

MELTON CITY COUNCIL

WESTERN PLAINS SOUTH GREEN WEDGE MANAGEMENT PLAN

Community consultation workshop series

November 2019

OVERVIEW

The City of Melton's current population is 164,984 and is estimated that the City will have a population of more than 500,000 by 2051 courtesy of land within the Urban Growth Boundary that is still to be developed for residential housing and employment. This future growth is expected to place more pressure on the city's green wedge areas. The City of Melton are developing a green wedge management plan to support the management for the Western Plains South Green Wedge.

The Western Plains South Green Wedge is the land generally south west of Melton Township outside of the Urban Growth Boundary comprising the areas of Parwon, Exford, Eynesbury, Strathulloh and Mt Cottrell. The area includes the Mt Cottrell (a former volcano) and its surrounding volcanic plain. A third of the Western Plains South Green Wedge is located in the City of Melton, and its remainder is located in the City of Wyndham.

A Background Report was completed in November 2019 as part of the Western Plains South Green Wedge Management Plan project in conjunction with Wyndham City Council where an integrated approach was taken to produce two separate Background Reports.

Both Councils will now prepare their own Management Plans based on their respective Background Reports. Melton City Council will essentially develop the Management Plan 'in house' utilising expertise from various Council departments, data gathered during the Background Report stage and if necessary, engage consultants for any specialist technical work.

ENGAGEMENT ON THE GREEN WEDGE MANAGEMENT PLAN

The Management Plan phase of the project is expected to take approximately 12 months and will include initial consultation to inform the Management Plan and a second round of consultation to enable feedback on the draft Management Plan before a final Management Plan will be considered by Council.

Consultation for the Green Wedge Management Plan follows a two-part approach:

- **Part A** involved facilitated information sessions to inform the development of the Management Plan and will be delivered on a precinct by precinct basis.
- **Part B** will seek feedback on a draft Management Plan in the second half of the project prior to the document being finalised and considered by Council for adoption.

The target audience for Part A - the subject of this report are landowners and occupiers in the study area. Other engagement will occur with relevant community groups and government agencies.

WORKSHOP DATES

Workshop 1	13 November 2019	Brookfield, Exford, Parwan/Eynesbury precincts
Workshop 2	21 November 2019	Chartwell precinct
Workshop 3	26 November 2019	Strathulloh precinct – 2 sessions
Workshop 4	28 November 2019	Mt Cottrell precinct

WORKSHOP OBJECTIVES

The following objectives were detailed for the workshop series.

- To inform landholders that a GWMP is being prepared and they understand how they will be involved
- To seek ideas from landholders regarding green wedge management to include in the draft GWMP
- To educate them on the constraints and opportunities (negotiables and non-negotiables) in preparing a GWMP
- To provide an engaging experience where they have their views heard
- To enable a broad cross section of landholders to participate easily through accessible language and materials

WORKSHOP OVERVIEW

Every workshop commenced with participants discussing what was on the top of their mind in coming to the workshop and then what they valued about living in this area. This was held as a conversation with the whole group and was recorded on a flip chart. This information is presented as a list in the next sections covering each of the meetings. The groups then moved on to talk about:

- *What is working well and we need to keep doing?*
- *What is not working so well and we need to improve?*
- *What needs to change? What would a successful action look like in the long term that will overcome existing challenges?*

In most cases people were discussing these questions in small groups and writing on to a template that asked for a heading, their response to the question and a box for indicating a theme name. This report provides a full record of the information recorded on these templates.

The image displays three overlapping workshop templates, each with a distinct color and rounded corners. The first template (green) is titled 'What is working well that we need to keep doing?' and contains a box for 'A short heading...', a larger box for 'Describe what we are doing well...', and a 'Theme:' label. The second template (purple) is titled 'What is not working and we need to improve?' and contains a box for 'A short heading...', a larger box for 'Describe what isn't working...', and a 'Theme:' label. The third template (orange) is titled 'What needs to change?' and contains a box for 'What would a successful action look like in the long term that will overcome existing challenges?', a box for 'A short heading...', a larger box for 'One idea could be...', and a 'Theme:' label.

In some cases people did not fill in all the sections on the template and hence some of the boxes in the tables in this report are blank. In other cases the meaning may not be clear, items are repeated because they were of concern to more than one person or people may have written the same word for the theme and the heading.

If participants did not fill in a theme, the report author has allocated their comment to an appropriate theme.

In the case of the Chartwell and Mt Cottrell workshops, participants did not work in small groups and their responses to the three questions were written onto butchers paper. In this case, the report author has given each comment a heading and a theme.

SUMMARY OF KEY ISSUES

The following table sets out a summary of the key issues about land management in the green wedge that were identified during the five workshops.

	TOPIC	ISSUE
1	Amenity	Dust from traffic and trucks are impacting on the amenity of the green wedge.
2	Residential creep	The gradual increase in housing development inside the urban growth boundary is placing more pressure on the green wedge.
3	Property prices	Restrictions in the green wedge zone have resulted in devaluation of house prices and property is difficult to sell.
4	Litter and dumping	Council needs to do more to address this issue.
5	Zoning change	Requests to rezone green wedge land and reduce the minimum lot size for subdivision.
6	Purpose of overlay	There is confusion about why the overlays were applied to the green wedge.
7	Grasslands	Existing planning controls that were applied to protect grasslands are too restrictive and should be removed.
8	Control of land	Concern that existing planning controls in the study area have reduced landowners ability to control their land.
9	Competing interests	Concern that some issues are not being given proper consideration.
10	Retain rural character	Issues that are impacting on the remaining rural character of the area need to be addressed.
11	Buffers	The required separation distance between residential land and Strathtulloh Estate has not been applied.
12	Fire safety	Council and relevant agencies need to undertake more frequent fire prevention work across the green wedge including grassland areas.
13	Compensation	Some landholders believe that fair compensation should be paid for previous planning decisions affecting their land.
14	Urban development	Some landholders believe urban development should be permitted in the green wedge.
15	Nature strips	Replace spoon drains with piped drains and plant more trees on road reserves.
16	Rates	Rate increases are too high with limited Council services in return.
17	Roads and maintenance	Roads are dangerous and not capable of supporting current traffic volumes. Maintenance is minimal and ineffective.
18	Farming	More support is required for farmers - provision of recycled water, security of stock, theft of fencing.
19	Traffic	Increasing traffic volumes are making roads more dangerous.
20	Dogs	Rogue dogs barking and wandering into properties.
21	Land Management	No subsidy for weed management on large lots. Rules concerning vegetation and trees are confusing.
22	Infrastructure/ Services	Green wedge areas should have more infrastructure including, improvements to water pressure.
23	Communication and engagement	Not enough direct contact with landowners. Need more honest discussions with Council.
24	Lack of clarity	Uncertainty about the different rules and regulations that apply in the green wedge.
25	Support required	Landowners seeking more support from Council and other stakeholders.

SCOPE OF THE GREEN WEDGE MANAGEMENT PLAN

Melton Council has advised that the following matters in the previous table are out of scope for a GWMP for the following reasons:

	TOPIC	ISSUE	REASON
3	Property prices	Restrictions in the green wedge zone have resulted in devaluation of house prices and property is difficult to sell.	Green wedge management plans are unable to consider property prices or devaluation of properties.
7	Grasslands	Existing planning controls that were applied to protect grasslands are too restrictive and should be removed.	The grasslands is out of the study area for the green wedge management plan and therefore the Plan is unable to consider this. This is a State Government responsibility.
13	Compensation	Some landholders believe that fair compensation should be paid for previous planning decisions affecting their land.	This is a State Government responsibility.
14	Urban development	Some landholders believe urban development should be permitted in the green wedge.	Urban development is not being considered in this project.
16	Rates	Rate increases are too high with limited Council services in return.	Green wedge management plans are unable to consider the rating of properties.

WORKSHOP

1

BROOKFIELD, EXFORD, PARWAN/ EYNESBURY PRECINCTS

13 NOVEMBER 2019

TOP OF MIND

The group shared what was 'top of mind' coming into the workshop that day:



Share ideas about what we would like

Information and council's direction

What's going on

See what changes there are - what changes are likely?

Native grasses

VALUES

The group considered what the valued most about the area they live in:



Land for horses and kids to enjoy.

Quiet and safe (not like that anymore).

The growth and new development.

Lots of space (not anymore) - it's not the same.

Having space on a farm (kids on motorbikes etc).

Proximity to Melbourne - farming close to Melbourne.

The space and rural living.

Proximity to services with the country feel - hospitals / schools.

Opportunities - growing town - job opportunities.

WHAT IS WORKING WELL?



The group considered the question: *What is working well and we need to keep doing?*

THEME	A SHORT HEADING	WHAT COUNCIL IS DOING WELL
Environment	<i>View of water.</i>	Keeping water in the weir.
	<i>Environmental rebate.</i>	Council commitment and help from environment officer (Ben).
Landscape	<i>Natural landscape.</i>	Need to preserve areas and continue to open up to public to enjoy.
Natural Resources and infrastructure	<i>Progressing amenities through Brookfield.</i>	Adding early learning and community centre and proposal for more shops.
	<i>Providing public facilities.</i>	Sports facilities and parks - walking and bike paths - Passive surveillance of public areas in new estates.
Other	<i>Reviewing the Green Wedge.</i>	Facilitating this process.

WHAT IS NOT WORKING WELL?



The group considered the following question in small groups:
What is not working well that we need to stop doing?

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Environment	<i>Rubbish dumping.</i>	Frequent and getting worse.
	<i>Rubbish dumping.</i>	Collecting and removal.
	<i>Rubbish and weirs on roadways.</i>	Rubbish on roadways. Grassland fire prevention
	<i>Hoons and dumping rubbish.</i>	Dumping of cars and burning them no help from police.
	<i>Security of reservoir.</i>	Public using area for dumping, fishing, trespassing.
	<i>Weed control.</i>	Lack of weed control along reservoir edge and railway property.
Land use	<i>Dealing with council departments.</i>	Native grasses - fire prevention.
	<i>Ability to keep livestock.</i>	Due to theft and damage to fences, cannot keep livestock.
	<i>Use of rural properties.</i>	Maintaining amenity of rural properties - Green wedge (GW) vs Green Wedge 'A', versus rural living.
	<i>Unable to farm.</i>	Land not conducive for farming crops and no one in area does this.
	<i>Certain zoning stops people doing things.</i>	Rural living' zoning is more a residential area - important to maintain the amenity but difficult with zoning uses.

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WHAT IS NOT WORKING WELL? ...continued

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Natural Resources and infrastructure	<i>Roads and traffic.</i>	Lots of trucks - narrow roads - signage - road surfaces.
	<i>Public transport.</i>	What is the council approach on public transport in Eynesbury as there is residential area?
	<i>No natural water.</i>	All dams in area are dry and no natural water.
Other	<i>Security and theft.</i>	Security patrols / police presence / theft / vandalism / burnouts / rubbish dumping.
	<i>Security of area.</i>	Vandalism, theft, nuisance, frequently occurring.
	<i>Rates</i>	Rates increasing very quickly.
	<i>Rates too expensive.</i>	For limited / no ability to derive income from land, rates are extremely high.

WHAT NEEDS TO CHANGE?



The group considered the following question around what needs to change:

What would a successful action look like in the long term that will overcome existing challenges?

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Environment	<i>Weeds</i>	Better enforcement and education of new land owners. Identify and treat various weeds.
	<i>Rubbish dumping.</i>	Patrol areas / bigger fines.
	<i>Reservoir.</i>	Engage more with Southern Rural Water for weed and erosion control.
Land Use	<i>Education (brochures - handouts sent out).</i>	Commitment to provide recycled water for agriculture would like water for livestock.
Natural Resources and infrastructure	<i>Infrastructure plan.</i>	Infrastructure plan considering roads / traffic / public facilities for the Green Wedge area.
Rates	<i>Increasing rates.</i>	If land use not changing then rates shouldn't incur rate increases like development land.
		If land use not changing, then rates shouldn't increase so much.
Security	<i>Security and theft.</i>	Police resources / surveillance / increased penalties.
	<i>Security issues.</i>	More responsive authorities or CCTV.

CHARTWELL PRECINCT

21 NOVEMBER 2019

TOP OF MIND

The group shared what was 'top of mind' coming into the workshop that day:



Impartial observers

Feel like we can't do what we want with our land

No infrastructure - pot holes, dirt roads

Safety - fire safety and water

Maintenance of grassland

What is happening with the Charlton Estate

No communication between Charlton and Melton CC and Vic Roads

How can we sell land - feel stuck

Filthy area - dust, rubbish, houses are trashed, hooning

House value is down - hard to sell for good \$

High grass makes it easier for rubbish dumping

Dust in the water tanks - everywhere

Inadequate roads - gravel roads

Proximity of houses ups the rubbish and filthy area (as above)

Vic Roads overlay means we can't sell houses

Council guidelines made it impossible for CFA to do proper burn offs

Vandalism and security

To inform landholders about the Green Wedge Management Plan

To collect landholders ideas

We own our land, but we don't 'own' our land. We are at the mercy of council.

People are trodden on because of council decisions which has really got out of hand.

More and more deaths on the road

Council needs to start listening to the people

Must be very careful when leaving the house - look both ways as it is very dangerous

Grading roads does more damage - no rocks or improvement to the road

Law enforcement of speed limits - people don't obey new limit

Green Wedge zone boundaries keep changing. Been saddled with the Green Wedge overlay - need overlay to be removed. No consultation about the changes

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TOP OF MIND ...continued

Estates across the road not helping

Roads not safe - people avoid using them at certain times due to speed, flying rocks etc

Fire hazards with grasslands

The dust makes it impossible to go outside

Council not picking up rubbish

Council to respond to the top of mind concerns

Large land tax - no assistance to support Green Wedge uses e.g. farming

Farm animals not okay due to all the dust

Want investment in infrastructure

It feels dangerous with the dust - people run into fences etc

Lack of communication with landowners - none from Vic Roads

Doesn't feel nice to live there

Charlton Estate - what's happening with Boundary Road to Melton - lots of trucks on the road equals lots of dust. Not policed. Doesn't feel like anyone is managing the area

Can't open windows, wash clothes etc. due to the dust. Cars damaged

We don't choose to live there - just stuck with the land

As a rate payer - get nothing for \$

VALUES

The group considered what they valued most about the area they live in:



Peace and quiet

Inherited land

Cheap to buy

Lifestyle

Husband owned the block

Location - rural lifestyle

WHAT IS NOT WORKING WELL?



As a whole group, participants considered the following question:
What is not working well that we need to stop doing?

THEME	DETAILS
Surrounding development	Being surrounded - we are becoming an island
Amenity	Council not physically on the ground to see the actual issues - regarding dirt, rubbish etc
	Barriers or screening for privacy and to stop the noise and dust
Communication and engagement	No consultation with landowners about zone implementation -no communication about our land
	No communication or information about the compulsory acquisition of land
	The timing of community engagement - too late, the damage of the zoning has been done
Control of land	Limited use and scope of the land
	Feels like we are leasing land from Council
	The uncertainty of the land
	No idea or information about our land - no certainty of the land use
Infrastructure	The lack of infrastructure
	Walkway/bike tracks
Lack of clarity	More education on what can be or cannot be done - resources
Land management	Clearing weeds
Land use change	Feels like Council is hamstrung with Metro Ring Road and State Government
Property prices	The devaluation of the land
	The flow on impact financially from being zoned Green Wedge. Want the land to be worth the same as across the and nearby roads/estates
Snakes	Snakes migration from estates into Green Wedge
Support required	Grants - to support sustainable farming and community
Zoning	Zoning is not working, and it is discriminatory - zoning changes to suit others
	The zoning is fake due to rural residence - not a grassland/reserve?
	Change of permits for land and livelihood uses
	Council acquisition of land/land use guidelines

WHAT NEEDS TO CHANGE?



The group considered the following question around what needs to change:

What would a successful action look like in the long term that will overcome existing challenges?

THEME	DETAILS
Communication and engagement	Council to physically visit and view the land and area
Compensation	Compensation for cleaning dust from water tanks
	Compensation for property decrease - get landowners what property is worth
	Keeping zoning then council to purchase at UGB price
Fire safety	Council to conduct management of the land slash/burn (fire)
Grasslands	Conduct burn offs for fire safety - council funded burn offs
Traffic/roads	Roads first then infrastructure
	Troupes Road South - spray and seal roads. Asphalt road with appropriate drainage
	The roads - fix the barriers immediately
	Troupes Road South - 5 tonne truck limits enforce
	Council to reduce the speed limit
	Remove trucks off the road
	Traffic management - trucks specifically - volume of cars
	Managing the dust with maintenance/upgrades
VicRoads	Answers from Vic Roads about the land use
	Vic Roads needs to be part of the conversation
Zoning	Wipe off the zoning - remove GW zoning
	Council has to change the GW zone

STRATHTULLOH PRECINCT

SESSION ONE

26 NOVEMBER 2019

TOP OF MIND

The group shared what was 'top of mind' coming into the workshop that day:



Liked the layout and size and it could change dramatically

When is Ferris Road getting an update?

The rubbish dumping in the area and enforcement

When are the roads going to be sealed - Mt Cottrell

What is happening with subdivision?

The roads (esp. Ferris Road opening)

Concerns that if Ferris Road opens could mean more hooning and disruption to the character of the area

Strathtulloh a bit secluded - like that lifestyle. Concerns if you start opening up the area could lead to increased security issues, undesirable element, traffic, hooning and impact on character

Gain some certainty about the future and what it looks like

More information on what the development will look like and concerns about the adjacent areas

Disappointed with the Strathtulloh estate - destroyed the area - no longer rural or hidden

Rates and rate increases - there has been big increases

Development has taken total control of Strathtulloh

Planning constraints are for rural but no longer rural feel

Seal roads for safety reasons - Mt Cottrell Road - dust

No emergency evacuation roads

Millstone have houses looking into their backyards, rather than privacy

No consultation with residents as part of the planning

Atherstone development will repeat Millstone issues

Civil works causing relentless dust - water trucks not being used when needed

Creating fire breaks - grass fire risks near estates. Grass over 1 meter high

No communication from council about council works e.g. drainage. No answers if try to find out. Want to know what is happening and be more informed

No privacy from the developments

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TOP OF MIND ...continued

Will the development be subdivided into acre lots or estates?

Road maintenance on Greens Road

Houses coming right up to property boundary - no privacy

Get more information

Concerned about subdivision

The state of the roads with rocks and surrounding area

Dangerous at Mt Cottrell and Greens Road - do we need a turning lane?

Want to be able to subdivide a new block. Can you take a 5 or 10 acre block into 2 x 5 acre blocks?

What would the rates be for a 5/10 block? Will we be able to afford to live there?

WHAT IS WORKING WELL?



The group considered the question: *What is working well and we need to keep doing?*

THEME	A SHORT HEADING	WHAT COUNCIL IS DOING WELL
Maintenance	<i>Maintenance of Strathtulloh area</i>	Circuit road well maintained
		New intersection good
Rubbish	<i>Bin collection. Rubbish removal</i>	Bins are collected on time
		Removal of illegally dumped rubbish is prompt
		Rubbish removal good

WHAT IS NOT WORKING WELL?



The group considered the following question in small groups:
What is not working well that we need to stop doing?

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Amenity	<i>Noise from trucks</i>	Into Strathtulloh for Ferris Road civil works
	<i>Different rules for people in Green Wedge</i>	Changed the look and feel of Strathtulloh with the Strathtulloh Estate
	<i>Council don't police the condition of properties e.g. scrappy buildings, tyres all over the ground, scrap cars everywhere</i>	Covenant governing what could be built don't seem to matter anymore. Some properties look beautiful, some look like a tip
	<i>Infrastructure, surrounding roads</i>	Civil works in Atherstone

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WHAT IS NOT WORKING WELL? ...continued

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Buffers	<i>Encroachment of residential</i>	Residential getting too close
Communication and engagement	<i>Residential creep</i>	Lack of consultation/ access to council
		Lack of consistent information from council
	<i>Infrastructure, surrounding roads</i>	Consultation with residents is a must
	<i>Community not having the first say</i>	Not being consulted first before Council or State Government make decisions or investigate
	<i>Consultation</i>	Lack of consultation and time to respond to planning process
		No consultation with neighbouring developers
	<i>No communication with Strathulloh residents</i>	Infrastructure
	<i>Uncertainty about subdivision rules</i>	Community doesn't have a say
		Community first for the say
	<i>No communication</i>	New estates
		Subdivision
		Maintenance, mowing, roads
		We need to get answers on subdivision
Lack of clarity	<i>Different rules for people in Green Wedge</i>	Not everyone obeying the rules - different for everyone
	<i>Knowledge from council</i>	When asked what is happening with the land they don't know but the potential developers know
	<i>Slow report and actions</i>	Not going fast enough to give residents certainty, assurance or any guidance for the future
	<i>Uncertainty about subdivision rules</i>	Should go to a vote to allow certainty for residents
	<i>Uncertainty about the subdivision</i>	Lack of information about surrounding estates
Land management	<i>Encroachment of residential</i>	Existing animals and dogs/roosters/goats how are these going to be managed
	<i>Different rules for people in Green Wedge</i>	Used to not be able to plant non native plants
Property prices	<i>Unfairness of the financial difference</i>	Not getting the same \$ for land across the road

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WHAT IS NOT WORKING WELL? ...continued

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Rates	<i>Unfairness of the financial difference</i>	Classed as rural but pay high rates - can't afford the sky rocket fees
	<i>Rate increases from council</i>	We should get more for our money, but it should remove my serrated grass
	<i>Rate increases</i>	Big yearly increase for what we get in the Strathtulloh Estate
Residential creep	<i>Residential creep</i>	Negative impact due to residential creep
Roads	<i>Condition and upkeep of roads</i>	Condition of surrounding roads are terrible. Dangerous, deadly, muddy
		Mt Cottrell and Greigs Roads intersection is terribly dangerous
	<i>Infrastructure, surrounding roads</i>	Road maintenance is very poor
		Upgrading of roads dual carriageway
	<i>No communication with Strathtulloh residents</i>	Management of road improvement/Mt Cottrell Road
		Intersection at Greigs Road and Mt Cottrell Road dangerous
		Road sweeping rocks all over road
Uncertainty	<i>Information</i>	Lack of accurate information
		Unable to plan for the future
		Lack of consultation
Weed management		No subsidy for weeds for 4.9 acres
Zone change	<i>Different rules for people in Green Wedge</i>	Lost the original planning guidelines

WHAT NEEDS TO CHANGE?



The group considered the following question around what needs to change:

What would a successful action look like in the long term that will overcome existing challenges?

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Communication and engagement about development	<i>Development and building</i>	Consultation with residents on development
	<i>Uncertainty</i>	Clear rules on what can and can't happen in terms of subdivision
	<i>Subdivisions</i>	Landowners need more information for their futures, our concerns are too many people in our estate. Lose the rural feel

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WHAT NEEDS TO CHANGE?...continued

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Environmental and rural value	<i>Rural character</i>	Character needs to be retained
	<i>Impact on wildlife</i>	Buffer between developments for wildlife corridors - issue with snakes
		Protect wildlife e.g. birds
		Protect native fauna
Safety	<i>Improve safety for residents and native animals</i>	Improve lighting in the area
		Put up safety barriers near large trees and dangerous culverts
Communication and engagement	<i>Consultation and communication with rate payers</i>	Discuss buffer zones with residents
		Communicate what's happening regarding subdivision
		Explain why rates have jumped and what the future of rates is
	<i>Improved communication</i>	More information/consultation
	<i>Information</i>	Be open and transparent with residents
		Provide more written information prior to plans being approved. Consult
		Listen to residents
	<i>New estates</i>	More consultations with landowners who will be affected
	<i>Better consultation and communication</i>	Councils should keep residents informed on issues and actions also
Roads	<i>Maintenance</i>	Mowing and fire breaks on a regular basis and maintaining roads due to increased truck traffic
	<i>Duplication of Greigs Road</i>	Sealing of Mt Cottrell Road and Alfred Road safety and waste of money
	<i>Road maintenance in and around Strathtulloh</i>	Lighting
		Road sealing
		Safety barriers
		Communicate with rate payers
		Push developers and builders to keep things clean
	<i>Roads</i>	Rocks, shoulders, pot holes.
		Mt Cottrell Road Greigs Road needs turning lane into Mt Cottrell

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WHAT NEEDS TO CHANGE?...continued

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Fire management	<i>Fire burn off, fire breaks</i>	Fire management
	<i>Fire prevention</i>	Council slash grassland and small nature reserves
		Push landowners to slash tall dry grass
Rubbish dumping	<i>Rubbish dumping</i>	Cheaper tip rates
		Residents should have better access to recycling facilities
		Increase penalties for dumping
		More surveillance
	<i>Illegal rubbish dumping</i>	Fence on the small reserve on the corner of Strathtulloh Cct and Greens Road to prevent people driving in there and hooning and dumping rubbish. Kangaroos live here too. It would protect them
Amenity	<i>Civil works at Atherstone to be policed</i>	Dust concerns (water trucks), noise concerns, rubbish dumping
Rates	<i>Lack of services for rates</i>	More value for rates
		Rate according to services i.e. we don't have proportionate services to rates
		Rates should be decreased
	<i>Rates</i>	Increases are too much
		Weed subsidy not valid for 4.9 acres - minimal difference from 5 acres which gets subsidy
Buffer	<i>Development along boundary</i>	Wall between or strong landscape to screen development - current solution not suitable/safety
	<i>Interface with residential</i>	Buffer between Strathtulloh and residential
	<i>Residential creep</i>	More sensitive buffers between residential and Strathtulloh
		Not opening up Perris Road vs access to amenities
Land use change	<i>Encroachment of residential</i>	Fencing interface needs to change
		Back fence/high fence minimum privacy
		No double story houses fronting the landscaped retarding basin area and buffer to Strathtulloh
		No streetlights
		Protection of wildlife including kangaroos

STRATHTULLOH PRECINCT

SESSION TWO

26 NOVEMBER 2019

TOP OF MIND

The group shared what was 'top of mind' coming into the workshop that day:



Want to know what is going on

Spoon drains (gutters) out front a bit steep - safety issue

Came to live here for peace and quiet and heard of a nightclub nearby. Want information on what is happening with that

Can't walk in grassed areas because too high - accessible and fire concerns

Want to know what the council is doing about subdivision - if there are plans and what stage they are at?

Here to learn and gather information on plans for the future

Clarification on Strathtulloh and why separate in background report

The grass is left to grow too high

Want to see what plans Council has around subdivision

If council is paying contractors to manage grass - timing is wrong, work not being done

What is happening with zoning and subdivision

Ferris Road upgrade and access to station

Clarification on who is responsible for the grass management

Extra traffic when Ferris Road opens up - from local only traffic to thoroughfare

Will it change from a Green Wedge zone - Is this an option? To remove zone

The hooning and knocking down the signs - farm fences knocked down, dangerous

Letter from council to poison the paddocks in September - request not reasonable

Update on development in the area

What will happen to the rates if you do/ don't subdivide

VALUES

The group considered what the valued most about the area they live in:



Peaceful and quiet

Lifestyle

Ability to keep animals

Ability to run business (as long as it is kept orderly as far as looks)

Ferris Road is closed (access via Mt Cottrell and Albert Road to station)

Landscape

Walking track to Atherstone

Parkrun

Entrance exit lane into Redgum

Spoon drains

Road networks in the estate

WHAT IS NOT WORKING WELL?



The group considered the following question in small groups:
What is not working well that we need to stop doing?

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Amenity	<i>Control of dust on construction sites</i>	Council needs to get better at controlling dust management on building sites as we can provide photos of dust covering Strathtulloh when we have strong north wind
Buffers		If the surrounding areas are re-zoned, a suitable buffer should be provided not butted up to the estate like Millstone
	<i>Buffer to urban development</i>	Parkland between Strathtulloh and residential land minimum 100m wide
Communication and engagement	<i>Communication</i>	Don't know the process
Competing interests	<i>Development</i>	How to balance different interests i.e. some people want to subdivide others don't
Dogs	<i>Too many dogs barking at night</i>	Far too many dogs are heard barking at night where we cannot leave windows open at night. Some dogs roaming roads at night and enter farms doing damage to veggie areas
Dust	<i>Dumping and everything</i>	Dust problems from agriculture

...continued overleaf

WHAT IS NOT WORKING WELL? ...continued

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Grasslands	<i>Maintenance</i>	Grasses need to be cut more often
	<i>Lack of council maintenance</i>	Grass never gets cut
Infrastructure	<i>Lack of NBN upgrade</i>	
	<i>Maintenance/future plans</i>	Natural gas
		Sewerage
	<i>Lack of council maintenance</i>	Street signs
		Lack of white posts
	<i>Dumping and everything</i>	Electricity pit out front slipping in drain (on road reserve).
		No NBN
		Drains
	<i>Infrastructure</i>	No facilities - high rates
		What have we been given for increase in rates?
		Land value up but no facilities except lights on corners and garbage pick up
Lack of trust	<i>Communication</i>	Don't feel the process is genuine - our views won't have impact
Litter and dumping	<i>Dumping and everything</i>	Rubbish dumping
		Road condition Mt Cottrell Road
		Rubbish blowing in from nearby estates
Maintenance	<i>Maintenance/future plans</i>	Need regular maintenance on grass land - snakes, fire
	<i>Grass and poisoning, lighting footpaths, looking after reserve</i>	Apart from collecting rubbish they do nothing
	<i>Maintenance</i>	Maintenance of rural land
Rates	<i>Increase in rates</i>	Forcing people to sell. Can't afford rates or subdivide to ? Rates and pay increase
	<i>Maintenance/future plans</i>	Rates need to be stable until there is future plan of subdividing
	<i>Maintenance (of rates)</i>	Forcing people to sell because can't afford to pay and can't subdivide

...continued overleaf

WHAT IS NOT WORKING WELL? ...continued

THEME	A SHORT HEADING	WHAT COUNCIL IS NOT DOING WELL
Roads	<i>Upgrade Mt Cottrell Road</i>	We are restricted to using one sealed road to go to Melton
	<i>Maintenance</i>	Ferris Road open to Melton
	<i>Roads</i>	We don't know what's happening with Ferris Road opening - pros/cons
	<i>Ferris Road</i>	Open to Melton to improve access to services but not to Greigs Road to increase traffic
	<i>Infrastructure</i>	Mt Cottrell Road unmade and corrugated. Access to freeway
	<i>Policing Strathtulloh</i>	In 14 years I only saw about 5 times police presence around. We need lots of policing late evenings especially Friday, Saturday and Sunday evenings to stop hooning
Urban developments	<i>Development</i>	Need study/investigation viability of developments

WHAT NEEDS TO CHANGE?



The group considered the following question around what needs to change:

What would a successful action look like in the long term that will overcome existing challenges?

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Buffer	<i>Buffer to residential land development</i>	100m parkland buffer between Strathtulloh and urban development
Communication and engagement	<i>More regular communication on what is happening</i>	
	<i>Clear definition of Green Wedge</i>	What is and isn't allowed in our zone
Elderly services	<i>Infrastructure for the elderly</i>	Assisted living
		Housing
		Retirement village
		Bus services
Environmental issues	<i>Environment</i>	Pollution from estates in waterways
Fire management	<i>Bare earth fire breaks and associated dust</i>	
Future subdivision plans	<i>A clear answer</i>	A clear timeline of if or when subdivision will happen

...continued overleaf

WHAT NEEDS TO CHANGE?...continued

THEME	A SHORT HEADING	ONE IDEA COULD BE...
Landscaping		Landscaping
Lighting		More lighting - when roads open more traffic
Litter and dumping	<i>Environment</i>	Illegal dumping and keeping the rubbish in the new estates. Tighter control
Maintenance		Schedule for lawn maintenance
	<i>Maintenance</i>	Grass to be cut regularly
		Improve spoon drain/fill/decrease angle - council to cut not owners
Nature strips		Who has to take responsibility for the nature strip. Perhaps get rid of spoon drains and replace with proper pipe work
	<i>Maintenance</i>	Plant trees - allowed to plant trees on nature strip
Roads		No through road signage - clear signage direction
	<i>Ferris Road</i>	Open access to Melton before further development around Strathtulloh. Not an option to stop through traffic
		Connecting Ferris Road to Greigs Road, will it happen at the same time
		Mt Cottrell Road paved road time line
Tourism	<i>Can we run a B&B in the area</i>	Tourism
Weed management	<i>Environment</i>	Education on weed control
	<i>Maintenance</i>	Council to uphold maintenance. We want to poison weeds but don't cut grass on a regular basis

MT COTTRELL PRECINCT

28 NOVEMBER 2019

TOP OF MIND

The group shared what was 'top of mind' coming into the workshop that day:



Want a lot more clarity on what is expected of us.

Council to maintain property / grass areas in the way they should be including nature strips.

Council to put in decent safe roads and remove blind spots.

Remove heritage overlay (stone walls).

Burn off restrictions lifted / flexed to allow debris management.

Control back on land return back to 'rural development'.

Remove the conservation grasslands and Green Wedge

Council to provide services to Green Wedge.

Green Wedge overlays and other restrictions lifted.

Rezone urban growth.

Improve water services in the area - water pressure to increase.

Remove the Environmental Significance Overlay

The instruments on top of the hill to be removed.

Let the zones go asap to allow residents to see their legacy make decisions in a timely manner.

Right to subdivide to 1,2,5 acre lots or urban growth subdivision.

Move forward with zoning to increase property value.

Rezone to residential or allow people to subdivide.

Revision of infrastructure services - roads sealed / electricity to properties / town water available.

Remove all the overlays.

State government to hold meeting with every affected landowner.

State government to compensate all affected landowners for devaluing their properties with the overlays.

Decisions around whether a Green Wedge. Remove the 'Green Wedge' and go back to 'Rural' zone.

Clarity on what 'Green Wedge' means.

What put on roads needs to change - not working.

Allow more control over land.

Remove the Green Wedge.

Remove the overlays.

Seal the roads and the feeder roads.

Push for urban growth asap during the next phase of document.

WHAT IS NOT WORKING WELL?



**As a whole group, participants considered the following question:
What is not working well that we need to stop doing?**

THEME	DETAILS
Communication and engagement	Concerned and stressed because lack of communication.
	Poor communications - want information for peace of mind re land prices.
	Council does a lot without gaining input from farmers (to properties without landowners' permission) e.g. seeds will fly to farming property - weeds.
	This is the first meeting we have heard of - lack of communication.
	Leaflets dropped off but no information for clarity.
	Council working against the farmers - no relationship between farmers and council.
	People not listening to complaints / concerns especially re water.
	Not everyone is aware of what this is about - already a Green Wedge zone poor communication what is this blue zone?
	Not getting the truth - want clarity on the plans for the next two to five years - feels the council doesn't tell residents the plan.
	Open communication - need honest communication.
	Unfairness from decision makers feels like doesn't matter what we say - government doesn't listen.
	Government supposed to be 'for the people' they act like they own the land.
	Where was the consultation? - Before the Green Wedge was decided.
Control of land	Feel like we are leasing the property from council - can't do anything without permission from council - no control of property.
	Feels like control of our properties
	Feel like we don't own the land - renting from council because of the large amount of red tape.
	Don't feel like have control over the land.
	Can't use for the farm they bought it for the restriction - can't plough etc.
	Our land doesn't feel like our land.
	Rules around rock removal and weed management restricts the ability to manage land.
	Look after the property but every year there is a new overlay - takes a toll as they want to retire.
	Had a lifestyle where we didn't need a permit for changes made with no communications.

...continued overleaf

WHAT IS NOT WORKING WELL? ...continued

THEME	DETAILS
Fire management	Can't do a firebreak due to lots of rocks - can't remove the rocks without a permit.
Grasslands	Grasslands should be natural not planted.
Infrastructure	Infrastructure is not there (in the green wedge) it looks like an island.
	Services - essential services brought to the area - electricity - 3 phase power - seal roads for safety - town water especially to be included in next stage of urban growth.
	Infrastructure all around but feels like nothing to the Green Wedge Zone - no power and water.
Lack of clarity	Not having clarity around the Green Wedge. Feel robbed of the choice to sell because of the overlay.
Property prices	Why are the overlays put on in the first place? Prices for the land - want a decent price for it.
	Depending on what zone - what does that mean for our property at a fair price?
	Price went down for the land - can't sell for good money compared to across the road - inconsistency of subdivision rules - what can / can't be subdivided?
	Want to sell at the right price.
	Should be equal to all surrounding areas.
	Not having same value as property around areas.
Rates	Want to continue running property the way it was and afford the rates.
Residential creep	Lifestyle has changed - feels like in the middle of an island - things happen around us.
Retain rural character	Ruining the perspective with the urban growth.
	Beautiful area for living and to connect to nearby infrastructure - great views.
	Council to encourage landowners to look after land as a rural area.
	The Green Wedge means - kills farming practices.
Roads	Freeway and empty land across the road - location of the freeway.
	Spend money on grading road to seal the road.
	Faulkner's Road - traffic / rubbish / litter / dust control / drugs - council should look at managing not more overlays.
Traffic	Traffic.
	Rocks falling in the roads from trucks.

...continued overleaf

WHAT IS NOT WORKING WELL? ...continued

THEME	DETAILS
Urban development	Construction all around.
Water	Amount of water and the pressure of the water: theres no compensation for the poor water pressure when contractors use a lot of water.
	Sometimes can't get water from the pump station - not a drop.
Zoning and overlays	E.S.O and Green Wedge zones off - taken somewhere else (removed).
	Want Green Wedge zone lifted immediately - reduce pressures on residents.
	No one notified of the zoning overlays and the implications.
	Take Green Wedge zone off - return to rural, not urban growth.
	Want to retire in the lifestyle pre: Green Wedge.
	Bought it as a rural property, would never buy as a Green Wedge zone.
	Ruining our land - it was clean when it was a rural zone.
	Can't farm with the restrictions of overlay.

WHAT NEEDS TO CHANGE?



The group considered the following question around what needs to change:

What would a successful action look like in the long term that will overcome existing challenges?

THEME	DETAILS
Communication and engagement	State government to hold meeting with every affected landowner.
Control of land	Allow landowners more control over land.
Fire	Burn off restrictions lifted / flexed to allow debris management.
Infrastructure	Council to put in decent safe roads and remove blind spots.
	Council to maintain property / grass areas in the way they should be including nature strips.
	Council to provide services to Green Wedge.
	The instruments on top of the hill (Mt Cottrell) to be removed.
	Revision of infrastructure services - roads sealed / electricity to properties / town water available.
	Seal the roads and the feeder roads.
Lack of clarity	Want a lot more clarity on what is expected of us.
	Clarity on what 'Green Wedge' means.
Maintenance	What is put on roads (surface) needs to change - not working.
Property prices	State government to compensate all affected landowners for devaluing their properties with the overlays.
Rural zone	Control back on land return back to 'rural development'.
Water	Improve water services in the area - water pressure to increase.

...continued overleaf

WHAT NEEDS TO CHANGE? ...continued

THEME	DETAILS
Zoning and overlays	Decisions around whether to have a Green Wedge. Remove the 'Green Wedge' and go back to 'Rural ' zone.
	Remove heritage overlay (stone walls).
	Remove the conservation grasslands and Green Wedge
	Green Wedge overlays and other restrictions lifted.
	Rezone urban growth.
	Remove the E.S.O.
	Let the zones go asap to allow residents to see their ??? make decisions in a timely manner.
	Right to subdivide to 1,2,5 acre lots or urban growth subdivision.
	Move forward with rezoning to increase property value.
	Rezone to residential or allow people to subdivide.
	Remove all the overlays.
	Remove the Green Wedge.
	Remove the overlays.
	Push for urban growth asap during the next phase of document.



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PLEASE NOTE: While every effort has been made to transcribe participants comments accurately a small number have not been included in this summary due to the legibility of the content. Please contact Josephine Newman at josephine@mosaiclab.com.au for any suggested additions.