary is estimated to increase from $1.6 million in Year 3 (when full operation commences) to $5 million in Year 10, driven by the following assumptions and benchmarks:

- **Visitor Centre (outdoor café rent)**. Café turnover – received by a private operator – assumes 20% of unique visitors to the facility make a purchase at the café, with an average spend of $15 per transaction. Council receives rental revenue from the operator, equating to 10% of turnover.[45]
- **Visitor Centre (retail)**. Operated by Council, this component (following full development in Year 3) assumes 5% of visitors make a purchase at the retail outlet, with an average spend of $10 per transaction.
- **Wildlife Sanctuary**. Receives revenue from the following components:
  - Sanctuary entries – all visits to the Sanctuary purchase a ticket, with an average spend of $16 per entry[46];
  - Encounters experience – assumes one-third of Sanctuary visits purchase an additional encounters experience, costing an average of $15 per person; and
  - Premium product – assumes 2% of Sanctuary visits purchase an additional premium experience, costing an average of $50 per person.
- **Glamping**. Assumes an average daily room rate of $250[47].
- **Education/Community Space**. Assumes all commercial hires are charged at $150 per hire, while community hires are charged at a subsidised rate of $75 per hire[48].
- **BBQ Hire**. Assumes 30 hires per annum (from Year 3 following full implementation), increasing to 48 from Year 8 onwards, with an average hire charge of $65.[49]

CASH FLOW SUMMARY

The financial model shows deficits over implementation in Years 1-2, driven by capital costs. However, from Year 4 onwards the area is expected to operate in **surplus**, increasing to $3.5 million in Year 10. Overall, this zone is likely to generate a positive ROI, demonstrated by:

- A **positive NPV of $2.3 million**; and
- A **BCR of 1.1**.

[45] The rental assumption of 10% is a conservative estimate based on the following sources: DomainBusiness, BizAus, ATO

[46] A conservative ticket price using Zoos Victoria ticket prices as the benchmark

[47] Pricing is consistent with similar glamping experience at Werribee Open Range Zoo

[48] Commercial hire charge is consistent with other public facilities in the Morning Peninsula, including the Community Hall.

[49] Figure provided by Council.

TABLE 43 THE GATHERING PLACE & WILDLIFE SANCTUARY: FINANCIAL MODEL (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Wildlife Sanctuary										
Glamping	-	$762,002	-	-	-	-	-	-	-	-
Encounters	-	$350,000	$3,500,000	-	$15,000	-	-	-	-	-
Fence extension	-	-	-	$510,000	-	-	-	-	-	-
Bush classroom	-	-	-	$200,000	-	-	-	-	-	-
Lookout	-	-	-	$400,000	-	-	-	-	-	-
Gathering Place										
Visitor Centre	-	$175,000	$1,750,000	-	-	-	-	-	-	-
BBQ Setup	-	$105,000		-	-	-	-	-	-	-
Chechingurk Play Space	-	$200,000	$2,000,000	-	-	-	-	-	-	-
Total	-	**$1,592,002**	**$7,250,000**	**$1,110,000**	**$15,000**	-	-	-	-	-
OPERATING EXPENDITURE										
Wildlife Sanctuary										
Staff Costs	-	-	$170,210	$351,601	$363,131	$375,063	$416,029	$429,478	$443,368	$316,438
Materials	-	$15,000	$26,932	$55,481	$57,145	$58,860	$71,434	$73,578	$75,785	$19,002
Maintenance	-	$12,000	$6,150	$12,669	$13,049	$13,441	$13,844	$14,259	$14,687	$15,127
Consumables	-	-	$3,286	$7,302	$7,430	$7,764	$9,875	$10,302	$10,483	$0
Other	-	$4,500	$2,318	$4,774	$4,917	$5,065	$5,217	$5,373	$5,534	$5,700
Depreciation	-	-	$461,200	$572,200	$573,700	$573,700	$573,700	$573,700	$573,700	$573,700
Gathering Place										
Running Costs - Building	-	-	$96,250	$99,138	$102,112	$105,175	$108,330	$111,580	$114,928	$118,375
Play space ops	-	-	$6,570	$13,140	$13,140	$13,140	$13,140	$13,140	$13,140	$13,140
Overheads	-	-	$2,000	$2,060	$2,122	$2,185	$2,251	$2,319	$2,388	$2,460
Consumables	-	-	$5,650	$5,820	$5,994	$6,174	$6,359	$6,550	$6,746	$6,949
Depreciation	-	$48,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000
Total	-	**$79,500**	**$1,203,566**	**$1,547,184**	**$1,565,740**	**$1,583,566**	**$1,643,179**	**$1,663,278**	**$1,683,759**	**$1,493,892**
OPERATING REVENUE										
Wildlife Sanctuary										
BBQ Hire	$195	$201	$2,069	$2,415	$2,926	$3,165	$3,570	$3,837	$3,952	$4,071
Wildlife Sanctuary	-	-	$1,077,538	$2,352,545	$2,569,374	$2,807,543	$3,069,241	$3,356,888	$3,673,161	$4,021,023
Glamping	-	-	$501,875	$563,925	$580,843	$598,268	$616,216	$634,703	$653,744	$673,356
Gathering Place										
Visitor Centre (outdoor café)	-	-	-	$59,254	$64,406	$70,053	$76,247	$83,042	$90,501	$98,691

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Visitor Centre (retail)	$11,000	$11,330	$11,670	$98,757	$107,343	$116,755	$127,078	$138,403	$150,834	$164,485
Education/Community Space	-	-	-	$38,250	$39,398	$40,579	$41,797	$43,051	$44,342	$45,673
Total	$11,195	$11,531	$1,593,152	$3,115,145	$3,364,289	$3,636,364	$3,934,149	$4,259,924	$4,616,535	$5,007,299
CASH FLOW	$11,195	($1,659,971)	($6,860,415)	$457,961	$1,783,549	$2,052,798	$2,290,969	$2,596,646	$2,932,776	$3,513,407

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4.5. THE BALCOMBE HOMESTEAD

The financial model for the Balcombe Homestead (see Table 44) disaggregates the information for the Homestead and adjoining Farm components, both of which are to be developed and maintained by Council.

CAPITAL EXPENDITURE

Total capital investment is estimated at $562,500 over the cash flow period, with most of this required for the Homestead redevelopment, including specialty retail space.

OPERATING EXPENDITURE

Total operating expenditure is expected to total $50,960 in Year 1, increasing to $$354,628 in Year 10. This is driven by a combination of:

- Staff costs for Council to operate the site;
- Materials and equipment; and
- Depreciation costs (10% of capital).

OPERATING REVENUE

Once full development occurs, operating revenue is estimated to increase from $218,739 in Year 2 to $594,857 in Year 10.[50] This assumes revenue generation from the following components:

- **Specialty retail.** Commencing from Year 3 (and operated by private sector), this assumes total turnover for the operator is driven by an average spend of $15 per person[51]. Council receives rental revenue from the private operator, equating to 10% of turnover.[52]
- **Events.** Private operator turnover assumes an initial average charge of $100 per delegate (including F&B). Council receives rental revenue from the private operator, equating to 10% of turnover.[53]
- **Homestead tours.** Assumes average charge per entry (including group tours) of $9.50[54].
- **Junior farmer program.** $50 charge per participant.
- **Farm workshops.** $25 charge per participant.
- **Farm leasing.** As advised by Council, assumes one plot leased per annum, increasing to three from Year 6 onwards, at a cost of $2,340 per lease.
- **Productive agriculture.** Council estimates show that the combination of livestock sales and farm production (eggs, hay, etc.) will generate $76,463 in Year 2, increasing to $161,040 in Year 10.
- **Market stall hire.** Council assumes three hires per annum, increasing to 7 from Year 6 onwards, at a cost of $10,920 per hire.

COST BENEFIT SUMMARY

The Homestead is expected to operate in deficit from Years 1 to 3, however, it will generate an ongoing cash flow **surplus** from Years 4 ($89,088) to 10 ($282,839). As such, the Homestead shows a marginally positive financial result for Council, demonstrated by:

- A small **positive NPV of $229,024**; and
- A **BCR of 1.1.**

[50] Prior to development, the Homestead is expected to continue generating revenue from events and homestead tours during Years 1-2.

[51] Benchmarked against average prices at comparable destinations, including the Yarra Valley Chocolaterie & Ice Creamery.

[52] The rental assumption of 10% is a conservative estimate based on the following sources: DomainBusiness, BizAus, ATO

[53] The rental assumption of 10% is a conservative estimate based on the following sources: DomainBusiness, BizAus, ATO

[54] Benchmarked against average prices from other National Trust properties, including Barwon Park Mansion (Winchelsea) and Latrobe's Cottage (Melbourne)

TABLE 44 THE BALCOMBE HOMESTEAD: FINANCIAL MODEL (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Homestead										
Completion of capital works	$200,000	-	$100,000	-	-	$100,000	-	-	-	-
Specialty retail space	-	$100,000	-	-	-	-	-	-	-	-
Farm										
Irrigation, fencing, etc	$10,000	-	$25,000	-	-	-	-	-	-	-
Chicken trailer purchase	$25,000	-	-	-	-	-	-	-	-	-
Egg handling & equipment	$2,500	-	-	-	-	-	-	-	-	-
Total	**$237,500**	**$100,000**	**$125,000**	-	-	**$100,000**	-	-	-	-
OPERATING EXPENDITURE										
Homestead										
Staff Costs	-	$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Materials	-	$212	$219	$225	$232	$239	$246	$253	$261	$269
Consumables	-	$6,205	$6,391	$6,583	$6,780	$6,984	$7,193	$7,409	$7,631	$7,860
Interpretation	-	$5,000	$10,000	$0	$5,000	$0	$5,000	$0	$5,000	$5,001
Conservation Management Plan updates	$20,000	-	-	-	-	-	-	-	-	-
Assessment of homestead /hutch plus documentation	$7,210	-	-	-	-	-	-	-	-	-
Depreciation	$20,000	$30,000	$40,000	$40,000	$40,000	$50,000	$50,000	$50,000	$50,000	$50,000
Farm										
Staff Costs	-	$75,262	$77,955	$107,276	$111,075	$115,010	$119,086	$123,307	$128,266	$132,755
Materials	-	$5,032	$5,505	$6,308	$6,471	$6,715	$7,927	$8,832	$9,406	$9,624
Consumables	-	$515	$530	$546	$563	$580	$597	$615	$633	$652
Contractor fee per workshop	-	$8,402	$5,901	$6,382	$7,230	$7,671	$8,138	$8,633	$11,743	$12,095
Depreciation	$3,750	$3,750	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250
Total	**$50,960**	**$233,193**	**$255,025**	**$279,423**	**$293,160**	**$306,840**	**$321,799**	**$326,769**	**$344,911**	**$354,628**
OPERATING REVENUE										
Homestead										
Specialty retail	-	-	$20,670	$45,774	$49,753	$54,116	$58,900	$64,150	$69,912	$76,239
Events	$9,000	$37,080	$57,289	$59,007	$81,037	$83,468	$85,972	$88,551	$91,207	$93,944
Homestead tours	$3,500	$10,000	$46,293	$102,518	$111,432	$121,202	$131,918	$143,675	$156,580	$170,751

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Farm										
Junior farmer program	-	$5,000	$6,180	$6,365	$7,103	$7,879	$8,115	$8,955	$13,529	$13,934
Farm workshops	-	$2,500	$5,150	$6,631	$8,195	$11,255	$11,593	$11,941	$15,373	$15,835
Farm leasing	-	$2,340	$2,410	$4,965	$5,114	$7,901	$8,138	$8,382	$8,634	$8,893
Productive agriculture	-	$76,463	$77,306	$85,326	$86,793	$96,275	$125,326	$151,323	$156,350	$161,040
Market stall hire	-	$32,760	$44,990	$57,925	$71,595	$86,034	$88,615	$91,273	$94,012	$96,832
Total	$12,500	$166,143	$260,288	$368,511	$421,022	$468,130	$518,577	$568,251	$605,596	$637,467
CASH FLOW	($275,960)	($167,050)	($119,738)	$89,088	$127,862	$61,289	$196,778	$241,482	$260,685	$282,839

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4.7. THE NURSERY

The financial model for the expansion of the Shire Nursery – including the redevelopment of the fields and facilities – is detailed in Table 45. This includes current finances for operation of the nursery prior to development in Years 1-2.

CAPITAL EXPENDITURE

Council has estimated capital investment of $1.7 million is required to redevelop/expand the field and adjoining building. This includes design/development costs of $150,000 in Year 1, followed by capital works of $1.5 million in Year 2.

OPERATING EXPENDITURE

Following completion in Year 3, operating expenditure is expected to significantly increase from $412,183 to $503,729 in Year 10.

OPERATING REVENUE

The nursery – operated by Council – is expected to generate significant increases in revenue from the following sources (following Year 3):

- **Retail Sales**. Assumes 25% of nursery visitors make a retail purchase at the retail outlet with an average spend of $20 per transaction.
- **Wholesale Sales**. Assumes around 56% of total sales (inc. retail) are generated from the wholesale sector, which is in line with existing proportions[55]. It is also assumed that the expanded nursery will be able to facilitate the growth and sale of mature trees, generating an additional $100,000 per annum.
- **Workshops**. $25 charge per participant.

As such, operating revenue is estimated to increase from $566,947 in Year 3 to $997,201 in Year 10.

COST BENEFIT SUMMARY

The subsequent cash flow for the expanded nursery is expected to remain in **surplus** during the operation of the facility, increasing from $154,764 in Year 3 to $493,472 in Year 10. However, this is offset by the initial deficit over Years 1-2 due to the capital expenditure requirements.

Overall, the Nursery is expected to operate slightly above break-even over the cash flow period. This is confirmed by the following cost-benefit results:

- A marginally **positive NPV of $94,456**; and
- A **BCR of 1.0.**

[55] Estimates provided by Council

TABLE 45 THE NURSERY: FINANCIAL MODEL (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Nursery development (field & building)	$150,000	$1,500,000	-	-	-	-	-	-	-	-
Total	$150,000	$1,500,000	-	-	-	-	-	-	-	-
OPERATING EXPENDITURE										
Operating costs	$125,933	$129,711	$334,374	$344,406	$354,738	$365,380	$376,341	$387,632	$399,261	$411,238
Staff costs	-	-	$77,809	$79,754	$81,748	$83,792	$85,887	$88,034	$90,235	$92,490
Total	$125,933	$129,711	$412,183	$424,160	$436,486	$449,172	$462,228	$475,665	$489,495	$503,729
OPERATING REVENUE										
Retail	$66,000	$67,980	$185,310	$203,848	$224,241	$246,675	$271,352	$298,498	$328,360	$361,209
Wholesale	$84,000	$86,520	$331,637	$357,810	$386,392	$417,616	$451,741	$489,050	$529,855	$574,498
Workshops	-	-	$50,000	$51,500	$53,045	$54,636	$56,275	$57,964	$59,703	$61,494
Total	$150,000	$154,500	$566,947	$613,159	$663,678	$718,927	$779,368	$845,511	$917,917	$997,201
CASH FLOW	($125,933)	($1,475,211)	$154,764	$188,999	$227,192	$269,755	$317,140	$369,846	$428,422	$493,472

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4.9. AMPHITHEATRE

The financial impact of the amphitheatre, to facilitate events on the lawn, .is summarised in Table 46. Council is expected to develop, operate and maintain the site, as well as receive all revenue generated from events.

CAPITAL EXPENDITURE

The development of the amphitheatre and surrounding works is estimated at $1.9 million, including works for tiered seating and design/documentation.

OPERATING EXPENDITURE

The operating expenses is expected to total $1.1 million in Year 10, driven by:

- Staff costs (for a dedicated events officer);
- Maintenance and lighting;
- Agents fees/commission to the value of 30% of all ticket revenue[56]; and
- Depreciation costs (10% of capital).

OPERATING REVENUE

Operating revenue is estimated to increase from $1 million in Year 3 (when operation commences mid-way through the year) to $2.8 million in Year 10. This is based on the following assumptions around ticket revenue, which are compared against comparable case studies (where relevant):

- **Major events (e.g. concerts, internationally artists)**. Based on an average charge of $100 per ticket to major international concerts[57];
- **Other events (e.g. cultural and community events/festivals)**. Based on an average (and conservative) charge of $20 per ticket to other community events/festivals.

Although as mentioned above, 30% of all ticket price revenue is assumed to be captured by agents fees/commissions.

COST BENEFIT SUMMARY

Overall, following a deficit from Years 2-3 (due to capital works), the amphitheatre cash flow is expected to remain in surplus, increasing from $989,903 in Year 3 to $1.6 million in Year 10.

This area is, therefore, likely to generate substantial financial benefits for Council, including:

- A **positive NPV of $4.6 million**; and
- A **BCR of 1.7.**

[56] This assumes 30% of the ticket price is a fee to agents for a range of services, including booking and organising concerts and events on behalf of Council. This ensures the overall cash flow for the amphitheatre is comparable with Zoos Victoria concerts (on a per person basis).

[57] Conservative estimate based on major music concerts held at the Hanging Rock concert venue (operated by Macedon Ranges Shire Council).

TABLE 46 AMPHITHEATRE: FINANCIAL MODEL (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Detailed design/ documentation	-	$175,000	-	-	-	-	-	-	-	-
Tiered seating & additional lighting	-	-	$1,750,000	-	-	-	-	-	-	-
Total	-	$175,000	$1,750,000	-	-	-	-	-	-	-
OPERATING EXPENDITURE										
Event officer	-	-	$39,270	$80,110	$81,712	$83,346	$85,013	$86,713	$88,448	$90,217
Lawn maintenance (internal)	-	-	$1,326	$2,732	$2,814	$2,898	$2,985	$3,075	$3,167	$3,262
Lighting improvements	-	-	$1,273	$2,623	$2,701	$2,782	$2,866	$2,952	$3,040	$3,131
Path maintenance	-	-	$530	$1,093	$1,126	$1,159	$1,194	$1,230	$1,267	$1,305
Agents Fees/Commissions	-	-	$312,000	$543,840	$611,078	$629,411	$702,317	$779,032	$802,403	$826,475
Depreciation	-	-	$192,500	$192,500	$192,500	$192,500	$192,500	$192,500	$192,500	$192,500
Total	-	-	$546,899	$822,897	$891,931	$912,097	$986,876	$1,065,502	$1,090,825	$1,116,890
OPERATING REVENUE										
Retail	-	-	$720,000	$1,483,200	$1,527,696	$1,573,527	$1,620,733	$1,669,355	$1,719,435	$1,771,018
Workshops	-	-	$320,000	$329,600	$509,232	$524,509	$720,326	$927,419	$955,242	$983,899
Total	-	-	$1,040,000	$1,812,800	$2,036,928	$2,098,036	$2,341,058	$2,596,774	$2,674,677	$2,754,917
CASH FLOW	-	($175,000)	($1,256,899)	$989,903	$1,144,997	$1,185,939	$1,354,183	$1,531,272	$1,583,852	$1,638,027

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.4.11. BRIARS MASTER PLAN: SCENARIO 1

The following aggregates the financial impact from each individual zone to calculate the overall financial model and cost-benefit summary for the Briars Master Plan (Scenario 1).

CAPITAL EXPENDITURE

As shown in Table 48, capital expenditure for the development of the Briars Master Plan totals $18.8 million over the cash flow period. In addition to the capital requirements for each zone, this includes:

- Site infrastructure/access costs of $2.4 million (e.g. roads, car parks, etc.); and
- Contingency costs (10% of total capital).

However, Council has advised that it is likely to receive government grants to the value of 50% of capital expenditure ($9.3 million) from the Regional Growth Fund[58]. As such, the Council contribution needed to develop the Master Plan, after taking into account the grant, totals $9.4 million. This level of contribution is used to calculate the overall financial benefits of the Master Plan.

OPERATING EXPENDITURE

Table 49 shows the estimated operating expenditure for the Briars Master Plan, which increases to $6.5 million in Year 10. This includes all operating expenses from the individual zones, as well as the following costs spread across the Briars site:

- Running costs for general programs that operate across the site; and
- Staff costs relevant to multiple areas across the Briars. This includes existing staff as well as additional staff required following Master Plan implementation.

OPERATING REVENUE

Total operating revenue for the Briars Master Plan, shown in Table 50, is expected to increase from $329,576 in Year 1 to $10.7 million in Year 10. This includes all operating revenue generated in each area, as well as revenue from existing programs and events operating across the site.

COST BENEFIT SUMMARY

The overall operation of the Briars Master Plan, for Scenario 1, is expected to generate ongoing cash flow **surpluses**. As shown in Table 51, after initial deficits from Years 1-4 (due to capital works and implementation), the Briars will remain in surplus from Year 5 onwards, increasing from $1.8 million to $4.2 million in Year 10. This represents a significant increase from the 'Do-Nothing' cashflow, which generates operating deficits over the 10-year period

These findings, summarised in Table 47, shows a positive ROI generated by the Briars Master Plan, which is demonstrated by:

- A **positive NPV of $526,685**; and
- A **BCR of 1.0.** Although the BCR is marginally above break-even, this is still a positive outcome from a public project funded by Government.

TABLE 47 BRIARS MASTER PLAN: COST-BENEFIT SUMMARY (SCENARIO 1)

	COST-BENEFIT SUMMARY
Visitation - Year 10	522,418
Revenue - Year 10	$10,744,988
Operating Expenditure - Year 10	$6,497,806
Annual Balance - Year 10	$6,497,806
Total CAPEX (Council Contribution)[59]	$9,401,119
Cash Flow - Year 10	$4,232,112
NPV	**$526,685**
BCR	**1.0**

The cost-benefit result suggests – through the positive NPV and BCR greater than 1 – that the Master Plan is likely to be **financially viable and sustainable**. As such, it is not expected to require ongoing Council contributions to maintain operations.

[58] Administered by Regional Development Victoria. Council will apply for funding to be received in Year 2.

[59] Includes Government grants of 50% of total capital expenditure

TABLE 48 BRIARS MASTER PLAN: CAPITAL EXPENDITURE (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
The Village	$28,420	$11,545	$502,652	$2,732	$16,439	$5,217	$6,567	$10,454	$12,668	$13,700	$610,394
Gathering Place & Wildlife Sanctuary	-	$1,592,002	$7,250,000	$1,110,000	$15,000	-	-	-	-	-	$9,967,002
Balcombe Homestead	$237,500	$100,000	$125,000	-	-	$100,000	-	-	-	-	$562,500
Nursery	$150,000	$1,500,000	-	-	-	-	-	-	-	-	$1,650,000
Amphitheatre	-	$175,000	$1,750,000	-	-			-	-	-	$1,925,000
Site infrastructure[60]	-	$1,069,700	$783,495	$424,852	-	-	$100,000	-	-	-	$2,378,047
Contingency (10%)	$41,592	$444,825	$1,041,115	$153,758	$3,144	$10,522	$10,657	$1,045	$1,267	$1,370	$1,709,294
Total Capital Expenditure	$457,512	$4,893,072	$11,452,262	$1,691,343	$34,583	$115,739	$117,224	$11,499	$13,934	$15,070	$18,802,237
Less Grants (Regional Growth Fund)	-	*($9,401,119)*	-	-	-	-	-	-	-	-	
Total Council Contribution	**$457,512**	**$4,893,072**	**$2,051,143**	**$1,691,343**	**$34,583**	**$115,739**	**$117,224**	**$11,499**	**$13,934**	**$15,070**	**$9,401,119**

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

TABLE 49 BRIARS MASTER PLAN: OPERATING EXPENDITURE (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	-	$27,007	$77,962	$78,946	$81,322	$82,598	$84,032	$85,878	$87,969	$90,188
Gathering Place & Wildlife Sanctuary	-	$79,500	$1,203,566	$1,547,184	$1,565,740	$1,583,566	$1,643,179	$1,663,278	$1,683,759	$1,493,892
Balcombe Homestead	$50,960	$233,193	$255,025	$279,423	$293,160	$306,840	$321,799	$326,769	$344,911	$354,628
Nursery	$125,933	$129,711	$412,183	$424,160	$436,486	$449,172	$462,228	$475,665	$489,495	$503,729
Amphitheatre	-	-	$546,899	$822,897	$891,931	$912,097	$986,876	$1,065,502	$1,090,825	$1,116,890
General Programs	$25,722	$62,676	$159,376	$299,320	$337,219	$601,300	$646,821	$694,464	$719,703	$753,795
Staff - General Site	$824,990	$1,286,314	$1,410,817	$1,557,381	$1,603,005	$1,650,004	$1,698,420	$1,748,298	$1,799,682	$1,852,619
Current Site Operations[61]	$523,370	$539,071	$270,000	$278,100	$286,443	$295,036	$303,887	$313,004	$322,394	$332,066
Total Operating Expenditure	**$1,550,975**	**$2,357,472**	**$4,335,830**	**$5,287,412**	**$5,495,307**	**$5,880,614**	**$6,147,243**	**$6,372,858**	**$6,538,737**	**$6,497,806**

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

[60] Roads, carparks, etc.

[61] Current operations are absorbed into new Master Plan areas following development of opportunities across the site

TABLE 50 BRIARS MASTER PLAN: OPERATING REVENUE (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	$68,000	$343,360	$367,504	$411,640	$423,989	$436,709	$449,810	$463,304	$477,203	$491,519
Gathering Place & Wildlife Sanctuary	$11,195	$11,531	$1,593,152	$3,115,145	$3,364,289	$3,636,364	$3,934,149	$4,259,924	$4,616,535	$5,007,299
Balcombe Homestead	$12,500	$166,143	$260,288	$368,511	$421,022	$468,130	$518,577	$568,251	$605,596	$637,467
Nursery	$150,000	$154,500	$566,947	$613,159	$663,678	$718,927	$779,368	$845,511	$917,917	$997,201
Amphitheatre	-	-	$1,040,000	$1,812,800	$2,036,928	$2,098,036	$2,341,058	$2,596,774	$2,674,677	$2,754,917
Events/functions[62]	$55,000	$56,650	-	-	-	-	-	-	-	-
General Programs	$32,881	$62,676	$181,489	$331,794	$375,473	$660,949	$713,861	$769,422	$804,950	$856,584
Total Revenue	**$329,576**	**$794,860**	**$4,009,380**	**$6,653,049**	**$7,285,380**	**$8,019,114**	**$8,736,823**	**$9,503,186**	**$10,096,878**	**$10,744,988**

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

TABLE 51 BRIARS MASTER PLAN: CASH FLOW SUMMARY (SCENARIO 1)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Cash Flow	($1,678,911)	($6,455,683)	($2,377,593)	($325,705)	$1,755,490	$2,022,761	$2,472,357	$3,118,829	$3,544,207	$4,232,112

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

[62] This revenue is absorbed into the Amphitheatre zone following its development in Year 3.

9.6. SCENARIO 2

The cost-benefit analysis for Scenario 2 impacts the *Gathering Place/Sanctuary* and *Homestead* zones only, therefore, **all other individual areas remain the same as Scenario 1**. In addition, all revenue assumptions around penetration rates and average spend are unchanged in this scenario (unless indicated otherwise).

The cost-benefit analysis for this section is detailed in the context of Scenario 1, with all material financial changes detailed.

9.6.1. THE GATHERING PLACE & WILDLIFE SANCTUARY

The financial model for the Gathering Place and Wildlife Sanctuary (Scenario 2) is detailed in Table 52. The key difference from Scenario 1 is the exclusion of:

- The destination playground;
- The education/community space; and
- The retail and café components of the Visitor Centre.

CAPITAL EXPENDITURE

Due to the restrictions in developing the Chechingurk Play Space, total capital expenditure over the cash flow period is estimated at $7.8 million (a reduction of $2.2 million compared to Scenario 1).

OPERATING EXPENDITURE

Council has estimated that with the restrictions of these components, operating costs would be reduced when compared to Scenario 1(totalling $1.3 million in Year 10). The decrease in costs is driven by less depreciation expenses, as there are fewer capital requirements.

OPERATING REVENUE

As the elements excluded from this scenario are not large revenue generators (particularly as the playground is free of charge), operating revenue is only marginally smaller than Scenario 1. Following full implementation in Year 3, revenue increases from $1.6 million to $4.7 million in Year 10.

CASH FLOW SUMMARY

Similar to Scenario 1, from Year 4 onwards this area is expected to operate in **surplus**, increasing to $3.4 million in Year 10. However, due to the reduction in capital and operating expenditure, the ROI is *greater* compared to Scenario 1. This is demonstrated by:

- A higher **NPV of $4.2 million** (compared to $2.3 million); and
- A higher **BCR of 1.3** (compared to 1.1).

TABLE 52 THE GATHERING PLACE & WILDLIFE SANCTUARY: FINANCIAL MODEL (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Wildlife Sanctuary										
Glamping	-	$762,002	-	-	-	-	-	-	-	-
Encounters	-	$350,000	$3,500,000	-	$15,000	-	-	-	-	-
Fence extension	-	-	-	$510,000	-	-	-	-	-	-
Bush classroom	-	-	-	$200,000	-	-	-	-	-	-
Lookout	-	-	-	$400,000	-	-	-	-	-	-
Gathering Place										
Visitor Centre	-	$175,000	$1,750,000	-	-	-	-	-	-	-
BBQ Setup	-	$105,000		-	-	-	-	-	-	-
Chechingurk Play Space	-	-	-	-	-	-	-	-	-	-
Total		$1,392,002	$5,250,000	$1,110,000	$15,000	-	-	-	-	-
OPERATING EXPENDITURE										
Wildlife Sanctuary										
Staff Costs	-	-	$170,210	$351,601	$363,131	$375,063	$416,029	$429,478	$443,368	$316,438
Materials	-	$15,000	$26,932	$55,481	$57,145	$58,860	$71,434	$73,578	$75,785	$19,002
Maintenance	-	$12,000	$6,150	$12,669	$13,049	$13,441	$13,844	$14,259	$14,687	$15,127
Consumables	-	-	$3,286	$7,302	$7,430	$7,764	$9,875	$10,302	$10,483	$0
Other	-	$4,500	$2,318	$4,774	$4,917	$5,065	$5,217	$5,373	$5,534	$5,700
Depreciation	-	-	$461,200	$572,200	$573,700	$573,700	$573,700	$573,700	$573,700	$573,700
Gathering Place										
Running Costs - Building	-	-	$96,250	$99,138	$102,112	$105,175	$108,330	$111,580	$114,928	$118,375
Play space ops	-	-	-	-	-	-	-	-	-	-
Overheads	-	-	$2,000	$2,060	$2,122	$2,185	$2,251	$2,319	$2,388	$2,460
Consumables	-	-	$5,650	$5,820	$5,994	$6,174	$6,359	$6,550	$6,746	$6,949
Depreciation	-	$48,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000	$423,000
Total	-	$59,500	$976,996	$1,314,044	$1,332,600	$1,350,426	$1,410,039	$1,430,138	$1,450,619	$1,260,752
OPERATING REVENUE										
Wildlife Sanctuary										
BBQ Hire	$195	$201	$2,069	$2,415	$2,926	$3,165	$3,570	$3,837	$3,952	$4,071
Wildlife Sanctuary	-	-	$1,077,538	$2,352,545	$2,569,374	$2,807,543	$3,069,241	$3,356,888	$3,673,161	$4,021,023
Glamping	-	-	$501,875	$563,925	$580,843	$598,268	$616,216	$634,703	$653,744	$673,356
Gathering Place										
Visitor Centre (outdoor café)	-	-	-	-	-	-	-	-	-	-

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Visitor Centre (retail)	-	-	-	-	-	-	-	-	-	-
Education/Community Space	-	-	-	-	-	-	-	-	-	-
Total	$195	$201	$1,581,482	$2,918,885	$3,153,143	$3,408,976	$3,689,028	$3,995,428	$4,330,857	$4,698,450
CASH FLOW	$195	($1,451,301)	($4,645,515)	$494,841	$1,805,543	$2,058,550	$2,278,988	$2,565,290	$2,880,238	$3,437,698

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.6.3. THE BALCOMBE HOMESTEAD

The operations of the Balcombe Homestead in Scenario 2 is detailed in Table 53. The material changes in this scenario is attributed to the reduction in visitation as well as the exclusion of the specialty retail space.

CAPITAL EXPENDITURE

Total capital investment is reduced by some $100,000 in Scenario 2 – due to the exclusion of the specialty retail space – totalling $462,500 over the cash flow period.

OPERATING EXPENDITURE

Due to the reduction in capital, total operating expenditure reduces by the corresponding decrease in depreciation costs (approx. $10,000 per annum). As such, operating expenditure is estimated at $344,628 in Year 10.

OPERATING REVENUE

While operating revenue is expected to be the same levels as Scenario 1 during Years 1-2 (before full implementation), the increase in revenue is slower due to the loss of specialty retail rental revenue. Therefore, in Year 10, operating revenue is expected to increase to $561,228 (a decrease of over $75,000 in revenue compared to Scenario 1).

COST BENEFIT SUMMARY

Although a deficit is expected from Years 1 to 3, the Homestead cash flow is expected to generate a **surplus** from Years 4 to 10, increasing from $53,314 to $216,601 (which is substantially lower than the surpluses in Scenario 1)

Due to the decline in revenue, the overall ROI is lower under Scenario 2, shown by:

- A **positive NPV of $103,132** (compared to $229,000); and
- A break-even **BCR of 1.0** (compared to 1.1).

Overall, the financial benefits for the Homestead (and Farm) will be reduced under Scenario 2.

TABLE 53 THE BALCOMBE HOMESTEAD: FINANCIAL MODEL (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CAPITAL EXPENDITURE										
Homestead										
Completion of capital works	$200,000	-	$100,000	-	-	$100,000	-	-	-	-
Specialty retail space	-	-	-	-	-	-	-	-	-	-
Farm										
Irrigation, fencing, etc	$10,000	-	$25,000	-	-	-	-	-	-	-
Chicken trailer purchase	$25,000	-	-	-	-	-	-	-	-	-
Egg handling & equipment	$2,500	-	-	-	-	-	-	-	-	-
Total	**$237,500**	**-**	**$125,000**	**-**	**-**	**$100,000**	**-**	**-**	**-**	**-**
OPERATING EXPENDITURE										
Homestead										
Staff Costs	-	$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Materials	-	$212	$219	$225	$232	$239	$246	$253	$261	$269
Consumables	-	$6,205	$6,391	$6,583	$6,780	$6,984	$7,193	$7,409	$7,631	$7,860
Interpretation	-	$5,000	$10,000	$0	$5,000	$0	$5,000	$0	$5,000	$5,001
Conservation Management Plan updates	$20,000	-	-	-	-	-	-	-	-	-
Assessment of homestead /hutch plus documentation	$7,210	-	-	-	-	-	-	-	-	-
Depreciation	$20,000	$30,000	$40,000	$40,000	$40,000	$50,000	$50,000	$50,000	$50,000	$50,000
Farm										
Staff Costs	-	$75,262	$77,955	$107,276	$111,075	$115,010	$119,086	$123,307	$128,266	$132,755
Materials	-	$5,032	$5,505	$6,308	$6,471	$6,715	$7,927	$8,832	$9,406	$9,624
Consumables	-	$515	$530	$546	$563	$580	$597	$615	$633	$652
Contractor fee per workshop	-	$8,402	$5,901	$6,382	$7,230	$7,671	$8,138	$8,633	$11,743	$12,095
Depreciation	$3,750	$3,750	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250
Total	**$50,960**	**$233,193**	**$255,025**	**$279,423**	**$293,160**	**$306,840**	**$321,799**	**$326,769**	**$344,911**	**$354,628**
OPERATING REVENUE										
Homestead										
Specialty retail	-	-	-	-	-	-	-	-	-	-
Events	$9,000	$37,080	$57,289	$59,007	$81,037	$83,468	$85,972	$88,551	$91,207	$93,944
Homestead tours	$3,500	$10,000	$46,293	$102,518	$111,432	$121,202	$131,918	$143,675	$156,580	$170,751

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Farm										
Junior farmer program	-	$5,000	$6,180	$6,365	$7,103	$7,879	$8,115	$8,955	$13,529	$13,934
Farm workshops	-	$2,500	$5,150	$6,631	$8,195	$11,255	$11,593	$11,941	$15,373	$15,835
Farm leasing	-	$2,340	$2,410	$4,965	$5,114	$7,901	$8,138	$8,382	$8,634	$8,893
Productive agriculture	-	$76,463	$77,306	$85,326	$86,793	$96,275	$125,326	$151,323	$156,350	$161,040
Market stall hire	-	$32,760	$44,990	$57,925	$71,595	$86,034	$88,615	$91,273	$94,012	$96,832
Total	$12,500	$166,143	$239,618	$322,738	$371,269	$414,014	$459,676	$504,101	$535,684	$561,228
CASH FLOW	($275,960)	($57,050)	($130,407)	$53,314	$88,109	$17,173	$147,878	$187,332	$200,773	$216,601

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

9.6.5. BRIARS MASTER PLAN: SCENARIO 2

The following aggregates the financial impact from each individual zone to calculate the overall financial model and cost-benefit summary for the Briars Master Plan (Scenario 1).

CAPITAL EXPENDITURE

Due to the restrictions in specific development opportunities, the capital requirements of the Master Plan – detailed in Table 55 – is reduced under Scenario 2 to around $16.3 million (also including site infrastructure and 10% contingency).

After accounting for 50% in government grants in Year 2, the total Council Contribution over the cash flow period is estimated at $8.1 million (some $1.3 million *less* than in Scenario 1).

OPERATING EXPENDITURE

As shown in Table 56, the operating expenditure is lower in Scenario 2, totalling $6 million in Year 10 (a reduction of almost $500,000). The decrease in costs is attributed to:

- Lower depreciation costs (due to the reduction in capital expenses); and
- Fewer general staff costs, which is the result of developing less product (such as the destination playground), as this requires fewer resources to operate/maintain.

OPERATING REVENUE

Table 57 details the operating revenue for the Briars Master Plan under Scenario 2, which shows revenue increasing at a slower rate than the previous scenario, from $318,576 in Year 1 to $10.4 million in Year 10 (a reduction of almost $400,000). This is again the result of restrictions in revenue generating opportunities, such as the Visitor Centre retail/café components, as well as the specialty retail at the Homestead.

[63] Includes Government grants of 50% of total capital expenditure

COST BENEFIT SUMMARY

Table 58 shows that under Scenario 2, the Briars is expected to generate ongoing cash flow surpluses from Year 5 onwards – increasing from $1.9 million to $4.3 million in Year 10. This cash flow is greater than Scenario 1 by an average of $150,000 per annum (despite the decrease in revenue), which is driven by the reduction in capital expenditure and reduced operating costs (particularly staff and depreciation).

The subsequent cost-benefit results are summarised below. This shows that Scenario 2 is likely to generate a *greater* ROI compared to Scenario 1 as follows in the table below.

- A **higher NPV of $2.7 million**; and
- A **higher BCR of 1.1.**

TABLE 54 BRIARS MASTER PLAN: COST-BENEFIT SUMMARY (SCENARIO 2)

	SCENARIO 1	SCENARIO 2
Visitation - Year 10	522,418	405,074
Revenue - Year 10	$10,744,988	$10,359,900
Operating Expenditure - Year 10	$6,497,806	$6,012,663
Annual Balance - Year 10	$6,497,806	$4,347,237
Total CAPEX (Council Contribution)[63]	$9,401,119	$8,136,119
Cash Flow - Year 10	$4,232,112	$4,332,167
NPV	$526,685	$2,686,983
BCR	1.0	1.1

Overall, however, each scenario generates a positive ROI for the Briars Master Plan, each of which is greater than the 'Do-Nothing' Scenario. This suggests that the project, irrespective of planning approvals, is likely to be **financially viable and sustainable**.

TABLE 55 BRIARS MASTER PLAN: CAPITAL EXPENDITURE (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
The Village	$28,420	$11,545	$502,652	$2,732	$16,439	$5,217	$6,567	$10,454	$12,668	$13,700	$610,394
Gathering Place & Wildlife Sanctuary	-	$1,392,002	$5,250,000	$1,110,000	$15,000	-	-	-	-	-	$7,767,002
Balcombe Homestead	$237,500	-	$125,000	-	-	$100,000	-	-	-	-	$462,500
Nursery	$150,000	$1,500,000	-	-	-	-	-	-	-	-	$1,650,000
Amphitheatre	-	$175,000	$1,750,000	-	-	-	-	-	-	-	$1,925,000
Site infrastructure[64]	-	$1,069,700	$783,495	$424,852	-	-	$100,000	-	-	-	$2,378,047
Contingency (10%)	$41,592	$414,825	$841,115	$153,758	$3,144	$10,522	$10,657	$1,045	$1,267	$1,370	$1,479,294
Total Capital Expenditure	$457,512	$4,563,072	$9,252,262	$1,691,343	$34,583	$115,739	$117,224	$11,499	$13,934	$15,070	$16,272,237
Less Grants (Regional Growth Fund)	-	*($8,136,119)*	-	-	-	-	-	-	-	-	
Total Council Contribution	$457,512	$4,563,072	$1,116,143	$1,691,343	$34,583	$115,739	$117,224	$11,499	$13,934	$15,070	$8,136,119

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

TABLE 56 BRIARS MASTER PLAN: OPERATING EXPENDITURE (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	-	$27,007	$77,962	$78,946	$81,322	$82,598	$84,032	$85,878	$87,969	$90,188
Gathering Place & Wildlife Sanctuary	-	$59,500	$976,996	$1,314,044	$1,332,600	$1,350,426	$1,410,039	$1,430,138	$1,450,619	$1,260,752
Balcombe Homestead	$50,960	$223,193	$245,025	$269,423	$283,160	$296,840	$311,799	$316,769	$334,911	$344,628
Nursery	$125,933	$129,711	$412,183	$424,160	$436,486	$449,172	$462,228	$475,665	$489,495	$503,729
Amphitheatre	-	-	$546,899	$822,897	$891,931	$912,097	$986,876	$1,065,502	$1,090,825	$1,116,890
General Programs	$25,722	$62,676	$159,376	$299,320	$337,219	$601,300	$646,821	$694,464	$719,703	$753,795
Staff - General Site	$824,990	$1,187,499	$1,220,605	$1,360,512	$1,399,246	$1,439,113	$1,480,148	$1,522,386	$1,565,862	$1,610,616
Current Site Operations[65]	$523,370	$539,071	$270,000	$278,100	$286,443	$295,036	$303,887	$313,004	$322,394	$332,066
Total Operating Expenditure	$1,550,975	$2,228,656	$3,909,048	$4,847,402	$5,048,407	$5,426,583	$5,685,830	$5,903,805	$6,061,778	$6,012,663

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

[64] Roads, carparks, etc.

[65] Current operations are absorbed into new Master Plan areas following development of opportunities across the site

TABLE 57 BRIARS MASTER PLAN: OPERATING REVENUE (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
The Village	$68,000	$343,360	$367,504	$411,640	$423,989	$436,709	$449,810	$463,304	$477,203	$491,519
Gathering Place & Wildlife Sanctuary	$195	$201	$1,581,482	$2,918,885	$3,153,143	$3,408,976	$3,689,028	$3,995,428	$4,330,857	$4,698,450
Balcombe Homestead	$12,500	$166,143	$239,618	$322,738	$371,269	$414,014	$459,676	$504,101	$535,684	$561,228
Nursery	$150,000	$154,500	$566,947	$613,159	$663,678	$718,927	$779,368	$845,511	$917,917	$997,201
Amphitheatre	-	-	$1,040,000	$1,812,800	$2,036,928	$2,098,036	$2,341,058	$2,596,774	$2,674,677	$2,754,917
Events/functions[66]	$55,000	$56,650	-	-	-	-	-	-	-	-
General Programs	$32,881	$62,676	$181,489	$331,794	$375,473	$660,949	$713,861	$769,422	$804,950	$856,584
Total Revenue	$318,576	$783,530	$3,977,040	$6,411,015	$7,024,480	$7,737,610	$8,432,801	$9,174,540	$9,741,289	$10,359,900

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

TABLE 58 BRIARS MASTER PLAN: CASH FLOW SUMMARY (SCENARIO 2)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Cash Flow	($1,689,911)	($6,008,198)	($1,048,150)	($127,730)	$1,941,490	$2,195,289	$2,629,748	$3,259,235	$3,665,577	$4,332,167

Source: Mornington Peninsula Council 2019; Urban Enterprise 2019

[66] This revenue is absorbed into the Amphitheatre zone following its development in Year 3.

10. ECONOMIC IMPACT ASSESSMENT

10.1. INTRODUCTION

This section of the report identifies the likely economic benefits that the Master Plan could generate for the Mornington Peninsula Local Government Area (for both scenarios).

10.1.1. TYPES OF ECONOMIC BENEFITS

This project is likely to be of a size, scale and function to deliver the following (direct and indirect) economic benefits to the Mornington Peninsula:

- Economic output;
- Value-added; and
- Number of jobs created and subsequent increase in wages.

The impacts are calculated using the input-output method[67]. Definitions for key economic terms are provided in Appendix D.

The economic benefits listed above can be attributed to a combination of increases in visitation to the site (from residents and visitors), overall yield and revenue, as well as flow-on impacts from the construction of product. The economic impacts are quantified over two distinct phases as follows:

- **The construction phase.** This includes the following short-term direct and indirect impacts occurring during the construction of the proposal:
  - The *direct* effect of the construction phase is defined by the development costs (e.g. construction costs, land acquisition, etc.); and
  - The *indirect* effect of this phase is typified by the subsequent flow-on impacts on other sectors of the economy, particularly the supply-chain.
- **The ongoing operational phase.** This considers the annual (i.e. ongoing) economic impact from the final year of the cashflow period[68], which is derived from total revenue and visitor spend[69]. The ongoing direct and indirect impacts are defined as follows:
  - The *direct* effect is represented by additional visitor expenditure in the region; and
  - The *indirect* effect reflects the additional, flow-on output generated by other sectors of the economy, particularly the supply-chain.

Please note that all assumptions in this section have been benchmarked against suitable comparators and industry standards. As such, these figures are indicative only and subject to further investigation and market testing.

[67] Developed by REMPLAN and applied by Urban Enterprise

[68] Note: Refers to Year 10, when the project is fully operational and established.

[69] The analysis assumes visitor expenditure is spent on a combination of: accommodation, retail and food and beverage services.

10.3. KEY FINDINGS

The development and operation of the Master Plan is likely to generate substantial benefits for the Mornington Peninsula economy – for both scenarios – through increases in economic output, job creation, wages and value-add to the economy. The economic impact of the Master Plan is compared against the relative impact of the 'Do-Nothing' Scenario.

Table 59 provides a summary of the flow-on economic impact from the construction/development of the Master Plan (note: the following table shows the total impact of construction by aggregating the direct and indirect impacts).

As shown below, the overall impact is greater for Scenario 1, due to the increases in construction costs (as all development opportunities are permitted). While the 'Do-Nothing' approach does not generate economic benefits, as this Scenario does not provide any additional capital investment on-site.

TABLE 59 BRIARS MASTER PLAN ECONOMIC IMPACT: CONSTRUCTION PHASE

	Output	Employment	Wages	Value-Added
Do-Nothing Scenario	N/A	N/A	N/A	N/A
Scenario 1	$37,501,000	91	$7,593,000	$14,490,000
Scenario 2	$32,444,000	80	$6,573,000	$12,543,000

Furthermore, Table 60 details the flow-on ongoing (i.e. annual) economic benefits from the operation of the Master Plan by applying projected revenue/visitor spend. (note: the following table shows the total impact of operation by aggregating the direct and indirect impacts).

The overall impact is again greater for Scenario 1, due to projected increases in revenue (as there are no planning restrictions for commercial development opportunities). However, each Scenario generates a positive economic impact for the region, compared to the Do-Nothing' Scenario, which yields minimal economic benefits (due to the lack of visitation and revenue-generating opportunities).

TABLE 60 BRIARS MASTER PLAN ECONOMIC IMPACT: OPERATIONAL PHASE

	Output	Employment	Wages	Value-Added
Do-Nothing Scenario	$1,253,000	7	$389,000	$674,000
Scenario 1	$19,011,000	124	$6,096,000	$10,508,000
Scenario 2	$18,323,000	120	$5,876,000	$10,132,000

In addition, there is also likely to be various other qualitative benefits generated by the development of transformative Master Plan, including:

- Enhancements to the Mornington Peninsula's status and as a desirable visitor destination, particularly for visitors seeking high-quality nature-based experiences. This is likely to stimulate the visitor economy through increases in visitation (and visitor yield), resulting in flow-on effects to other tourism and hospitality businesses in the area;
- Providing local employment and training opportunities training, as well as developing local skills, which could help alleviate youth unemployment and improve the region's socio-economic profile;
- Improving community access to passive and unstructured recreation opportunities for residents; and
- Strengthening visitor dispersal across the Mornington Peninsula (from the busy coastline attractions).

10.4. DO-NOTHING SCENARIO

The potential flow-on economic benefits to the Mornington Peninsula, assuming there is no Master Plan development at the Briars, is detailed below.

10.4.1. ECONOMIC IMPACT – CONSTRUCTION PHASE

Under the 'Do-Nothing' approach there is no additional capital investment at the Briars. Therefore, this Scenario will not generate any economic benefits from construction.

10.4.2. ECONOMIC IMPACT – OPERATIONAL PHASE (ONGOING)

The ongoing (i.e. annual) benefits from the operation of the Briars Master Plan is calculated by applying the total projected revenue generated on-site ($696,604 in Year 10)[70] to the input-output model.

The subsequent ongoing economic benefits generated by this level of revenue is estimated as follows (see Table 61):

- Total output of $1.3 million;
- 7 jobs, resulting in an increase in wages of $389,000; and
- $674,000 in value-added.

TABLE 61 BRIARS MASTER PLAN ECONOMIC IMPACT – ONGOING OPERATIONAL PHASE (DO-NOTHING SCENARIO)

	OUTPUT	EMPLOYMENT	WAGES	VALUE-ADDED
Direct Effect	$697,000	5	$251,000	$387,000
Indirect Effect	$556,000	2	$138,000	$287,000
Total Effect	**$1,253,000**	**7**	**$389,000**	**$674,000**

Source: Urban Enterprise, 2018.

Evidently the 'Do-Nothing' approach results in marginal economic benefits to the region, due to the lack of visitation and revenue-generating opportunities.

[70] Note: This includes total revenue generated from the Briars, including any turnover generated by the private sector, as this revenue will generate flow-on economic benefits to the economy.

10.5. SCENARIO 1

The following details the likely flow-on economic benefits to the Mornington Peninsula assuming the re-zoning to PCRZ is successful.

10.5.1. ECONOMIC IMPACT – CONSTRUCTION PHASE

The total capital expenditure of $18.5 million[71] is expected to generate the following economic benefits (direct and indirect) during the construction period (see Table 62):

- Total output of $37.5 million;
- 91 jobs, resulting in an increase in wages of $7.6 million; and
- $14.5 million in value-added.

TABLE 62 BRIARS MASTER PLAN ECONOMIC IMPACT – CONSTRUCTION PHASE (SCENARIO 1)

	OUTPUT	EMPLOYMENT	WAGES	VALUE-ADDED
Direct Effect	$18,802,000	27	$3,263,000	$6,348,000
Indirect Effect	$18,699,000	64	$4,330,000	$8,142,000
Total Effect	$37,501,000	91	$7,593,000	$14,490,000

Source: Urban Enterprise, 2018.

[71] The total capital expenditure was used for the assessment, including any government funding, as all construction/development will generate flow-on benefits to the economy.

10.5.2. ECONOMIC IMPACT – OPERATIONAL PHASE (ONGOING)

The ongoing economic benefits from the operation of the Briars Master Plan is likely to be substantial, given the total projected revenue generated on-site ($10.7 million in Year 10)[72] significantly increases.

This is likely to generate the following ongoing economic benefits (see Table 63):

- Total output of $19 million;
- 124 jobs, resulting in an increase in wages of $6.1 million; and
- $10.5 million in value-added.

TABLE 63 BRIARS MASTER PLAN ECONOMIC IMPACT – ONGOING OPERATIONAL PHASE (SCENARIO 1)

	OUTPUT	EMPLOYMENT	WAGES	VALUE-ADDED
Direct Effect	$10,745,000	92	$4,029,000	$6,204,000
Indirect Effect	$8,266,000	32	$2,067,000	$4,304,000
Total Effect	$19,011,000	124	$6,096,000	$10,508,000

Source: Urban Enterprise, 2018.

[72] Note: This includes total revenue generated from the Briars, including any turnover generated by the private sector, as this revenue will generate flow-on economic benefits to the economy.

10.6. SCENARIO 2

As detailed below, the overall economic impact of the Master Plan will be affected under Scenario 2, as it alters the visitation and financial estimates for the Briars.

10.6.1. ECONOMIC IMPACT – CONSTRUCTION PHASE

Using the revised capital expenditure estimates (of $15 million), the following direct and indirect economic benefits are expected during the construction period (see Table 64):

- Total output of $32.4 million;
- 80 jobs, resulting in an increase in wages of $6.6 million; and
- $12.5 million in value-added.

TABLE 64 BRIARS MASTER PLAN ECONOMIC IMPACT – CONSTRUCTION PHASE (SCENARIO 2)

	OUTPUT	EMPLOYMENT	WAGES	VALUE-ADDED
Direct Effect	$16,272,000	24	$2,828,000	$5,500,000
Indirect Effect	$16,172,000	56	$3,745,000	$7,043,000
Total Effect	**$32,444,000**	**80**	**$6,573,000**	**$12,543,000**

Source: Urban Enterprise, 2018.

Due to the reduction in capital requirements, the flow-on economic impact from the construction phase is *lower* compared to Scenario 1 (although still likely to benefit the local economy).

10.6.2. ECONOMIC IMPACT – OPERATIONAL PHASE (ONGOING)

After applying the total projected revenue estimates ($10.4 million in Year 10)[73] under Scenario 2, the following ongoing economic benefits are likely to be generated, as shown in Table 65:

- Total output of $18.3 million;
- 120 jobs, resulting in an increase in wages of $5.9 million; and
- $10.1 million in value-added.

TABLE 65 BRIARS MASTER PLAN ECONOMIC IMPACT – ONGOING OPERATIONAL PHASE (SCENARIO 2)

	OUTPUT	EMPLOYMENT	WAGES	VALUE-ADDED
Direct Effect	$10,360,000	89	$3,884,000	$5,984,000
Indirect Effect	$7,963,000	31	$1,992,000	$4,148,000
Total Effect	**$18,323,000**	**120**	**$5,876,000**	**$10,132,000**

Source: Urban Enterprise, 2018.

Although both scenarios generate significant flow-on economic benefits to the Mornington Peninsula, the economic impact of Scenario 2 is relatively *lower*, which is attributed to the overall reduction in capital requirements and revenue projections (compared to Scenario 1).

However, each Scenario generates a positive economic impact for the region, compared to the Do-Nothing' Scenario, which yields minimal economic benefits.

[73] Note: This includes total revenue generated from the Briars, including any turnover generated by the private sector, as this revenue will generate flow-on economic benefits to the economy.

10.8. QUALITATIVE BENEFITS

In addition to the quantitative economic benefits detailed above, the Briars Master Plan is likely to generate several qualitative benefits (e.g. social impacts) for the local and regional community.

EXPANDING THE MORNINGTON PENINSULA BRAND ALIGNMENT WITH NATURE BASED TOURISM

By transforming the Briars into an attractive and desirable visitor destination, the Master Plan could enhance the status of the Mornington Peninsula as a desirable visitor destination, particularly for visitors seeking high-quality nature-based experiences. This impacts greatly on the potential to attract international visitation to the Mornington Peninsula which is a growing market for the region.

FLOW-ON EFFECTS TO LOCAL BUSINESSES.

With increases in visitation across the site, there would be additional flow-on benefits for local tourism and hospitality businesses in the private sector (across the Mornington Peninsula). This would be realised through increases in visitor expenditure and increases in demand for visitor amenities, including retail and food and beverage.

The Briars could facilitate this by promoting and endorsing local produce from the area, such as wineries, specialty retail stores or other tourism product.

IMPROVED ACCESS TO PASSIVE AND UNSTRUCTURED RECREATION OPPORTUNITIES

The Briars will be utilised not only by visitors, but it will also provide an improved destination for local residents undertaking passive recreation activities. Walking trails, the regional playground and the Wildlife sanctuary will encourage the Mornington Peninsula community to be more active and engage in outdoor activity.

PROVIDING LOCAL EMPLOYMENT OPPORTUNITIES.

As mentioned throughout this section, the Master Plan will create and support new jobs from construction and operation of the vessel, including flow-on employment opportunities for local businesses.

This could help lower the unemployment rate in the region. In particular, it would target youth unemployment, which tends to have a high representation in the hospitality and retail industries.

Research into unemployment levels found that youth unemployment in the Mornington Peninsula (10.3%) is significantly higher than the general unemployment rate (4.9%) for the Shire[74]. Therefore, providing job opportunities in the area (in the tourism and hospitality industries), as well as job training and skills development, could help address areas of socio-economic disadvantage by: reducing youth unemployment in the region and increasing income levels.

STRENGTHENING VISITOR DISPERSAL

Historically the Mornington Peninsula is a well-known beach destination and attracts the majority of visitation during summer holiday periods and summer weekends. The development of product in the Hinterland of the Mornington Peninsula has improved mid-week visitation and increased dispersal of visitors from the busy coastlines. The Briars will also have this affect, it will drive visitation mid-week and attract visitation all year through tourism product that is not weather dependant. This will have improved the sustainability of the tourism industry on the Mornington Peninsula.

[74] ABS Census 2016; Youth unemployment is defined by ages 15-24

11. RISK ASSESSMENT

This section identifies some of the key risks associated with the development and operation of the Master Plan. A risk assessment framework is summarised in Table 66, including the category of risk and potential mitigation strategies.

TABLE 66 RISK ASSESSMENT FRAMEWORK

CATEGORY	RISK	POTENTIAL MITIGATION STRATEGY
Environment	The Master Plan negatively impacts the sensitive natural environment (parkland, wildlife, etc.)	Construction of the development opportunities should consider its environmental impact on the surrounding natural assets, including the following factors: • Use of sustainably produced materials where possible; • Waste and water management; • Renewable power options; and • Impact of wear and tear and maintenance
Planning/Re-Zoning	Council fails to re-zone land from GWZ to PCRZ, which restricts the development of several commercial components	The Business Case considers this scenario (Scenario 2 above) and although it will decrease some revenue generating opportunities, the Master Plan is still likely to generate a positive ROI as well as flow-on economic benefits to the Mornington Peninsula
Construction	Construction of the Master Plan zones are delayed and/or subject to cost overruns	The financial model includes a 10% contingency in capital costs to account for any delays in construction or additional costs not budgeted for. In addition, any delay to construction (and operation) of the Master Plan should be regularly communicated with Council and relevant stakeholders. This will help manage expectations over deadlines.
Market	Visitation to the Briars – once the Master Plan is complete – is lower than estimated	The financial model assumes several commercial opportunities in the Master Plan will be operated by the private sector, with these third parties also bearing most of the risk in operation. In addition, the model has been developed using: previous experience for the Briars; conservative assumptions; as well as industry benchmarks and comparators. Subsequently, the information is as accurate and realistic as possible.
Funding	Council does not receive capital funding from RDV (50% of total), which increases its capital contribution requirements	Council has advised there are multiple government grants available to help fund the Master Plan, including: • Ian Potter Foundation (for environment & conservation); • Ross Trust (for wildlife education) • Regional Event and Innovation Grant (from State Government); or • Other discretionary grant programs for arts, Aboriginal cultural interpretation, etc

Source: Urban Enterprise 2019

12. INVESTMENT LOGIC MAP

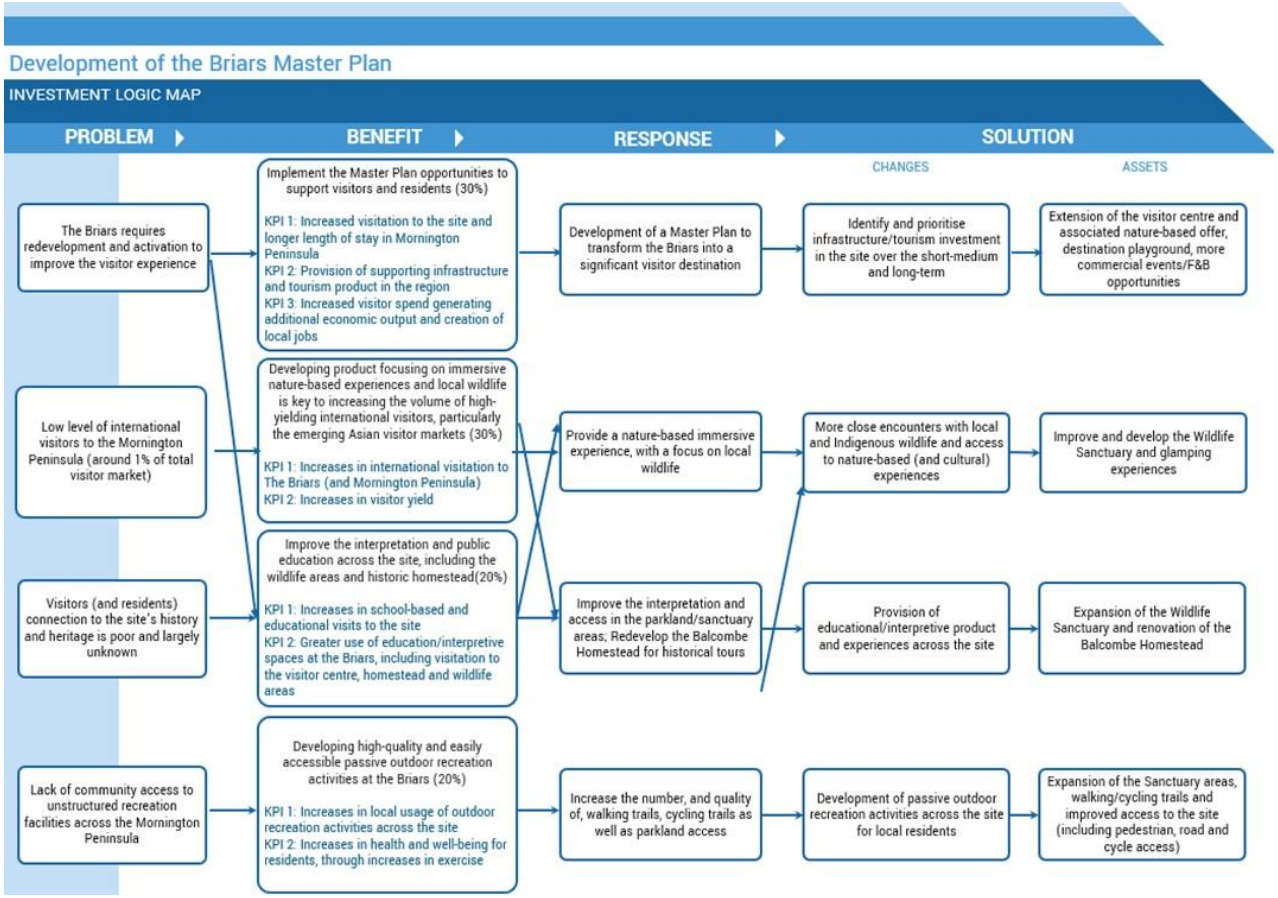
The following Investment Logic Map (ILM) provides a summary description of the logic that underpins investment in the Briars Master Plan, including an identification of the:

- Problem;
- Benefit;
- Response; and
- Solution.

The following ILM (see Figure 29) has been developed in accordance with Victorian Government guidelines[75]

[75] Source: Investment Management Standard 2017

FIGURE 29 INVESTMENT LOGIC MAP



APPENDICES

APPENDIX A VISITOR DEMAND ASSUMPTIONS

SCENARIO 1

TABLE 67 THE VILLAGE VISITOR DEMAND ASSUMPTIONS (SCENARIO 1)

Restaurant		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capacity	200										
Ave daily cover rate			80%	80%	85%	85%	85%	85%	85%	85%	85%
Number of patrons daily			160	160	170	170	170	170	170	170	170
Number of patrons per annum			**58,400**	**58,400**	**62,050**	**62,050**	**62,050**	**62,050**	**62,050**	**62,050**	**62,050**

Events		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Average per month			4	5	6	6	6	6	6	6	6
Total per annum			48	60	72	72	72	72	72	72	72
Average number of delegates	100										
Total delegates per annum			**4,800**	**6,000**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**

TABLE 68 THE GATHERING PLACE & WILDLIFE SANCTUARY VISITOR DEMAND ASSUMPTIONS (SCENARIO 1)

Wildlife Reserve		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families)				85,491	86,065	86,643	87,225	87,811	88,401	88,994	89,592
Penetration rate	10.0%										
Total residents				**4,275**	**8,606**	**8,664**	**8,722**	**8,781**	**8,840**	**8,899**	**8,959**
Visitor market (nature-based)				3,485,892	3,717,442	3,965,172	4,230,265	4,513,998	4,817,745	5,142,987	5,491,321
Penetration rate	2.5%										
Total visitors				**43,574**	**92,936**	**99,129**	**105,757**	**112,850**	**120,444**	**128,575**	**137,283**
Visits				**47,848**	**101,543**	**107,794**	**114,479**	**121,631**	**129,284**	**137,474**	**146,242**

Wildlife Sanctuary		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families/schools)				108,107	108,832	109,562	110,297	111,037	111,783	112,533	113,288
Penetration rate	10.0%										
Total residents				**5,405**	**10,883**	**10,956**	**11,030**	**11,104**	**11,178**	**11,253**	**11,329**
Visitor market (nature-based)				3,485,892	3,717,442	3,965,172	4,230,265	4,513,998	4,817,745	5,142,987	5,491,321
Penetration rate	2.5%										
Total visitors				**43,574**	**92,936**	**99,129**	**105,757**	**112,850**	**120,444**	**128,575**	**137,283**
Visits				**48,979**	**103,819**	**110,086**	**116,786**	**123,954**	**131,622**	**139,828**	**148,612**

Glamping		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of lodges	10										
Ave annual occupancy rate				55%	60%	60%	60%	60%	60%	60%	60%
Number of lodges occupied daily				6	6	6	6	6	6	6	6
Number of lodges occupied annually				2,008	2,190	2,190	2,190	2,190	2,190	2,190	2,190
Room density	2										
Number of guests daily				11	12	12	12	12	12	12	12
Number of guests annually				**4,015**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**

Education/Community Space		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Average hires per month					25	25	25	25	25	25	25
Commercial hires	70.0%				18	18	18	18	18	18	18
Community hires	30.0%				8	8	8	8	8	8	8
Total per annum					300	300	300	300	300	300	300
Average number of delegates	30										
Visits					**9,000**	**9,000**	**9,000**	**9,000**	**9,000**	**9,000**	**9,000**

Chechingurk Play Space		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families/schools)				108,107	108,832	109,562	110,297	111,037	111,783	112,533	113,288
Penetration rate	20.0%										
Total residents				**10,811**	**21,766**	**21,912**	**22,059**	**22,207**	**22,357**	**22,507**	**22,658**
Visitor market (nature-based)				3,485,892	3,717,442	3,965,172	4,230,265	4,513,998	4,817,745	5,142,987	5,491,321
Penetration rate	1.5%										
Total visitors				**26,144**	**55,762**	**59,478**	**63,454**	**67,710**	**72,266**	**77,145**	**82,370**
Visits				**36,955**	**77,528**	**81,390**	**85,513**	**89,917**	**94,623**	**99,651**	**105,027**

TABLE 69 THE BALCOMBE HOMESTEAD VISITOR DEMAND ASSUMPTIONS (SCENARIO 1)

Specialty Retail		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Unique visits to visitor centre				91,865	197,513	208,433	220,106	232,588	245,939	260,222	275,508
Penetration rate to retail	15%										
Number of visits				**13,780**	**29,627**	**31,265**	**33,016**	**34,888**	**36,891**	**39,033**	**41,326**

Events		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Average per month		1	4	6	6	8	8	8	8	8	8
Total per annum		12	48	72	72	96	96	96	96	96	96
Average number of delegates	75										
Total delegates per annum		**900**	**3,600**	**5,400**	**5,400**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**

Homestead entry and tours		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Unique visits to visitor centre				91,865	197,513	208,433	220,106	232,588	245,939	260,222	275,508
Penetration rate to homestead (inc. groups)	5.0%										
Total homestead visitation				**4,593**	**9,876**	**10,422**	**11,005**	**11,629**	**12,297**	**13,011**	**13,775**

Junior Farmer Program		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of programs per annum	Council assumptions		10	12	12	13	14	14	15	20	20
Ave participants per program	Council assumptions		10	10	10	10	10	10	10	11	11
Total participants per annum			**100**	**120**	**120**	**130**	**140**	**140**	**150**	**220**	**220**

Farm Workshops		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of workshops per annum	Council assumptions		4	8	10	12	16	16	16	20	20
Ave participants per program	Council assumptions		25	25	25	25	25	25	25	25	25
Total participants per annum			**100**	**200**	**250**	**300**	**400**	**400**	**400**	**500**	**500**

TABLE 70 THE NURSERY VISITOR DEMAND ASSUMPTIONS (SCENARIO 1)

Nursery		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Visitor market (visits to gardens)				185,310	197,911	211,369	225,742	241,093	257,487	274,996	293,696
AAGR	6.8%										
Penetration rate	20.0%										
Visits				**37,062**	**39,582**	**42,274**	**45,148**	**48,219**	**51,497**	**54,999**	**58,739**

Workshops		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Classes per week	2										
Classes per annum	100										
Ave students per class	20										
Visits				**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**	**2,000**

TABLE 71 AMPHITHEATRE VISITOR DEMAND ASSUMPTIONS (SCENARIO 1)

Capacity	8,000										
Events/Concerts		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Major events											
Major events per annum				1	2	2	2	2	2	2	2
Ave occupancy rate	90%										
Major event visitation				7,200	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Other events											
Other events per annum				4	4	6	6	8	10	10	10
Ave occupancy rate	50%										
Other event visitation				16,000	16,000	24,000	24,000	32,000	40,000	40,000	40,000
Total Visits				23,200	30,400	38,400	38,400	46,400	54,400	54,400	54,400

SCENARIO 2

TABLE 72 THE GATHERING PLACE & WILDLIFE SANCTUARY VISITOR DEMAND ASSUMPTIONS (SCENARIO 2)

Wildlife Reserve		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families)				85,491	86,065	86,643	87,225	87,811	88,401	88,994	89,592
Penetration rate	10.0%										
Total residents				**4,275**	**8,606**	**8,664**	**8,722**	**8,781**	**8,840**	**8,899**	**8,959**
Visitor market (nature-based)				3,485,892	3,717,442	3,965,172	4,230,265	4,513,998	4,817,745	5,142,987	5,491,321
Penetration rate	2.5%										
Total visitors				**43,574**	**92,936**	**99,129**	**105,757**	**112,850**	**120,444**	**128,575**	**137,283**
Visits				**47,848**	**101,543**	**107,794**	**114,479**	**121,631**	**129,284**	**137,474**	**146,242**

Wildlife Sanctuary		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families/schools)				108,107	108,832	109,562	110,297	111,037	111,783	112,533	113,288
Penetration rate	10.0%										
Total residents				**5,405**	**10,883**	**10,956**	**11,030**	**11,104**	**11,178**	**11,253**	**11,329**
Visitor market (nature-based)				3,485,892	3,717,442	3,965,172	4,230,265	4,513,998	4,817,745	5,142,987	5,491,321
Penetration rate	2.5%										
Total visitors				**43,574**	**92,936**	**99,129**	**105,757**	**112,850**	**120,444**	**128,575**	**137,283**
Visits				**48,979**	**103,819**	**110,086**	**116,786**	**123,954**	**131,622**	**139,828**	**148,612**

Glamping		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of lodges	10										
Ave annual occupancy rate				55%	60%	60%	60%	60%	60%	60%	60%
Number of lodges occupied daily				6	6	6	6	6	6	6	6
Number of lodges occupied annually				2,008	2,190	2,190	2,190	2,190	2,190	2,190	2,190
Room density	2										
Number of guests daily				11	12	12	12	12	12	12	12
Number of guests annually				**4,015**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**	**4,380**

Education/Community Space		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Average hires per month											
Commercial hires											
Community hires											
Total per annum											
Average number of delegates											
Visits											

Chechingurk Play Space		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Residential market (families/schools)											
Penetration rate											
Total residents											
Visitor market (nature-based)											
Penetration rate											
Total visitors											
Visits											

TABLE 73 THE BALCOMBE HOMESTEAD VISITOR DEMAND ASSUMPTIONS (SCENARIO 2)

Specialty Retail		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Unique visits to visitor centre											
Penetration rate to retail											
Number of visits											

Events		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Average per month		1	4	6	6	8	8	8	8	8	8
Total per annum		12	48	72	72	96	96	96	96	96	96
Average number of delegates	75										
Total delegates per annum		**900**	**3,600**	**5,400**	**5,400**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**	**7,200**

Homestead entry and tours		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Unique visits to visitor centre				91,865	197,513	208,433	220,106	232,588	245,939	260,222	275,508
Penetration rate to homestead (inc. groups)	5.0%										
Total homestead visitation		**0**	**0**	**4,593**	**9,876**	**10,422**	**11,005**	**11,629**	**12,297**	**13,011**	**13,775**

Junior Farmer Program		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of programs per annum	Council assumptions		10	12	12	13	14	14	15	20	20
Ave participants per program	Council assumptions		10	10	10	10	10	10	10	11	11
Total participants per annum			**100**	**120**	**120**	**130**	**140**	**140**	**150**	**220**	**220**

Farm Workshops		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of workshops per annum	Council assumptions		4	8	10	12	16	16	16	20	20
Ave participants per program	Council assumptions		25	25	25	25	25	25	25	25	25
Total participants per annum			**100**	**200**	**250**	**300**	**400**	**400**	**400**	**500**	**500**

APPENDIX B FINANCIAL MODEL ASSUMPTIONS

SCENARIO 1

TABLE 74 THE VILLAGE FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE

Restaurant		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of patrons per annum			58,400	58,400	62,050	62,050	62,050	62,050	62,050	62,050	62,050
Average spend per patron			$50	$52	$53	$55	$56	$58	$60	$61	$63
Restaurant turnover			$2,920,000	$3,007,600	$3,291,442	$3,390,186	$3,491,891	$3,596,648	$3,704,547	$3,815,684	$3,930,154
Rental assumption (% of turnover)	10%										
Total rental revenue		**$68,000**	**$292,000**	**$300,760**	**$329,144**	**$339,019**	**$349,189**	**$359,665**	**$370,455**	**$381,568**	**$393,015**

Events		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of delegates per annum			4,800	6,000	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Average charge per delegate (inc. F&B)			$100	$103	$106	$109	$113	$116	$119	$123	$127
Event hire turnover			$480,000	$618,000	$763,848	$786,763	$810,366	$834,677	$859,718	$885,509	$912,074
Rental assumption (% of turnover)	10%										
Total rental revenue			**$48,000**	**$61,800**	**$76,385**	**$78,676**	**$81,037**	**$83,468**	**$85,972**	**$88,551**	**$91,207**

Event Accommodation		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of events per annum			48	60	72	72	72	72	72	72	72
Penetration rate for event accommodation			35%	40%	40%	40%	40%	40%	40%	40%	40%
Uptake of event accommodation			17	24	29	29	29	29	29	29	29
Average daily room rate			$200	$206	$212	$219	$225	$232	$239	$246	$253
Total Event Accommodation Revenue			**$3,360**	**$4,944**	**$6,111**	**$6,294**	**$6,483**	**$6,677**	**$6,878**	**$7,084**	**$7,297**

TABLE 75 THE GATHERING PLACE & WILDLIFE SANCTUARY FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE

Visitor centre (outdoor café)		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of visits					197,513	208,433	220,106	232,588	245,939	260,222	275,508
Café penetration rate	20.0%										
Number of café patrons					39,503	41,687	44,021	46,518	49,188	52,044	55,102
Average spend per patron					$15.0	$15.5	$15.9	$16.4	$16.9	$17.4	$17.9
Café turnover					$592,540	$644,057	$700,531	$762,466	$830,419	$905,007	$986,912
Rental assumption (% of turnover)	10%										
Total rental revenue					**$59,254**	**$64,406**	**$70,053**	**$76,247**	**$83,042**	**$90,501**	**$98,691**

Visitor centre (retail)		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of visits					197,513	208,433	220,106	232,588	245,939	260,222	275,508
Retail penetration rate	5.0%										
Number of café patrons					9,876	10,422	11,005	11,629	12,297	13,011	13,775
Average spend per patron					$10.0	$10.3	$10.6	$10.9	$11.3	$11.6	$11.9
Total revenue		**$11,000**	**$11,330**	**$11,670**	**$98,757**	**$107,343**	**$116,755**	**$127,078**	**$138,403**	**$150,834**	**$164,485**

Wildlife Sanctuary		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of sanctuary visits				48,979	103,819	110,086	116,786	123,954	131,622	139,828	148,612
Average price per person				$16.0	$16.5	$17.0	$17.5	$18.0	$18.5	$19.1	$19.7
Ticket revenue				**$783,664**	**$1,710,942**	**$1,868,636**	**$2,041,850**	**$2,232,175**	**$2,441,373**	**$2,671,390**	**$2,924,380**
Encounters experience visits	33% of sanctuary visits			16,326	34,606	36,695	38,929	41,318	43,874	46,609	49,537
Average price per person				$15.0	$15.5	$15.9	$16.4	$16.9	$17.4	$17.9	$18.4
Encouters revenue				**$244,895**	**$534,669**	**$583,949**	**$638,078**	**$697,555**	**$762,929**	**$834,809**	**$913,869**
Premium product visits	2% of sanctuary visits			980	2,076	2,202	2,336	2,479	2,632	2,797	2,972
Average price per person				$50	$51.5	$53.0	$54.6	$56.3	$58.0	$59.7	$61.5
Premium Product revenue				**$48,979**	**$106,934**	**$116,790**	**$127,616**	**$139,511**	**$152,586**	**$166,962**	**$182,774**
Total revenue				**$1,077,538**	**$2,352,545**	**$2,569,374**	**$2,807,543**	**$3,069,241**	**$3,356,888**	**$3,673,161**	**$4,021,023**

Glamping		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of lodges occupied annually				2,008	2,190	2,190	2,190	2,190	2,190	2,190	2,190
Average daily room rate				$250	$258	$265	$273	$281	$290	$299	$307
Glamping revenue				**$501,875**	**$563,925**	**$580,843**	**$598,268**	**$616,216**	**$634,703**	**$653,744**	**$673,356**

Education/Community Space		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total commercial hires per annum					210	210	210	210	210	210	210
Average hire charge					$150	$155	$159	$164	$169	$174	$179
Total community hires per annum					90	90	90	90	90	90	90
Average hire charge					$75	$77	$80	$82	$84	$87	$90
Total revenue					**$38,250**	**$39,398**	**$40,579**	**$41,797**	**$43,051**	**$44,342**	**$45,673**

BBQ Hire		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of sites	4										
Number of hires	Council assumptions	3	3	30	34	40	42	46	48	48	48
Average hire charge		$65	$67	$69	$71	$73	$75	$78	$80	$82	$85
BBQ Revenue		**$195**	**$201**	**$2,069**	**$2,415**	**$2,926**	**$3,165**	**$3,570**	**$3,837**	**$3,952**	**$4,071**

TABLE 76 THE BALCOMBE HOMESTEAD FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE

Specialty Retail		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of visits				13,780	29,627	31,265	33,016	34,888	36,891	39,033	41,326
Average spend per person				$15.0	$15.5	$15.9	$16.4	$16.9	$17.4	$17.9	$18.4
Turnover				$206,696	$457,737	$497,534	$541,160	$589,005	$641,499	$699,118	$762,389
Rental assumption (% of turnover)	10%										
Total rental revenue				**$20,670**	**$45,774**	**$49,753**	**$54,116**	**$58,900**	**$64,150**	**$69,912**	**$76,239**

Events		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of delegates		900	3,600	5,400	5,400	7,200	7,200	7,200	7,200	7,200	7,200
Average charge per delegate (inc. F&B)		$100	$103	$106	$109	$113	$116	$119	$123	$127	$130
Turnover		$90,000	$370,800	$572,886	$590,073	$810,366	$834,677	$859,718	$885,509	$912,074	$939,437
Rental assumption (% of turnover)	10%										
Total rental revenue		**$9,000**	**$37,080**	**$57,289**	**$59,007**	**$81,037**	**$83,468**	**$85,972**	**$88,551**	**$91,207**	**$93,944**

Homestead entry and tours		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of entries (inc. groups)				4,593	9,876	10,422	11,005	11,629	12,297	13,011	13,775
Average charge per person		$9.5	$9.8	$10.1	$10.4	$10.7	$11.0	$11.3	$11.7	$12.0	$12.4
Total rental revenue		**$3,500**	**$10,000**	**$46,293**	**$102,518**	**$111,432**	**$121,202**	**$131,918**	**$143,675**	**$156,580**	**$170,751**

Junior Farmer Program		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total participants per annum	Council assumptions		100	120	120	130	140	140	150	220	220
Fee per participant	Council assumptions		$50.0	$51.5	$53.0	$54.6	$56.3	$58.0	$59.7	$61.5	$63.3
Total revenue			**$5,000**	**$6,180**	**$6,365**	**$7,103**	**$7,879**	**$8,115**	**$8,955**	**$13,529**	**$13,934**

Farm Workshops		Year 0	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total participants per annum	Council assumptions		100	200	250	300	400	400	400	500	500
Ave fee per participant	Council assumptions		$25.0	$25.8	$26.5	$27.3	$28.1	$29.0	$29.9	$30.7	$31.7
Total revenue			**$2,500**	**$5,150**	**$6,631**	**$8,195**	**$11,255**	**$11,593**	**$11,941**	**$15,373**	**$15,835**

Farm Leasing		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of plots leased per annum	Council assumptions		1	1	2	2	3	3	3	3	3
Fee per annum	Council assumptions		$2,340	$2,410	$2,483	$2,557	$2,634	$2,713	$2,794	$2,878	$2,964
Total revenue			**$2,340**	**$2,410**	**$4,965**	**$5,114**	**$7,901**	**$8,138**	**$8,382**	**$8,634**	**$8,893**

Productive Agriculture		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Livestock sales	Council assumptions		$2,118	$2,996	$3,488	$3,593	$3,826	$3,783	$3,896	$4,500	$4,635
Farm production (eggs, hay, etc.)	Council assumptions		$74,346	$74,310	$81,838	$83,200	$92,449	$121,543	$147,427	$151,850	$156,406
Total revenue			**$76,463**	**$77,306**	**$85,326**	**$86,793**	**$96,275**	**$125,326**	**$151,323**	**$156,350**	**$161,040**

Market Stall Hire		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of hires per annum	Council assumptions		3	4	5	6	7	7	7	7	7
Fee per stall	Council assumptions		$10,920	$11,248	$11,585	$11,933	$12,291	$12,659	$13,039	$13,430	$13,833
Total revenue			**$32,760**	**$44,990**	**$57,925**	**$71,595**	**$86,034**	**$88,615**	**$91,273**	**$94,012**	**$96,832**

TABLE 77 THE NURSERY FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE											
Nursery Retail Sales		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of visits				37,062	39,582	42,274	45,148	48,219	51,497	54,999	58,739
Retail penetration rate	25.0%			9,266	9,896	10,568	11,287	12,055	12,874	13,750	14,685
Average spend per transaction				$20	$21	$21	$22	$23	$23	$24	$25
Total retail revenue		**$66,000**	**$67,980**	**$185,310**	**$203,848**	**$224,241**	**$246,675**	**$271,352**	**$298,498**	**$328,360**	**$361,209**
Nursery Wholesale Sales		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Wholesale sales	56% of total sales			$231,637	$254,810	$280,302	$308,343	$339,190	$373,122	$410,449	$451,511
Mature tree sales	Council assumptions			$100,000	$103,000	$106,090	$109,273	$112,551	$115,927	$119,405	$122,987
Total wholesale revenue		**$84,000**	**$86,520**	**$331,637**	**$357,810**	**$386,392**	**$417,616**	**$451,741**	**$489,050**	**$529,855**	**$574,498**
Workshops		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of students per annum				2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Average charge per person				$25	$26	$27	$27	$28	$29	$30	$31
Total revenue				**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**	**$57,964**	**$59,703**	**$61,494**

TABLE 78 AMPHITHEATRE FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE											
Events/Concerts		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Major events											
Number of visits				7,200	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Average charge per visit				$100	$103	$106	$109	$113	$116	$119	$123
Major event revenue				**$720,000**	**$1,483,200**	**$1,527,696**	**$1,573,527**	**$1,620,733**	**$1,669,355**	**$1,719,435**	**$1,771,018**
Other events											
Number of visits				16,000	16,000	24,000	24,000	32,000	40,000	40,000	40,000
Average charge per visit				$20	$21	$21	$22	$23	$23	$24	$25
Major event revenue				**$320,000**	**$329,600**	**$509,232**	**$524,509**	**$720,326**	**$927,419**	**$955,242**	**$983,899**
Total Revenue				**$1,040,000**	**$1,812,800**	**$2,036,928**	**$2,098,036**	**$2,341,058**	**$2,596,774**	**$2,674,677**	**$2,754,917**

TABLE 79 BRIARS MASTER PLAN FINANCIAL MODEL ASSUMPTIONS (SCENARIO 1)

REVENUE - General Site											
General Programs		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
School groups	Council assumptions	$13,055	$40,341	$138,503	$285,316	$323,264	$605,385	$654,723	$706,478	$727,672	$749,843
Junior rangers	Council assumptions	$6,739	$7,279	$7,861	$8,490	$9,170	$9,904	$10,697	$11,553	$12,477	$16,845
Night walks	Council assumptions	$6,705	$15,194	$17,998	$19,464	$22,053	$23,396	$24,821	$26,333	$27,936	$39,622
Aboriginal tours	Council assumptions	$6,381	$14,459	$17,127	$18,523	$20,987	$22,265	$23,620	$25,059	$36,865	$50,275
Total Revenue		**$32,881**	**$77,273**	**$181,489**	**$331,794**	**$375,473**	**$660,949**	**$713,861**	**$769,422**	**$804,950**	**$856,584**

EXPENDITURE - General Site											
General Programs		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
School groups	Council assumptions	$12,515	$38,451	$131,291	$269,042	$303,302	$565,298	$608,605	$653,896	$670,776	$688,560
Junior rangers	Council assumptions	$4,736	$5,010	$5,301	$5,609	$5,934	$6,279	$6,643	$7,029	$7,437	$9,837
Night walks	Council assumptions	$4,247	$9,667	$11,502	$12,496	$14,222	$15,156	$16,152	$17,213	$18,344	$24,938
Aboriginal tours	Council assumptions	$4,224	$9,548	$11,282	$12,174	$13,761	$14,567	$15,421	$16,326	$23,145	$30,459
Total Expenditure		**$25,722**	**$62,676**	**$159,376**	**$299,320**	**$337,219**	**$601,300**	**$646,821**	**$694,464**	**$719,703**	**$753,795**

Staff - General Site		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Marketing / Comms Officer	Council assumptions		$59,289	$61,364	$63,512	$65,735	$68,036	$70,417	$72,882	$75,432	$78,072
Operations Ranger- Landscapes	Council assumptions		$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Operations Ranger- Landscapes	Council assumptions				$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Operations Ranger - Farm	Council assumptions		$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Customer Service Officer	Council assumptions			$87,938	$91,016	$94,202	$97,499	$100,911	$104,443	$108,098	$111,882
Customer Service Officer	Council assumptions		$84,964	$87,938	$91,016	$94,202	$97,499	$100,911	$104,443	$108,098	$111,882
Visitor Experience Officer	Council assumptions		$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
2019 Briars team wages (Briars & Nursery)	Council assumptions	$824,990	$845,614	$866,755	$888,424	$910,634	$933,400	$956,735	$980,654	$1,005,170	$1,030,299
Total Expenditure		**$824,990**	**$1,286,314**	**$1,410,817**	**$1,557,381**	**$1,603,005**	**$1,650,004**	**$1,698,420**	**$1,748,298**	**$1,799,682**	**$1,852,619**

SCENARIO 2

TABLE 80 THE GATHERING PLACE & WILDLIFE SANCTUARY FINANCIAL MODEL ASSUMPTIONS (SCENARIO 2)

REVENUE											
Visitor centre (outdoor café)		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of visits											
Café penetration rate											
Number of café patrons											
Average spend per patron											
Café turnover											
Rental assumption (% of turnover)											
Total rental revenue											
Visitor centre (retail)		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of visits											
Retail penetration rate											
Number of café patrons											
Average spend per patron											
Total revenue											
Wildlife Sanctuary		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of sanctuary visits				48,979	103,819	110,086	116,786	123,954	131,622	139,828	148,612
Average price per person				$16.0	$16.5	$17.0	$17.5	$18.0	$18.5	$19.1	$19.7
Ticket revenue				**$783,664**	**$1,710,942**	**$1,868,636**	**$2,041,850**	**$2,232,175**	**$2,441,373**	**$2,671,390**	**$2,924,380**
Encounters experience visits	33% of sanctuary visits			16,326	34,606	36,695	38,929	41,318	43,874	46,609	49,537
Average price per person				$15.0	$15.5	$15.9	$16.4	$16.9	$17.4	$17.9	$18.4
Encouters revenue				**$244,895**	**$534,669**	**$583,949**	**$638,078**	**$697,555**	**$762,929**	**$834,809**	**$913,869**
Premium product visits	2% of sanctuary visits			980	2,076	2,202	2,336	2,479	2,632	2,797	2,972
Average price per person				$50	$51.5	$53.0	$54.6	$56.3	$58.0	$59.7	$61.5
Premium Product revenue				**$48,979**	**$106,934**	**$116,790**	**$127,616**	**$139,511**	**$152,586**	**$166,962**	**$182,774**
Total revenue				**$1,077,538**	**$2,352,545**	**$2,569,374**	**$2,807,543**	**$3,069,241**	**$3,356,888**	**$3,673,161**	**$4,021,023**
Glamping		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of lodges occupied annually				2,008	2,190	2,190	2,190	2,190	2,190	2,190	2,190
Average daily room rate				$250	$258	$265	$273	$281	$290	$299	$307
Glamping revenue				**$501,875**	**$563,925**	**$580,843**	**$598,268**	**$616,216**	**$634,703**	**$653,744**	**$673,356**
Education/Community Space		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Total commercial hires per annum											
Average hire charge											
Total community hires per annum											
Average hire charge											
Total revenue											
BBQ Hire		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of sites	4										
Number of hires	Council assumptions	3	3	30	34	40	42	46	48	48	48
Average hire charge		$65	$67	$69	$71	$73	$75	$78	$80	$82	$85
BBQ Revenue		**$195**	**$201**	**$2,069**	**$2,415**	**$2,926**	**$3,165**	**$3,570**	**$3,837**	**$3,952**	**$4,071**

TABLE 81 THE BALCOMBE HOMESTEAD FINANCIAL MODEL ASSUMPTIONS (SCENARIO 2)

REVENUE											
Specialty Retail		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of visits											
Average spend per person											
Turnover											
Rental assumption (% of turnover)											
Total rental revenue											
Events		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of delegates		900	3,600	5,400	5,400	7,200	7,200	7,200	7,200	7,200	7,200
Average charge per delegate (inc. F&B)		$100	$103	$106	$109	$113	$116	$119	$123	$127	$130
Turnover		$90,000	$370,800	$572,886	$590,073	$810,366	$834,677	$859,718	$885,509	$912,074	$939,437
Rental assumption (% of turnover)	10%										
Total rental revenue		**$9,000**	**$37,080**	**$57,289**	**$59,007**	**$81,037**	**$83,468**	**$85,972**	**$88,551**	**$91,207**	**$93,944**
Homestead entry and tours		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of entries (inc. groups)				4,593	9,876	10,422	11,005	11,629	12,297	13,011	13,775
Average charge per person		$9.5	$9.8	$10.1	$10.4	$10.7	$11.0	$11.3	$11.7	$12.0	$12.4
Total rental revenue		**$3,500**	**$10,000**	**$46,293**	**$102,518**	**$111,432**	**$121,202**	**$131,918**	**$143,675**	**$156,580**	**$170,751**
Junior Farmer Program		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Total participants per annum	Council assumptions		100	120	120	130	140	140	150	220	220
Fee per participant	Council assumptions		$50.0	$51.5	$53.0	$54.6	$56.3	$58.0	$59.7	$61.5	$63.3
Total revenue			**$5,000**	**$6,180**	**$6,365**	**$7,103**	**$7,879**	**$8,115**	**$8,955**	**$13,529**	**$13,934**
Farm Workshops		**Year 0**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Total participants per annum	Council assumptions		100	200	250	300	400	400	400	500	500
Ave fee per participant	Council assumptions		$25.0	$25.8	$26.5	$27.3	$28.1	$29.0	$29.9	$30.7	$31.7
Total revenue			**$2,500**	**$5,150**	**$6,631**	**$8,195**	**$11,255**	**$11,593**	**$11,941**	**$15,373**	**$15,835**
Farm Leasing		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of plots leased per annum	Council assumptions		1	1	2	2	3	3	3	3	3
Fee per annum	Council assumptions		$2,340	$2,410	$2,483	$2,557	$2,634	$2,713	$2,794	$2,878	$2,964
Total revenue			**$2,340**	**$2,410**	**$4,965**	**$5,114**	**$7,901**	**$8,138**	**$8,382**	**$8,634**	**$8,893**
Productive Agriculture		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Livestock sales	Council assumptions		$2,118	$2,996	$3,488	$3,593	$3,826	$3,783	$3,896	$4,500	$4,635
Farm production (eggs, hay, etc.)	Council assumptions		$74,346	$74,310	$81,838	$83,200	$92,449	$121,543	$147,427	$151,850	$156,406
Total revenue			**$76,463**	**$77,306**	**$85,326**	**$86,793**	**$96,275**	**$125,326**	**$151,323**	**$156,350**	**$161,040**
Market Stall Hire		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Number of hires per annum	Council assumptions		3	4	5	6	7	7	7	7	7
Fee per stall	Council assumptions		$10,920	$11,248	$11,585	$11,933	$12,291	$12,659	$13,039	$13,430	$13,833
Total revenue			**$32,760**	**$44,990**	**$57,925**	**$71,595**	**$86,034**	**$88,615**	**$91,273**	**$94,012**	**$96,832**

TABLE 82 BRIARS MASTER PLAN FINANCIAL MODEL ASSUMPTIONS (SCENARIO 2)

REVENUE - General Site											
General Programs		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
School groups	Council assumptions	$13,055	$40,341	$138,503	$285,316	$323,264	$605,385	$654,723	$706,478	$727,672	$749,843
Junior rangers	Council assumptions	$6,739	$7,279	$7,861	$8,490	$9,170	$9,904	$10,697	$11,553	$12,477	$16,845
Night walks	Council assumptions	$6,705	$15,194	$17,998	$19,464	$22,053	$23,396	$24,821	$26,333	$27,936	$39,622
Aboriginal tours	Council assumptions	$6,381	$14,459	$17,127	$18,523	$20,987	$22,265	$23,620	$25,059	$36,865	$50,275
Total Revenue		**$32,881**	**$77,273**	**$181,489**	**$331,794**	**$375,473**	**$660,949**	**$713,861**	**$769,422**	**$804,950**	**$856,584**

EXPENDITURE - General Site											
General Programs		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
School groups	Council assumptions	$12,515	$38,451	$131,291	$269,042	$303,302	$565,298	$608,605	$653,896	$670,776	$688,560
Junior rangers	Council assumptions	$4,736	$5,010	$5,301	$5,609	$5,934	$6,279	$6,643	$7,029	$7,437	$9,837
Night walks	Council assumptions	$4,247	$9,667	$11,502	$12,496	$14,222	$15,156	$16,152	$17,213	$18,344	$24,938
Aboriginal tours	Council assumptions	$4,224	$9,548	$11,282	$12,174	$13,761	$14,567	$15,421	$16,326	$23,145	$30,459
Total Expenditure		**$25,722**	**$62,676**	**$159,376**	**$299,320**	**$337,219**	**$601,300**	**$646,821**	**$694,464**	**$719,703**	**$753,795**

Staff - General Site		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Marketing / Comms Officer	Council assumptions		$59,289	$61,364	$63,512	$65,735	$68,036	$70,417	$72,882	$75,432	$78,072
Operations Ranger- Landscapes											
Operations Ranger- Landscapes	Council assumptions				$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Operations Ranger - Farm	Council assumptions		$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
Customer Service Officer											
Customer Service Officer	Council assumptions		$84,964	$87,938	$91,016	$94,202	$97,499	$100,911	$104,443	$108,098	$111,882
Visitor Experience Officer	Council assumptions		$98,815	$102,274	$105,853	$109,558	$113,393	$117,362	$121,469	$125,721	$130,121
2019 Briars team wages (Briars & Nursery)	Council assumptions	$824,990	$845,614	$866,755	$888,424	$910,634	$933,400	$956,735	$980,654	$1,005,170	$1,030,299
Total Expenditure		**$824,990**	**$1,187,499**	**$1,220,605**	**$1,360,512**	**$1,399,246**	**$1,439,113**	**$1,480,148**	**$1,522,386**	**$1,565,862**	**$1,610,616**

APPENDIX C FINANCIAL IMPACT ASSUMPTIONS (RETURN ON INVESTMENT)

DO-NOTHING SCENARIO

TABLE 83 BRIARS FINANCIAL IMPACT ASSUMPTIONS (DO-NOTHING SCENARIO)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 329,576	$ 1,520,015	1.00	$ 329,576	$ 1,520,015	-$ 1,190,439	-$ 1,190,439
2	$ 388,458	$ 1,540,890	0.87	$ 339,294	$ 1,345,873	-$ 1,006,579	-$ 1,152,432
3	$ 514,965	$ 1,582,889	0.82	$ 420,364	$ 1,292,109	-$ 871,744	-$ 1,067,924
4	$ 545,807	$ 1,626,042	0.76	$ 416,394	$ 1,240,500	-$ 824,106	-$ 1,080,235
5	$ 576,026	$ 1,670,381	0.71	$ 410,699	$ 1,190,959	-$ 780,260	-$ 1,094,355
6	$ 611,608	$ 1,715,939	0.67	$ 407,540	$ 1,143,403	-$ 735,863	-$ 1,104,331
7	$ 629,956	$ 1,762,750	0.62	$ 392,305	$ 1,097,752	-$ 705,447	-$ 1,132,794
8	$ 649,452	$ 2,010,849	0.58	$ 377,987	$ 1,170,333	-$ 792,346	-$ 1,361,397
9	$ 676,315	$ 1,860,271	0.54	$ 367,870	$ 1,011,864	-$ 643,994	-$ 1,183,957
10	$ 696,604	$ 1,911,054	0.51	$ 354,118	$ 971,483	-$ 617,365	-$ 1,214,450
Present value benefits				$ 3,486,572			
Present value costs					$ 11,984,290		
Net Present Value						**-$8,168,142**	
Benefit-cost ratio							**0.29**

SCENARIO 1

TABLE 84 THE VILLAGE FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 68,000	$ 28,420	1.00	$ 68,000	$ 28,420	$ 39,580	$ 39,580
2	$ 343,360	$ 38,552	0.87	$ 299,904	$ 33,672	$ 266,232	$ 304,809
3	$ 367,504	$ 580,614	0.82	$ 299,993	$ 473,954	-$ 173,961	-$ 213,110
4	$ 411,640	$ 81,678	0.76	$ 314,038	$ 62,312	$ 251,726	$ 329,962
5	$ 423,989	$ 97,761	0.71	$ 302,298	$ 69,703	$ 232,596	$ 326,228
6	$ 436,709	$ 87,815	0.67	$ 290,997	$ 58,515	$ 232,482	$ 348,893
7	$ 449,810	$ 90,599	0.62	$ 280,119	$ 56,421	$ 223,698	$ 359,211
8	$ 463,304	$ 96,332	0.58	$ 269,647	$ 56,066	$ 213,581	$ 366,973
9	$ 477,203	$ 100,636	0.54	$ 259,567	$ 54,740	$ 204,827	$ 376,567
10	$ 491,519	$ 103,888	0.51	$ 249,864	$ 52,811	$ 197,052	$ 387,632
Present value benefits				$ 2,566,427			
Present value costs					$ 946,613		
Net Present Value						**$1,687,814**	
Benefit-cost ratio							**2.7**

TABLE 85 THE GATHERING PLACE & WILDLIFE SANCTUARY FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 11,195	$ -	1.00	$ 11,195	$ -	$ 11,195	$ 11,195
2	$ 11,531	$ 1,671,502	0.87	$ 10,071	$ 1,459,955	-$ 1,449,883	-$ 1,659,971
3	$ 1,593,152	$ 8,453,566	0.82	$ 1,300,486	$ 6,900,628	-$ 5,600,142	-$ 6,860,415
4	$ 3,115,145	$ 2,657,184	0.76	$ 2,376,529	$ 2,027,153	$ 349,376	$ 457,961
5	$ 3,364,289	$ 1,580,740	0.71	$ 2,398,692	$ 1,127,046	$ 1,271,646	$ 1,783,549
6	$ 3,636,364	$ 1,583,566	0.67	$ 2,423,063	$ 1,055,197	$ 1,367,866	$ 2,052,798
7	$ 3,934,149	$ 1,643,179	0.62	$ 2,449,990	$ 1,023,290	$ 1,426,700	$ 2,290,969
8	$ 4,259,924	$ 1,663,278	0.58	$ 2,479,314	$ 968,043	$ 1,511,271	$ 2,596,646
9	$ 4,616,535	$ 1,683,759	0.54	$ 2,511,089	$ 915,853	$ 1,595,236	$ 2,932,776
10	$ 5,007,299	$ 1,493,892	0.51	$ 2,545,457	$ 759,419	$ 1,786,038	$ 3,513,407
Present value benefits				$ 18,494,692			
Present value costs					$ 16,236,584		
Net Present Value						**$2,269,303**	
Benefit-cost ratio							**1.1**

TABLE 86 THE BALCOMBE HOMESTEAD FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 12,500	$ 288,460	1.00	$ 12,500	$ 288,460	-$ 275,960	-$ 275,960
2	$ 166,143	$ 333,193	0.87	$ 145,116	$ 291,024	-$ 145,908	-$ 167,050
3	$ 260,288	$ 380,025	0.82	$ 212,472	$ 310,214	-$ 97,742	-$ 119,738
4	$ 368,511	$ 279,423	0.76	$ 281,135	$ 213,171	$ 67,965	$ 89,088
5	$ 421,022	$ 293,160	0.71	$ 300,183	$ 209,019	$ 91,164	$ 127,862
6	$ 468,130	$ 406,840	0.67	$ 311,935	$ 271,095	$ 40,840	$ 61,289
7	$ 518,577	$ 321,799	0.62	$ 322,944	$ 200,400	$ 122,544	$ 196,778
8	$ 568,251	$ 326,769	0.58	$ 330,727	$ 190,182	$ 140,545	$ 241,482
9	$ 605,596	$ 344,911	0.54	$ 329,404	$ 187,609	$ 141,795	$ 260,685
10	$ 637,467	$ 354,628	0.51	$ 324,056	$ 180,275	$ 143,781	$ 282,839
Present value benefits				$ 2,557,972			
Present value costs					$ 2,341,448		
Net Present Value						**$229,024**	
Benefit-cost ratio							**1.1**

TABLE 87 THE NURSERY FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 150,000	$ 275,933	1.00	$ 150,000	$ 275,933	-$ 125,933	-$ 125,933
2	$ 154,500	$ 1,629,711	0.87	$ 134,946	$ 1,423,453	-$ 1,288,506	-$ 1,475,211
3	$ 566,947	$ 412,183	0.82	$ 462,798	$ 336,464	$ 126,334	$ 154,764
4	$ 613,159	$ 424,160	0.76	$ 467,776	$ 323,590	$ 144,186	$ 188,999
5	$ 663,678	$ 436,486	0.71	$ 473,193	$ 311,208	$ 161,985	$ 227,192
6	$ 718,927	$ 449,172	0.67	$ 479,051	$ 299,302	$ 179,749	$ 269,755
7	$ 779,368	$ 462,228	0.62	$ 485,351	$ 287,852	$ 197,499	$ 317,140
8	$ 845,511	$ 475,665	0.58	$ 492,095	$ 276,842	$ 215,254	$ 369,846
9	$ 917,917	$ 489,495	0.54	$ 499,286	$ 266,253	$ 233,033	$ 428,422
10	$ 997,201	$ 503,729	0.51	$ 506,926	$ 256,070	$ 250,856	$ 493,472
Present value benefits				$ 4,001,423			
Present value costs					$ 4,056,967		
Net Present Value						**$94,456**	
Benefit-cost ratio							**1.0**

TABLE 88 AMPHITHEATRE FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ -	$ -	1.00	$ -	$ -	$ -	$ -
2	$ -	$ 175,000	0.87	$ -	$ 152,852	-$ 152,852	-$ 175,000
3	$ 1,040,000	$ 2,296,899	0.82	$ 848,950	$ 1,874,954	-$ 1,026,004	-$ 1,256,899
4	$ 1,812,800	$ 822,897	0.76	$ 1,382,976	$ 627,784	$ 755,192	$ 989,903
5	$ 2,036,928	$ 891,931	0.71	$ 1,452,302	$ 635,934	$ 816,367	$ 1,144,997
6	$ 2,098,036	$ 912,097	0.67	$ 1,398,010	$ 607,769	$ 790,241	$ 1,185,939
7	$ 2,341,058	$ 986,876	0.62	$ 1,457,893	$ 614,576	$ 843,317	$ 1,354,183
8	$ 2,596,774	$ 1,065,502	0.58	$ 1,511,346	$ 620,132	$ 891,214	$ 1,531,272
9	$ 2,674,677	$ 1,090,825	0.54	$ 1,454,847	$ 593,336	$ 861,511	$ 1,583,852
10	$ 2,754,917	$ 1,116,890	0.51	$ 1,400,460	$ 567,770	$ 832,690	$ 1,638,027

Present value benefits	$ 10,906,785			
Present value costs		$ 6,295,108		
Net Present Value			**$4,611,677**	
Benefit-cost ratio				**1.7**

TABLE 89 BRIARS MASTER PLAN FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 1)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 329,576	$ 2,008,487	1.00	$ 329,576	$ 2,008,487	-$ 1,678,911	-$ 1,678,911
2	$ 794,860	$ 7,250,543	0.87	$ 694,262	$ 6,332,905	-$ 5,638,643	-$ 6,455,683
3	$ 4,009,380	$ 6,386,973	0.82	$ 3,272,848	$ 5,213,672	-$ 1,940,824	-$ 2,377,593
4	$ 6,653,049	$ 6,978,754	0.76	$ 5,075,580	$ 5,324,058	-$ 248,479	-$ 325,705
5	$ 7,285,380	$ 5,529,890	0.71	$ 5,194,375	$ 3,942,735	$ 1,251,640	$ 1,755,490
6	$ 8,019,114	$ 5,996,353	0.67	$ 5,343,474	$ 3,995,623	$ 1,347,851	$ 2,022,761
7	$ 8,736,823	$ 6,264,466	0.62	$ 5,440,854	$ 3,901,195	$ 1,539,659	$ 2,472,357
8	$ 9,503,186	$ 6,384,357	0.58	$ 5,530,941	$ 3,715,754	$ 1,815,187	$ 3,118,829
9	$ 10,096,878	$ 6,552,671	0.54	$ 5,492,033	$ 3,564,219	$ 1,927,814	$ 3,544,207
10	$ 10,744,988	$ 6,512,876	0.51	$ 5,462,207	$ 3,310,816	$ 2,151,391	$ 4,232,112
Present value benefits				$ 41,506,573			
Present value costs					$ 41,309,464		
Net Present Value						**$526,685**	
Benefit-cost ratio							**1.0**

SCENARIO 2

TABLE 90 THE GATHERING PLACE & WILDLIFE SANCTUARY FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 2)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 195	$ -	1.00	$ 195	$ -	$ 195	$ 195
2	$ 201	$ 1,451,502	0.87	$ 175	$ 1,267,798	-$ 1,267,623	-$ 1,451,301
3	$ 1,581,482	$ 6,226,996	0.82	$ 1,290,960	$ 5,083,084	-$ 3,792,124	-$ 4,645,515
4	$ 2,918,885	$ 2,424,044	0.76	$ 2,226,803	$ 1,849,292	$ 377,512	$ 494,841
5	$ 3,153,143	$ 1,347,600	0.71	$ 2,248,147	$ 960,820	$ 1,287,327	$ 1,805,543
6	$ 3,408,976	$ 1,350,426	0.67	$ 2,271,545	$ 899,846	$ 1,371,699	$ 2,058,550
7	$ 3,689,028	$ 1,410,039	0.62	$ 2,297,341	$ 878,102	$ 1,419,239	$ 2,278,988
8	$ 3,995,428	$ 1,430,138	0.58	$ 2,325,375	$ 832,353	$ 1,493,022	$ 2,565,290
9	$ 4,330,857	$ 1,450,619	0.54	$ 2,355,699	$ 789,040	$ 1,566,659	$ 2,880,238
10	$ 4,698,450	$ 1,260,752	0.51	$ 2,388,454	$ 640,902	$ 1,747,551	$ 3,437,698
Present value benefits				$ 17,404,500			
Present value costs					$ 13,201,238		
Net Present Value						**$4,203,457**	
Benefit-cost ratio							**1.3**

TABLE 91 THE BALCOMBE HOMESTEAD FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 2)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 12,500	$ 288,460	1.00	$ 12,500	$ 288,460	-$ 275,960	-$ 275,960
2	$ 166,143	$ 223,193	0.87	$ 145,116	$ 194,945	-$ 49,829	-$ 57,050
3	$ 239,618	$ 370,025	0.82	$ 195,600	$ 302,051	-$ 106,451	-$ 130,407
4	$ 322,738	$ 269,423	0.76	$ 246,215	$ 205,542	$ 40,673	$ 53,314
5	$ 371,269	$ 283,160	0.71	$ 264,709	$ 201,889	$ 62,820	$ 88,109
6	$ 414,014	$ 396,840	0.67	$ 275,875	$ 264,432	$ 11,443	$ 17,173
7	$ 459,676	$ 311,799	0.62	$ 286,263	$ 194,173	$ 92,091	$ 147,878
8	$ 504,101	$ 316,769	0.58	$ 293,391	$ 184,362	$ 109,029	$ 187,332
9	$ 535,684	$ 334,911	0.54	$ 291,377	$ 182,169	$ 109,207	$ 200,773
10	$ 561,228	$ 344,628	0.51	$ 285,300	$ 175,191	$ 110,109	$ 216,601
Present value benefits				$ 2,283,846			
Present value costs					$ 2,193,214		
Net Present Value						**$103,132**	
Benefit-cost ratio							**1.0**

TABLE 92 BRIARS MASTER PLAN FINANCIAL IMPACT ASSUMPTIONS (SCENARIO 2)

Year	Benefits	Costs	Discount factor	Discounted benefits	Discounted costs	Discounted net benefits	Net benefits
1	$ 318,576	$ 2,008,487	1.00	$ 318,576	$ 2,008,487	-$ 1,689,911	-$ 1,689,911
2	$ 783,530	$ 6,791,728	0.87	$ 684,366	$ 5,932,158	-$ 5,247,792	-$ 6,008,198
3	$ 3,977,040	$ 5,025,191	0.82	$ 3,246,450	$ 4,102,053	-$ 855,603	-$ 1,048,150
4	$ 6,411,015	$ 6,538,745	0.76	$ 4,890,933	$ 4,988,377	-$ 97,444	-$ 127,730
5	$ 7,024,480	$ 5,082,990	0.71	$ 5,008,357	$ 3,624,102	$ 1,384,256	$ 1,941,490
6	$ 7,737,610	$ 5,542,322	0.67	$ 5,155,896	$ 3,693,083	$ 1,462,814	$ 2,195,289
7	$ 8,432,801	$ 5,803,054	0.62	$ 5,251,525	$ 3,613,850	$ 1,637,675	$ 2,629,748
8	$ 9,174,540	$ 5,915,305	0.58	$ 5,339,666	$ 3,442,761	$ 1,896,905	$ 3,259,235
9	$ 9,741,289	$ 6,075,712	0.54	$ 5,298,616	$ 3,304,785	$ 1,993,831	$ 3,665,577
10	$ 10,359,900	$ 6,027,733	0.51	$ 5,266,448	$ 3,064,194	$ 2,202,254	$ 4,332,167
Present value benefits				$ 40,142,256			
Present value costs					$ 37,773,849		
Net Present Value						**$2,686,983**	
Benefit-cost ratio							**1.1**

APPENDIX D ECONOMIC TERMS AND DEFINITIONS

Output data represents the gross revenue generated by businesses/organisations in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income.

Employment data represents the number of people employed by businesses / organisations in each of the industry sectors in a defined region. Employment data presented in this report is destination of work data. That is, no inference is made as to where people in a defined region reside. This employment represents total numbers of employees without any conversions to full-time equivalence. Retail jobs for instance represent typical employment profiles for that sector, i.e. some full time, some part time and some casual.

The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy.

Value-Added data represents the marginal economic value that is added by each industry sector in a defined region. Value-Added can be calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector, or alternatively, by adding the Wages & Salaries paid to local employees, the gross operating surplus and taxes on products and production. Value-Added by industry sector is the major element in the calculation of Gross Regional Product / Gross State Product / Gross Domestic Product.

Gross State Product (GSP) is the total value of final goods and services produced in the region over the period of one year. This includes exports.

Impacts used in this assessment include the following terms:

- Direct effects – Direct output or value of development or construction activity.
- Indirect effects:
  - Supply-Chain effects - The increased output generated by servicing industry sectors in response to the direct change in output and demand; and
  - Consumption effects - As output increases, so too does employment and wages and salaries paid to local employees. Part of this additional income to households is used for consumption in the local economy which leads to further increases in demand and output region.



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1.0 AUTHORITY

- *Disability Discrimination Act (Cth) 1992*
- *Planning and Environment Act 1987*
- *Planning and Environment (Fees) Regulations 1989*
- *Local Government Act 1989*
- *Liquor Reform Act 1998*
- *Building Code of Australia 1996*
- *Road Safety Act 1986*
- *Food Act 1984*
- *Mornington Peninsula Planning Scheme*
- *Community Amenity (Amendment) Local Law 2022*

2.0 INTENT

The purpose of this Policy is to facilitate a balance between local businesses seeking use of footpaths for trading, whilst ensuring safe footpath access for all users, including pedestrians, people with disabilities, and those using mobility aids.

3.0 SCOPE

This policy applies to all individuals, organisations and businesses who seek to use public footpaths to conduct commercial activities within the municipality. Commercial activities on footpaths must comply with the Mornington Peninsula Planning Scheme and any other relevant Act, Regulation Standard or Guideline.

4.0 GOVERNANCE PRINCIPLES

Under the *Local Government Act 2020*, Council must give effect to the following overarching governance principles:

- Council decisions are to be made and actions taken in accordance with the relevant law.
- Priority is to be given to achieving the best outcomes for the municipal community, including future generations.
- The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.
- The municipal community is to be engaged in strategic planning and strategic decision making.
- Innovation and continuous improvement is to be pursued.
- Collaboration with other Councils and Governments and statutory bodies is to be sought.
- The ongoing financial viability of the Council is to be ensured.
- Regional, state and national plans and policies are to be taken into account in strategic planning and decision making.
- The transparency of Council decisions, actions and information is to be ensured.

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5.0 POLICY STATEMENT

5.1 Footpath Zones

Three Footpath Zones have been designated to ensure local businesses seeking use of footpaths for trading can maintain clear and unobstructed access for footpath users, an allocated trading space for businesses, as well as ensuring safe pedestrian access to vehicles from the roadside.

5.1.1 **Pedestrian Zone**

The Pedestrian Zone extends from the property boundary for a minimum of 1.8 metres to allow clear and unobstructed access for footpath users. Where the frontage of a building is set back from other adjacent buildings on the street forming an irregular building line, this space may be considered part of the Trading Zone, however it must not interfere with the safe and unimpeded use of the footpath. No items are permitted to be placed within the Pedestrian Zone.

5.1.2 **Trading Zone**

The Trading Zone is the section of footpath between the Pedestrian Zone and the Kerbside Zone. Permit holders may place items in this area in accordance with their approved Footpath Trading Permit.

5.1.3 **Kerbside Zone**

The Kerbside Zone is located between the Trading Zone and the kerb of the road. The Kerbside Zone must be a minimum of 0.3 metres wide to allow safe access to vehicles parked at the roadside, and for safe refuge for pedestrians crossing the road. A wider Kerbside Zone may be required in some circumstances to safeguard Shire or other Authority infrastructure. No items permitted to be placed on the footpath under this Policy may be placed in the Kerbside Zone.

5.2 Clearances

5.2.1 A minimum clearance of 0.5 metres must be maintained on either side of the business frontage to create a walkway from the Kerbside Zone through the Trading Zone. Where a business frontage is more than 8 metres long, a 1 metre access way should be provided every four metres.

5.2.2 Where premises are adjacent to a pedestrian crossing, the Trading Zone must not extend past the peripheral lines, or “vehicle stop line” of the crossing.

5.2.3 A minimum clearance of 0.5 metres, or greater if deemed appropriate by a Shire Authorised Officer, must be provided on either side of any asset permanently affixed to the footpath such as, but not limited to, rubbish bins, parking meters, bike racks, post boxes, fire hydrants, bollards, seats, traffic signal boxes and service pits.

5.2.4 A minimum clearance of 1.5 metres, or greater if deemed appropriate by a Shire Authorised Officer, must be provided on either side of a bus stop, loading zone or taxi zone.

5.2.5 Any request to relocate or remove any public infrastructure can only be approved by a Shire Executive Officer. Any costs associate with the relocation or removal of these items will be at

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the applicant's expense and the items may be relocated nearby. A deposit against any costs may be required before works commence.

5.3 Shire works

5.3.1 The Shire may require the use of public land, including a footpath or roadway used for footpath trading, to undertake works, or for a planned event. Shire Officers will give seven days' notice to affected permit holders where possible. In an emergency, sites may need to be cleared immediately. Permit holders will be responsible for the movement of all items and any associated costs.

5.4 Storage of items

5.4.1 All items associated with footpath trading must be removed from the Trading Zone at the close of the trading day. No area of the footpath may be used to keep or store items associated with footpath trading unless permitted as a condition of the permit. Additional fees may apply for the storage of these items.

5.4.2 Items permitted under Clause 5.4.1 must not be reliant on, or physically attached to, any Shire or other authority's infrastructure at any time.

5.4.3 The Shire accepts no responsibility or liability for damaged or stolen items permitted under Clause 5.4.1.

5.5 Permanent fixings and damage

5.5.1 The fixing or installation of permanent infrastructure to any footpath or roadway will only be permitted in exceptional circumstances, subject to the granting of an additional permit to work within the road reserve, assessed by the Asset Protection team. No works can occur within the road reserve, prior to the issuing of the appropriate permit.

5.5.2 If any items are permanently affixed to, or installed on, any footpath or roadway without the appropriate permit or agreement in place prior to the installation, the Shire may require the item/s to be removed and the footpath reinstated to its original condition at the expense of the permit holder. Further enforcement action may be taken by the Shire.

5.5.3 If any damage is caused to the surface of the Trading Zone, adjacent areas or adjacent Shire infrastructure as part of the permit holder's use of the Trading Zone, the permit holder will be liable for the full cost of any reinstatement works undertaken by the Shire. Further enforcement action may be taken by the Shire.

5.6 General requirements

5.6.1 Any items allowed under the Policy must be stable and suitably designed to prevent damage to the footpath, withstand inclement weather and maintain an attractive appearance.

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5.6.2 Any items allowed under the Policy should be of a contrasting colour to their background to assist people with vision impairment.

5.6.3 Any items allowed under the Policy must not be reliant on, or physically attached to, any Shire infrastructure at any time.

5.6.4 Any items allowed under the Policy must be directly outside the premises to which they relate. No items are permitted to be placed within the Trading Zone of neighbouring premises.

5.6.5 No food or drink items are permitted to be prepared, cooked or heated in the Trading Zone without written approval of a Shire Authorised Officer. Any such activity must also be compliant with the permit holder's Food Act Registration.

5.6.6 Permit holders are not permitted to cover any part of the surface of the Trading Zone area with any material, eg artificial turf or rugs.

5.6.7 Trading on a nature strip, or part therefore, may be considered by the Shire based on assessment and approval by a Shire Authorised Officer. If works are required to allow trade on the nature strip, any costs incurred shall be at the permit holder's expense, including any additional Shire permits which must be obtained before any works commence.

5.6.8 At the end of the permit period, whether by expiry or cancellation of the permit, any remedial works required to return the nature strip to its original condition will be at the permit holder's expense and must be completed to the satisfaction of a Shire Authorised Officer.

5.7 Tables and chairs

5.7.1 Chairs must be placed to ensure the back of the chair does not encroach on the Pedestrian Zone or the Kerbside Zone.

5.8 Signage

5.8.1 Signage must only be placed within the Trading Zone and must be secured in a manner which ensures that they do not create a risk for pedestrians, property or passing traffic. Signage must not be reliant on, or physically attached to, any Shire infrastructure. Any device used to secure the sign must be removed when the sign is not displayed.

5.8.2 Promotional flags or any other items or signs attached to doorways or shop facades must provide a minimum of 2 metres clearance above the footpath.

5.8.3 Inflatable signs, electric signs (either mains or battery powered), illuminated, revolving, spinning or flashing signs, tear-drop banners, Bali flags or similar items are not permitted in the Trading Zone.

5.8.4 Any signage displayed within the Trading Zone must comply with the Shire's Signage Policy.

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5.9 Display and placement of goods

5.9.1 Any display of goods on the footpath must not exceed a height of 1.5 metres, length of 3 metres and depth of 1 metre for any single item.

5.9.2 For every 3 continuous metres of stands/goods and associated items, a 1 metre clear access path from the Kerbside Zone to the Pedestrian Zone must be maintained.

5.9.3 Any display of goods must remain within the Trading Zone whilst the business is open for trade. When inclement weather poses a risk to a display of goods, any display of goods must either remain within the Trading Zone or be removed. A display of goods is not permitted to be placed within the Pedestrian Zone at any time.

5.9.4 A display of goods will not be authorised where they diminish the amenity, safety and/or appearance of an area. Display stands must be kept in a state of good repair.

5.10 Umbrellas and awnings

5.10.1 Any umbrella canopy or awning canopy must be fully contained within the Trading Zone and must provide a minimum of 2 metres clearance above the footpath.

5.10.2 Any umbrellas or sunshade devices must be securely anchored to a removable base to prevent dislodgement by inclement weather.

5.10.3 Fixed awnings extending out horizontally or to the ground from the roofline may require additional permit/s from the Shire. Any required permit/s must be obtained before any infrastructure is installed.

5.10.4 All awnings must be kept in a state of good repair.

5.11 Temporary barrier/café screens

5.11.1 Temporary barrier/cafe screens must not exceed 1.2 metres in height.

5.11.2 For a frontage of 8 metres or more where barrier/cafe screens are erected, a 1 metre clear access path from the Kerbside Zone to the Pedestrian Zone should be maintained every 4 metres.

5.12 Outdoor heaters

5.12.1 Any moveable patio heater canopy must be fully contained within the Trading Zone and must provide a minimum of 2 metres clearance above the footpath.

5.12.2 Any fixed overhead heaters may only be installed with the appropriate permit/s from the Shire. Any required permit/s must be obtained before any infrastructure is installed.

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5.12.3 All outdoor heaters, whether temporary or fixed, must comply with safety standards specified by Energy Safe Victoria.

5.13 Planter boxes

5.13.1 All planter boxes must be a maximum of 1.2 metres high (including foliage) and 1.8 metres wide.

5.13.2 All planter boxes must be removable and must have a locking mechanism to prevent movement or becoming a hazard.

5.13.3 Planter boxes must be maintained with healthy plants and be kept free from cigarette butts and other litter.

5.14 Conduct of patrons

5.14.1 The permit holder is responsible for the conduct of patrons using the Trading Zone and must:

- ensure that patrons do not move tables and chairs into the Pedestrian Zone or Kerbside Zone.
- ensure that patrons do not allow pets, prams, bicycles or any other items to obstruct the Pedestrian Zone or Kerbside Zone.
- ensure that staff do not serve food or beverages to a person in the Pedestrian Zone or Kerbside Zone.
- adhere to the endorsed site plan and permit conditions at all times.
- ensure that patron behaviour does not interfere with other any persons in the vicinity.

5.15 Litter Control

5.15.1 The permit holder is responsible for maintaining the area within and adjacent to the Trading Zone in a clean and safe manner.

5.16 Noise and entertainment

5.16.1 No outdoor speakers, sound amplification equipment, jukeboxes or similar are permitted in the Trading Zone, except where a licence is issued under section 173 of the *Planning and Environment Act 1987* and the licence expressly permits such activities.

5.16.2 No live entertainment is permitted within the Trading Zone unless the entertainment is deemed to be a busking activity and the appropriate permit has been issued by a Shire Authorised Officer.

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5.17 Footpath trading areas serving liquor

5.17.1 Where liquor is being served for immediate consumption as part of trading within the Trading Zone, a business must hold a Footpath Trading Permit (with Liquor) permitting use of the Trading Zone, and a current Liquor Licence which includes the Trading Zone as part of the red line area.

5.17.2 Businesses whose primary activity is the sale of packaged liquor are not eligible for a Footpath Trading Permit.

5.17.3 The sale and consumption of alcohol within the municipality must be in line with the Shire's Alcohol Harm Prevention Policy.

5.18 Public liability insurance

5.18.1 The permit holder must maintain a minimum $20 million Public Liability Insurance policy for the duration of the approved permit. The Public Liability Insurance policy must be able to meet any claim which may be sustained against the permit holder or the Shire in relation to the death or injury of a person, or damage to any property arising out of anything authorised by a Footpath Trading permit.

5.18.2 If permit holder's Public Liability Insurance expires during the operation period of the permit, the permit holder must provide the Shire with a new Certificate of Currency at least 30 days before the expiration. If the permit holder fails to provide the new Certificate of Currency to the Shire, the Shire may cancel the permit with immediate effect.

5.19 Permit applications

5.19.1 An application for a Footpath Trading Permit may be approved by the Shire as submitted by the applicant, or approved subject to modifications and/or conditions imposed at the Shire's discretion.

5.19.2 To apply for a Footpath Trading Permit, applicants must:

- Lodge an application for a Footpath Trading Permit in the form prescribed by the Shire
- Make payment of the applicable application fee set by the Shire
- Provide a plan, drawn to scale, showing:
  - the location and dimensions of the premises, the neighbouring premises and the widths of the Kerbside, Trading and Pedestrian Zones.
  - all existing street infrastructure and footpath features within or near the Footpath Trading Zone such as trees, light poles, rubbish bins, bike racks and/or public transport shelters and any parking restrictions or controls in place.
  - the location and dimensions of all proposed items to be placed on the footpath, including (but not limited to) tables, chairs, umbrellas, heaters, planter boxes and screens.

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- in accordance with Clause 5.18 of the Policy, the applicant must provide a copy of their Public Liability Insurance Certificate of Currency, listing the Mornington Peninsula Shire as an interested party. The Certificate of Currency must show:
  - the insured businesses details, including trading name (if applicable) and the premises insured
  - the insurer's details
  - the policy number
  - minimum value of liability insured
  - the policy expiry date

5.20 Permit renewals

5.20.1 A Footpath Trading Permit may be renewed upon:
- Payment of the specified annual fee
- Proof of current Public Liability Insurance to the specifications in this Policy

5.20.2 The Shire reserves the right to refuse to renew a permit at its discretion.

5.21 Permit amendments

5.21.1 A permit holder may make an application to the Shire to amend an approved permit or endorsed plan. The Shire may charge a scheduled fee for any changes required to a permit at the discretion of a Shire Authorised Officer.

5.21.2 Public notification of an application to amend an approved permit or endorsed plan may be required prior to the Shire making its decision.

5.21.3 An application to amend an approved permit or endorsed plan will be refused where any part of the application is in contradiction with any Clause of the Policy.

5.22 Permit fees

5.22.1 A non-refundable application fee will be charged by the Shire to cover the administrative costs associated with checking and approving a new Footpath Trading Permit.

5.22.2 The permit fee will be determined by the square metreage occupied by the permit holder's items within the Trading Zone in accordance with the endorsed plans submitted at the time of application.

5.22.3 If the permit holder occupies more than the declared square metreage within the Trading Zone upon physical inspection and calculation by an Authorised Officer, the Shire reserve the right to charge the permit holder for the additional square meterage occupied. Failure to pay the additional fees in full within the set time frame may result in the Shire cancelling the approved permit. Enforcement action may be taken by the Shire if appropriate.

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5.23 Permit transfers

5.23.1 An approved permit may be transferred to a new owner upon the sale of a business provided the business remains on the same premises and there is no change to the permit conditions, the endorsed site plan or trading activity.

5.23.2 Before the new owner commences trading within the scope of the Policy, a transfer request must be submitted to the Shire in writing accompanied by a copy of their Public Liability Insurance Certificate of Currency in accordance with Clause 5.19.2 of the Policy. There is no fee to transfer an approved permit where no changes to the permit conditions, the endorsed plan or trading activity are required.

5.23.3 If the new business owner wishes to make changes to the permit conditions, the endorsed site plan, or if the business changes its trading activity, a new permit application must be made. The business will not be permitted to trade within the Trading Zone until a new permit has been approved.

5.24 Permit duration

5.24.1 All approved permits will expire on 31 July of each year, regardless of the permit application or approval date.

5.25 Permit cancellation

5.25.1 If a permit is cancelled by the permit holder for any reason within the operation period of the permit, the Shire will not refund any fees paid.

5.26 Non-compliance and enforcement

5.26.1 Shire Authorised Officers will periodically inspect the premises of all permit holders to ensure compliance with permit conditions and the Policy.

5.26.2 If a Shire Authorised Officer identifies any breaches of the permit conditions or the Policy, the Shire may take enforcement action, including but not limited to:

- The issuing of a verbal or written direction to the permit holder to rectify the breach within a set time frame
- The issuing of infringements
- Prosecution in the Magistrates Court
- Modification of the permit conditions or endorsed site plan
- Cancellation of the permit
- Refusal to renew a permit at the expiration of the current operational period

5.26.3 Any substantiated incidents of non-compliance with permit conditions or the Policy will be taken into consideration by the Shire should the permit holder lodge an application to amend or renew a current permit or obtain a new permit.

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5.26.4 Prior use of any part of the Kerbside, Trading or Footpath Zones with or without a permit does not create an entitlement to continue the use of any part of these Zones which is not in line with the Policy.

5.26.5 Except where an existing Permit or Lease/Licence arrangement is in place with specific conditions in contradiction of the Policy, compliance with the Policy is mandatory. When such an arrangement expires, compliance with the Policy thereafter is mandatory.

6.0 HUMAN RIGHTS CHARTER COMPATIBILITY

This policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006 (Vic).*

7.0 ASSOCIATED DOCUMENTS

- *Disability Discrimination Act 1992*
- *Planning and Environment Act 1987*
- *Planning and Environment (Fees) Regulations 1989*
- *Local Government Act 1989*
- *Liquor Reform Act 1998*
- *Building Code of Australia 1996*
- *Road Safety Act 1986*
- *Food Act 1984*
- Australian Standards
- Mornington Peninsula Planning Scheme
- Community Amenity (Amendment) Local Law 2022
- Council and Wellbeing Plan 2021-2025

8.0 DEFINITIONS

Explain the meaning of terminology and words used in the policy.

Commercial activity	Any activity that is associated with the operation of the adjacent business. For the purpose of this Policy, it includes, but is not limited to, the use and placement of outdoor dining facilities, A-frames, display of goods, screens, planter boxes, whether temporary or permanent within the Trading Zone.
Display of goods	The offer, display or exposure of any goods, merchandise, wares, article or thing placed within the Trading Zone.
Footpath	The area between a property boundary and the nearest kerb, which is provided for use by pedestrians and not vehicles. The footpath may include a nature strip, splay corners and entry areas not in private ownership. Where a road is closed for a special event, it is deemed to be a footpath and all access considerations come into effect.

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Kerb	Concrete edging between footpath and road trafficable surface. May be vertical or at an angle. May be accompanied by a channel/gutter. For the sake of this Policy, the measurement of the Kerbside Zone is taken from the front of the kerb where it starts to descend (vertically or at an angle) towards the gutter.
Kerbside zone	The Kerbside Zone is located between the Trading Zone and the kerb of the road. The Kerbside Zone must be a minimum of 0.3 metres wide to allow safe access to vehicles parked at the roadside, and for safe refuge for pedestrians crossing the road. A wider Kerbside Zone may be required in some circumstances to safeguard Shire or other Authority infrastructure.
Pedestrian	Any person traveling along a footpath whether walking, using a wheeled recreational vehicle, pram, stroller, shopping/delivery trolley, a guide dog or other assistance animal, or a mobility aid such as a wheelchair, motorized scooter, walker, crutch or walking frame, or any other aid to assist mobility or orientation.
Pedestrian zone	The Pedestrian Zone extends from the property boundary for a minimum of 1.8 metres to allow clear and unobstructed access for footpath users. Where the frontage of a building is set back from other adjacent buildings on the street forming an irregular building line, this space may be considered part of the Trading Zone, however it must not interfere with the safe and unimpeded use of the footpath.
Planter box/es	A container made of any material used as a display (whether containing live plants or not) on footpaths and/or for segregating different parts of the footpath. All dimensions and setbacks relating to planter boxes within this Policy include the container, support structures and any vegetation or other contents.
Road	For the purpose of this Policy, a Road is an area that is open to, or used by the public, and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or a place that is a road by virtue of a declaration under Section 3(2)(a) of the *Road Safety Act 1986*. 'A Road' includes car parking spaces.
Screen/s	Furniture used to provide a barrier between outdoor dining facilities and the road.
Trading zone	The section of footpath between the Pedestrian Zone and the Kerbside Zone. Permit holders may place items in this area in accordance with their approved Footpath Trading Permit.

9.0 POLICY SPONSOR

The Manager - Community Safety, Health and Compliance is responsible for overseeing the application and review of the Footpath Trading Policy.

10.0 DOCUMENT CONTROLS

The Shire will review the Footpath Trading Policy within four years or earlier as required.

Approved by: XXXXX
Approval date: XX/XX/XX
Scheduled Review Date: xx/xx/xx

DRAFT

Council Policy
Footpath Trading Policy
Objective Reference:

MORNINGTON PENINSULA Shire

10.1 Document Version Table

Summarise the key changes made to the document to provide a quick understanding of the updates.

Document Version Control				
Version	**Section**	**Revision Description**	**Date Revised**	**Approved by**

Administrative Updates
It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Shire department, the change to an existing policy or document referred to in this policy, and minor updates to legislation and the like which does not have a material impact. However, any change or update which materially alters the document must be by resolution of Council.

DRAFT

3.10 CN2174 - Building Trades and Specialist Services Panel

Prepared By	Paul McCulloch, Team Leader Buildings Management; Julie Rowe, Contracts and Procurement Officer
Authorised By	Executive Manager – Infrastructure Services
Document ID	A8647746
Attachment(s)	1. CN2174 - Confidential Tender Assessment Report (confidential) 2. CN2174 - Tender Evaluation Plan 3. CN2174 - Consensus Final Scoring (confidential) 4. CN2174 - Reference Check Results Summary (confidential) 5. CN2174 - Final Panel Recommendations (confidential)

PURPOSE

This report seeks Council approval for the recommendation to accept tender submissions from 28 building trades and specialist services contractors. The contractors chosen will form 10 panels covering each of the work categories required to complete renewal works on Shire buildings.

Following approval by Council, contracts will be established with each contractor recommended to be a panel member.

The table below shows the work categories identified and the number of contractors being recommended for each panel.

	Work Categories	Number of Contractors Recommended to the Panel
1	Electrical and Lighting Renewal	7
2	General Building and Structural Renewal	8
3	Heating, Ventilation and Air Conditioning Renewal	5
4	Hydraulic Services Renewal	6
5	Kitchen, Toilet and Bathroom Renewal	9
6	Joinery and Internal Fit-out	8
7	Roof and Spouting Replacement	6
8	Heritage Building Conservation Works	5
9	Asbestos Removal	3
10	Safe Access Equipment Installation and Inspection	No suitable contractors identified *
11	Access Control and Security	1

* This is considered a specialist field and no specialist service providers responded to the tender. As such, a panel will not be established for this work category.

BACKGROUND

The Mornington Peninsula Shire (the Shire) owns and maintains over 550 habitable buildings and a further 350 sheds and shelters. The condition of these buildings and the functionality they provide are incredibly important to the many and varied Mornington Peninsula communities and visitors to the Peninsula.

The majority of the Shire's building assets were built between 1960 and 1990, and as such are now between 30 and 60 years old (see Figure 1 below).

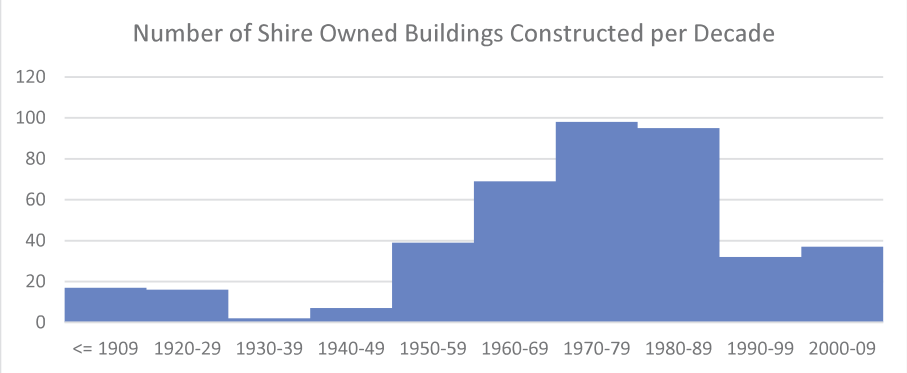


Figure 1 – Shire Building Construction by Decade

Condition inspections of Shire buildings shows many to be original construction i.e. as built without having undergone renewal of any kind or at best encompassing only minor change. In recognition of this, over the last four years Council has significantly increased capital funding allocated towards renewal of existing building stock (see Table 1 below).

Financial Year	Building Renewal Capex ($)*	Projects Completed	Comments
2015/16	820,000	42	All funds allocated at mid-year review
2016/17	1,705,000	113	
2017/18	2,385,000	114	
2018/19	4,010,000	155 est	Additional funds allocated for Office Accommodation

Table 1 -- Minor Renewal Expenditure

1. Many key existing contractors have reached or are approaching the expenditure limits which are allowed under local government procurement legislation.

2. The pool of contractors being used is too small for the volume of work being undertaken (impacting both timeliness and competitiveness).

3. Some specialist work categories are not well serviced.

To overcome the above issues, the establishment of 11 building trades and specialist contractor panels through a public tender process was recommended. The 11 panels align with the work categories typically required in completing building renewal works and is consistent with the Shire's procurement processes.

TENDER INVITATION

The Tender was released to the market on 24 November 2018 via The Age, the Shire's website and Tenderlink.

The Tender closed on 8 January 2019 at 11.00am.

56 submissions were received.

TENDER EVALUATION

Three submissions did not pass mandatory gateways or were deemed to be non-conforming submissions; refer to confidential Attachments for further information.

53 submissions progressed to evaluation and assessed against the following criteria:

Evaluation Criteria	Weighting
Insurances	Pass/Fail
Occupational Health and Safety	Pass/Fail
Safety Management Systems	Pass/Fail
Qualifications and Licenses	Pass/Fail
Supplier Verification System	Pass/Fail
Working with Childing Checks (Applicable Sites)	Pass/Fail
Construction Induction Training (White Card)	Pass/Fail
Scored / Weighted Criteria	
Pricing	20%
Demonstrated Experience	20%
OHS	20%
Work Quality	20%
Ability to Respond in a Timely Manner	10%
Technical Proficiency and Innovation	10%
Total	**100%**

The evaluation was guided by an Evaluation Plan (Attachment) that was agreed by each member of the Evaluation Panel, and approved by Niall McDonagh, Chief Operation Officer.

EVALUATION PANEL

The Evaluation Panel consisted of:

Name and Title	Role in Evaluation Process i.e. Price/Non-Price/Independent/ Financial/Technical etc.	Scoring or Non-Scoring Member
Paul McCulloch, Team Leader Buildings Management	Non price Scoring Member	Scoring Member
Geoffrey Morgan, Project Coordinator Buildings	Non price Scoring Member	Scoring Member
Samantha Dalla Santa, Contract Coordinator Parks and Roadsides	Non price Scoring Member	Scoring Member
Mark Schubert, Manager - Finance	Price Scoring Member	Scoring Member

PROBITY ATTESTATION

Contracts and Procurement acted in a Probity Advisory capacity and the evaluation plan was followed for all procurement activities.

CONTRACT VALUE

The estimated total contract value is approximately $8 million including GST.

As this is a contractor panel, contractors will be engaged for particular work categories based on the agreed Schedule of Rates as needed.

TERM OF CONTRACT

This contract has an initial fixed term of two years, plus an option to extend for a further two times two year extension options available at the Shire's discretion.

DELEGATED AUTHORITY ASSESSMENT

Yes/No	Instrument of Delegation Conditions
Yes	The full amount is within budget
N/A	That the recommended Tenderer is the lowest cost tender
N/A	That the recommended Tender is NOT the lowest cost tender and is >$200,000.01 therefore Council determination required.

It has been determined in accordance with current Instruments of Delegation that Council will be the final decision making authority.

OFFICER DIRECT OR INDIRECT INTEREST

No person involved in the preparation or approvals of this report has a direct or indirect interest requiring disclosure.

RECOMMENDATION

1. That Council, having considered all tender submissions, hereby accepts the tender submissions received from the Tenderers as shown in Attachment 5, being for the Schedule of Rates contract estimated value of $8 million including GST for CN2174 – Building Trades and Specialist Services Panel.

2. That the Common Seal of the Mornington Peninsula Shire Council be affixed where necessary and relevant documents be signed by the authorised officers.

3.10 (Cont.)

3. That Council resolves that Attachment 5 is not confidential pursuant to section 77(2)(a) and (b) of the *Local Government Act 1989*.

4. That Council resolves that Attachments 1, 3 and 4 to this report be retained as confidential items pursuant to section 77(2)(a) and (b) of the *Local Government Act 1989* as they contain contractual information.

COUNCIL DECISION

Moved: **Cr Brooks**
Seconded: **Cr Roper**

That the recommendation be adopted.

Carried

PLANNING AND INFRASTRUCTURE

3.3 CN2174 - Building Trades and Specialist Trades Panel - Contract Extension

Prepared By	Chad Henry, Team Leader - Buildings Management
Authorised By	Director - Planning and Infrastructure
Document ID	A11208879
Briefing Note Number	BN1571 – 26 April 2022
Attachment(s)	1. Council Minutes extract 26 March 2019 (confidential)

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's endorsement for the extension of CN2174 – Building Trades and Specialist Services Contract Panel for the full period up to 31 March 2025.

A Council resolution is required to exercise the optional contract extension to ensure the continuous delivery of the building renewal program with no gaps in service, in addition to the continued support in delivering community capital and infrastructure projects.

RECOMMENDATION

That Council approves the extension of CN2174 – Building Trades and Specialist Services Contract Panel until 31 March 2025.

Part B

That Council resolves that Attachment 1 to this report be retained as a confidential item pursuant to section 3 (1) (a) of the *Local Government Act 2020* as it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

COUNCIL DECISION

Moved: **Cr Gill**
Seconded: **Cr Dixon**

That the recommendation be adopted.

Carried Unanimously

COUNCIL & WELLBEING PLAN

Council and Wellbeing Plan 2021-2025 Strategic Theme

The Building Trades and Specialist Services contract panel has provided Mornington Peninsula Shire (Shire) Project Managers with the delivery mechanism to carry out building renewals which are of high quality, competitively priced and completed in a safe manner. This feeds directly into Strategic Theme 1: A healthy natural environment and well-planned townships, Strategic Objective 1.4 – An accessible built environment that supports diverse, current and future community needs.

RELEVANT COUNCIL DECISIONS AND POLICIES

At the Council Meeting held on 26 March 2019, Council accepted the tender submissions of 28 building trades and specialist service contractors. The contractors chosen formed a panel with 10 specialist work categories required to complete renewal works on Shire buildings.

DISCUSSION

Purpose

To seek a Council resolution to exercise the optional contract extension periods for CN2174 – Building Trades and Specialist Services Contract Panel up to 31 March 2025.

Background

The establishment of this panel has supported the delivery of community capital projects and the renewal of existing buildings. Additionally, this program continues to support community need, as well as increased longevity for Council facilities. This has been achieved by providing the Shire's project managers with access to a pool of vetted contractors capable of delivering high quality works at competitive pricing.

The selection criteria used for establishing this panel included a customer-centric approach weighted towards locally based businesses. As a result, over half of the panel is made up of Mornington Peninsula-based businesses. This has proven mutually beneficial to both the Shire and local panel members with the Shire benefitting from the responsiveness provided by local panel members, and adversely local panel members benefitting of both local economic support and experience working within a local government platform.

To date, panel contractors have delivered over 500 renewal projects on Council buildings and in addition throughout Covid and on an ongoing basis the panel has supported the Infrastructure Projects team to deliver many building-related projects and the contract has delivered all benefits identified in the business case presented to Council.

Due to the success and benefit to the community over the initial contract term it is of benefit to continue using the contract panel to ensure efficient delivery of Council's building renewal and to further support the expedited delivery of capital works projects.

By extending the contract, this enables Council to continue to deliver the Building Renewal program with no gaps in service. The extension will continue the service through the first year of the future maintenance services contract, which is important as the service provided is considered complimentary to the maintenance contracts and ensures a consistent service through the transition.

Approval of the contract extension will not preclude Council exploring an in-house minor works service complimenting the Future Maintenance Services contracts currently under review. Further, under this contract Council is under no obligation to use the panel should it choose to divert funds and resources to programs and services elsewhere.

Options for consideration

The options available are:

Option 1 (not recommended): Do not proceed with contract extension and terminate CN2174 – Building Trades and Specialist Services Contract Panel. This would add substantial pressure along with extensive wait times to deliver community projects that would result in increased costs and a poor community outcome. The timeframe for establishing a new panel is approximately 12 months. The timeframe for tendering each project individually without a panel is between two and five months per project, depending on size.

Option 2 (recommended): Extend CN2174 – Building Trades and Specialist Services Contract Panel up to 31 March 2025. This would enable Council to continue to deliver the building renewal program and capital works projects with no gaps in service and in a cost-effective manner.

ENGAGEMENT

Internal consultation has been undertaken with:

- Customer Service
- Infrastructure Projects
- Contracts and Procurement.

External consultation is not applicable to this matter.

COMMUNICATIONS PLAN

Not Applicable. Communication would be undertaken directly with the suppliers involved.

LEGAL AND REGULATORY FRAMEWORK

The recommendation is in accordance with Council's Procurement Policy.

SUSTAINABILITY CONSIDERATIONS

Not applicable. Sustainability considerations will be made on a project-by-project basis according to Council's Environmentally Sustainable Design Policy.

FINANCIAL CONSIDERATIONS

Only programs and projects that have been adopted by Council through the budget process will be delivered through this contractor panel. On average Council spend in the order of four to five million per annum via this panel. Works are generally in the order of $10,000 to $100,000 per project.

OFFICER DIRECT OR INDIRECT INTEREST

No person involved in the preparation of this report has a direct or indirect interest requiring disclosure.

4.5 CN2174 - Building Trades and Specialised Services Panel

RECOMMENDATION

That Council approves extending the utilisation of CN2174 – Buildings Trades and Specialist Services Panel to a lifetime value of $45 million.

Part B

That Council resolves that Attachment 2 to this report be retained as a confidential item pursuant to section 3 (1) (g) (ii) of the *Local Government Act 2020* as it contains information that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

COUNCIL DECISION

Moved: **Cr Brooks**
Seconded: **Cr Roper**

That the recommendation be adopted.

Carried Unanimously

4.5 CN2174 - Building Trades and Specialised Services Panel

Prepared By	Nicole Young, Acting Manager - Infrastructure Services
Authorised By	Director - Planning and Infrastructure
Document ID	A12518173
Briefing Note Number	BN1751 – 26 April 2022
Attachment(s)	1. Council Meeting Minutes - 26 March 2019 2. BN1571 - CN2174 - Building Trades and Specialist Trades Panel - Contract Extension (April 2022) (confidential) 3. Council Meeting Minutes - 7 June 2022

EXECUTIVE SUMMARY

Council awarded CN2174 – Buildings Trades and Specialist Services Panel on 26 March 2019 for a period of two years. This contract included the option for two-by-two year extensions.

In June 2022, Council approved the extension of CN2174 through until 31 March 2025 including extending the utilisation to $20 million (M). Due to increased utilisation of the panel by the wider organisation, we are seeking approval to extend the utilisation of the panel to a lifetime spend of $45M.

Projects undertaken by this panel are funded via the budget approval process, meaning there is no financial impacts to the Council by approving this report.

RECOMMENDATION

That Council approves extending the utilisation of CN2174 – Buildings Trades and Specialist Services Panel to a lifetime value of $45 million.

Part B

That Council resolves that Attachment 2 to this report be retained as a confidential item pursuant to section 3 (1) (g) (ii) of the *Local Government Act 2020* as it contains information that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

COUNCIL & WELLBEING PLAN

This aligns with the Council and Wellbeing Plan, in particular:

Theme 1: A healthy natural environment and well-planned townships.

- Strategic Objective 1.4: An accessible built environment that supports diverse, current and future community needs.

GOVERNANCE PRINCIPLES

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. This report aligns with principles A, G and I which are:

A. Council decisions are to be made and actions taken in accordance with the relevant law.

G. The ongoing financial viability of the Council is to be ensured.

I. The transparency of Council decisions, actions and information is to be ensured.

RELEVANT COUNCIL DECISIONS AND POLICIES

1. At the Council Meeting 26 March 2019, Council resolved:

   That Council, having considered all tender submissions, hereby accepts the tender submissions received from the Tenderers as shown in Attachment 5, being for the Schedule of Rates contract estimated value of $8 million including GST for CN2174 – Building Trades and Specialist Services Panel. (Attachment 1)

2. BN1571 was presented to Council on 26 April 2022 seeking to extend the initial engagement from $8M lifetime contract spend ending March 2023 to $20M lifetime contract spend ending 31 March 2025. (Attachment 2)

3. At the Council Meeting on 7 June 2022 Council resolved:

   That Council approves the extension of CN2174 – Building Trades and Specialists Services Contract Panel until 31 March 2025. (Attachment 3)

DISCUSSION

Purpose

The purpose of this report is to seek Council's support to extend the utilisation of works awarded under CN2174 – Buildings Trades and Specialist Services Panel to $45M lifetime spend to support the work undertaken through until the contract expiry date of 31 March 2025.

Background

The Buildings Management Team (BMT) is responsible for the management of CN2174 – Builds Trades and Specialist Services contract panel.

This panel contract consists of 24 contractors that are engaged to perform specific activates. As of the August 2023, the lifetime contract spend has exceeded $16M with an additional $2.5M in quoted works in the pipeline for approval. This means that under the current contract value awarded, there is only $1.5M of works that can be awarded across the remaining 18 months of the contract prior to reaching the current approved lifetime spend of this contract.

Each year BMT could award up to $10M in works to this panel via projects funded as part of the budget process. These works include renewal programs, building compliance works and specific capital works projects that BMT deliver on behalf of the organisation. In addition, the Project Delivery team estimates around $5M of works to be awarded to the panel each year for the remainder of the panel contract term.

The panel was initially designed to support the BMT team in delivering small renewal projects. Over the last 18 months, additional units across the organisation have utilised contactors on the panel as they are Avetta approved (safety system approval) and pre vetted for the range of services they can provide. This has led to more work being awarded under this panel contract than initially intended.

BMT is seeking to increase the lifetime contract spend to $45M to ensure that we can continue to use the panel to assist the organisation in delivering works, and to also ensure we have some redundancies built in should we continue to see contractors become insolvent.

This extension of utilisation is not a request for Council to allocate additional funds. Works undertaken by the panel are funded by Capital Works projects so are approved as part of the budget adoption process each year.

Options for consideration

Option 1 (recommended): Council adopts the extension of utilisation of CN2174 which will allow various teams across the Mornington Peninsula Shire Council (the Shire) to continue to utilise this panel to ensure renewal and project work continues through until March 2025.

Option 2: Council does not adopt the extension of utilisation of CN2174. The remaining lifetime spend would be held in reserve to fund emergency works only. This would impact the Shire's ability to deliver of planned projects over the next 18 months.

ENGAGEMENT

Not applicable.

COMMUNICATIONS PLAN

Not applicable.

LEGAL AND REGULATORY FRAMEWORK

Not applicable.

CLIMATE AND SUSTAINABILITY CONSIDERATIONS

Not applicable.

FINANCIAL CONSIDERATIONS

As the funds for projects awarded to this panel are confirmed as part of the Budget adoption process each year, as such there are no additional financial considerations for this report.

OFFICER DIRECT OR INDIRECT INTEREST

No person involved in the preparation of this report has a direct or indirect interest requiring disclosure.

S5 Instrument of Delegation to Chief Executive Officer

MORNINGTON PENINSULA
Shire

Instrument of Delegation

to

The Chief Executive Officer

MORNINGTON PENINSULA Shire

Instrument of Delegation

In exercise of the power conferred by s 11(1) of the *Local Government Act 2020* (**the Act**) and all other powers enabling it, the Mornington Peninsula Shire Council (**Council**) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 8 April 2025;

2. the delegation

2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;

2.2 is subject to any conditions and limitations set out in the Schedule;

2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

2.4 remains in force until Council resolves to vary or revoke it.

.....
Bulent Oz
Chief Executive Officer

.....
Witness

Date: …….

S5. Instrument of Delegation to Chief Executive Officer

MORNINGTON PENINSULA Shire

SCHEDULE

The power to

1. determine any issue;

2. take any action; or

3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves

1.1 entering into a contract exceeding the value of $1,000,000.00 (excl. GST)

1.2 making any expenditure that exceeds $1,000,000 (unless it is expenditure made under a contract already entered into or is expenditure which Council is, by or under legislation, required to make in which case it must not exceed 30% or $300,000.00 of the awarded contract value or the amount required to comply with legislation)

1.3 appointing an Acting Chief Executive Officer for a period exceeding 28 days;

1.4 electing a Mayor or Deputy Mayor;

1.5 granting a reasonable request for leave under s 35 of the Act;

1.6 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;

1.7 approving or amending the Council Plan;

1.8 adopting or amending any policy that Council is required to adopt under the Act;

1.9 adopting or amending the Governance Rules;

1.10 appointing the chair or the members to a delegated committee;

1.11 making, amending or revoking a local law;

1.12 approving the Budget or Revised Budget;

1.13 approving the borrowing of money;

1.14 subject to section 181H(1)(b) of the *Local Government Act 1989,* declaring general rates, municipal charges, service rates and charges and specified rates and charges;

2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;

Response to NOM 472

MORNINGTON PENINSULA Shire

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Introduction

The Shire has been actively responding to the changing climate with adaptation and mitigation actions on the Peninsula since 2010 and has a long history of leadership and local outcome delivery. The Carbon Neutral Policy, adopted in 2016, led to investment into renewable energy and energy efficiency projects that has resulted in significant financial savings. In addition, the Shire has been a partnering member of South East Councils Climate Change Council Alliance (SECCCA) since its inception in 2014 and has been operating our sustainable education program from the Eco Living Display Centre at the Briars since 2008.

Mornington Peninsula Shire Council (MPSC) declared a Climate Emergency in August 2019. This responded Councillor interest, a community petition and global local government movement that now includes 96 Australian local governments. This recognised the urgent need for action and the importance and connection local government has too actively work with community on mitigation and adaptation to our changing climate. Ensuring Our Future – Our Climate Emergency Plan 2020 – 2030 (CEP) was adopted by Council in August 2020. This document shares the responsibility for action between MPSC, community, and other levels of government, to achieve the key target of net zero community emissions by 2040. Interim targets, objectives, and actions are incorporated for a holistic climate emergency response. The CEP has been in place almost 5 years. Internally the Climate Change team have delivered key actions, coordinated and trained teams and units across the organisation to embed climate resilience and responsibility, supported businesses, community groups and residents to cost effectively deliver on climate outcomes. The team also works with, and advocates to, State and Federal Government departments on policy, strategy, and grant programs.

Scope of this report

In this report, the investments and outcomes of climate action on the peninsula have been documented. This primarily focuses on the work undertaken since the CEP was adopted in 2020. In addition to this there is the 'business-as-usual' cost saving, mitigation and adaptation work that continues to be delivered throughout the organisation.

The CEP has directly led to the creation of one additional role in 2020 to the Climate Change team and indirectly supported the need for applying a climate change lens over the work of multiple other teams and units across the Shire. The budget for all climate projects is reviewed and approved annually by Council.

This report, except where noted, focuses primarily on actions delivered, or significantly contributed to by, the Climate Change team. The CEP progress report is published on the Shire's website annually and progress on targets, actions and tasks across the organisation and community can be found here.

Response to NOM 472

MORNINGTON PENINSULA Shire

1. Financial Impact Analysis

A. A breakdown of total costs associated with the Climate Emergency Declaration over the past three budget cycles.

This cost breakdown of outlines climate change projects, led by the climate change team, through the Climate Change operating budget.

The climate change team also delivers or supports a range of projects from other funding sources, including MPSC organisational budget bids, external grants, and other unit budgets in the organisation.

Table 1 Summary of cumulative investment in Climate Change.

Funding Source	FY23 Actual $'000	FY24 Actual $'000	FY25 Forecast $'000
Climate Change Operational Budget (operating costs and employee costs)	2,299	2,017	2,093
Projects from grants and organisational budget bids	136	2,219	2,965
Total	**2,435**	**4,236**	**5,058**

Note, FY23 figures include overhead costs.

Table 2 Climate related expenditure including staff and operating costs for the Climate Change team, the Eco Living Display Centre, and carbon offsetting.

Cost Centre	Category	FY23 Actual $'000	FY24 Actual $'000	FY25 Forecast $'000
Climate Change Team	Operating costs	462	440	400
	Employee costs*	1,383	1,157	1,373
	Corporate overheads	95	287	200
Eco Living Display Centre	Operating costs	71	80	70
	Employee costs	79	82	78
	Income	-14	-29	-28
Carbon Offsetting	Operating costs	223	-	-
Total		**2,299**	**2,017**	**2,093**

**Note that employee costs include direct salaries, and a % of indirect salaries.*

Climate Change operating expenditure, as detailed in Table 2, was $461,800 FY23, $440,400 FY24 and is projected to be $400,816 FY25, and is allocated to a range of capital and operational projects to support delivery of the CEP.

Table 3 Programs delivered outside the annual operating budget.

Program	Budget source	FY23 Actual $'000	FY24 Actual $'000	FY25 Forecast $'000
Streetlight Upgrade Stage 2	Council endorsed budget bid	-	1,468	2,910

Response to NOM 472

MORNINGTON PENINSULA Shire

Program	Budget source	FY23 Actual $'000	FY24 Actual $'000	FY25 Forecast $'000
Flinders Battery ($500k grant)	External grant	14	489	19
Solar Incentivisation Program for Tenants	Council endorsed budget bid	-	151	-
Energy Efficiency Upgrades (delivered by CC team on behalf of other Shire teams)	Internal funding	48	112	37
Community Climate Change and Energy Action program (co-funded by SV and community groups)	External grant	74	-	-
Total		136	2,219	2,965

Differentiating business as usual spend and climate change spend is difficult. Broader organisational investment in climate is detailed in **Appendix A**.

B. Specific budget allocations, including associated staff and consultant costs, programs, and initiatives.

The Climate Change team delivers several services to Council and the community, some of which are outside the declaration of Climate Emergency and the Climate Emergency Plan. A breakdown of these costs is provided in **Appendix B**. A number of case studies of selected projects and programs are available on the Shire's website.

MPSC supports inhouse delivery of Climate Change projects with some specialised consultancy services on a case-by-case basis. Consultancy costs equate to 9% of expenditure. Consultancy services include use of licensed and specialist services such as engineering, compliance verification, and evaluation of emerging technologies. Climate Change develop skills within the team to minimise consultancy costs wherever possible, with training recently completed on carbon accounting and solar design accreditation.

1.B.1 Organisational savings

Many projects delivering on Climate Change outcomes also deliver significant operating cost savings for the organisation, contributing to financial sustainability, as detailed in Table 4. **Annual Savings achieved to date are estimated at $2.4 million, and lifetime savings over the life of the assets are $37 million.**

Table 4 Organisational financial savings of key projects delivered as part of the Carbon Neutral Policy (2016) and Climate Emergency Plan (2020), including approximate program delivery dates.

Project	Cost $'000	Resulting Annual Savings $'000	Lifetime Savings $'000
MPSC Solar Portfolio (Council-operated facilities) (2016-2025)	1,850	431	6,810
LED Upgrade Rollout Program: Stage 1 (2018), Stage 2 (2025) Streetlights, Bulk LED Upgrade Project (2021)	7,810	1,870	29,660*
Energy Efficiency Upgrades 2022 – 2025:			
Electrification	211	102	811
Other (Batteries, minor lighting upgrades, appliance upgrades)	70	8	12
Foreshore HWS efficiency upgrades 2024-2025	36	11	73

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Project	Cost $'000	Resulting Annual Savings $'000	Lifetime Savings $'000
Total	9,977	2,411**	37,366

*Note that savings are cumulative year on year until end of asset life. For assets owned by United Energy (streetlights), there are no renewal costs at end of life.
**Figure updated from FY23/24 Annual Report to account for recent projects, and improved data availability.

C. A comprehensive assessment of community grants and their outcomes.

It is recognised that an effective means of supporting climate action and resilience in our community is to provide direct funding for eligible initiatives. By leveraging skills, passion, fundraising and volunteering efforts, our community groups help to build a whole-of-community climate response and extend the benefits across the peninsula.

1.C.1 Climate Action Grants (as per table 5)

The Climate Action Grant was developed to support projects that help reach our Climate Emergency targets, as outlined in our Climate Emergency Plan. This is one of the most powerful mechanisms to help our community achieve their zero carbon goals.

For every $1 invested by MPSC through Climate Action Grants approximately $1.95 been invested by community (60 cents financial contribution and $1.35 of volunteer labour), which over the life of the program to date equates to $948,666 of added value.

The grant is open to all Mornington Peninsula schools, eligible small businesses, and community groups. The grant scheme commenced in 2021 and all applications are assessed against the Council adopted priorities and criteria.

A full list of successful applicants, and a number of Case Studies showcasing some great community and sustainability outcomes, can be found on the website.

Table 5 Summary of Climate Action grants and projected benefits FY23 to FY25.

Grant year	Grant applications	Total value requested	Successful applicants	Total granted	Projected benefits			
					Emission reduction t CO_2-e per annum*	Plants installed	Community members educated	Waste diverted from landfill (kg)
2021	8	$61,796	5	$38,296	257	13,000	500	0
2022	30	$255,155	19	$142,315	20	4,193	1,470	Not reported*
2023	23	$187,658	15	$86,486	77	672	1,642	10,000
2024	33	$276,835	19	$103,000	112	10,600	6,117	Not reported*
2025	26	$189,739	21	$114,491	341	4,700	4,050	1000
Total	120	$971,143	79	$484,588	807	33,165	13,779	11,000

**Note, accurate accounting of carbon emissions calculations and estimations of waste output remains challenging for community.*

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1.C.2 Energy Support Grants

The Shire's Energy Support Grants were launched in July 2024 to assist low income and vulnerable residents to upgrade their homes for increased comfort and energy efficiency. The grants offer low-income residents 50% off the out-of-pocket expenses (up to $1000) for energy efficient household energy upgrades, such as reverse cycle air conditioning, insulation, draught proofing, and window coverings. Eligibility criteria apply. Total funding for FY2025 is $60,000, as of February 2025, $28,820 of the funds have been committed.

Outcomes:

30 Energy Support Grants have been awarded to date, 23 to age pensioners and the remaining 7 to holders of either a Low Income Card, Carers Allowance or Family Tax Benefit. The upgrades include air conditioners (25), insulation (2) and window covering (3) enabling these at-risk community members to better adapt and cope in extreme temperatures.

1.C.3 Repower

Repower educate and drive individual action to decarbonise and electrify homes, and support reduced energy costs to residents. They have over 500 members and were key in developing the Community Batteries for Household Solar Program funding, have built capacity around local suppliers, and developed quoting tools to facilitate community climate action. Any revenue generated is used to provide further support for vulnerable populations.

Since 2022, Council has supported Repower with a $30,000 subsidy, governed through a formal Memorandum of Understanding, with annual reporting and acquittals. This funding is managed through the Shire Community subsidy program and assessed annually by Council.

Visit Repower Mornington Peninsula | Your Community Decarbonisation Network for more details.

D. A full review of any state and federal grants or programs and their achieved outcomes.

The total value of state and federal grants/rebate programs received for climate related projects in the last 3 years is $1.2 million, as detailed with value and outcomes in Table 6 State and Federal grants, rebates, and programs for climate-related projects received in the last three financial years. This value has, where appropriate been capitalised as Shire assets.

Note, grants for other areas, e.g. water, coastal, biodiversity and waste management, are not included as they focus on other legislative or strategic drivers.

Table 6 State and Federal grants, rebates, and programs for climate-related projects received in the last three financial years.

Grant/program name	Funding source	Funding amount	Purpose	Year	Outcome	Notes
Community Climate Change and Energy Action	Sustainability Victoria	$53,450	Energy efficiency audits and upgrades at community facilities	FY23	Estimated reduction in bills of $13,000 per year for community groups	Delivered by Council with matched funding provided by community groups
Community Battery for Household Solar Grant	DCCEEW	$500,000	Community Battery installed at Flinders	FY24	Battery installed and operational	Repower / Council collaboration. All profits flow to a Community Benefit Fund (CBF).

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Grant/program name	Funding source	Funding amount	Purpose	Year	Outcome	Notes
Council received energy subsidies (STCs / VEECs)	Clean Energy Regulator / Essential Services Commission (ESC)	$538,558	Subsidise energy efficiency activities through Federal and State rebates	FY 23 - 25	Reduced operating costs and emissions. Over $500k in capital value for MPSC	Value linked to Shire assets presenting direct benefit
ARENA Future Fuels Program / DEECA Destination Charging Across Victoria Program	State & Federal Government funding and private investment	N/A	Public EV charging network – supporting sustainable transport	FY 23 – 25	Delivers over 1220 monthly charging sessions for community (29,000 kg CO2-e avoided)	Delivered by private enterprise through Shire facilitation.
EV Charging for Council Fleets	DEECA	$19,956	Installing 5 EV chargers across Shire offices	FY23	Increased uptake of EV pool cars to reduce costs and emissions	50% funding to support expansion of staff EV pool car fleet
Energy Resilience Solutions Program	DEECA	$100,000-150,000	Installation of energy backup systems at Red Hill and Balnarring Recreation Reserve pavilions	FY25	Increased community resilience through access to powered amenities during Prolonged power outages	Assets installed by DEECA and vested to Council.
Total grants received by Council		$1.2m				

Multiple State and Federal grant applications are awaiting review or planned to apply for, **subject to relevant Council approval processes**, as outlined in Table 7 below.

Table 7 Prospective Grants overview.

Grant name	Funding source	Funding amount	Purpose	Year	Projected Outcome	Notes
Community Energy Upgrade Fund (Round 2)	DCCEEW	$25,000 - $2.5m (project TBC)	Support energy efficiency at Shire facilities	2025 - 2028	Reduction of energy usage, reduced operating costs and emissions	Round 2 applications close June 2025. Application subject to budget approval
100 Neighbourhood	DEECA	$360,000	Providing community battery	2025-2026	More network capacity for	Successful applicants

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Grant name	Funding source	Funding amount	Purpose	Year	Projected Outcome	Notes
Batteries Program (Round One)			for low-income area in Mornington to improve capacity for solar and improve grid resilience		increased solar. Partner contribution $18k to CBF	announced early FY 2025
100 Neighbourhood Batteries Program (Round Two)	DEECA	Grants of up to $400k available	Potential to increase solar and add a Behind the Meter Battery to Community Centre in Hastings/Rosebud	2025-2027	Reduced costs and improved energy resilience. Place of refuge for vulnerable.	Investigation stage. Grants open in March 2025

E. Projections or case studies on the cost-saving of households when carrying out recommendations related to decarbonisation and impact on their cost of living and health.

Decarbonisation of households in the community, can generally be categorised under the following initiatives: renewable energy, building envelope upgrade, energy efficiency and electrification. The cost saving benefits vary by household, refer below for cited analyses:

- DEECA all-electric home - $880 / year cheaper bills for all electric ($1,820 / year for solar)
- DEECA Gas Substitution Building Electrification RIS - $781 annual saving for efficient electric heating /$165 for hot water / $7 for cooking compared to gas
- Climateworks Centre - $1,690 - $2,002 (43-51%) savings from full electrification plus 'quick-fix' thermal upgrades
- Rewiring Australia – Estimated $5,000 / $6,000 per year savings by 2030 / 2035 based on current technology trends – note that this includes solar + electric vehicle also.

The health benefits of using renewable electricity have also been studied, a summary is included here:

- Health impacts from gas appliances, particularly in children, associated with gas stoves and open-flued gas space heaters.
- Burning fossil fuels, particularly coal for electricity, is a major source of harmful air pollutants in Victoria – increased renewable energy uptake, coupled with electrification, will decrease the health impacts associated with our energy use
- Electric vehicle uptake can reduce levels of local air pollution and particulate matter produced from internal combustion engine vehicles

Decarbonisation is supported by several state and federal programs, including:

- Victorian Energy Upgrades Program - Electronic certificates are created when certain energy efficiency activities are undertaken in residential or non-residential premises. Each certificate represents one tonne of greenhouse gas emissions reduction (CO2-e).

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- Small Scale Renewable Energy Scheme – Electronic certificate issued by the Federal Government to be traded or sold as an incentive to install small-scale renewable energy systems such as rooftop solar. One STC is equal to 1 megawatt hour (MWh) of renewable electricity generated or displaced.
- Solar Homes Victoria -rebate for solar systems installed to the value of $1400, on application.

An example of the uptake is the total number of Victorian Energy Efficiency Certificates (VEECs) received by residents and businesses on the peninsula in 2023, 2024 and 2025 year to date is 249,459 (Source: Essential Services Commission). At an assumed average value of $60/VEEC this equates in value to $15 million and abatement of 249,459 tonnes CO_2-e.

Annual savings to the Shire community from additional solar uptake and consequent energy cost reduction is reported annually, the latest figure is $4.8million in savings in FY24.

Council's role in supporting community decarbonisation includes promoting state and federal programs and rebates, providing education and resources, capacity building and some limited direct programs. Examples of these programs are further detailed in Section 2 and **Appendix C**.

F. Estimates of financial impact of climate-related weather events, coastal hazard impact, and adaption programs on Council.

There is a significant amount of work being undertaken to determine impact of climate-related weather events at a local scale.

i. Our Coast Our Future

With changing climate and rising sea levels, the region is experiencing more impacts from coastal processes along our coasts. Co-funded by Council and the Department of Energy, Environment and Climate Action (DEECA) through its Victoria's Resilient Coast – Adapting for 2100+ program (the VRC), Our Coast Our Future informs proactive planning and management to increase the resilience of our coastline and communities. Part A, completed in 2024, identified the changes expected along our 192kms of coast and how these changes may impact values and assets. A key finding of Part A is the cost of non-intervention. For built assets (public and private) the following Annual Average Damages (AAD) are expected if current practices are maintained:

Short-term (now – 2040): $8.6M AAD

Medium-term (2040 – 2070): $22.0M AAD

Long-term (2070 – 2100): $67.3M AAD

An independent study commissioned by the Victorian Marine and Coastal Council 'Economic Impacts from Sea Level Rise and Storm Surge in Victoria, Australia over the 21st century' (Kompas, T. et al (2022)) identified that on a State scale, **$1 spent on coastal adaptation today could save $10 spent on recovery by 2100.**

ii. Cost impacts of extreme weather events report

More intense and more frequent extreme weather events are forecast but data on event types and frequency remain unpredictable.

- In December 2022, in response to Notice Of Motion 346 from June 2022, a report was provided to Council assessing the known impact of extreme weather events on Council assets and services, finding estimated **$5,145,000** of impact to Shire assets and services from landslips, storms, flooding and coastal erosion in FY22.
- A subsequent report presented to Executive in 2024 found an additional estimated **$3,263,000** of costs in FY24.

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Both reports noted that some of these costs are recovered through the federal government Disaster Recovery Funding Arrangement (DRFA) program. Note, these costs are those borne by Council, and do not include costs to residents, communities, businesses or other organisations.

iii. Asset Vulnerability Assessment

The Asset Vulnerability Assessment project, delivered through SECCCA, developed tools and approaches to support SECCCA councils in understanding how council buildings, drainage and local road assets will be impacted by various climate scenarios. This includes attributing a vulnerability rating to assets and identifying adaptation options that may increase asset resilience. This comprehensive dataset has been utilised to develop a Power BI tool that can assist Shire officers easily identify the exposure to risk for buildings, drains and road assets under a set climate change scenario. See Current projects — SECCCA

iv. Financing Flood Resilient Infrastructure

SECCCA has been successful in obtaining $4.2 million through the National Disaster Resilience Fund for the Financing Flood Resilient Project to be undertaken over the next three years. The project will build on Melbourne Water modelling and address current and future risks from flood-related events and build long term resilience.

The key objective of this project is to create investable programs with a clear implementation strategy to address key flood-related risks in the SECCCA region and document the approaches so that other councils can undertake similar work. MPSC will be the subject of a case study, which will include preliminary identification of cost, complexities, and stakeholders.

G. A detailed insert from the Audit and Risk Committee, reporting on Risk Assessments related to climate change and associated mitigations.

Climate Change is a strategic risk for MPSC and the risk register includes 5 climate risks addressing human health and societal resilience, natural and built environment, transition to a cleaner future, effective and timely response and financial, governance, compliance and liability.

The Audit and Risk committee commissioned an external audit on climate change in 2024.The audit concludes '*We have assessed processes, policies, procedures, and internal controls implemented to manage and monitor climate change adaptation. Overall, we have rated processes as established with minor opportunities for improvement identified.'*

Auditors made 2 key recommendations:

1. to align risk controls and risk causes within risk categories in the strategic risk register.
2. to develop an implementation plan by June 2025.

Recommendation 1 – The alignment of risk controls and causes within risk categories was presented to the Audit and Risk committee on 28th February 2025. Noting risk controls include solutions specific to each category and those that apply across all categories of risk. Full details can be made available to Councillors on request.

Recommendation 2 - The implementation plan will be presented at the May 2025 Audit and Risk Committee.

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2. Community Outcomes

A. An evaluation of tangible benefits, traceable back to the relevant investment, demonstrating the return on the specific investment made for the Mornington Peninsula community resulting from climate-related initiatives and expenditures.

Both mitigation and adaptation programs provide support to the community. Mitigation limits global warming, through reduction or avoidance of greenhouse gas emissions or enhancement of carbon sinks and can lead to financial benefit, greater comfort, or an improved environment. Adaptation is the investment to improve the resilience of our communities, infrastructure, and natural environment and to reduce the risks and impacts of climate change. As a duty of care, MPSC works to keep our community safe as extreme climate events occur with increasing frequency and severity.

In all areas delivering community benefit, there is a collaboration between MPSC and the community. MPSC's role is in enabling, educating, informing, capacity building, role modelling and developmental where required. Wherever feasible, a market driven model is encouraged.

Compared to some of the established mitigation programs, adaptation is a complex area interacting with multiple stakeholders and outcomes are less tangible, particularly for education, health and risk which are difficult to report on.

Informing the community is a key CEP requirement and annual reporting on decarbonisation includes Photovoltaic (PV) systems and installed renewable energy generated. Determining the element delivered by Council in this broad collaboration of all layers of government, utilities, community, and other stakeholders is not viable but without MPSC support it is less likely to happen.

Table 8 details the tangible community outcomes by program and initiatives which can be referenced against Table 9, that details the costs and broader benefits for the same programs and initiatives.

Table 8 A selection of the main projects and programs that provide tangible community benefits.

Program	Initiatives	Council's Role	Metrics	Data
Community Decarbonisation	Shire programs/ leadership	Lead	Annual organisational savings from Shire programs	$2.41 million (FY25)
	Renewable uptake	Support	% houses with solar	26.2% of houses (at 30/9/2024)
			Total no. PV systems	25,790 (at 30/9/2024)
			Renewable energy capacity	162MW (at 30/9/2024)
	Repower	Partner	Repower enabled efficiency upgrades	25
	Electrification	Support	Gas reduction	17% reduction in FY24 from FY23
	Education & communications	Lead	E Newsletter subscribers	2406
			Social media followers	549
	Energy support grants	Lead	Total value Total number	$28,820 30
	Energy Heroes	Lead	Consultations	65

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Program	Initiatives	Council's Role	Metrics	Data
Energy Reduction Programs	Energy upgrade programs (see Appendix C)	Lead/ Partner	Number upgrades Number advice sessions	186 469
	Schools leadership programs	Lead	Number of workshop attendees	6,295
Environmental Education	Eco Living sustainable workshops	Lead	No. students No. schools	5,530 113
Electric Vehicle Uptake Programs	Public charger facilitation	Support	No. monthly charging sessions No. activity centres with facilitated public fast chargers	1,200 (January 25) 5
Resilience and Preparedness	Emergency Relief Centres	Lead	No. Shire response sites enabled	3
	Adaptation Game	Partner	Attendees	32
	Training and education	Support	Community connections	642
Community Solar Uptake Programs	Sunspot	Partner	Sunspot solar assessments	738 (FY24)
	Tenanted Solar Incentivisation Program	Lead	Systems installed Projected lifetime bill savings for participants	14 $494,321
	Facilitation of solar on Shire tenanted facilities	Lead/Support	Systems installed Annual bill savings ($)	47 systems on 45 buildings $128,849
Community Battery Energy Storage	Flinders Battery	Partner	kW storage capacity Value of local efficiency upgrades enabled	365 kWh 40k through community bulk buy
Carbon Sequestration	Sustainable Farming training	Support	Numbers trained	58
Capacity Building	Climate Action Grants	Lead	Value issued Number of grants Leveraged value	$535,000 59 $1.95 per $1 invested

B. A summary of measurable environmental or social benefits delivered by these initiatives.

Table 9 Costs and benefits for the main projects and programs delivered.

Program	Details	Estimated cost	Description of benefits
Community decarbonisation	Support Repower to deliver decarbonisation outcomes against CEP target of net zero	Repower $30,000 funded through Community Subsidy Program	Reduced energy costs Healthier homes Reduced Shire emissions

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Program	Details	Estimated cost	Description of benefits
	community emissions by 2040		
Energy reduction programs	Includes: Energy support grants Climate Safe Homes Save Energy: Save Money Energy Savvy Upgrades Energy Advice Service Environmental Upgrade Finance	Budget allocation of $100,000 annually but delivery challenges for vulnerable populations lead to annual underspend	Multiple benefits including energy bill reduction for vulnerable communities, education and awareness of renewable and energy efficiency benefits, direct advice, support and funding for energy efficiency and electrification works.
Environmental education	Includes our Sustainability Education Program for Schools, Sustainability Workshops (webinars and events) and behaviour change programs	Approx operating cost $50,000 - $70,000 per year	Community carbon emissions reductions, sustainable behaviour change, increased connection to local environment and community.
Electric Vehicle Uptake programs	Includes community education programs and events and facilitation of public charging stations	No allocated cost	Support uptake of electric vehicles, promoting health and wellbeing through sustainable transport.
Resilience and preparedness	Urban Forest Strategy Community Disaster Resilience Plan (in development), the Adaptation Game, education and support for vulnerable households	$265k for Urban Forest Strategy development Community Resilience plan led by Resilience team- Climate Change costs are nominal.	Development of the trees and vegetation in our urban areas, providing resilience and cooling. Increased emergency preparedness and resilience of community members.
Solar Uptake programs	Includes access to SunSpot solar calculator tool to support community solar uptake, and Solar for Tenants Program to provide interest free loans to community tenants of Council facilities.	Sunspot - $2,200 per year. Solar for Tenants is a fully cost recovered program.	Behind-the-meter solar energy is the cheapest form of levelized energy available. Facilitating community solar uptake combats cost of living pressures, improves energy resilience, and reduces local emissions.
Battery energy storage	Delivery of Flinders Community Battery in collaboration with Repower and FZCC	$500k federal grant received $15K Climate change support	Rewarding community effort to achieve zero emission goals. Heightened public awareness of the energy transition, equity via Community Benefit Fund, Doubled solar and electrification uptake (36%).

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Program	Details	Estimated cost	Description of benefits
Carbon Sequestration	SECCCA carbon sink strategy	$5k in FY 23	Carbon sequestration within MPS Identified
	Biosphere blue carbon study	$20k	$1.2 million DEECA grant secured for Biosphere.
	Sustainable farming training	$30k	Best practice farming to sequester carbon.
Environmentally Sustainable Design (ESD) initiatives	Includes Shire capital works program, and planning scheme amendment for private development	Typical increase of capital costs by ~3-6%, with significant reduction in operational costs, and non-financial benefits	Improved energy performance, health, amenity, climate resilience and value of homes and buildings on the Peninsula.

C. Refer a list of coastal structures and budget costing for replacement or repair of projects that can be attributed to climate change.

Council is the Committee of Management for 64km of coastline. Within these areas there is a range of infrastructure that supports the use and enjoyment of our coast. This infrastructure includes, but is not limited to:

- Staircases on steep cliffs
- Steps and ramps
- Footpaths
- Carparks
- Picnic tables and chairs
- Retaining walls, sea walls and rock revetments
- BBQ shelters
- Jetties and piers
- Roads

Much of this infrastructure will be impacted by coastal hazards including sea level rise and erosion. Intense storm events are already resulting in damage to infrastructure and environment, for example, damaging access points and contributing to unstable cliffs.

A challenge with the management of coastal infrastructure is that it is often unclear who owns or is responsible for a particular asset. This may be because the asset was constructed many years ago and records of ownership have been lost over time e.g. during amalgamation of Councils. In general sea walls and rock revetments are owned and maintained by DEECA and piers and jetties by Parks Victoria, although there are exceptions including Safety Beach (Shire freehold land) and licenced operations (yacht clubs). Infrastructure captured on the Shire's asset register includes stairs, footpaths, carparks, picnic tables, BBQ shelters, etc but not all built infrastructure within the municipality is captured in the asset register, often attributed to varied land management and previous responsibilities.

Officers have begun the process of unravelling roles and responsibilities between different authorities to better understand and forecast the cost burden faced both now and into the future for Council when managing Coastal assets and infrastructure.

Appendix D provides a snapshot of the coastal infrastructure currently damaged, and infrastructure that will likely require refurbishment or replacement in the next 5 years, 'at risk coastal infrastructure'. Much of this infrastructure is also reaching end of life because of age, so while climate impacts play a part, other factors also play a role.

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Costing replacement of assets is case by case as site specific considerations are important. These include cultural heritage and vegetation protections, terrain, future impacts from coastal hazards. Experience has shown that maintenance and replacement is often costly, and sometimes complex. To protect, maintain or replace all existing infrastructure in the coastal environment is likely to cost into the 100s of millions of dollars over the next 20 years. It may not always be feasible to replace like for like due to unstable cliffs or changes to environmental conditions, or the cost may be beyond Council's capacity to deliver. In some cases, repair or renewal of a coastal assets may also not be preferable or viable. Consistent with the state government's adaptation pathway approach, managed retreat is to be explored before protection. Any decisions of this nature needs to be site-specific and made with all options and costs fully explored.

As climate impacts increase, the need continues regarding advocacy and seeking alternate funding to supplement Council's limited budget.

The preparation of a more comprehensive list of all coastal structures and costings would require a separate investigation. This would inform a high-level estimate of the overall cost that Council may face in the future.

3. Legislative context

Key legislation guiding Local Government climate change action includes the Climate Change Act 2017, the Local Government Act 2020 and the Public Health and Wellbeing Act 2008. Other associated legislation includes the Planning and Environment Act 1987, Environmental Protection Act 2017, and the Wrongs Act 1958. A summary of local government roles and responsibilities can be found here.

A. A comparison of the Shire's Climate Emergency actions with existing state and federal government legislation.

Climate Change presents many wicked problems where new strategy, new technology, innovation, and collaboration are required for effective change. Many of the issues are interwoven deeply into societal practices requiring effective leadership from all levels of government for effective change.

Table 10 MPSC climate actions and policy in the context of state and federal legislation.

Field	Local MPSC context	State context	Federal context
Net zero	CEP – Net zero community emissions by 2040	Net zero by 2045, interim targets set to 2035	Net zero by 2050, in line with Paris Agreement
Renewable energy	CEP target - By 2030, 200MW of renewable electricity will be generated locally Action - Install solar on Shire facilities and support community	The legislated Victorian Renewable Energy Targets at least 2.6 GW of energy storage capacity by 2030 at least 6.3 GW by 2035.	The Australian Renewable Energy Target scheme 82% renewable energy by 2030 target, supported by the Capacity Investment Scheme ($67b) and Rewiring the Nation Program ($20b low-cost finance) to help deliver 32GW of renewable generation and dispatchable storage and electricity grid and transmission upgrades.
Electrification	CEP target – commitment to phase out gas at Shire buildings Action – programs to electrify Council buildings and support community	The Victoria's Gas Substitution Roadmap details the State Government action to reduce and eliminate fossil gas use	Future Gas Strategy | Department of Industry Science and Resources funding is provided for energy efficient technologies.

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Field	Local MPSC context	State context	Federal context
Private development	Mornington Peninsula Planning Scheme(MPPS), ESD Planning Amendment C232morn Action - administer the scheme and support developers	State ESD Roadmap details the future work to include ESD in the state planning scheme	National Construction Code details requirements of all buildings and structures in Australia
Electric Vehicles	CEP targets – commitment to transition Council fleet to electric by 2030 and facilitation of public EV charging at major activity centres	Victorian Zero Emissions Vehicle Roadmap published 2021, investing $100m into increasing EV uptake	The National Electric Vehicle Strategy, published 2023, improving EV supply and infrastructure New Vehicle Efficiency Standard
Adaptation	CEP targets – Summit 4 resilient and adaptive communities Actions – Support community to provide better information, relief centres, develop urban forest strategy	Victorian Adaptation Action Plan 2022-26 across 7 key sectors health, education, built, water, agriculture transport and natural environment plus regions The Climate Change Act requires Councils to have regard to climate change when preparing their municipal public health and wellbeing plans.	National Climate Risk Assessment and National Adaptation Plan is in development, replacing the Adaptation and Resilience strategy 2021-25

B. An assessment of potential overlaps or redundancies with higher levels of government.

Responsibility for climate action is shared across our community, businesses, and all levels of government. Federal and State Government energy transition policy is largely focussed on providing funding to:

1. test emerging technology in collaboration with Government Agencies and Utilities; and
2. promote broad community & business uptake of proven technology in the early market adoption phase.

There are some known overlaps between State and Federal Government funding streams. These relate to technologies such as community batteries and energy efficiency technologies. Funding is usually complimentary.

Alignment across different layers of government is strong in the energy transition sector including overarching targets, renewable energy, EV's, electrification. energy storage and ESD sectors. However, strong leadership and adequate funding from State and Federal government is less developed in the adaptation sector. This places additional pressure and cost shifting to local government and community sectors.

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4. Memberships and Subscriptions

Table 10 details the memberships and subscriptions to climate-related associations, networks, and groups. Note, groups with a primary purpose of biodiversity, waste management or coastal outcomes has been from excluded in this report, as these are managed by the relevant teams.

A. A detailed list of climate-related associations, networks, and groups to which the Shire subscribes.

Climate related subscriptions include:

- South East Councils Climate Change Alliance (SECCCA),
- Local Governments for Sustainability (ICLEI)
- Council Alliance for the Sustainable Built Environment (CASBE) including Built Environment Sustainability Scorecard (BESS)

B. The annual costs, associated benefits, and tangible outcomes of these memberships.

Table 11 Climate-related memberships and subscriptions.

Organisation	Purpose	Annual fee	Note
South East Councils Climate Change Alliance (SECCCA)	Working together with 7 other south eastern Councils. SECCCA allows for regional collaboration, better access to grant funding, increased networking with government and other key stakeholders.	$40,682 membership costs for FY24/25 Note – project costs are accounted in **Appendix B**	The Shire has been a member since 2004
Local Governments for Sustainability (ICLEI)	Membership provides access to webinars, an online platform and networking.	$4,000 per year	Used primarily for networking
Council Alliance for the Sustainable Built Environment (CASBE)	Support, resources, training and tools for the statutory planning team to implement the ESD requirements of our Planning Scheme	$18,000 for FY24/25	The Shire has been a member of CASBE since 2021 and BESS since 2022

C. Case studies or examples of the cost and viability of undertaking policy or programs internally without the assistance of external membership entities.

Partnering with external organisations and groups can provide significant benefits beyond delivering projects alone. These include:

- **Ability to leverage funds -** By working with alliances and other external organisations, MPSC is better placed to attract external funding. For instance, with SECCCA alone, in the last 5 years, $6 million of state, federal and philanthropic funding has been secured for projects to benefit all SECCCA Council members.
- **Increased advocacy opportunities -** Working collaboratively on advocacy with alliances, such as SECCCA and CASBE, increases the opportunity for our advocacy positions to be elevated within government. In many instances, ministerial advisors and others, will favour meeting with alliances rather than individual Councils.

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- **Ability to participate in projects that otherwise would not be funded -** By combining resources and working collaboratively with alliances, the Shire can participate in projects and campaigns that we could otherwise not be able to embark upon as an individual council.

i. Council Alliance for the Sustainable Built Environment (CASBE)

Membership of CASBE and BESS has been instrumental in developing and implementing the Environmentally Sustainable Design (ESD) Planning Policy. CASBE maintains detailed technical resources, peer networking and access to decades of planning experience and expertise. Without the BESS tool as a primary method of assessing planning permits, each application would need to be assessed in detail, with a very high time cost for statutory planners.

Council has also partnered with 23 Victorian Councils, coordinated through CASBE, to lodge C246morn to introduce a new planning control under the Elevating ESD Targets Project.

ii. South East Councils Climate Change Alliance (SECCCA)

A full list of SECCCA projects delivered can be found on their website. Particularly noteworthy for the Shire are:

- **Asset Vulnerability Assessment** – Developing understanding and quantification of future climate change impacts to Council assets, including roads, drainage and buildings. The modelling includes scenarios of storms, bushfire, drought and coastal inundation. The outputs are used by the Asset Management team to inform long term asset plans and projected renewal costs and timeframes.
- **BriefEzy** is a tool developed by SECCCA to provide technical specifications that can be directly used in Council building projects. The tool can be easily applied to the specific building uses that Councils commonly experience, that can be difficult to apply standard planning tools such as BESS or Green Star. Currently, as per ESD Policy, all MPSC buildings projects are required to be compliant to the BriefEzy matrix.
- **Small Business Energy Saver program** was a collaboration between SECCCA, member Councils and Sustainability Victoria to help small local businesses to upgrade old appliances and save on running costs and greenhouse gas emissions. Within the Shire 205 local businesses installed upgrades as part of the Small Business Energy Saver program. This resulted in annual savings of 628 tonnes CO_2 -equivalent and an annual saving for businesses of $176,000.

Response to NOM 472

MORNINGTON PENINSULA Shire

Glossary and abbreviations

Table 12 Glossary of terms.

Term	Definition
Adaptation	Preparedness and resilience to the impacts of climate change occurring now and into the future.
Adaptation Game	A playful workshop that simulates how and individual and their community respond to the next ten years of climate change in their township.
Amendment C232morn	An amendment to introduce an ESD local planning policy.
Annual average damage (AAD)	The damage per year that would expected from flooding in a particular area, averaged over a very long period of time experiencing floods ranging in severity.
Behind-the-meter solar	A solar PV system located on the customer's side of their electricity meter.
Carbon dioxide equivalent (CO_2e)	A measure for simply estimating the global warming potential of various other greenhouse gases, such as methane or nitrous oxide.
Carbon offset	An exchange or reduction of emissions to compensate for emissions made elsewhere, commonly measured in tonnes of carbon dioxide-equivalent (CO_2-e).
Carbon sequestration	The removal of carbon from the atmosphere by capturing or storing it through biological, chemical and physical processes
Circular economy	A closed system in which reuse, recycling and disposal channels are in-built to consumer and industrial products, to eliminate waste.
Climate change	The long-term rise in global average temperature, caused by human influence, resulting in negative effects such as sea level rise, ocean acidification, extreme weather events, loss of biodiversity and increase in human suffering.
Climate emergency	Recognition that urgent action is required to avoid the worst effects of climate change.
Community Benefit Fund (CBF)	A fund administered by Repower Mornington Peninsula to support more solar in vulnerable communities or other renewable projects that assist tenants or those unable to install solar themselves.
Decarbonisation	The transition to a low or zero carbon economy to limit the effects of climate change.
Electrification	The conversion of an asset or system to use electrical power instead of fuels such as gas.
Environmentally Sustainable Design (ESD)	A school of design that seeks to improve building performance, reduce environmental impact, resource use and waste, and create healthy environments for occupants and users.
Mitigation	Limiting and avoiding the most harmful effects of climate change, primarily achieved through reducing global carbon emissions.
Net zero (emissions)	A state of net zero carbon emissions, commonly achieved through reducing emissions and offsetting residual emissions.
Repower	Repower Mornington Peninsula - community decarbonisation group
Resilience	Ability to recover or adapt to changes in environmental and/or living conditions at a personal, community, economic and ecological level.
Small-Scale Technology Certificates (STCs)	Electronic certificate issued by the Federal Government to be traded or sold as an incentive to install small-scale renewable energy systems such as rooftop solar. One STC is equal to 1 megawatt hour (MWh) of renewable electricity generated or displaced.

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Term	Definition
Victorian Energy Efficiency Credit (VEEC)	Electronic certificates created under the Victorian Energy Upgrades (VEU) program when certain energy efficiency activities are undertaken in residential or non-residential premises. Each certificate represents one tonne of greenhouse gas emissions reduction (CO2-e).
Water sensitive urban design (WSUD)	A holistic approach to water management that integrates urban design and planning with social and physical sciences in order to deliver water services and protect aquatic environments in an urban setting.

Table 13 Abbreviations.

Abbreviation	Definition
ARENA	Australian Renewable Energy Agency
BESS	Built Environment Sustainability Scorecard
CAMS	Community Asset Maintenance Services
CASBE	Council Alliance for a Sustainable Built Environment
CEP	Climate Emergency Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DEECA	Department of Energy, Environment and Climate Action
ESD	Environmentally sustainable design
EV	Electric Vehicle
FOGO	Food organics and garden organics
HWS	Hot water service
ICLEI	Local Governments for Sustainability
MOU	Memorandum of Understanding
RIS	Regulatory impact statement
SECCCA	South East Councils Climate Change Alliance
SV	Sustainability Victoria
WSUD	Water sensitive urban design

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Appendix A - Organisational climate response examples

Climate Emergency Training Program

The Climate Emergency Training program was designed to support delivery of Task 1.5 and 1.8 in the Climate Emergency Plan (CEP). These tasks require the Shire to embed the Climate Emergency in all plans, decisions, programs, actions, policies, strategies, and contracts, and to empower our Learning and Development Program and change management channels to strengthen the organisation's resilience and foster climate change leadership.

The program includes an online e-learning module for all staff, as well as a program of workshops designed to reach all teams and units across the organisation. The e-learning module was launched in June 2022 and has been completed by 642 staff. From 2022-2024, 27 workshops were delivered with over 250 staff participating. Workshop participants were tasked with identifying and delivering on measurable and achievable climate change, sustainability and / or resilience actions, and embedding them into business and work plans. This program supports ongoing engagement to create a culture of continuous improvement and build organisational knowledge and capacity.

The following sections detail some examples of how climate change has been embedded across the organisation, and how the Climate Emergency Plan and improving resilience is a shared deliverable of most teams and units.

Table 14 Examples of Shire teams / units embedding climate change.

Units incorporating climate resilience into BAU	Examples of climate related actions taken
Infrastructure Projects	Delivering resilient and energy efficient buildings and assets
Infrastructure Services	Integrating sustainability into contracts
Assets, Facilities and Buildings	Supporting upgrades to efficient electric appliances
Commercial, Legal and Procurement	Transition to zero-emissions fleet
Economic development/tourism	Leading tourism and business events, and implementing the Food Economy and Agroecology Strategy
Water & Coasts	Supporting Integrated Water Management (IWM) outcomes, and coastal risk, adaptation and hazard mapping
Circular Economy & Waste	Facilitating Food Organic Garden Organic (FOGO) program, and leading behaviour change and circular economy programs
Statutory Planning	Implementing ESD Planning Scheme requirements (c232morn)
Community Resilience / Emergency Management	Leading community adaptation, resilience and emergency management programs
Community Partnerships/Health	Supporting health and wellbeing of vulnerable populations

Infrastructure Projects

The Shire's ESD Policy for Council Buildings and Civil Works sets the objectives and standards for all Council capital works projects. Sustainable buildings are cheaper to operate, more resilient to impacts and provide greater user experience and comfort. Examples of constructed buildings with ESD included is here:

- Yawa Aquatic Centre – Design was done in 2017-18, prior to ESD Policy adoption and Climate Emergency declaration, and complied to best practice ESD standards at the time.
- Tounnin Wominjeka Youth Hub and Civic Reserve Pavilion – Fully electric, high passive design, energy efficient systems and appliances, solar PV, water efficiency
- Flinders Civic Hall – Fully electric, high passive design, energy efficient systems and appliances, solar PV, water sensitive urban design, low carbon materials

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Infrastructure Services

In July 2024, the Shire commenced the Community Asset Maintenance Services (CAMS) contracts following a multi-year procurement process and administered by the Infrastructure Services unit. The contracts include a range of sustainability requirements and initiatives, including provision of sustainability data, using recycled and sustainable materials, and collaboratively driving innovation.

Assets, Facilities and Buildings

The Climate Change team collaborates with the Facility Operations team to deliver facility upgrades to community buildings, to improve efficiency alongside improving user. Over the reporting period the team has delivered over $190,000 of capital upgrades through other teams internal funding, resulting in direct value through improved usability and energy savings.

The Buildings Management team delivers maintenance, renewal, and minor upgrade programs across all the Shire's buildings, and supports the transition to efficient electric appliances, and reducing operating costs of Shire and community buildings.

Commercial, Legal & Procurement Services

Through the CEP, the Shire has committed to transitioning our fleet of vehicles to zero emissions where fit-for-purpose vehicles exist. The first fully electric car was introduced in FY19/20, and as of FY23/24 the Shire has increased this to 13 electric vehicles. This has resulted in approximately 170,000kms driven, saving an estimated $27,000 and avoiding 37 tonnes of CO_2 emissions.

Economic Development

In 2022, the Shire adopted the Food Economy and Agroecology Strategy, setting out a range of industry-led priority actions to support a thriving and resilient farming, food and beverage economy which actively regenerates the soils and resources on which our community depends. This document aligns to the Climate Emergency Plan, given the current and future impacts of climate change on food production and local economies.

To implement the strategy, and support local farmers and businesses, the Shire has created an Agroecology Officer position. As of FY23/24, 58 farmers had enrolled in the regenerative farming course, with a total land covered of 3,020 hectares and funding of $30,000.

Circular Economy & Waste

In addition to delivering core Council services of waste, recycling and Food Organics Garden Organics (FOGO) collection and processing, the Circular Economy & Waste team leads circular economy programs including behaviour change and education, research into the feasibility of a biodigester on the peninsula and exploring opportunities for the Rye landfill site.

Statutory Planning

In August 2023, Amendment C232morn was gazetted, introducing Environmentally Sustainable Design (ESD) requirements for relevant planning permits. The Statutory Planning team are required to assess these reports and ensure minimum standards are met. These standards encompass energy performance, water efficiency and quality, indoor environment quality, urban ecology and more.

In FY23/24, 72 reports were received impacting 518 dwellings, and outcomes include:

- 370kW solar installed
- 800ML of rainwater tanks
- Average NatHERS rating of 6.6 star (Class 1 developments)
- 74% all-electric builds

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It should be noted that many developments were already embracing sustainable design, so not all outcomes can be attributed to the amendment, but there is a documented significant increase in all outcomes in FY23/24.

Emergency Management

In 2022, the Shire restructured its Emergency Management service to reflect a need to provide increased preparedness for and resilience from extreme weather events, notably the October 2021 storms. This resulted in the creation of the Community Resilience and Emergency Management team, which provides support for communities to be prepared for emergencies.

The team is currently leading the development of the Shire's Community Disaster Resilience Plan.

Community Partnerships

The Climate Change Team collaborates with the Community Wellbeing team to address the health impacts of climate change. In 2021, the Shire led an investigation to assess climate-related risks to the health and wellbeing of the Mornington Peninsula community, such as physical effects of climate change, vulnerable populations, existing community services, and factors influencing individual exposure. The findings informed recommendations for future planning, shaping the Shire's Council and Wellbeing Plan, and guiding current climate and health initiatives.

In 2023 the teams worked on a community survey exploring public perceptions of climate change health impacts, including personal experiences, expected effects, and preparedness measures.

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Appendix B - Breakdown of climate change projects

Costs of projects and programs delivered through the Climate Change Operating budget are detailed below.

Table 15 Breakdown of climate change projects.

Program	Description	FY23 Actual $'000	FY24 Actual $'000	FY25 Forecast $'000	Total $'000
Strategic development	Data and emissions modelling	23	2	4	29
Community energy support programs	Programs as detailed in Appendix C	72	1	60	133
Energy Efficiency for Council Facilities	Strategy, planning and implementing energy upgrades for Council facilities, including those operated by community organisations	217	67	64	348
Shire Electric Vehicle rollout support	Strategic and infrastructure support for Fleet team rollout of Shire pool/fleet EVs	77	-	-	77
Climate risk and resilience support	Strategic data analysis of climate risks, and delivery of resilient infrastructure	-	76	45	121
Solar and battery delivery	Installation of solar and batteries on Council facilities, including those operated by community organisations	62	100	61	223
SECCCA projects	SECCCA project support and delivery	-	32	75	107
Urban Forest Strategy	Our Urban Forest Strategy and pilot planting project	1	241	92	334
Total		452	519	401	1,372

Note: The Climate Change team also manage projects for the broader organisation which are not allocated to the Climate Change Operating budget.

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Appendix C - Community energy support programs

Each year a proportion of the Climate Emergency budget is allocated to support low-income residents for energy efficiency and financial support for home energy upgrades that will improve household comfort, reduce bills, and decrease emissions. Typically, low come residents face several other problems, including poor health, lack of mobility and lack of access or ability to use computers. These programs are challenging and time consuming to deliver. Collaborations with external organisations often provides our best opportunity to leverage funds and deliver the best outcomes for residents.

Climate Safe Homes (current)

Working collaboratively with the Brotherhood of St Laurence (BSL) on their pilot Climate Safe Homes program, MPSC can support residents with temperature affected chronic health issues to live healthier lives through subsidising energy upgrades. Residents eligible for the program do not need to make a financial contribution, removing one of the key barriers to uptake. Climate Safe Homes | Brotherhood of St. Laurence. MPSC also collaborates with BSL to host in person sessions to assist residents applying for the State Governments Power Saving Bonus.

Save Energy: Save Money program (2023)

The Save Energy: Save Money trial program, delivered in partnership with the Shires Community Support Centres, offered tailored phone support and free quality hot water heat pumps to low-income owner-occupier householders. By combining the Solar Victoria (SV) rebate and Shire funds, these products were able to be offered at no charge to low-income households. 21 hot water heat pumps were installed at the program completion.

Energy Savvy Upgrades (2020 – 2022)

The Energy Savvy Upgrades program, delivered in collaboration with the Department of Environment, Land, Water and Planning (DELWP), reduced energy consumption and cos and improved comfort for participating residents. The program resulted in 89 Victorian Residential Efficiency Scorecard assessments and 79 upgrades such as reverse cycle air conditioners (RCAC), hot water heat pumps, heating or cooling or hot water systems, insultation or window coverings. The program resulted in an average household star rating increase of .74 and annual savings of 56,641kg CO2-e.

Energy Advice Service (2020/22)

Partnering with the Australian Energy Foundation (AEF), MPSC delivered a Solar and Energy Bulk Buy Program which offered residents discounted rates on a range of energy efficiency products (solar, batteries, hot water heat pumps and reverse cycle air conditioners), phone energy advice and six free webinars to residents on energy efficiency and renewable. The program resulted in 68 installations, 350 phone consultations and 119 webinar participants. These are estimated to reduce carbon dioxide emissions by 437 tonnes per year, or more than 8,700 tonnes over a 20-year period.

Environmental Upgrade Finance (2017 – 2023)

The Environmental Upgrade Finance program allowed businesses to access finance for environmental upgrades such as solar, batteries and building upgrades. This three-way partnership between the Shire, Sustainable Australia Fund and local businesses enabled the installation of over 1,224 kW of solar, 113.5 kW solar battery and a range of energy efficiency upgrades. At program completion, the Shire had the highest number of Environmental Upgrade Agreements in Australia.

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MORNINGTON PENINSULA Shire

Appendix D - Coastal Structures

*Table 16 Currently Damaged Coastal Structures**

Township	Location	Description of works	Estimated Repair Cost ($'000)	Responsibility
Mount Eliza	Osprey Avenue Beach Access	Retaining wall at base of stairs requires repair	5	MPS
Mount Eliza	Sunnyside Beach	Rock revetment adjacent carpark requiring repair	160	DEECA
Mount Eliza	Sunnyside Beach	Rock revetment to support access path repairs	18	MPS
Mount Eliza	Canadian Bay	Reinstate damaged drainage outfall	25	MPS
Mount Eliza	Earimil Bluff	Path erosion repair	30	MPS
Mornington	Schnapper Point	Heritage walk eroding. Requires relocation or protection	20	MPS
Mornington	Shire Hall Beach	Erosion mitigation including armour rock, mulch, vegetation and make safe	40	MPS
Mornington	Shire Hall Beach	Access stairs reinstatement	50	MPS
Mornington	Scouts Beach	Erosion to beach access path	35	MPS
Mornington	Beleura Cliff Path	Reinstate access and make safe	200	MPS
Mornington	Fishermans Beach	Retaining wall requiring repair	250	Shared (DEECA & MPS)
Mornington	Fossil Beach	Seawall damage requiring repair	35	DEECA
Mornington	Fossil Beach	Path erosion - Requires DEECA to mitigate seawall damage before reinstating path	5	MPS
Mornington	Fosters Beach	Seawall erosion requiring re-build	50	DEECA
Mornington	Fosters Beach	Path erosion - Requires DEECA to mitigate seawall damage before reinstating path	10	MPS
Mount Martha	Hawker Beach North	Access path retaining wall	60	MPS
Mount Martha	Birdrock Beach	Stairs	261	MPS
Mount Martha	Alice Street	Stair removal and lookout installation	30	MPS
Safety Beach	Tassel Cove	Reinstate path after erosion scour	15	MPS
Safety Beach	Adjacent Yacht Club	Concrete access being undermined	20	MPS
Safety Beach	Safety Beach Foreshore	Rock revetment repair after recent erosion	20	MPS

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Township	Location	Description of works	Estimated Repair Cost ($'000)	Responsibility
Safety Beach	Safety Beach Foreshore (opposite Tonkin)	Revetment repair, stairs renewal and path realignment	18	MPS
Rosebud	Adjacent Pier	Damaged sandbags in need of repair or replacement	20	DEECA
Rye	Beach access adjacent Pier	Stairs undermined by recent erosion	5	MPS
Rye	Pier forecourt	Revetment repair	10	MPS
Somers	Adjacent Kelburn Court	Failed gabion basket wall requiring rectification	200	DEECA
		Total Repair Cost Estimate	**1,592**	
		MPS repair cost estimate	1,002	
		DEECA repair cost estimate	590	

* Infrastructure listed within this table is recognised to be damaged due to the impacts of coastal processes or being in the coastal environment. Information regarding asset condition has been based the latest inspection information, time has not permitted additional inspections to be undertaken.

*Table 17 At Risk Coastal Infrastructure***

Township	Location	Description of risk	Responsibility
Mount Eliza	Daveys Bay Seawall	Overtopping of seawall resulting in erosion behind the wall.	DEECA
Mount Eliza	Pelican Point	Access stairs located within intertidal area	MPS
Mount Eliza	Williams Road	Access stairs exposed to storm-surge impacts	MPS
Mount Eliza	Moondah Beach	Erosion at base of path due to storm-tide impacts	MPS
Mount Eliza	Glen-Shan Land	Access stairs exposed to storm-surge impacts	MPS
Mount Eliza	Canadian Bay	Access stairs exposed to storm-surge impacts	MPS
Mount Eliza	Sunnyside Beach	Two access stairs exposed to storm-surge impacts	MPS
Mornington	Mills Beach	Seawall at western end of beach is an aging asset likely requiring repair soon	DEECA
Mornington	Shire Hall Beach	Vehicle access track exposed during storm-tide events	MPS
Mornington	Fishermans Beach	Three access stairs and one access ramp exposed to storm-surge impacts	MPS
Mornington	Birdrock Beach	Access ramp exposed to storm-surge impacts	MPS
Mount Martha	Mt Martha North	Access stairs exposed to storm-surge impacts	MPS
Mount Martha	Mt Martha North	Carpark exposed to storm-surge impacts	MPS

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Township	Location	Description of risk	Responsibility
Mount Martha	Coral Cove	Access stairs exposed to storm-surge impacts	MPS
Mount Martha	Fossil Beach	Aging revetment	DEECA
Mount Martha	Fossil Beach	Path impacted by aging revetment	MPS
Safety Beach	Tassels Cove	Seawall to protect cliff erosion protecting path and Marine drive impacted by storm-surge events	MPS
Safety Beach	Safety Beach	12 access stairs exposed to storm-surge impacts	MPS
Safety Beach	Safety Beach	1,200m of aging revetment exposed to storm-surge impacts	MPS
McCrae	Anthony's Nose	150m of aging revetment exposed to storm-surge impacts	DEECA
McCrae	Penny Lane Carpark	Carpark exposed to storm-surge impacts	MPS
Rosebud	Galaxias Track Carpark	Carpark exposed to storm-surge impacts	MPS
Rosebud	Chinaman's Creek	Boardwalk exposed to storm-surge impacts	MPS
Rye	Yacht Club	Revetment exposed to storm-surge impacts	TBC
Rye	Whitecliffs headland	Seawall and path asset exposed to storm-surge impacts	Shared (CoM, Shire, DEECA)
Sorrento	Eastern Sister	Revetment and path asset within marine environment	Shared (Shire and DEECA)
Sorrento	Western Sister	Access stairs exposed to storm-surge impacts	MPS
Sorrento	Millionaires walk	Areas at risk landslip due to soil instability	MPS
Portsea	Adjacent Newton Reserve	Revetment and path asset exposed to storm-surge impacts	Shared (Shire and DEECA)
Flinders	North of pier carpark	Carpark exposed to storm-surge impacts	MPS
Flinders	Spindrift Ave Stairs	Access stairs exposed to storm-surge impacts	MPS
Somers	The Promenade	Access stairs exposed to storm-surge impacts	MPS
Somers	Western-park Rd	Access stairs exposed to storm-surge impacts	MPS
Somers	Miramar Rd	Access stairs exposed to storm-surge impacts	MPS
Hastings	Seawall adjacent yacht club	Aging asset deteriorating condition	DEECA
Hastings	Seawall adjacent Pelican Park	Aging asset deteriorating condition	DEECA
Hastings	Fred Smith Reserve	Aging revetment deteriorating condition	DEECA
Hastings	Western Port Bay Trial	Path asset impacted by storm-surge overtopping of revetment	MPS

** Infrastructure listed within this table is recognised to be in vulnerable locations regularly impacted by coastal processes under current conditions. Information regarding asset condition has been based the latest inspection information, time has not permitted additional inspections to be undertaken.

Note: Costings are high level estimates, based on similar works completed. Detailed costing is required before any works are commenced.

3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

4.1 policy; or

4.2 strategy

adopted by Council;

5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or

6. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

MORNINGTON PENINSULA Shire

APPROVAL OF TENDER AND CONTRACTS		
Approval of Tender and Contracts including the signing and sealing of contract documents be in accordance with the following conditions and limitations		
	CEO	COUNCIL
Entering into contract within budget **An identified project approved in the formal Council Adopted Budget (includes carry forward projects from previous budgets).*	Value per budget allocation (including any variation) up to the limit of: $1,000,000 (~~incl.~~excl. GST)	Where the value is in excess of $1,000,000 (excl~~incl~~. GST) ** Council has the right to call in any delegated power to be considered by the Whole of Council.*
Entering into contract outside of budget	Where the recommended tenderer is the lowest cost submitted up to the following limits: • $500,000 (goods and services excl. ~~incl.~~ GST) • $750,000 (works excl.~~incl.~~ GST) Where the recommended tenderer is not the lowest cost submitted: • $300,000 (goods, services and/or works excl. ~~incl.~~ GST)	Where the recommended tenderer is the lowest cost submitted in excess of the following limits: • $500,000 (goods and services excl. ~~incl.~~ GST) • $750,000 (works excl. ~~incl.~~ GST) Where the recommended tenderer is not the lowest cost submitted, in excess of: • $300,000 (goods, services and/or works excl. ~~incl.~~ GST) ** Council has the right to call in any delegated power to be considered by the Whole of Council*
Contract over expenditure (above the approved contract value)	Up to 20% of the approved contract value (to the maximum value of $300,000 excl. ~~incl.~~ GST)	In excess of 20% of the approved contract value (in excess of $300,000 excl. ~~incl.~~ GST)
That all Tenders and Contracts be presented for approval via an Officer delegate report. That a report be provided quarterly to Council detailing all tenderers approved under delegation including: • The number of tenderers for each tender; • Details of delegations exercised by the CEO; • Details of the tenders let between the minimum delegated amount and the maximum delegated amount		

S5 Instrument of Delegation to Chief Executive Officer

MORNINGTON PENINSULA
Shire

Instrument of Delegation

to

The Chief Executive Officer

MORNINGTON PENINSULA Shire

Instrument of Delegation

In exercise of the power conferred by s 11(1) of the *Local Government Act 2020* (**the Act**) and all other powers enabling it, the Mornington Peninsula Shire Council (**Council**) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 8 April 2025;

2. the delegation

2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;

2.2 is subject to any conditions and limitations set out in the Schedule;

2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

2.4 remains in force until Council resolves to vary or revoke it.

.....
Bulent Oz
Chief Executive Officer

.....
Witness

Date: …….

MORNINGTON PENINSULA Shire

SCHEDULE

The power to

1. determine any issue;

2. take any action; or

3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves

1.1 entering into a contract exceeding the value of $1,000,000.00 (excl. GST)

1.2 making any expenditure that exceeds $1,000,000 (unless it is expenditure made under a contract already entered into or is expenditure which Council is, by or under legislation, required to make in which case it must not exceed 30% or $300,000.00 of the awarded contract value or the amount required to comply with legislation)

1.3 appointing an Acting Chief Executive Officer for a period exceeding 28 days;

1.4 electing a Mayor or Deputy Mayor;

1.5 granting a reasonable request for leave under s 35 of the Act;

1.6 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;

1.7 approving or amending the Council Plan;

1.8 adopting or amending any policy that Council is required to adopt under the Act;

1.9 adopting or amending the Governance Rules;

1.10 appointing the chair or the members to a delegated committee;

1.11 making, amending or revoking a local law;

1.12 approving the Budget or Revised Budget;

1.13 approving the borrowing of money;

1.14 subject to section 181H(1)(b) of the *Local Government Act 1989,* declaring general rates, municipal charges, service rates and charges and specified rates and charges;

2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;

3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

4.1 policy; or

4.2 strategy

adopted by Council;

5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or

6. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

MORNINGTON PENINSULA Shire

APPROVAL OF TENDER AND CONTRACTS		
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Entering into contract within budget **An identified project approved in the formal Council Adopted Budget (includes carry forward projects from previous budgets).*	Value per budget allocation (including any variation) up to the limit of: $1,000,000 (excl. GST)	Where the value is in excess of $1,000,000 (excl. GST) ** Council has the right to call in any delegated power to be considered by the Whole of Council.*
Entering into contract outside of budget	Where the recommended tenderer is the lowest cost submitted up to the following limits: • $500,000 (goods and services excl. GST) • $750,000 (works excl. GST) Where the recommended tenderer is not the lowest cost submitted: • $300,000 (goods, services and/or works excl. GST)	Where the recommended tenderer is the lowest cost submitted in excess of the following limits: • $500,000 (goods and services excl. GST) • $750,000 (works excl. GST) Where the recommended tenderer is not the lowest cost submitted, in excess of: • $300,000 (goods, services and/or works excl. GST) ** Council has the right to call in any delegated power to be considered by the Whole of Council*
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That all Tenders and Contracts be presented for approval via an Officer delegate report. That a report be provided quarterly to Council detailing all tenderers approved under delegation including: • The number of tenderers for each tender; • Details of delegations exercised by the CEO; • Details of the tenders let between the minimum delegated amount and the maximum delegated amount		