

GROWING SOLUTIONS

Our Plan For Sustainable Growth in the
Peri Urban Region

April 2015



PERIURBANGROUP
— of Rural Councils —

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PERI URBAN GROUP OF RURAL COUNCILS

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Established in 2007, we are strong, united advocates for our region and our communities.

The PUGRC represents the Shires of Bass Coast, Baw Baw, Golden Plains, Macedon Ranges, Moorabool, Murrindindi and Surf Coast. Our Shires span the State Government electorates of Buninyong, Bass, Narracan, Eildon, Macedon, Melton, South Barwon and Polwarth and the Federal electorates of Ballarat, Bendigo, Corangamite, Indi, McEwan and McMillan

Located on the doorstep of Melbourne's growth boundary and the Regional Cities of Geelong, Ballarat and Bendigo, the peri urban region is ideally placed to play an important role in Victoria's growth solution, while maintaining and strengthening local town & village character, lifestyle, tourism, economic and agricultural pursuits.

Growing Solutions delivers a strong foundation for current and future growth. It addresses the growth challenge in key areas:

1. Infrastructure for growth and our existing communities
2. Local employment and strong local economies
3. Protecting and enhancing the unique assets of our region including agriculture, tourism and natural resources.

Growing Solutions represents our shared strategic priorities for this region. The solutions for growth identified in our ***Growing Solutions*** plan, will enable this region to grow in a sustainable manner. We will protect the elements that make this region special to existing and new residents, whilst delivering the infrastructure, service levels and economic opportunities that will enable this region to be a dynamic, self sustaining part of Victoria.

Cr Murray Cook, Chair,
Cr Jennifer Anderson, Co-Deputy Chair &
Cr Neil Rankine, Co-Deputy Chair



PERI URBAN GROUP OF RURAL COUNCILS

Moorabool Shire

Shire Pop. Growth to 2036— 75.8%

Fastest Growing Town— Maddingley -
253% or 12.65% PA

Macedon Ranges Shire

Shire Pop. Growth to 2036— 42.36%

Fastest Growing Town— Gisborne -
87.3% or 4.3% PA

Murrindindi Shire

Shire Pop. Growth to 2036— 34.5%

Golden Plains Shire

Shire Pop. Growth to 2036— 52.55%

Fastest Growing Town— Bannockburn -
173.6% or 8.68% PA

Surf Coast Shire

Shire Pop. Growth to 2031— 52.1%

Fastest Growing Town— Torquay Nth -
189% or 9.4% PA

Bass Coast Shire

Shire Pop. Growth to 2031— 61.5%

Fastest Growing Town— Nth Wonthaggi
- 131% or 6.5% PA

Baw Baw Shire

Shire Pop. Growth to 2031— 72%

Fastest Growing Town— Warragul -
115.2% or 5.76% PA



Source: VIF 2014
and ID Forecasts.

COMPARISON WITH REGIONAL CITIES & INTERFACE COUNCILS

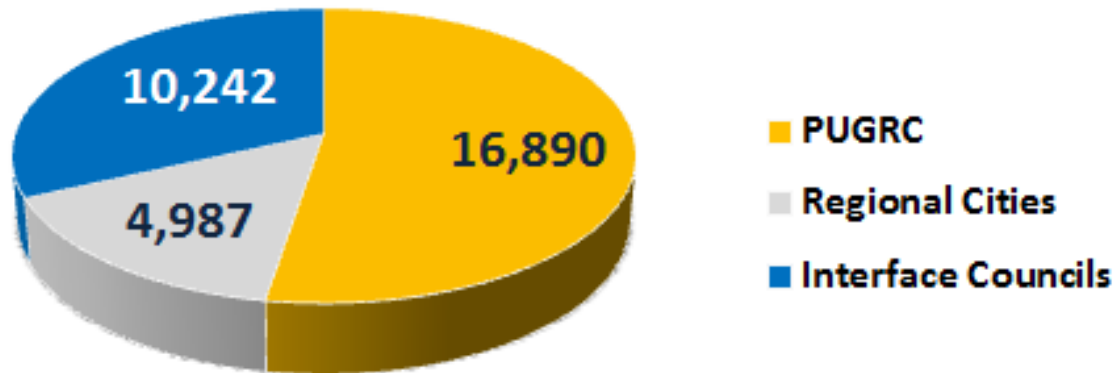
SHIRE	TOTAL REVENUE 13/14	ROADS INVESTMENT	AVE POP GROWTH PA TO 2031	2031 FORECAST POPULATION	TOTAL POP GROWTH BY 2031	TOAL % GROWTH BY 2031	SHIRE SIZE KM ²
Bass Coast SC	\$68,642,000	\$7,944,000	3.07%	48,831	18,599	61.50%	864
Baw Baw SC	\$74,940,000	\$12,915,000	3.60%	74,676	31,289	72%	4,028
Golden Plains SC	\$35,952,000	\$4,820,000	2.50%	28,610	9,652	50.90%	2,703
Macedon Ranges SC	\$78,407,000	\$6,387,000	1.50%	55,908	13,048	30.44%	1,747
Moorabool SC	\$36,034,000	\$3,945,000	2.80%	44,979	16,315	56.90%	2,110
Murrindindi SC	\$31,104,000	\$4,195,875	1.38%	17,012	3,688	27.68%	3,889
Surf Coast SC	\$66,027,000	\$5,524,000	2.60%	40,565	13,902	52.10%	1,553
PUGRC Ave. SC	\$55,872,342	\$6,532,982 (1/2 Cap Ex Budget)	2.5%	43,368	13,475	50.22%	2413.42
Regional Cities* Ave.	\$218,183,000	\$15,540,333 (1/4 of Cap Ex Budget)	1.95%	192,333	48,208	39%	1662.33
Interface Councils Ave.	\$167,351,045	\$11,587,216 (1/3 of Cap Ex Budget)	4%	234,860	99,310	79.73%	1024.2km ²

Fastest Growing Peri Urban Towns / Districts to 2031

Sources: VIF 2014, ID Forecasts, Annual Reports

Nth Wonthaggi (Bass Coast)	131%	6.5% PA	Gisborne (Macedon Ranges)	87.3%	4.3% PA
Warragul (Baw Baw)	115.2%	5.76% PA	Maddingley (Moorabool)	253%	12.65% PA
Bannockburn (Golden Plains)	173.6%	8.68% PA	Torquay Nth (Surf Coast)	189%	9.4% PA

Municipality size km2



Roads remain regarded as the worst performing service area in Victoria*.

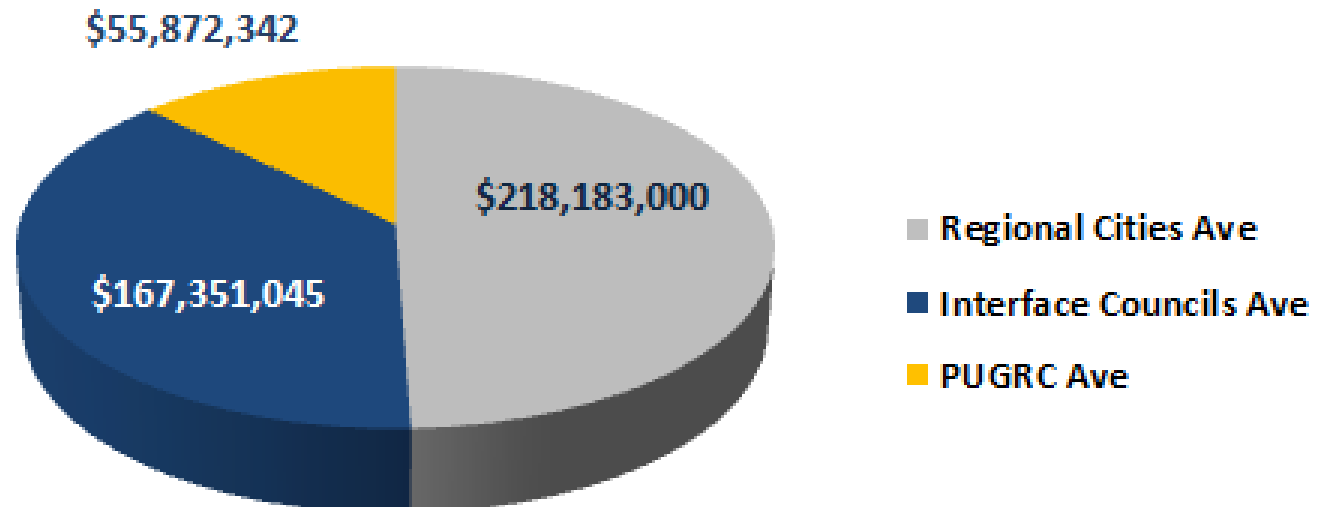
Roads funding consumes:

- 1/2 of the average Capital Works budget for the Peri Urban Councils
- 1/3 of the Cap Ex budget for the Interface Councils.
- 1/4 of the Cap Ex budget for the Regional Cities.

*Source: 2014 Community Satisfaction Survey

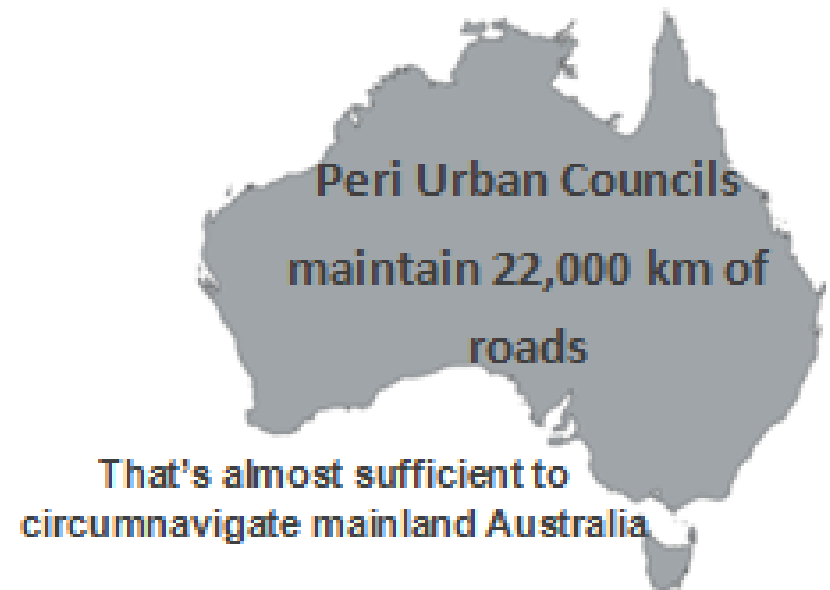
Average Total Revenue (2013/14)

The average Peri Urban Council budget is
1/4 of the average Regional City budget and
just 1/3 of the average Interface Council budget



FAST FACTS

- The Peri Urban region contains 10% of Victoria's productive agricultural lands and produces 17% of the State's produce.
- We are responsible for many of Victoria's key tourism assets including Lake Eildon, Great Ocean Road, Phillip Island, Hanging Rock, the ski fields of Mt Baw Baw and significant heritage towns including Walhalla and Kyneton.
- Seasonal populations at our coastal areas often double or triple local populations.
- The Peri Urban region is home to significant agricultural lands, environmental lands, forests, national parks, waterways and water reservoirs.
- Housing across the region is affordable with the median house price at \$340,000. Melbourne's median house price is \$669,000 (REIV Jan 2015)
- Rates of car ownership are significantly higher across the peri urban region. On average, just 3.7% of residents across the peri urban region do not own a vehicle. Across regional Victoria, the average is 6.4% and in Greater Melbourne it is 9% of people who do not own a car.
- We are managing areas of significant population growth—up to 253% and areas of static or declining populations.
- Young people aged 0-19 will be 38% of Pop by 2031 (21,174)
- By 2031, there will be an extra 5,390 children aged under 4.
- There will be 10,343 secondary aged students by 2031.



THE REGIONAL CHALLENGES

Across the Peri Urban region, the impacts of rapid population growth, lack of resources and forward planning by all levels of government are evident now and will become highly contentious local issues into the future as communities continue to grow and change. Evidence of the growth and impacts includes:

- **Health Services:** The 2007 Strategic Plan for Warragul Hospital had **forecast 786 births per year by 2019**, this was exceeded in 2012 and 2013 with 881 births 1040 births respectively. **That's 1 birth every 8.4 hours.** The hospital expansion is required now plus the kindergartens and schools to accommodate the children being born locally.
- The upgrade of the Wonthaggi Hospital to Sub-Regional Status (Bass Coast) has been long promised. With the significant growth of permanent residents and the seasonal influx that occurs, this is essential.
- Support for specialist services at local hospitals is critical as the lack of specialist medical care is leading to residents moving out of Murrindindi and other Shires to reside closer to medical services. This also has an adverse impact on the Shire's ability to encourage new people moving in including retirees and the aged care sector.
- **Education:** The Regional Secondary College at Warragul has been asked to identify how to **accommodate double the number of students.**
- Golden Plains Shire is one of the three fastest growing Councils in regional VIC. Despite this, there is not a secondary school in the Shire. **Every day 8 busloads of secondary school students travel from Bannockburn into Geelong.**
- Kinglake secondary education options require students to leave the mountain. Public transport options are urgently required.
- Around 400 children are born in the Surf Coast Shire annually. The 0-4 yr population in Surf Coast is forecast to almost double 2006 levels by 2031. Kindergartens in Torquay, Jan Juc and Anglesea are now at capacity.
- Moorabool Shire has waitlist for Kindergarten places by postcode due to residents of neighbouring Shires using the services. Currently a shortfall of 27 kindergarten places and this will rise to 52 by 2016 without new facilities delivered.
- **Employment:** Across the peri urban region, more than 38,000 people are already commuting to employment outside of the region. That's equivalent to the entire population of Wodonga commuting to work. This will rise to 58,000 by 2036 if strategic interventions are not delivered to create more local employment.

It is time for resources and support to be directed to where they are needed most.



SOLUTIONS

PERI URBAN POLICY STATEMENT

As one of Victoria's fastest growing and dynamic regions, the peri urban region requires planning foundations which ensure that this region grows in the right manner and that vital health, food and lifestyle assets are protected into the future.

Unfortunately, many of the state policies that apply to regional areas are written from a metropolitan view, making them inappropriate for regional and rural areas.

The development of a Peri Urban Policy should occur in collaboration with the peri urban shires and potentially with various authorities to ensure it achieves the regional outcomes being sought by the Peri Urban Councils and the Victorian Government.

This policy will facilitate the protection of vital agricultural lands, tourism assets and sustainable population growth.

ACTION: The PUGRC requests that work continue on a Peri Urban Policy Statement.

This is a key priority for this group of Councils.

INFRASTRUCTURE AND ECONOMIC DEVELOPMENT PLAN

The key challenge for the peri urban region is for it to grow to be a self-sustaining economy and not just an affordable dormitory region for Melbourne and Geelong.

38,000 people already commute out of the region for work.

We require a strategy to identify suitable employment, investment opportunities and the social, economic and community infrastructure projects required for the region's growth. This Plan would enable cohesive whole of government planning and the sharing of significant infrastructure to reduce unnecessary duplication across the region.

This is a vital job creation plan for the region, which is determined to be more than just Melbourne's bedroom for commuters or a day trip destination.

ACTION: The PUGRC requests \$100,000 to deliver a Peri Urban Plan outlining infrastructure and economic development initiatives for the region.

SOLUTIONS

COUNTRY CONNECTIONS – RURAL AND REGIONAL ROADS AND BRIDGES

The Peri Urban Group of Councils manages a total of 22,000km of roads and bridges. This is sufficient to circumnavigate mainland Australia.

The Victorian Government's vision to become the "***Australian capital for freight and logistics***" will only come to fruition with continued investment into the roads and bridges across the rural and regional areas. These ***country connections*** enable milk tankers, grain and stock and timber trucks as well as large farm related machinery to take more direct routes, they remove heavy vehicles off the main streets of towns and away from pedestrians, and they support the greater use of high performance vehicles (HPVs) to move freight in Victoria.

The peri urban areas surrounding Melbourne and the regional cities are a battleground between the residents of the rapidly growing residential areas and the adjacent traditional industries and uses like agriculture, resource and timber production and manufacturing.

These industries and commuting residents are competing for access to congested, poorly maintained rural roads, bridges and ultimately highway access to Melbourne, Geelong and the transport

hubs.

It is a battle that is being played out on a road network that was built during the time of the gold rush and on bridges designed for a horse and cart. This network needs continued strategic investment to bring it up to par with the road networks of neighbouring growth areas that are generally funded by Vic Roads.

The 2014 Community Satisfaction Survey reveals that unsealed road maintenance **remains the worst performing service area for Councils and Government. Sealed roads are the third highest priority for residents of rural Shires.** There is clearly a great community need for continued investment into roads and bridges across Victoria.

Peri Urban Councils already invest 50% of their Capital Works budgets into roads. With the introduction of rate capping, many rural Councils will struggle to continue to invest into roads and bridges at the same levels.

It is imperative that the State Government provide funding to improve rural and regional roads and bridges.

ACTION: The PUGRC requests that the Victorian Labor Government provides funding for rural and regional roads and bridges through a newly named Country Connections Program or oth-

SOLUTIONS

EDUCATION

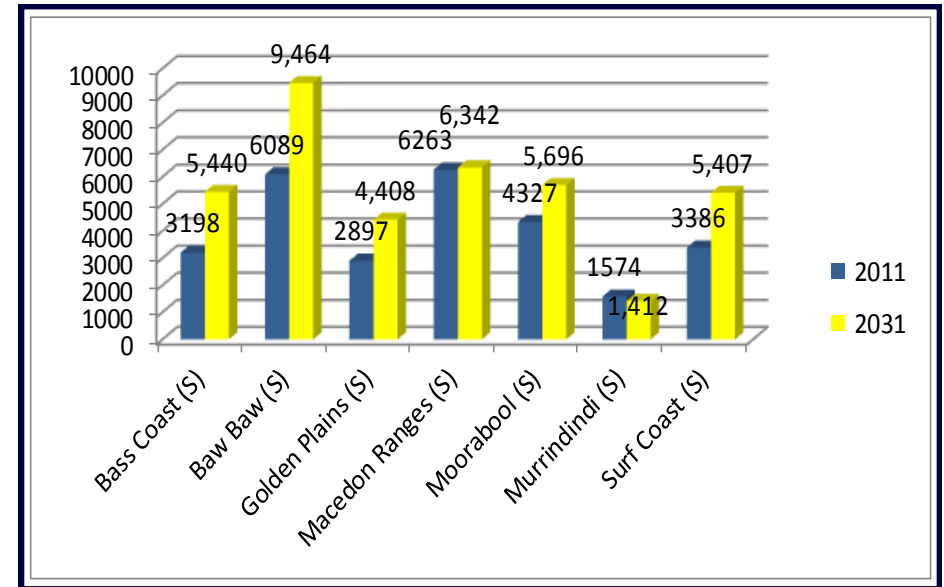
Early years—Forecast Demand

- By 2031, an additional 5,390 children aged 0 to 4 will live in the Peri Urban region.

Primary & Secondary—Forecast Demand

- By 2031, an additional 10,434 young people aged 10 to 19 years will live in the region.

The pockets of rapid and significant population growth across the major towns of the Peri Urban region require associated early years and school facilities.



ACTION: The PUGRC request that Dept Education & Training work with the Councils to plan and deliver early years facilities and schools as required to manage growth.

Nth Wonthaggi (Bass Coast)	127% increase in residents under working age by 2026	Gisborne (Macedon Ranges)	61% increase in residents under working age by 2026
Bannockburn (Golden Plains)	68.6% increase in residents under working age by 2026	Maddingley (Moorabool)	208.5% increase in residents under working age by 2026
		Torquay Nth (Surf Coast)	118.2% increase in residents under working age by 2026



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