



**Macedon
Ranges**
Shire Council

INFORMATION BULLETIN

#2

Hanging Rock September 2013



INFORMATION UPDATE

Frequently Asked Questions

This paper has been designed to provide information to all stakeholders on the recent decision regarding the future of the Hanging Rock Reserve and the East Paddock.

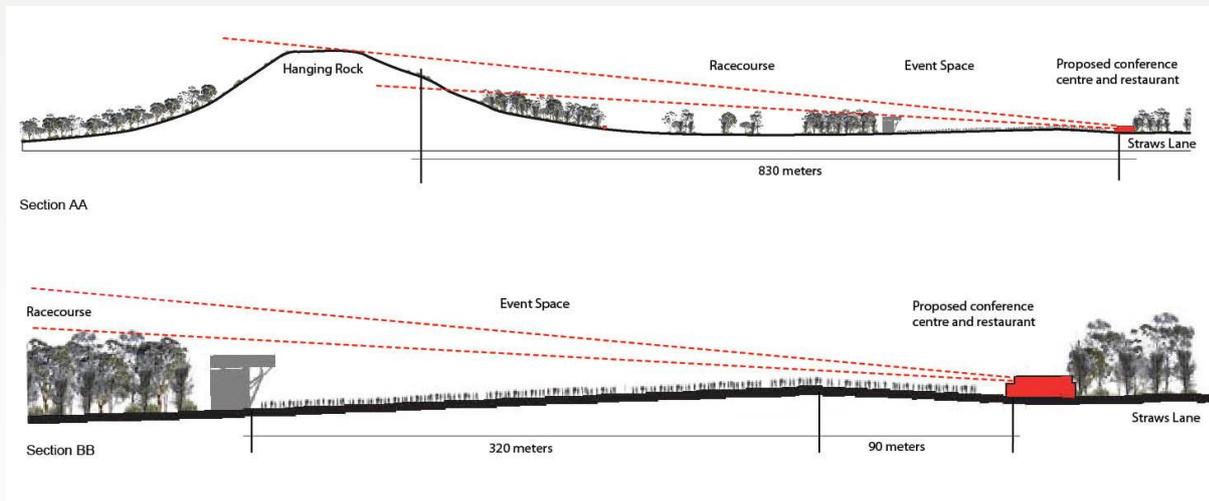
Will the development be located in the Hanging Rock Crown Reserve?

No, the private investment identified in the Master Plan is all in the Council owned East Paddock over 800 metres away.

The East Paddock was originally used for grazing so has no environmental or other relevant overlays.

The East Paddock was purchased by Council in 1992 to remove pressure from the environmentally significant areas within the Reserve and to allow for additional income sources such as events, picnicking and accommodation.

The proposed development would be sighted 830 metres from “the Rock” and set in the depression rather than on the hill so only part of any building would be visible. The following image demonstrates this:



Please note: the stage seen in this graphic is not intended to be a permanent fixture but is to demonstrate a sight line.

How does the private investment generate \$300,000 per year?

The main source of income would be from a long term lease associated with the private investment. The other portion would be from visitors using improved facilities, event use and marketing and promotion.

What will the \$8.5M needed to improve infrastructure be spent on?

The following list provides a high level summary of the elements that make up the estimated \$8.5M required for the immediate and longer term needs for both the Crown Reserve and East Paddock:

Description of works
Water reticulation within the Reserve (drought proofing)
Reserve-wide sewerage upgrade
Extension of power upgrades
Storm water drainage collection and reticulation system
Car parking improvements to existing areas including surfacing and water sensitive urban design drainage
Conservation area improvements east paddock including improvements to fences, minor earth works and revegetation
5 Mile Creek improvements minimum level of revegetation and hydrological works
Pedestrian trail improvements (to existing alignments)
New internal trail/ pedestrian track - internal circulation track connecting the East Paddock with the Main Reserve to remove users from the more sensitive areas
Wetland ('dam') improvements eg. habitat regeneration and ecological improvements
Upgrading viewing areas and pathways on the Rock
Pest animal control
Upgrade existing toilet facilities
Upgrade user group facilities
Upgrade discovery centre

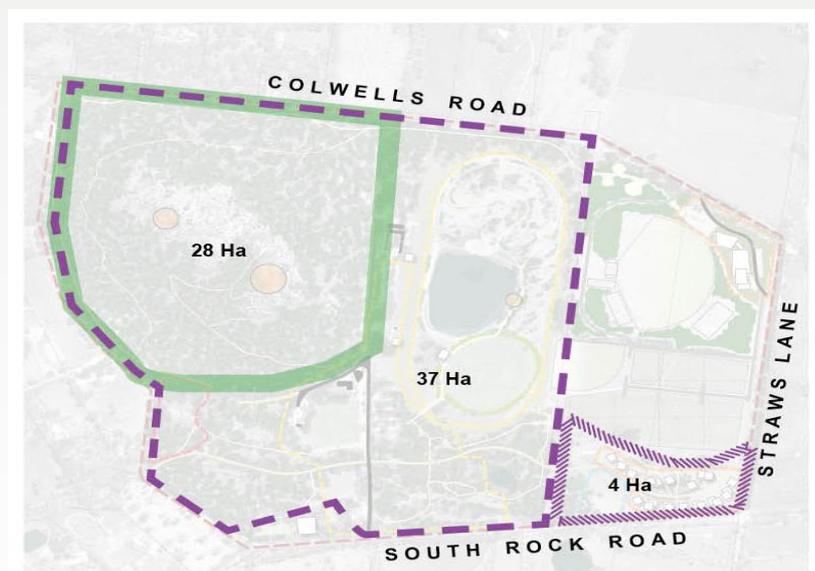


Figure 3.81 Proposed structure to future the conservation management plan

- █ Existing Conservation Zone
- - - Extended Conservation Zone
- ▨ 5 Mile Creek Rehabilitation

Who has provided these figures?

Each element of Council's strategic planning process over the last decade has been scoped by expert consultants, technical advisors and Council officers.

Where are the documents that have influenced the decision to seek private investment for the East Paddock?

Several of the documents referenced in the Council report of 28 August 2013 are available on the Macedon Ranges Shire Council website. The full Development and Investment proposal contains 'commercial in confidence' information and is not available as is some internal confidential information.

Has aboriginal cultural heritage been considered?

Yes, Council is committed to ensuring that aboriginal cultural heritage is recognised and respected. A formal Cultural Heritage Study and Management Plan is currently underway.

What is the community reaction to the Council decision?

Council has received a mixed response from residents to the proposal, many responses support some form of development but have provided comment on the Council decision process, some have asked for additional information and some would prefer no development to occur.

Council does not expect that every person in the community will support or oppose the plan and recognise that everyone has their own interest and view. However each part of the process since 1993 has been developed and scoped in partnership with the Hanging Rock Development Advisory Committee and relevant tourism industry representatives.

Facility managers and users within the reserve have shown a high level of support for the proposal, as have tourism business operators and organisations. Some landowners located in the immediate vicinity of the East Paddock have articulated concern about the proposal but many have not.

Why didn't Council follow its Community Consultation Framework?

The Framework was followed in that Council has made a decision in line with the direction pursued by the Hanging Rock Development Advisory Committee - a representative group, and with other adopted strategies of the Council.

Councillors determined that only one of the possible options for the sustainable management of the Rock was suitable and therefore considered that asking the general community for an opinion on their preference would be hollow consultation. As set out under the accepted methods of consultation, having made a legitimate decision Council is now informing the community about it and will continue to do so throughout the process.

Where there are truly options to be considered by the community and feedback will genuinely input to Council's deliberations, consultation will occur. For example, any proposed building works associated with private development will be subject to notification and assessment.

What are the next steps and will the community be consulted?

There are many steps that will take some time before the proposal becomes a reality.

Council has taken the first step in resolving that the proposal does have merit in terms of further investigations.

Together, Council and the State Government will now undertake additional studies to further investigate the needs and to determine if there are investors interested in providing the tourism opportunities identified.

If there is no interest in this development from the private sector then the State Government would not provide this level of funding and Council would then need to reconsider how it supports the Hanging Rock Reserve and the East Paddock in to the future. If this is the case Council will still prepare information for the community on the way forward for Hanging Rock and the East Paddock.

If there is interest by the private sector a procurement strategy will be followed to pursue private development of the type and scale as identified in the plan. This includes town planning and procurement processes. Once confirmed Council and the State would commence the infrastructure and environmental improvements as listed above.

As can be ascertained from the above there are many steps and some time involved and obviously ample opportunity for people to make comment.

Regular information bulletins will be prepared and made available to stakeholders and general community members via our regular media and online distribution channels.

For more detailed information the full Council report and Information Bulletin #1 can be found at: www.mrsc.vic.gov.au/28-Aug-2013

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