

**Moorabool**  
Shire Council

# **ATTACHMENTS**

**Ordinary Council Meeting  
Under Separate Cover  
Wednesday, 3 April 2024**



# Table of Contents

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11.1 Proposed Feature Commemorative Renaming - Elaine Recreation Reserve to Ron Read Recreation Reserve

Attachment 1 Petition - Renaming Elaine Recreation Reserve to Ron Read Recreation Reserve ..... 4

11.2 Delegations and Authorisations Policy

Attachment 1 Delegations and Authorisations Policy..... 8

12.1 Amendment C99Moor - Halletts Way - Authorisation

Attachment 1 Amendment C99Moor - amendment documentation..... 17

Attachment 2 Plan of Subdivision ..... 59

13.1 Draft Young Communities Strategy 2024-2028

Attachment 1 Draft Young Communities Strategy 2024-28 ..... 60

13.2 Wallace Recreation Reserve Master Plan






Attachment 1 Wallace Recreation Reserve Master Plan - Drawing..... 90

Attachment 2 Wallace Recreation Reserve Master Plan ..... 91

**PETITION TO NAME ELAINE RECREATION RESERVE**

**THE RON READ RECREATION RESERVE**

**Full Name**

Sebastian Kostner	Alison Parish Ron's Sister
Isaac Pöcher	Peter Read 
Jim Miller 	GREAVES FAMILY H Greaves
John Tuck 	Tucker family (Natalie Tucker)
Jeff Cooper	David BARRIE
Cardyn Barrie	Aleson Pengelly
And Darts	PETER HARRIS
Jaime Rapp	Wendy  Reilly
Buckley 	Bob  Reilly
James Schuller	Pete Murphy
	Evans Tucker  Family
Karen Hickey 	Natalie Tucker
Tom Hickey 	Troy Neal
Geoff Read	Helen Neal
Kate Banner	Greene Neal
Hilary Reading	Kaiser Williams
Leanne Martin 	PETER GREAVES
Aileen McKee	Carol Lockett
	David Vane 

**PETITION TO NAME ELAINE RECREATION RESERVE**

**THE RON READ RECREATION RESERVE**

**Full Name**

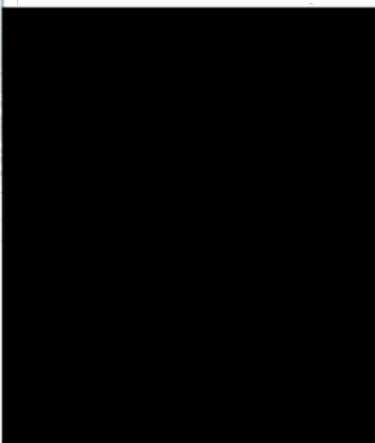
Kimber Hughes	
Pia Fraser	
Zoe Hunt	
RENÉE TRONE	
Tyson Trotter	
Brindan Fraser	
Linne Hayward	
Ren Hayward	
Jan Waller	
Nicole Macagilev	
Mat Briedy	
Kerrie Hughes	
MUCKER FAMILY	
Catherine Rutiliffe	
Bonnie Bajzack	
Jesse Duggan	

2

**PETITION TO NAME ELAINE RECREATION RESERVE**

**THE RON READ RECREATION RESERVE**

**Full Name**

Jennifer Hallett	
ANN KWARNEY	
LAURIE	
ELLA YOUNG	
Sharon Wick	
Joseph Kay	
Karissa	
Evan Tuckler	
Deanna Jablan	
Pat Smalley	
Thomas Hayes	
Greg Hayes	
R. Lynn	
Y. Smith	
Jo Adcock	
James Gemmill	

**PETITION TO NAME ELAINE RECREATION RESERVE**

**THE RON READ RECREATION RESERVE**

**Full Name**

SIGN		SIGN	
RON WACHOPE	llh	Teran BAITT	llh
hns Gindoff	Manson	JULIE STEVENS	Stevens
ELAINE COOK	Steele	Martin Stevens	Steele
JACQUIE GOATLEY	Goatley	Jabbin Carly	Steele
DIANNE BARRY	B Barry	Faye CORRIE	Steele
HERBIE PLATT	H Platt	Louise Carnal	Steele
TIM & MARGARET	J Wells	Jindy Lead	Steele
Brenda Mohr	B Mohr	Jodie Roxing (Lead)	Steele
Russell Ford	R Ford	John Matthews	Steele
Scopio Ford	S Ford	Graham Matthews	Steele
Angela Brown	A Brown	Di + Bill Matthews	Steele
Nick Blund	N Blund	Rick + Cheryl MATTHEWS	Steele
Pheobe Brown	PB	John Bead & Beryl	Steele
Maggie Brown	MB	Ricky Lead	Steele
Green HUNT	GH	Aysen Ryan	Steele
Pat Hinder	P Hinder	Clang Cooper	Steele
Jay Wood	J Wood	madeleine Kastner	Steele
Tracey WARD	T Ward	Maree Read	Steele

# Delegations and Authorisations Policy



<b>Policy Type:</b>	Council
<b>Version:</b>	1.0
<b>Date Adopted:</b>	
<b>Service Unit</b>	Democratic Support & Corporate Governance
<b>Directorate:</b>	Office of the CEO
<b>Review Date:</b>	2 years after adoption

## 1. Purpose

Many Acts confer a responsibility on Councils to take action, determine matters and make decisions. For Councils to function effectively, decision-making must be delegated from central sources of authority to other levels of the organisation. This policy sets out how Moorabool Shire Council establishes and manages delegations and authorisations to achieve the best and most efficient results for the Moorabool community.

## 2. Definitions

Authorisation	The authorisation of a person to exercise specified statutory powers.
Authorised Officer	A Council member or staff who is named as an Authorised Officer for the purpose of a specific Act or Acts.
CEO	Chief Executive Officer
Conflict of Interest	Has the same meaning as that contained in LGA 2020.
Council	Moorabool Shire Council.
Decision	A binding decision made by or on behalf of Council.
Delegation	The conferral of an authority to a position to exercise a power, duty or function on behalf of Council.
Instrument of Appointment and Authorisation	A document that appoints an officer to a statutory position. Once the person is authorised and appointed by Council, that person has the powers of that statutory position.
Governance Team	Democratic Support and Corporate Governance.
Instrument of Delegation	A document that delegates certain powers, duties and functions to a position holder who then acts as a delegate on behalf of Council.
Integrity	Maintaining behaviour that is consistent with standards for professional and ethical conduct.



# Delegations and Authorisations Policy



LGA 1989	Local Government Act 1989.
LGA 2020	Local Government Act 2020.
MBS	Municipal Building Surveyor.
MFPO	Municipal Fire Prevention Officer.
RelianSys	Software utilised by Council for the generation, management and hosting of Instruments.

### 3. Scope

This policy applies to Moorabool Shire Council and any instruments of delegation and/or authorisation established by Council, the Chief Executive Officer and the Municipal Building Surveyor under the Local Government Act 2020 and any other Acts.

Delegation instruments are not the source of all delegated authority. Actions (not decisions) may be taken by Council staff under implied authority arising from position descriptions, policies, procedures, schedules, guidelines and practices. Decisions made under a delegated authority or authorisation can only be performed by the position the delegated authority or authorisation is responsible for.

### 4. Background

#### 4.1. Delegations

Councils have wide-ranging responsibilities, and are given powers, duties and functions under different pieces of legislation. It is impossible for Council, the elected officials, to exercise all these powers, duties and functions due to needing to pass a Council resolution each time it wished to act. For day-to-day operations, Council needs staff to make decisions and act on its behalf. Council delegates powers to the Chief Executive Officer (CEO) and to Council Staff and the CEO delegates powers to Council Staff through individual instruments.

Delegating Council's powers, duties and functions is essential to fulfilling the responsibilities of local government. When Council delegates a power, duty or function to a member of staff or to a committee, the decision of the delegate is deemed to be a decision of Council.

#### 4.2. Authorisations

Council can appoint a person, other than a Councillor, to a statutory position as an Authorised Officer under a particular piece of legislation. Once a person is appointed as an Authorised Officer, that person has the statutory powers to take action, make decisions or exercise powers of a statutory position. An Authorised Officer administers and enforces legislation, regulation and local laws relating to functions within Council.

This differs from a delegation which involves Council conferring powers, duties and functions to members of staff or delegated committees, who then act on behalf of Council. Persons appointed or authorised by Council are acting as holders of statutory powers. It is possible, however, for a member of staff to be hold delegations in addition to being an Authorised Officer holding statutory powers.

# Delegations and Authorisations Policy



### 4.3. Instruments

Instruments of Delegation refer to positions or position groups (e.g. Manager Operations or All Managers) but will not directly reference an individual by name. This is to allow for staff movement changes without disruption to the effect of existing instruments.

Instruments of Appointment and Authorisation must refer to individuals and may also reference their position (e.g. John Smith, Manager Operations).

A list of Council’s instruments is provided below:

Instrument Title		Description	Sign-off / adoption
S5	Instrument of Delegation from Council to the CEO	This delegates all of Council’s powers, duties and functions which are capable of delegation, subject to some exceptions and limitations, to the CEO.	Council
S6	Instrument of Delegation from Council to members of Council Staff	This relates to Council powers, duties and functions within various Acts and Regulations, or specific parts of Acts and Regulations, which contain a specific power of delegation. This delegates certain powers directly from Council to Council staff due to the legislation referred to containing specific powers of delegation.	Council
S7	Instrument of Sub-Delegation from CEO to Council Staff	This sub-delegates Council powers, duties or functions contained in Acts or Regulations which do not include a specific power of delegation.	CEO
S11	Instrument of Appointment and Authorisation	This Instrument appoints officers to be authorised officers for the administration and enforcement of specific Acts.	CEO
S12	Instrument of Delegation from the Municipal Building Surveyor to relevant Council Staff or Contractors	This relates to the delegation of powers, duties and functions of the MBS to a member of Council staff or someone acting on behalf of Council.	MBS
S13	Instrument of Delegation from CEO to Staff	This instrument allows the CEO to delegate their powers, duties and functions existing under all Victorian legislation. This differs to the S7 Instrument in that it doesn’t relate to Council powers, duties and functions, but those vested in the CEO personally.	CEO

# Delegations and Authorisations Policy



S14	Instrument from CEO to Staff (VicSmart)	This provides for the CEO to delegate their powers as a responsible authority under the Planning & Environment Act 1989 in relation to VicSmart planning applications.	CEO
S18	Instrument of Sub-Delegation from Council to Members of Council Staff under the Environment Protection Act 2017	This Instrument sub-delegates Council's powers, which are delegated to Council by the EPA, to members of Council staff.	Council
S18A	Instrument of Sub-Delegation from the CEO to Members of Council Staff under the Environment Protection Act 2017.	This Instrument sub-delegates powers, which are delegated to the CEO by the EPA, to members of Council staff.	CEO
	Instrument of Appointment and Authorisation – Planning and Environment Act 1987	This Instrument appoints officers to be authorised officers for the administration and enforcement of the Planning and Environment Act 1987.	Council
	Instrument of Delegation - MFPO	This Instrument sub-delegates powers from the Municipal Fire Prevention Officer to Assistant Municipal Fire Prevention Officer(s).	MFPO
	Instrument of Delegation – Development Assessment Committee	This instrument gives Committee members specific powers and functions regarding planning applications made under the Planning and Environment Act 1987.	Council

## 5. Non-Compliance

A Council officer exercising delegations and/or authorisations which they knowingly do not hold may lead to disciplinary action (including dismissal) and/or action by the relevant regulatory authorities.

Should a Council Officer become aware they do not hold the appropriate delegation(s) and/or authorisation(s), they must advise their manager as soon as reasonably practicable and cease any action in relation to the matter until further direction is given by their manager.

In instances where an employee was not aware of a change/revocation of a delegation or authorisation, the Governance Team will perform a risk assessment of actions undertaken during the period in which the employee did not have authority or power to act.

# Delegations and Authorisations Policy



## 6. Policy

### 6.1. Delegations

6.1.1. All delegations of Council powers, duties and functions must be recorded in a written Instrument of Delegation. The delegation is made to a position or group of positions. Individual names are not listed in the instrument.

6.1.2. Delegation to a position extends to persons acting in or temporarily holding that position. Acting arrangements are to be documented in writing (including by email correspondence) to ensure the transfer of delegated authority is verifiable and can be produced should a future need be required.

If a position is amended or eliminated, the delegation(s) of that position will automatically be conferred to the position whose functions most closely align with the amended or eliminated position until the relevant instrument(s) are updated.

### 6.2. Authorisations

6.2.1. An appointment as an Authorised Officer must be recorded in a written Instrument of Appointment and Authorisation. The appointment is made to an individual by name. Their position may be listed however is not mandatory.

6.2.2. Authorised Officers will be issued and carry an identity card as set out by section 224(2) of the LGA 1989.

### 6.3. Manager Obligations

6.3.1. Managers are responsible for ensuring staff under their supervision, including new staff members and staff in acting position arrangements, are appointed and authorised /delegated to perform the powers, duties and functions required of their position and/or authorisation.

6.3.2. Managers must make requests for amendments to existing authorisations and delegations to the Governance Team prior to staff commencing in their role.

6.3.3. Managers must ensure that individuals appointed as Authorised Officers and/or staff in positions holding delegations possess the requisite skills, qualifications or experience consistent with the functions required.

### 6.4. Integrity

6.4.1. Staff holding delegation(s) or who are Authorised Officers should be familiar with the powers, duties and functions issued to them and ensure that decisions or actions taken are within their power to make. Instruments are hosted on Document Hub on the Intranet. If this remains unclear to the staff member, they must contact their manager as soon as practicable and cease any action on the issue until further direction is provided by their manager.

6.4.2. In exercising a power, duty or function, staff holding delegation(s) or who are Authorised Officers must comply with all conditions and limitations of a delegation or authorisation, relevant legislation, resolutions of Council and all Council policies and procedures.

# Delegations and Authorisations Policy



## 6.4.3. Staff holding delegation(s) or who are Authorised Officers:

- 6.4.3.1. must act impartially and with integrity at all times when making decisions.
- 6.4.3.2. are responsible and accountable for any decisions made under those delegations and/or authorisations.
- 6.4.3.3. are required to be able to justify decisions or actions. Staff must ensure decisions made under delegation are appropriate, fair and documented appropriately.
- 6.4.3.4. must not exercise authority beyond the scope of their delegation and/or authorisation. Any decisions made beyond the scope of a staff member's delegation and/or authorisation will result in that decision being invalid and may potentially expose Council to litigation.
- 6.4.3.5. must maintain awareness of, and immediately disclose, any perceived or material conflicts of interest that may arise in exercising their delegations. The staff member must disclose the conflict of interest to their manager and the Governance team and immediately cease any action in relation to the matter.

## 6.5. Instrument Management

- 6.5.1. Executed Instruments will be held by the Governance Team and copies be made available to staff through Document Hub.
- 6.5.2. An instrument remains in effect until a new instrument, which expressly revokes all prior versions of the instrument, is executed.
- 6.5.3. Council uses RelianSys to manage and generate Instruments. This ensures consistency across instruments, a central location to house working documents and automatic feeding of legislative updates into working documents. RelianSys is also utilised by Council to manage compliance activities.

## 6.6. Instrument Review

- 6.6.1. Instruments will be reviewed by the Governance team every six months with input from Managers and the Executive Leadership Team, in line with the release of legislated updates provided by RelianSys.
- 6.6.2. Review of Instruments of Delegation will consider:
  - (a) whether a new item of legislation should be delegated, and to which position(s)
  - (b) wording changes to an item of existing legislation
  - (c) revocation of an item of existing legislation
  - (d) Any position, position group or directorate name changes since the last update
- 6.6.3. If changes are required, a draft Instrument must be distributed to Managers and the Executive Leadership Team for requested changes prior to seeking CEO sign-off or Council adoption where applicable.

# Delegations and Authorisations Policy



6.6.4. Review of an instrument may occur outside of this cycle if deemed required by Executive Manager Democratic Support & Corporate Governance or the Executive Leadership Team.

## 6.7. Instrument Register

6.7.1. The Governance team must maintain an Instrument Register (see Appendix 1), which includes a signed copy of each Instrument, as well as:

- (e) The Instrument name and type
- (f) Type of review conducted (within cycle/outside of cycle)
- (g) The date of Instrument execution
- (h) Who the Instrument was signed-off or adopted by i.e. CEO or Council
- (i) If any non-material changes were made, and if so, list the changes (see section 6.8)

This ensures Council has an accurate account of the delegations, appointments and authorisations that were held at any given point in time and satisfies the requirement to do so under section 47(7) of LGA 2020.

## 6.8. Non-material Instrument Amendments

6.8.1. Minor, administrative and non-material changes to Instruments can be made without requiring sign-off or adoption by the applicable authority, with the approval of the Executive Manager Democratic Support & Corporate Governance. Examples of non-material changes include but are not limited to:

- (a) Position title change (e.g. Coordinator Revenue Services to Coordinator Revenue)
- (b) Directorate name change which impacts position titles
- (c) Name change (this should be evidenced by sighting documentation such as a marriage certificate, birth certificate or change of name certificate)

## 7. Related Legislation and Policies

- Local Government Act 1989
- Local Government Act 2020
- Conflict of Interest
- Governance Framework
- Fraud and Corruption Prevention and Control System
- Risk Management Framework
- Risk Management Policy
- Statutory Compliance Framework
- Statutory Compliance Policy

## 8. Council Plan Reference

Objectives: A Council that listens and adapts to the needs of our evolving communities.  
Context: Be recognised for demonstrating a culture of excellence, creativity and inclusiveness.

# Delegations and Authorisations Policy



## 9. Review

As a minimum, the Delegations and Authorisations Policy will be reviewed every second year.

## 10. Appendices

- Appendix 1 – Instrument Register



# Delegations and Authorisations Policy

## Appendix 1 – Instrument Register

Instrument Register						
Instrument Name	Instrument Type	Review Type	Date of Execution	Sign-off	Non-material changes? If so, list	Document Location
IoD from Council to Staff	Delegation	Within cycle	3 March 2024	Council Resolution	No	<a href="#">Link to Sharepoint location</a>
IoD from CEO to Council Staff	Delegation	Within cycle	15 July 2024	CEO	No	<a href="#">Link to Sharepoint location</a>
IoA&A under Planning & Environment Act 1987	Appointment & Authorisation	outside of cycle	24 June 2024	EMDSCG	Yes - Name change of Authorised Officer, Jane Smith changed to Jane Jones.	<a href="#">Link to Sharepoint location</a>

Example



*Planning and Environment Act 1987*

## **Moorabool Planning Scheme**

### **Amendment C99**

## **Amendment to Rezone and Subdivision Planning Permit Application PA2020242**

### **Explanatory Report**

#### **Overview**

This amendment seeks to rezone and subdivide land at the corner of Halletts Way and Adelong Way neighbouring the emerging Underbank residential Estate.

The land is described as Lot A in Plan of Subdivision 821090T. The area of the land is 2.61ha.

The application seeks the following:

- A rezoning of land from Farming Zone to Neighbourhood Residential Zone and Public Park and Recreation Zone.
- A subdivision of five lots to create three lots zoned Neighbourhood Residential Zone, and two lots zoned Public Park and Recreation Zone.
- The removal of the Design and Development Overlay – Schedule 2.
- The application of the Development Plan Overlay – Schedule 7 to guide the future land use, design and development of the land.
- Consequently, the existing map to the Schedule to the Framing Zone is to be amended to show the subject site removed from the farm zone.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Moorabool Shire Council website at <https://www.moorabool.vic.gov.au/Building-and-planning/Planning-for-the-Shires-future/Planning-scheme-amendments>

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

- Moorabool Shire Council, 15 Stead Street, BALLAN VIC 3342
- Darley Civic and Community Hub, 182 Halletts Way, DARLEY VIC 3340

- Lerderderg Library – Customer Service, 215 Main Street, BACCHUS MARSH VIC 3340

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

## Submissions

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

A submission must be sent to: Moorabool Shire Council, PO Box 18, Ballan, Vic 3342 OR [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

## Panel hearing dates

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

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

## Details of the amendment

### Who is the planning authority?

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

The amendment has been made at the request of Beveridge Williams & Co Pty Ltd

### Land affected by the amendment

The amendment applies to land adjacent to the Underbank Estate at the corner of Adelong Way and Halletts Way.

The land is described as Lot A in Plan of Subdivision 821090T.

The land is currently subject to the Farming Zone, Design and Development Overlay – Schedule 2, Environmental Significance Overlay, Land Subject of Inundation Overlay. The land has an area of approximately 2.61Ha and is indicated within the red boundary in Figure 1.

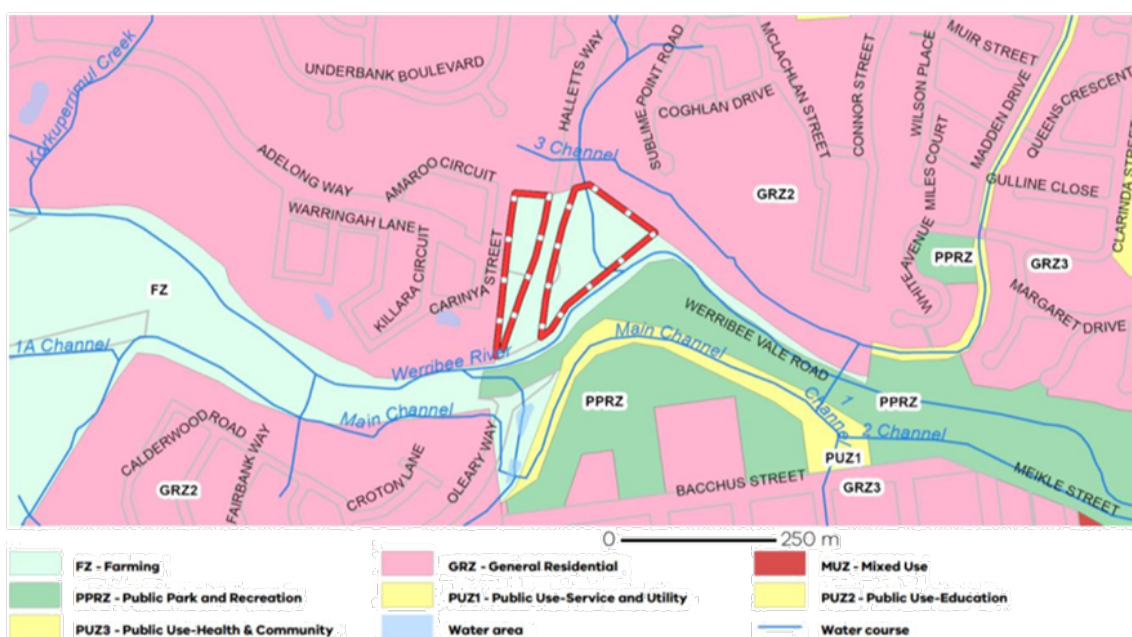


Figure 1: Zone Map of the subject land and surrounds

Approximately 2.61ha

### What the amendment does

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Planning and Environment Act 1987 (the Act). The amendment proposes the following:

- Rezones land from Farming Zone to the Neighbourhood Residential Zone-Schedule 9 and Public Park and Recreation Zone.
- Applies the Development Plan Overlay – Schedule 8 to guide future residential development.
- Retains the Environmental Significance Overlays and the land Subject to Inundation Overlay.
- It removes the Design and Development Overlay – Schedule 2 relating to reflective materials.
- It amends the map in the Schedule to the Farming Zone to remove the site from the boundary of the area designated as Farming Zone.



Figure 1: Draft Development Plan Overlay Concept Plan

Specifically, the amendment makes the following changes to the Moorabool Planning scheme:

**Zoning Maps**

- Amends Planning Scheme Maps Nos 34 and 36 to rezone the subject land from

Farming Zone to Neighbourhood Residential Zone – Schedule 9 and Public Park and Recreation zone.

**Overlay Maps:**

- Amends the Planning Scheme Maps Nos 34 and 36 to delete the Design and Development Overlay – Schedule 2 (DDO2) from the subject land.
- Amends Planning Scheme Maps Nos 34 and 36 to apply the Development Plan Overlay Schedule 8 (DPO8) to the subject land.

**Planning Scheme Ordinance:**

- Insert a new Schedule 9 to Clause 32.09 (Neighbourhood Residential Zone).
- Insert a new Schedule 8 to Clause 43.04 (Development Plan Overlay).
- Amends Schedule to Clause 35.07 (Farming Zone).

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

The amendment is required to facilitate the coordinated subdivision and development of the subject land for residential development or community use.

The subject land has been identified as forming part of a growth precinct in the Planning Scheme at Clauses 02.03-1 (Settlement) and 11.01-1L-02 (Bacchus Marsh), and in the Bacchus Marsh Urban Growth Framework. The site is a relatively small remnant parcel left over from recent adjoining residential development. The location of the land adjoining the Underbank Estate and fragmented by Halletts Way and Adelong Road mean the land has minimal value within the Farming Zone as viable agricultural land. The land is more suited to residential, and community uses in support of the newly established surrounding residential development.

The application of the Public Park and Recreation Zone to land that is subject to inundation and environmental significance provides protection and net benefit towards the sustainability and health of the Werribee River.

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

Consistent with the objectives set out in Section 4 of the Planning and Environment Act 1987 the amendment will:

- Provide for the fair, orderly, economic and sustainable use of land by facilitating the rezoning of the land for residential purposes, including applying planning provisions to ensure its coordinated and logical development, in a town that is identified for major growth in both Plan Melbourne and the Central Highlands Regional Growth Plan.
- Provide appropriate protection for areas of environmental sensitivity on the land.
- Secure a pleasant and safe living environment for future residents as well as existing residents, including through the potential for new community facilities.
- Ensure an appropriate response to areas of visual sensitivity through the use of planning provisions to guide the design and layout of future subdivision and development.
- Facilitate development in accordance with the planning objectives which will result in a well-planned outcome.

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

#### Environmental Effects

The proposed amendment is not expected to result in any significant environmental effects. A Preliminary Environmental Site Investigation was conducted and found that site soils were considered acceptable for re-use onsite as it did not report exceedances of human health and environmental criteria in any contaminants of potential concern.

The applicable environmental overlays will continue to protect the identified environmental features of the land and will ensure that development applications consider environmental impacts. The applicable overlays are the:

- Environmental Significance Overlay – Schedule 2. This overlay seeks to protect waterways and catchments, and associated vegetation, within the Moorabool Shire.
- Environmental Significance Overlay – Schedule 8. This overlay seeks to protect River Red Gums in the Bacchus Marsh Valley.

The retention of the applicable environmental overlays will ensure that applications for development are required to assess and respond to biodiversity within the site and surrounding area. Particularly, the Environmental Significance Overlay – Schedule 2 will continue to protect the Werribee River, which supplies the wider Bacchus Marsh agricultural areas, including the Bacchus Marsh Irrigation District.

In terms of cultural heritage, due diligence prepared by Heritage Insight accompanied

the application to rezone and stipulated that the significance of ground disturbance was evident on multiple phases of the land i.e. the historical use of the land as a vineyard, the construction of Halletts Road. In accordance with regulation 26(2) the area of cultural heritage sensitivity within the study area has been subject to significant ground disturbance and is therefore not an area of cultural heritage sensitivity.

#### Social and Economic Effects

As the land is no longer suitable for productive agricultural practices, the amendment will facilitate the supply of urban land within Bacchus Marsh for residential development, consistent with the Moorabool Shire Municipal Strategic Statement. In addition to providing for the residential land requirements of Moorabool Shire, the amendment will also contribute to the following:

- Increased housing availability and diversity
- Increased provision of housing for people living regionally and working in Metropolitan Melbourne, as sought by Plan Melbourne.
- Ability for potential community based land uses to occur over the land to support the growth in the newly developing greenfield areas.

By facilitating the residential development of the land, the rezoning will result in additional population accommodated within Bacchus Marsh.

The rezoning will also provide the potential for community services to service the residents within the emerging greenfield areas such as the developments within the Underbank and West Maddingley Development Plan areas.

The rezoning will also facilitate the open space connectivity to the Werribee River through the proposed Public Park and Recreation Zone which will promote the use of shared paths and revegetation to connect the green spaces and supplement the river catchment.

#### **Does the amendment address relevant bushfire risk?**

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because any immediate approach by bushfire would be along the narrow, winding vegetated corridor of the Werribee River and the associated escarpments in the immediate vicinity of the site. A fire burning through these areas is unlikely to achieve the scale and intensity envisioned by the AS 3959-2018 model. The report identifies that a comprehensive local road network provides ready access to lower threat areas, including areas immediately to the north, south and west. The report also concludes that the proposed rezoning appropriately prioritises the protection of human life. The draft concept plan prepared for the subject land demonstrates the setback requirements for the Bal 12.5 rating. The amendment was referred to the relevant Fire Authority due to the subdivision of land into five lots and bushfire prone area.

The future development of the site will be subject to building regulations to ensure that

applicable BAL ratings are addressed at the building approval stage.

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

The Amendment complies with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes (Section 7(5) of the Planning and Environment Act 1987 (The PE Act)).

#### *Direction 1: Potentially Contaminated Land*

The site was historically used as a vineyard and for farming practices and then developed with Halletts Road and Adelong Way, dividing the site in 3 parts. An Environmental Site Investigation has been undertaken for the subject land. The investigation did not find contaminations exceeding human health criteria and determined that the soil is suitable for re-use on site, and to be classified as fill material if required to be disposed offsite. The previous uses do not meet the criteria for Potentially Contaminated Land as defined in the Direction.

#### *Direction 11 – Strategic Assessment of Amendments*

The Amendment complies with Ministerial Direction No. 11: (Strategic Assessment of Amendments) under Section 12 of the PE Act. The amendment is consistent with this direction which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides this evaluation of the amendment.

#### *Direction 19 – Amendments that may result in impacts on the environment, amenity and human health*

The retention of the applicable environmental overlays will ensure that applications for development are required to assess and respond to biodiversity within the site and surrounding area. Particularly, the Environmental Significance Overlay – Schedule 2 will continue to protect the Werribee River, which supplies the wider Bacchus Marsh agricultural areas, including the Bacchus Marsh Irrigation District.

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

The Planning Policy Framework (PPF) sets out the broad parameters of planning policy in the state. The proposed amendment is generally consistent with the relevant policy objectives of the PPF. These policy objectives are considered below:



### *Clause 11 Settlement*

The amendment facilitates provision of residential land within the identified urban growth area of Bacchus Marsh. Clause 11.01-1R Settlement – Central Highlands seeks to ‘direct growth to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale’. The rezoning will provide additional residential land to accommodate the increasing population of Bacchus Marsh.

### *Clause 12 Environmental and Landscape Values*

Clause 12 seeks to protect biodiversity and ecological systems within Victoria, and to conserve areas identified to contain significant environmental and landscape values. The amendment does not propose to remove the environmental overlays applicable to the site, which protects waterbodies and River Red Gums within Moorabool Shire. The retention of the applicable overlays will require all permit applications to consider biodiversity values within the site and surrounding areas.

Clause 12.05-2R Landscapes – Central Highlands seeks to ‘provide clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements’. The land is located within an area identified for urban development as part of the wider Bacchus Marsh settlement area. The land does not form part of a settlement break; the proposed rezoning of the land will create consistent zoning within a residential area.

### *Clause 13 Environmental Risks and Amenity*

Clause 13 seeks to ensure planning adopts a best practice approach to environmental and risk management. This includes ensuring that natural risks such as bushfire are avoided or minimised. The land is situated within a designated Bushfire Prone Area, and therefore the provisions of Clause 13.02-1S Bushfire Planning apply to the amendment.

The objective of Clause 13.02-1S is ‘to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life’. The rezoning of land to the Neighbourhood Residential Zone – Schedule 8 accords with the zoning of surrounding land, which has largely been removed from the Bushfire Prone Area due to the reduction of hazards coinciding with the clearing of land for development. The land will remain subject to the Bushfire Prone Area until such time that hazard removal is deemed sufficient by the CFA and DTP. Construction will address relevant bushfire protection and mitigation requirements using materials in accordance with relevant Australian Standards.

### *Clause 14 Natural Resource Management*

The land is subject to the Farming Zone, which seeks to protect productive agricultural land. The objective of Clause 14.01-1S Protection of Agricultural Land is “to protect the state’s agricultural base by preserving productive farmland” by identifying areas of productive agricultural land and limiting housing development to existing settlements.

The land is also located within the Bacchus Marsh Irrigation District, as identified within the Bacchus Marsh Urban Growth Framework Plan. This district encompasses high-value agricultural land within Bacchus Marsh.

The land is no longer viable for productive agricultural uses, due to fragmentation by road construction and the development of the Underbank and West Maddingley residential estates. The land is transacted by Halletts Way and Adelong Way, resulting in three separate land areas that are not sufficient to sustain productive agricultural operations. The quality of the land, and the surrounding land uses, also reduce the capacity of the land to support agricultural uses. The rezoning will therefore not reduce the provision of productive agricultural land within Moorabool Shire, and will result in consistent zoning within an established settlement area. The applicable environmental overlays will continue to protect the Werribee River, and ensure the ongoing viability of wider agricultural land uses within Bacchus Marsh.

Clause 14.02-1S seeks to “assist the protection and restoration of catchments, water bodies, ground water, and the marine environment”. The land is located adjacent to the Werribee River, which connects to major catchments including the Melton Reservoir.

Environmental Significance Overlay – Schedule 2, which requires applications to address disposal of stormwater and treatment and disposal of sewage and sullage. The amendment does not seek to remove the overlay, ensuring that the Werribee River will remain protected.

#### *Clause 15 Built Environment and Heritage*

The amendment will enable the land to be developed for residential uses, as per the surrounding land. The proposed Neighbourhood Residential Zone – Schedule 9 requires development applications to include a landscape plan, and to consider open space and front setbacks, to allow for planting and retention of canopy trees. Furthermore, the objectives of Schedule 9 to the Neighbourhood Residential Zone require development to respond to existing neighbourhood character, including built form and landscaping.

#### *Clause 16 Housing*

The proposed rezoning will contribute to the supply of housing within an established settlement area. The land is located in proximity to jobs, community facilities and retail opportunities provided within Bacchus Marsh. Public transport is to be provided within the Underbank Estate, to the north and west of the land, which enables connection with the Bacchus Marsh town centre.

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

Local planning policies and strategies are contained within Clause 02 and the Planning Policy Framework of the Moorabool Planning Scheme. It is considered that the

proposed amendment is generally consistent with the relevant local policies. Relevant Policies as they relate to the proposed amendment have been considered below.

#### Clause 02 Municipal Planning Strategy

Bacchus Marsh is identified as an area of significant growth and change within Clause 02.01, which also identifies that the population of the Shire is estimated to increase by 76 percent between 2021 and 2041. This is reiterated by Clause 02.03-1 Settlement, which states that Bacchus Marsh has been identified as a suitable location for growth due to its regional service centre role, its relative accessibility to Melbourne, Geelong and Ballarat, its well-established town centre and the availability of greenfield and infill development opportunities. The Clause therefore seeks to direct growth within the shire to Bacchus Marsh and Ballan.

The potential increase in supply of residential land will assist in accommodating the growing population within the Shire, and the provision of community services within the land will benefit establishing communities within the Bacchus Marsh area, particularly within the developing Underbank Estate.

#### Clause 11.01-1L-01 Settlement in Moorabool

Clause 11.01-1L-01 Settlement in Moorabool further identifies Bacchus Marsh as the primary growth area, with supporting growth in Ballan. Clause 11.01-1L-02 Bacchus Marsh provides a detailed analysis of development within the Bacchus Marsh Urban Growth Framework Plan, including reaffirming the status of the area as a Greenfield Residential Growth area.

#### Clause 11.02-2L Structure planning in Moorabool

Clause 11.02-2L seeks to manage urban growth through Development Plans or Precinct Structure Plans where appropriate. The proposed rezoning will include the application of a Development Plan Overlay to the subject site, ensuring that future development adheres to strategic planning objectives.

#### Clause 16.01-1L Housing supply in Moorabool

The proposed rezoning to the Neighbourhood Residential Zone will allow for the subject land to be developed for residential purposes and can accommodate a variety of housing types. This is in accordance with the strategies at Clause 16.01-1L which seeks to facilitate a range of residential development options to enhance the diversity of housing choices and affordability, as well as to promote accessible housing for all stages of lifecycles.

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

The proposed zone is suitable as it provides for the use and development of the land for residential purposes, consistent with the strategic intent for land within the Bacchus Marsh settlement boundary, as set out in the Moorabool Planning Scheme and Plan Melbourne. The Neighbourhood Residential Zone limits height requirements thus providing low lying developments in keeping with the surrounding area. The Neighbourhood Residential zone seeks to “manage and ensure development that respects the identified neighbourhood character, heritage, environmental or landscape characteristics”.

The intended application of the Development Plan Overlay, and retention of the Environmental Significance Overlays and Land Subject to Inundation Overlay makes proper use of the Victorian Planning Provisions as follows:

- Clause 11.02-2L refers to the management of urban growth through Development Plans. The Development Plan Overlay has been used to identify and guide the assessment of future use and development.
- Clause 42.01 has the purpose to ensure that development is compatible with identified environmental values. With the retention of the Environmental Significance Overlay and rezoning of the portion of the land covered by the overlay to Public Park and Recreation Zone, the identified environmentally constrained area is protected from development.
- The land is also partially within the Land Subject to Inundation Overlay (Clause 44.04) that will minimise flood risk to life health and safety associated with development. It also ensures that development maintains or improves river and waterway health.
- The Public Park and Recreation Zone will be applied to land subject to inundation and environmental constraints. This land is to be transferred to Council as part of the combined subdivision process.

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

The views of all relevant agencies were sought by Council following lodgement of this amendment request and can be summarised as follows:

- The views of Melbourne Water have been addressed in the Stormwater Management Plan and planning permit conditions associated with the combined subdivision application.
- The views of the EPA on the Environmental Site Investigation report were sought and the updated report will be referred to the EPA as part of the exhibition process.

- The Amendment was referred to Melbourne Water, Country Fire Authority, Department of Energy, Environment and Climate Action and Powercor, Greater Western Water.
- The Amendment will be formally referred to relevant authorities as part of the exhibition of the Amendment, and as part of any application to develop the site.

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

The Amendment will not detrimentally impact the transport system. Whilst the proposal will result in increases of traffic around the Adelong Way and Halletts Way intersection, additional traffic generation has been considered as part of the rezoning proposal, and appropriate mitigation measures are proposed in accordance with the support Traffic Impact Assessment. Accordingly, it is considered that the proposal is appropriate in the context of the requirements of the Transport Integration Act 2010.

### **Resource and administrative costs**

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

This Amendment is not expected to have significant impact on the administrative costs of the responsible authority. Council resources will be required to facilitate the approval of a Development Plan and subsequent planning permits. The additional resourcing that will be required to put the planning framework in place is not unreasonable and is necessary to ensure ongoing availability of residential land consistent with the Municipal Planning Strategy in Bacchus Marsh.

*Planning and Environment Act 1987*

**MOORABOOL PLANNING SCHEME**

**Notice of the preparation of an amendment to a planning scheme and  
notice of an application for a planning permit given under section 96C of the *Planning and  
Environment Act 1987***

**Amendment C99**

**Planning permit application PA2020242**

**Overview**

A five-lot subdivision is proposed.

For further details, refer to the explanatory report about the amendment.

**Details of the amendment**

The Moorabool Shire Council has prepared Amendment C99 to the Moorabool Planning Scheme.

The land affected by the amendment and the application is formerly known as Werribee Vale Road, Bacchus Marsh (Lot A [3 Parts] in Plan of Subdivision 821090T).

The amendment proposes to:

- Rezones land from Farming Zone to the Neighbourhood Residential Zone- Schedule 8 and Public Park and Recreation Zone.
- Apply the Development Plan Overlay – Schedule 8 to guide future residential development.
- It retains the Environmental Significance Overlay Schedule 2 and Schedule 8, and the land Subject to Inundation Overlay.
- It removes the Design and Development Overlay – Schedule 2.

The application is for a permit to subdivide the land.

The applicant for the permit is Beveridge Williams & Co Pty Ltd.

You may inspect the amendment, the explanatory report about the amendment, the application, and any documents that support the amendment and the application, including the proposed permit, free of charge, at:

- the Moorabool Shire Council website at [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)

- during office hours, at the office of the planning authority, Moorabool Shire Council at 182 Halletts Way, Darley, Victoria 3340, Mon - Fri: 8.30am - 5.00pm.
- at the Department of Transport and Planning website <http://www.planning.vic.gov.au/public-inspection> or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Any person may make a submission to the planning authority about the amendment and the application. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment and/or application are supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

The closing date for submissions is [insert closing date for submissions]. A submission must be sent to the [insert name and address of planning authority].

The planning authority must make a copy of every submission available at its office and/or its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

Moorabool Shire Council

*Planning and Environment Act 1987***MOORABOOL PLANNING SCHEME****AMENDMENT C99moor****INSTRUCTION SHEET**

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

The Moorabool Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

**Zoning Maps**

1. Amend Planning Scheme Maps No.34 and No.36 in the manner shown on the attached map marked "Moorabool Planning Scheme, Amendment C99moor".

**Overlay Maps**

2. Amend Planning Scheme Maps No 34DDO and No 36DDO in the manner shown on the attached map marked "Moorabool Planning Scheme, Amendment C99moor".
3. Amend Planning Scheme Maps No 34DPO and No 36DPO in the manner shown on the attached map marked "Moorabool Planning Scheme, Amendment C99moor".

**Planning Scheme Ordinance**

4. In Zones – Clause 32.09, insert new Schedule 9 in the form of the attached document.
5. In Zones – Clause 35.07, replace the Schedule with a new Schedule in the form of the attached document.
6. In Overlays – Clause 43.04, insert a new Schedule 8 in the form of the attachment document.

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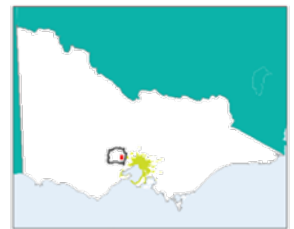


**MOORABOOL PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99moor**



**LEGEND**

- NRZ - Neighbourhood Residential Zone
- PPRZ - Public Park and Recreation Zone
- Local Government Area



Part of Planning Scheme Maps 34 & 36

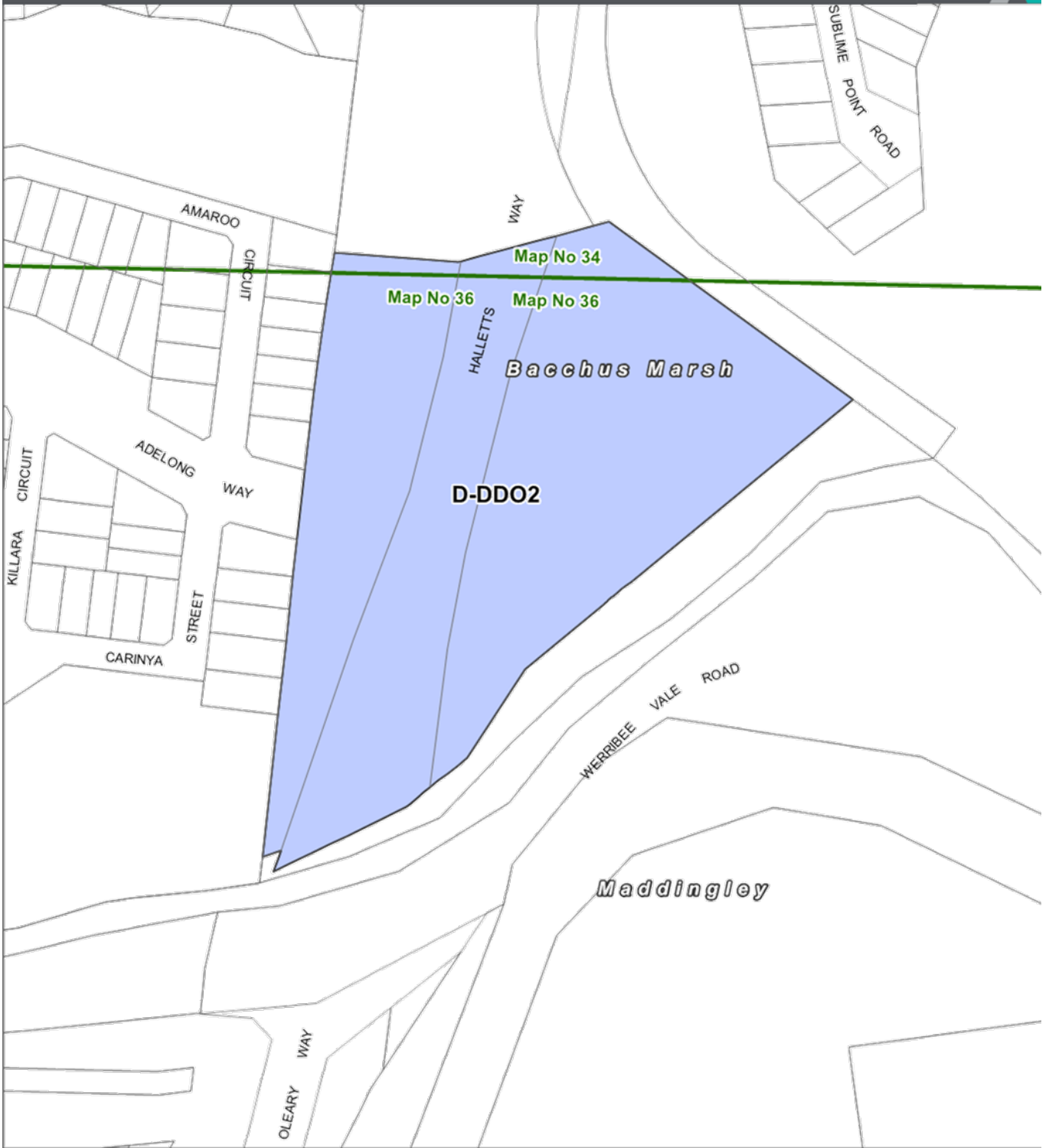
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Planning Group  
Print Date: 23/02/2024  
Amendment Version: 2



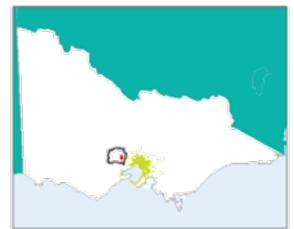
Department of Transport and Planning

**MOORABOOL PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99moor**



**LEGEND**

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area



Part of Planning Scheme Maps 34DDO & 36DDO

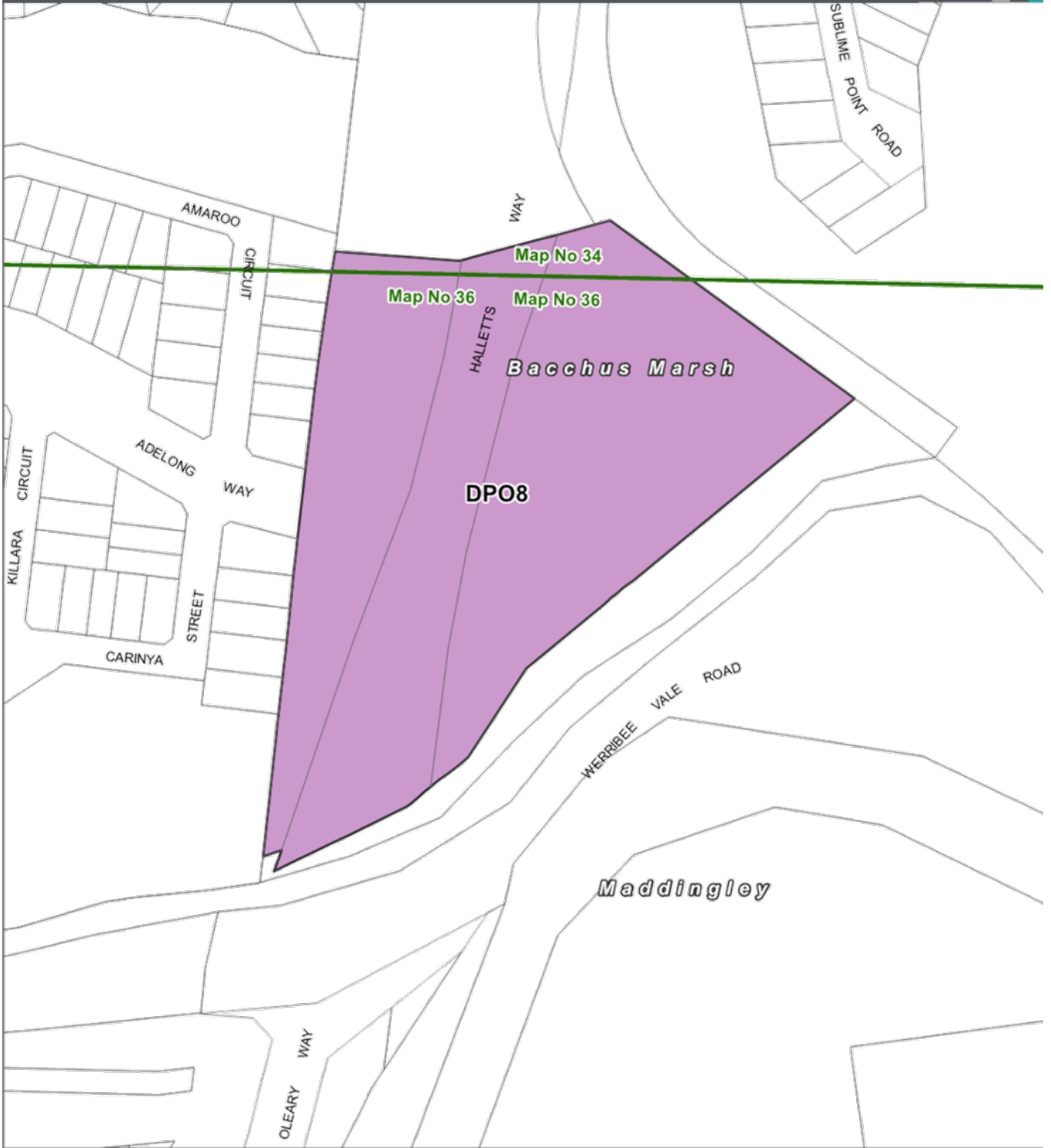
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Amendment Version: 2



Department of Transport and Planning

# MOORABOOL PLANNING SCHEME - LOCAL PROVISION AMENDMENT C99moor



### LEGEND

-  DPO8 - Development Plan Overlay - Schedule 8
-  Local Government Area



Part of Planning Scheme Maps 34DPO & 36DPO

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 Print Date: 23/02/2024  
 Amendment Version: 2



Department  
 of Transport  
 and Planning

--/~/----  
Proposed C99moor

## SCHEDULE 9 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ9.

### HALLETTS WAY AND ADELONG WAY INTERSECTION AREA, BACCHUS MARSH

#### 1.0 Neighbourhood character objectives

--/~/----  
Proposed C99moor

- To integrate development with the emerging and desired streetscape character and development pattern of the abutting neighbourhood.
- To provide activated frontages to Halletts Way, Adelong Way and public reserves, with setbacks for landscaping, fencing, open space and passive surveillance.
- To protect and enhance the Werribee River corridor.

#### 2.0 Minimum subdivision area

--/~/----  
Proposed C99moor

None specified.

#### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/~/----  
Proposed C99moor

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

#### 4.0 Requirements of Clause 54 and Clause 55

--/~/----  
Proposed C99moor

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

#### 5.0 Maximum building height requirement for a dwelling or residential building

--/~/----  
Proposed C99moor

None specified.

#### 6.0 Application requirements

--/~/----  
Proposed C99moor

Landscape plan showing sufficient setbacks for sustainable vegetated open spaces and canopy tree planting.

**7.0**

2024/04/03  
Proposed C99moor

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

22/07/2021  
C92moor

## SCHEDULE TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as FZ.

### 1.0

#### Subdivision and other requirements

20/01/2022  
VG205 Proposed C99moor

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Land shown on <i>Map 1 to the schedule to the Farming Zone</i> (Sheets 1, 2 and 3) attached to this schedule	15 hectares
	All other land	100 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	Land shown on <i>Map 1 to the schedule to the Farming Zone</i> (Sheets 1, 2 and 3) attached to this schedule	15 hectares
	All other land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>▪ The Head, Transport for Victoria is the acquiring authority; and</li> <li>▪ The purpose of the acquisition is for a road.</li> </ul>	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>▪ The Head, Transport for Victoria is not the acquiring authority; and</li> <li>▪ The purpose of the acquisition is for a road.</li> </ul>	40 metres



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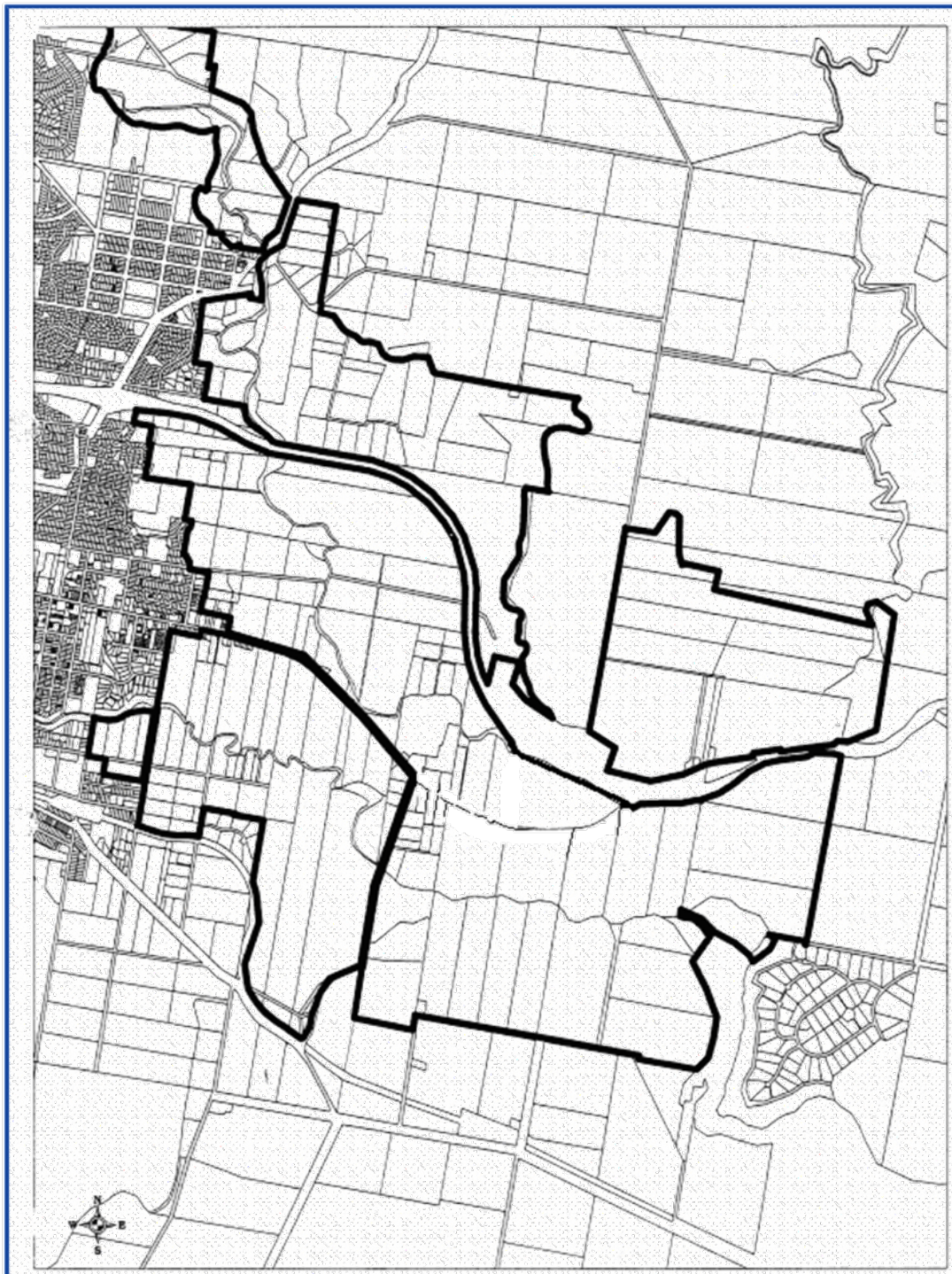
	Land	Area/Dimensions/Distance
	Any other road	20 metres
Minimum setback from a boundary (metres)	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

Map 1 to the Schedule to Clause 35.07

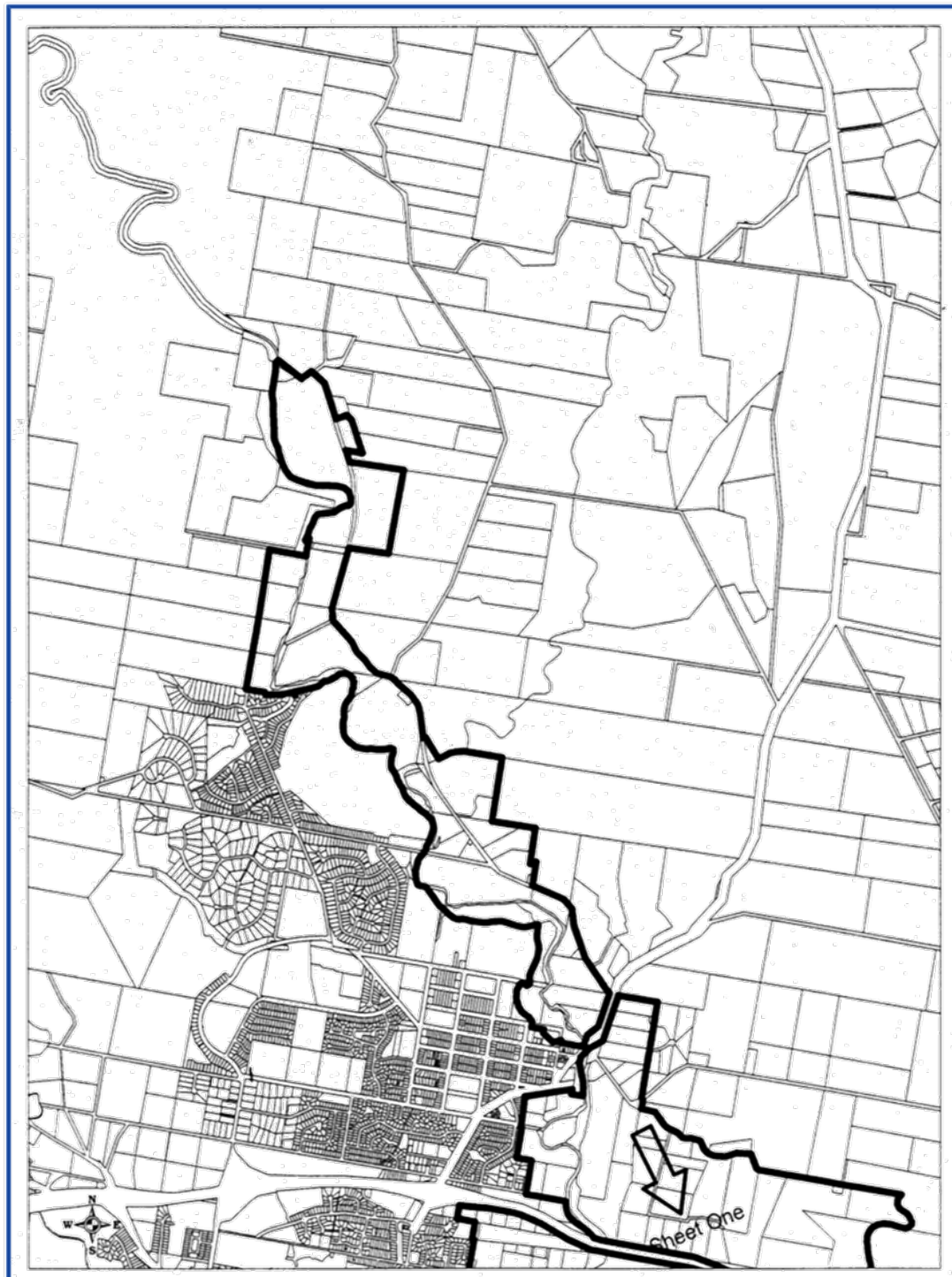
Sheet 1





Map 1 to the Schedule to Clause 35.07

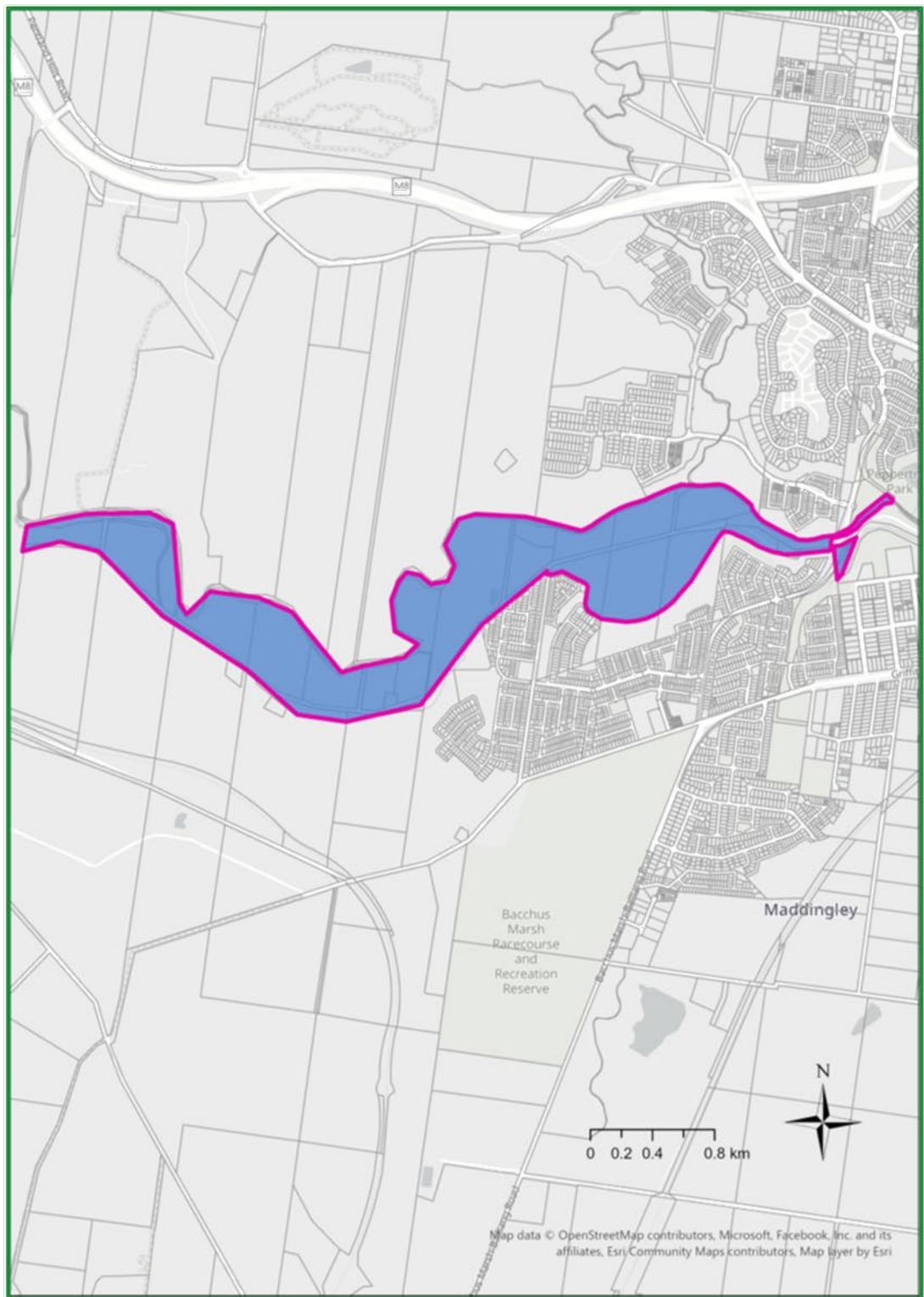
Sheet 2



Map 1 to the Schedule to Clause 35.07

Sheet 3





---/---/---  
Proposed C99moor

## **SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

### **HALLETTS WAY AND ADELONG WAY INTERSECTION AREA, BACCHUS MARSH**

#### **1.0**

---/---/---  
Proposed C99moor

#### **Objectives**

- To integrate development with the emerging and desired streetscape character and development pattern of the abutting neighbourhood.
- To provide activated frontages to Halletts Way, Adelong Way and public reserves, with setbacks for landscaping, fencing, open space and passive surveillance.
- To protect and enhance the Werribee River corridor.

#### **2.0**

---/---/---  
Proposed C99moor

#### **Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to:

- Construct or carry out works relating to:
  - the maintenance or demolition of existing buildings;
  - rehabilitation works to the creek corridor;
  - minor works;
- Subdivide the land to realign property boundaries, or to create or remove easements or restrictions.

Any application for a permit lodged before a development plan has been prepared must be accompanied by a report demonstrating that approval will not prejudice against the long-term use and development of the land as set out in Map 1 and will be constructed in accordance with the Environmental Management Plan prepared in accordance with this schedule.

#### **3.0**

---/---/---  
Proposed C99moor

#### **Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- All proposals to subdivide land, or construct or carry out works before a development plan has been prepared must not prejudice against the long-term use and development of the land as set out in Map 1, to the satisfaction of the responsible authority.
- All building setbacks must be generally in accordance with those setbacks defined on Map 1.
- Rockfall fencing to be constructed in accordance with the Development Plan prior to the issue of a certificate of occupancy or commencement of any use of the land.
- All proposals to subdivide land, or construct or carry out works, which discharge surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, must enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- An Environmental Management Plan that includes:
  - Soil erosion and sediment control provisions to protect existing local stormwater infrastructure, surrounding escarpments and the Werribee River from erosion products and sediment, particularly measures to minimise erosion during work.
  - Hydraulics and hydrology provisions to protect and improve the floodplain, manage water quality and quantity, and protect the habitat value of the Werribee River (measures used

Page 1 of 6

should include the installation of a perimeter fence to protect the waterway prior to the commencement of works).

- Protection measures to ensure that disturbance to native flora and fauna habitat is avoided in the first instance, or minimised where avoidance is not possible with appropriate contingencies incorporated.
- Dust suppression measures to be provided during works to minimise dust impact to the surrounding area.
- Measures to prevent construction fill encroaching on or being placed within the flood prone area on the site, or the Werribee River, and surrounding residential areas.
- A Traffic Management Plan for the site identifying the location of the proposed vehicle access point(s) and detailing the measures to ensure amenity of the adjoining areas is not impacted by the movement of vehicles (cars, trucks and construction machinery) associated with construction activities on the site.

#### 4.0

Proposed C99moor

#### Requirements for development plan

A development plan must include the following requirements:

- A Masterplan that illustrates land uses (including open space), interface treatments, and an indicative road layout across the site.
- A Landscaping and Open Space Plan that shows the landscape design concept for the site, including all streetscapes and open spaces (including any natural areas, public realm, passive recreation).
- An Integrated Water Management Plan that addresses holistic water management within the site and those water-related interfaces beyond the site.
- An Integrated Transport Management Plan that addresses access and movement within, and to and from the site.
- A Bushfire Management Plan that addresses all relevant areas of fire management and risk reduction.

#### Masterplan

The Masterplan must include:

- An existing site and surrounds analysis plan which includes (but is not limited to) the following:
  - 1 metre contours
  - Features of the surrounding area on all sides, including residential built form, escarpment slopes, vegetation, open space and infrastructure.
  - Land subject to Inundation/Flooding and Environmental Significance.
  - Existing vegetation, and areas of biodiversity value.
  - Identification of interfaces subject to bushfire, landslide or flooding risk.
- Details reflecting all elements relating to infrastructure, open spaces, access and fencing.
- A description of indicative siting, lot configuration and potential land uses (including open spaces), generally in accordance with Map 1.
- Function and cross sections of the movement network and access, including shared paths to existing connections.
- A description of the distribution of height and massing of built form across the site, generally in accordance with Map 1.

- 
- Building envelopes with setbacks that considered that relevant requirements of this Clause including, neighbourhood character, landscaping, built form, bushfire management, and rockfall risk.
  - Details of the interface treatments along all boundaries of Lots A, B, C, D and E generally in accordance with Map 1.
  - Location and details of proposed rock fall fencing.
  - Details of lot size, orientation and the location of any future, road access, car parking and landscape buffers; including fencing requirements.
  - Activated frontages and passive surveillance opportunities towards Halletts Way, Adelong Way and any areas identified as open space.
  - Details of the road network, pedestrian and bicycle network, open space and drainage reserves.
  - Details of any land to be transferred to Council or other relevant authorities.
  - An analysis of amenity impacts of the development on adjoining land with regards to the following:
    - Land uses, built form, landscaping, traffic management, access and vehicle crossings, car parking locations and associated features.

#### **Landscaping and Open Space**

The Landscape and Open Space Plan must include:

- An overall landscape masterplan for the sites, including the types and species of plants and details of the treatment of the proposed interface between the development and abutting public land and drainage reserve.
- A maintenance plan for the proposed reserves and any other vegetation. This should include Tree Protection Zones (TPZs) and fencing, tree pruning, maintenance, weed control, shared paths.
- An Arborist report for all trees within the proposed reserves (Public Park and Recreation Zones).
- Revegetation of the Werribee River core riparian zone with indigenous vegetation corresponding to the relevant Ecological Vegetation Classes –Stream Bank Shrub land and Red Gum Swamp (Bioregion Central Victorian Uplands), to the satisfaction of Melbourne Water.
- Details of key landscape design principles and species selected throughout road reserves, along the site's key external interfaces, and within public open space. Planting themes should enhance the local habitat values and demonstrate compatibility with Water Sensitive Urban Design objectives.
- The creation of links with the adjacent residential developments and existing and proposed open space areas.
- At least one interpretive artistic or landscape feature along shared paths on the public reserves referencing local features such as the Werribee River, Bacchus Marsh Irrigation District and rare vegetation like the cluster of *Casuarina cunninghamiana*.
- Appropriate fencing and/or vegetated barriers between development areas and public reserves.
- Details of the road network, pedestrian and bicycle network, open space and drainage reserves.
- Identify the location of the Redgum Swamp (292) Ecological Vegetation Class.

#### **Integrated Water Management**

The Integrated Water Management Plan must include:

- Details of how the proposed development will accommodate a 1 in 100 year ARI storm event.

- 
- Major drainage lines, water features, proposed retarding basins and floodways, the means by which they will be managed, and the water quality maintained.
  - Details of how the proposed development will limit avulsion to minimise the risk of:
    - erosion of the creek channel or floodplain;
    - transportation of sediment downstream;
    - damage to or destruction of natural habitat and stream ecology;
    - damage to or destruction of built assets; and
    - changes in the course of the any waterways.
  - A statement that:
    - all surface water (up to the 1 in 100 year ARI storm event) and underground drainage will be directed away from the reserves; and
    - any works and filling on the site must have no detrimental effect on the flood levels and drainage paths.
  - A Biodiversity Assessment which assesses the fauna present in the area and the Werribee River and demonstrates that the future development of the land will not negatively impact these species, which include platypus.
  - Demonstrate how stormwater from the development will be treated to best practice standards, and ensures that river health, which also supports platypus population is maintained or improved.
  - Demonstrate that any new development/subdivision does not reduce or impact floodwater storage and conveyance capacity.

#### **Integrated Transport Management Plan**

The Integrated Transport Management Plan must include:

- An assessment of the expected impact of traffic generated by the development on the existing and future road network and any mitigation measures required to address identified issues to the satisfaction of the responsible authority.
- Details and cross sections of shared paths and road reserves. Shared paths should be identified on the plans to allow for pedestrian and cycle connectivity between and within public reserves in the proposed lots and to surrounding areas.
- The location of safe vehicle access points from Halletts Way and Adelong Way to proposed lots and/or developments.
- A notation that no access is to be provided from Lot A and Lot B to Halletts Way.
- Maintenance vehicle access and pedestrian access to Lot C and E.
- The design and locations of loading and unloading facilities, the location of rubbish storage and collection areas, etc to minimise potential impact on the amenity of nearby residential areas.
- Road and pedestrian infrastructure required for the future delivery of public transport services along Adelong and Halletts Way.

#### **Bushfire Management Plan**

The Bushfire Management Plan must include:

- A description of the fire risk for the area.
- A road design that allows for appropriate emergency service vehicles,

- Notation that planting, landscape and vegetation management within landscape buffers, easements and areas of open space should not increase the risk of fire, including allowing for appropriate emergency service vehicle access.
- The provision of reticulated and/or static water supply and hard stand access for fire fighting in strategically located areas, including in the reserves.

**Map 1 to Schedule 8 to Clause 43.04**

**Concept Plan – Halletts Way**





# PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PA2020242

Planning scheme: Moorabool

Responsible authority: Moorabool Shire Council

ADDRESS OF THE LAND: LOT A WERRIBEE VALE ROAD MADDINGLEY 3340

THE PERMIT ALLOWS: Five (5) lot subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

**Endorsed Plans:**

1. Prior to certification of the Plan of Subdivision, 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 generally in accordance with the plans submitted with the application (dated 31.05.23 – Version 04, prepared by Beveridge Williams), but modified to show:
  - a. Vehicle maintenance and pedestrian access to Lot C & Lot E, in accordance with the Infrastructure Design Manual and Melbourne Water’s conditions contained in this Permit PA2020242.
  - b. Annotate that Lots C and E will be reserves to be vested in Moorabool Shire Council.
  - c. Remove any reference to car parking in the Land Subject to Inundation Overlay areas (i.e. lots C and E) in accordance with Melbourne Water’s conditions contained in this Permit PA2020242.
  
2. The formal plan of subdivision lodged for certification must be generally in accordance with the endorsed plan and must not be modified except to comply with statutory requirements or with the written consent of the Responsible Authority.

**Subdivision:**

3. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Date issued:

Date permit comes into operation:

Signature for the responsible authority:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Permit No.:

Page 1 of 10

Planning and Environment Regulations 2015 - Form 9. Section 96J

4. Prior to the issue of Statement of Compliance for each stage, engineering details of all retaining walls located on lot boundaries must be provided to incorporate their extension for a standard 1.8m fence. These engineering plans are to be supplied to each initial future lot purchaser.
5. Prior to the issue of a Statement of Compliance, all existing buildings and structures must be removed to the satisfaction of the Responsible Authority.
6. Prior to statement of compliance of the plan of subdivision under the Subdivision Act 1988, the applicant or owner must pay to the responsible authority a sum equivalent to 5 per cent of the total land area in the subdivision for public open space purposes. The permit holder/developer must pay the reasonable costs of Council in having the land valued for this purpose.

**Landscaping:**

7. Prior to Statement of Compliance of the plan of subdivision, a detailed landscape plan and plant schedule for public land and reserves must be prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. The plan must show the proposed landscape and plant schedule for all open space areas, including streetscapes, wetlands, parkland water retention areas, buffer zones, service corridors, areas adjacent to the Halletts Ways and the River and community uses and be generally in accordance with the Landscape Master Plan. The plan must be drawn to scale with dimensions, indicating all relevant details, sections/elevations and dimensions and all relevant specifications (including but not limited to):
  - a. The details and locations of all landscaping works;
  - b. A detailed plant schedule including all proposed tree, shrub, groundcover and climbing plant species, botanical names, common names, pot sizes, sizes at maturity, plant densities and quantities of each plant with reference to the relevant Australian Standards and NATSPECS;
  - c. Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
  - d. Additional supporting information, such as certified structural designs or building forms;
  - e. Details and locations of the proposed surface finishes of pathways and driveways including slip resistance;
  - f. Existing vegetation that is approved to be retained (tree protection zones and fencing must be identified on the plans); and
  - g. Plans must reference the relevant standards and details as per the Moorabool Landscape Design Manual (LDM).

<b>Date issued:</b>	<b>Date permit comes into operation:</b> <small>(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)</small>	<b>Signature for the responsible authority:</b>

Planning and Environment Regulations 2015 - Form 9. Section 96J

- h. All planted trees must be in accordance with the Landscape Design Manual. Plant species selection for the landscaping of the tree reserve must contribute to habitat for indigenous fauna species, animals and birds that use trees as habitat. The plant species selected must be in accordance with the indigenous Ecological Vegetation Class (EVC). All species selected must be to the satisfaction of the Responsible Authority.
  - i. Removal of the existing buildings and structures.
  - j. Soft fencing or other treatment to transition between Lots B and C and Lots D and E.
  - k. An arborist report showing all tree and vegetation species, water refill station, covering the site, including the reserves (lots C and E).
  - l. Seating, shared paths, opportunities for an artist trail, cultural heritage significance or platypus species interpretation signage, linking the open space areas to the Werribee Vale River and connecting to the residential zones.
  - m. Attach the approved detailed landscape plan, weed management plan and biodiversity assessment to reflect all matters Melbourne Waters requirements in conditions 33 and 34 of this Permit PA2020242. These plans are required to be approved by Melbourne Water, prior to submission to Moorabool Shire Council.
8. Prior to Statement of Compliance of the plan of subdivision or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
9. All proposals to subdivide land, or construct or carry out works, must prepare a detailed landscape plan and weed management plan which will improve the riparian corridor and which details that the landscaping and weed management works must be completed prior to the release of a Statement of Compliance, or prior to the issue of a Certificate of Occupancy for any development on the land. The plan must be to the satisfaction of Melbourne Water and include a schedule of all proposed trees, local EVCs, shrubs and groundcover (including size at maturity and botanical names) along with the removal of non-native plant species.

**Site Environmental Management Plan**

10. Prior to commencement of any works associated with a permit, a Site Environmental Management Plan (SEMP), in accordance with the Landscape Plans and Site Management Plan submitted with the application, must be approved by the Responsible Authority and will then form part of the permit. The SEMP applies to all land works approved in this Permit.. This SEMP must include but not limited to the following:
- a. Access to the site must always be made available for Council representatives to monitor the implementation of the SEMP.

<b>Date issued:</b>	<b>Date permit comes into operation:</b> (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	<b>Signature for the responsible authority:</b>

Planning and Environment Regulations 2015 - Form 9. Section 96J

- b. Prior to the commencement of works, contractors must be inducted into the SEMP and all flora and fauna conservation requirements.
  - c. Prior to commencement of works, the works zone must be enclosed by secure and obvious temporary fencing. The work zone fence must remain in place until works are completed. Fill machinery and building materials must not be placed outside of the works zone.
  - d. All litter and building waste must be contained on the site and must not be allowed to leave the site until the time it is correctly disposed of.
11. Remnant trees that are being retained in public open space and reserves must have bollards placed around the Tree Protection Zone (as defined by Australian Standard AS4970). The area under the tree must be mulched and planted with appropriate ground cover species to the satisfaction of the Responsible Authority.

**Weed Control**

12. Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled during the construction period to ensure that there is no weed spread outside of the subject site to the satisfaction of the Responsible Authority.
13. Prior to the issue of a Statement of Compliance of the relevant stage, all noxious weeds and mulch on the land must be eradicated to the satisfaction of the Responsible Authority.

**Operational**

14. Appropriate sediment controls to the satisfaction of the Responsible Authority must be in place during the entire construction phase to prevent sediment runoff into the creek.
15. All filling on the site must be carried out, supervised, completed and recorded in accordance with AS 3798 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority.
16. Prior to the issue of a Statement of Compliance the rock catch fence must be completed to the satisfaction of the Responsible Authority.

**Open space delivery**

17. Prior to the issue of a Statement of Compliance of the relevant stage, all landscape and open space works must be finished to a standard that satisfies the requirements of the Responsible Authority as per the adopted Landscape Design Manual prior to the transfer of Lots C and E, to Council.

<p><b>Date issued:</b></p>	<p><b>Date permit comes into operation:</b>                  (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)</p>	<p><b>Signature for the responsible authority:</b></p>
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Planning and Environment Regulations 2015 - Form 9. Section 96J

- 18. Landscaping must be maintained for a minimum period of 24 months including watering, mulching, weeding and formative pruning, to the satisfaction of the responsible authority.
- 19. A security deposit equal to 150% of the cost of landscaping must be lodged with the Council. The deposit will be returned after the final inspection of street trees, 24 months after the completion of planting, only if Council requires no further maintenance to be undertaken.
- 20. All reserves (Lots C and E) must be vested in Moorabool Shire Council and handed over/transferred upon completion of all landscape works and after the completion of the maintenance period, to the satisfaction of the Responsible Authority.

**Infrastructure:**

- 21. Unless otherwise approved by the responsible authority there must be no buildings, structures, or improvements located over proposed drainage pipes and easements on the property.
- 22. Prior to the commencement of the development and post completion, notification including photographic evidence must be sent to Council’s Asset Services department identifying any existing damage to council assets. Any existing works affected by the development must be fully reinstated at no cost to and to the satisfaction of the Responsible Authority.
- 23. Sediment discharges must be restricted from any construction activities within the property in accordance with relevant Guidelines including Construction Techniques for Sediment Control (EPA 1991) and civil construction, building and demolition guide (EPA 2020).
- 24. Prior to Statement of Compliance, an industrial vehicle crossing must be provided on Adelong Way to Lot A & Lot B to the satisfaction of the Responsible Authority.
- 25. Prior to Statement of Compliance, an industrial vehicle crossing must be provided on Halletts Way to Lot D unless otherwise agreed by the Responsible Authority.
- 26. Prior to Statement if Compliance, a vehicle crossing permit must be taken out for the construction of the vehicle crossing with any redundant crossings being removed and restored to the satisfaction of the Responsible Authority.
- 27. The Industrial vehicle cross over is to be generally in accordance with Standard Drawing 250 of the Infrastructure Design Manual unless an alternative approval has been approved through the vehicle cross over permit.

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Permit No.:

Planning and Environment Regulations 2015 - Form 9. Section 96J

- 28. Prior to the issue of the Statement of Compliance, the road treatment works on Adelong Way to gain safe access to Lot A & Lot B must be designed and constructed as per the submitted Traffic Report (dated 31/07/2023), to the standards detailed in the Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority.
- 29. Traffic management treatments must be provided in the form of Linemarking, signage and pavement markers at intersections and vehicle turning areas on Adelong Way, to the satisfaction of the Responsible Authority and approved prior to construction commencing.
- 30. Prior to the submission of the detailed design for road treatment works on Adelong Way, Functional Layout plans are to be submitted and approved by the Responsible Authority. The proposed road treatment works must be generally in line with the Traffic Impact Assessment report prepared by Traffic Group dated 31/07/2023. Following the approval of the Functional Layout plan(s) by the Responsible authority, a submission can be made to Council for the Detailed Design. The submission is to include but not limited to all construction issued plans in line with the Infrastructure Design Manual, all appropriate reports and investigations, a completed checklist from the infrastructure design manual and any other.

**Melbourne Water:**

- 31. Prior to the endorsement of plans under this permit, amended plans to the satisfaction of Melbourne Water and Council must be submitted to and approved by Melbourne Water and Council. The plans must be generally in accordance with the plans submitted with the application but modified to include:
  - a. The reference to Landscaping/Car parking located within the LSIO must be removed from the Version 2 Concept Plan prepared Beveridge Williams.
  - b. The Concept Plan must demonstrate how safe vehicle maintenance access will be provided to Lot E reserve.
- 32. Prior to the certification of any Plan of Subdivision related to the development the Stormwater Management Strategy Plan (SWMSP) prepared by Engeny, Dated: 14/08/2023 must be updated to remove reference to any new connections into the Werribee River and provide details of connections to existing drainage infrastructure. The SWMSP must also provide further details regarding the access from the Halletts Way roundabout. The access must not result in a loss of flood plain storage or an increase in flood levels to surrounding land.
- 33. Prior to the certification of any Plan of Subdivision related to the development a detailed landscape plan and weed management plan for the riparian corridor must be provided to Melbourne Water. The plan must be approved by Melbourne Water and Council and the landscaping and weed management works must be completed prior to

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

Permit No.:

Planning and Environment Regulations 2015 - Form 9. Section 96J

the release of a Statement of Compliance. The plan must include a schedule of all proposed trees, local EVCs, shrubs and groundcover (including size at maturity and botanical names) along with the removal of non-native plant species. The Werribee River core riparian zone must be revegetated with indigenous vegetation corresponding to the relevant Ecological Vegetation Classes – Stream Bank Shrub land and Red Gum Swamp (Bioregion Central Victorian Uplands) to the satisfaction of Melbourne Water.

- 34. Prior to the certification of any Plan of Subdivision related to the development a Biodiversity Assessment is required to assesses the fauna present in the area and the Werribee River and demonstrates that the future development of the land will not negatively impact these species, which will likely include platypus.

**Greater Western Water:**

- 35. Provision of easements in favour of Western Water over all existing sewer mains located within private property to the satisfaction of Western Water.

**Powercor:**

- 36. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
- 37. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor’s requirements and standards.  
Notes: Extension, augmentation or rearrangement of the Distributor’s electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
- 38. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

**Telecommunications:**

- 39. The owner of the land must enter into agreements with:
  - a. A telecommunications network or service provider for the provision of telecommunication service to each lot shown on the endorsed plan in accordance with the provider’s requirements and relevant legislation at the time; and

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:

Planning and Environment Regulations 2015 - Form 9. Section 96J

- b. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provide by optical fibre.
40. Before the issue of Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the time; and
  - b. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is an area where the National Broadband Network will not be provided by optical fibre.

**Permit Expiry:**

41. This permit as it relates to subdivision will expire if one of the following circumstances applies:
- a) The plan of subdivision has not been certified within two (2) years of the date of this permit .
  - b) A statement of compliance is not issued within five (5) years of the date of certification.
- The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

**Permit Notes:**

**Powercor**

- i. It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor’s web portal, “mySupply” which can be accessed via the following link:<https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>

**Melbourne Water**

- ii. The proposed access within the LSIO may be landscaped however must not include the placement of any fill that may result in a loss of flood plain storage. This should also be addressed in the revised SWMSP.

Date issued:	Date permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the responsible authority:



Planning and Environment Regulations 2015 - Form 9. Section 96J

- iii. The proposed Reserves adjacent the Werribee River (Lots C and E) are to be vested to Council consistent with Werribee River corridor through Underbank and Bacchus Marsh. Melbourne Water may be able to provide Council with funding support to manage future reserves through Liveable Communities Liveable Waterways.
- iv. Any future development on Lots B and D must achieve an active frontage to the Werribee River.
- v. Melbourne Water welcomes opportunity to provide comments on the future Development Plan application and future development proposals.
- vi. Information available at Melbourne Water indicates that the above property (subdivision) is subject to flooding from a Melbourne Water drain or waterway (Werribee River) from a storm event which has a 1% chance of occurrence in any given year. To find out more information in regards to building in flood prone areas please visit Melbourne Water website for more information. For general development enquiries contact our Customer Service Centre on 131722.

DRAFT

**Date issued:**

**Date permit comes into operation:**

**Signature for the responsible authority:**

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Permit No.:

Page 9 of 10

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C99moor to the Moorabool Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

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The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

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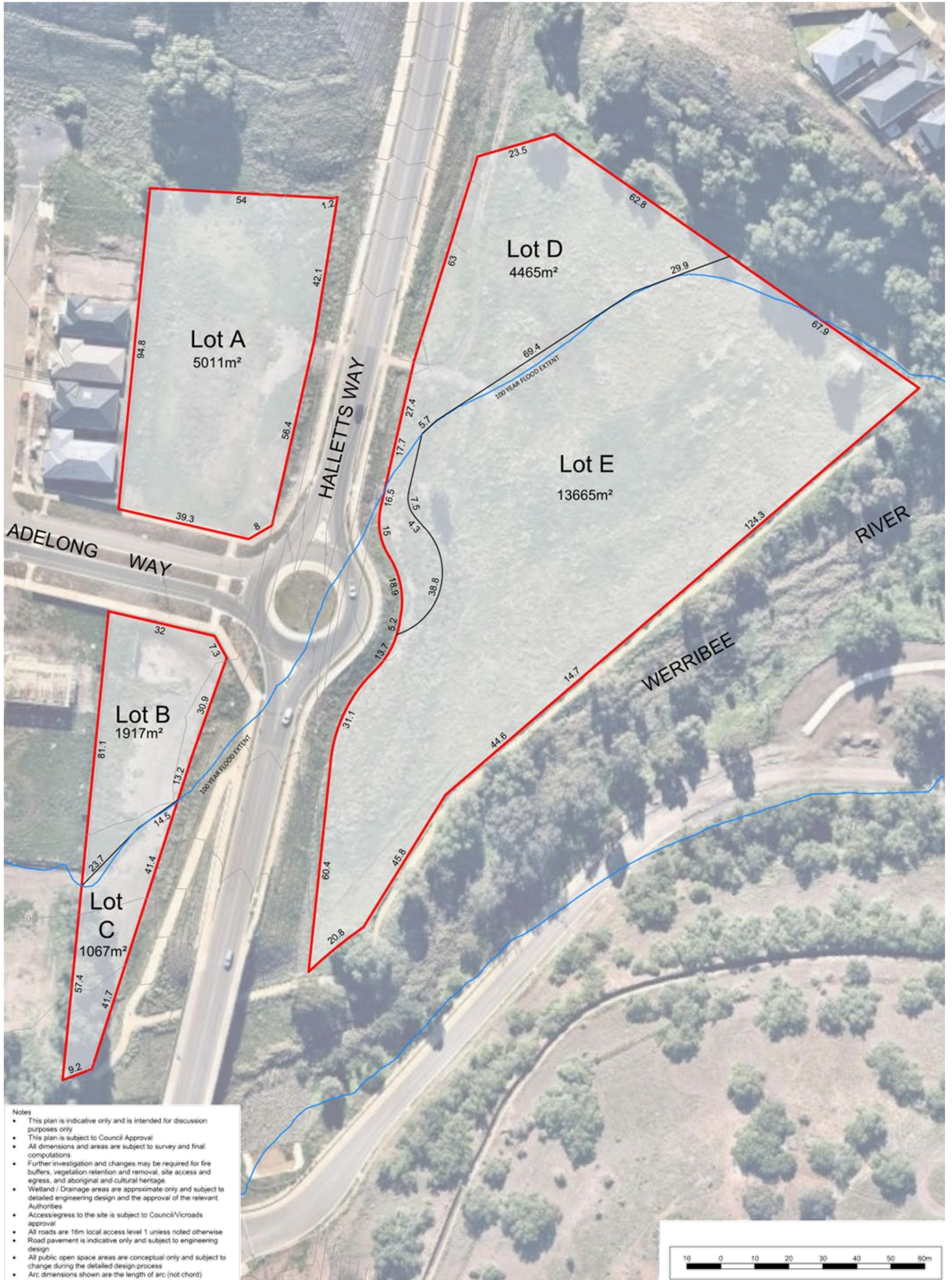
1. A permit for the development of land expires if—
    - the development or any stage of it does not start within the time specified in the permit; or
    - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
    - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
  2. A permit for the use of land expires if—
    - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
    - the use is discontinued for a period of two years.
  3. A permit for the development and use of land expires if—
    - the development or any stage of it does not start within the time specified in the permit; or
    - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
    - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
    - the use is discontinued for a period of two years.
  4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
    - the use or development of any stage is to be taken to have started when the plan is certified; and
    - the permit expires if the plan is not certified within two years of the issue of the permit.
  5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.
- 

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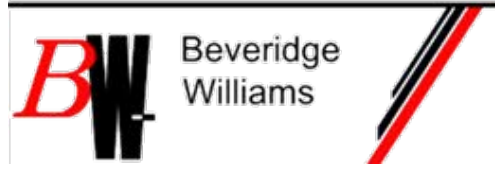
### WHAT ABOUT REVIEWS?

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- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.
-



- Notes**
- This plan is indicative only and is intended for discussion purposes only
  - This plan is subject to Council Approval
  - All dimensions and areas are subject to survey and final computations
  - Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage
  - Wetland / Drainage areas are approximate only and subject to detailed engineering design and the approval of the relevant Authorities
  - Access/egress to the site is subject to Council/Vicroads approval
  - All roads are 16m local access level 1 unless noted otherwise
  - Road pavement is indicative only and subject to engineering design
  - All public open space areas are conceptual only and subject to change during the detailed design process
  - Arc dimensions shown are the length of arc (not chord)



**Indicative Subdivision Plan - Halletts Way**  
 Underbank, Bacchus Marsh  
 Kataland

Version	Date	Description	Drafted	Approved
01	02.04.23	Initial Issue	WEB	DRAFT
02	06.04.23	(Boundary buffer included)	WEB	DRAFT
03	26.05.23	(Lot boundaries confirmed)	WEB	DRAFT
04	11.06.23	Updated based on client's comments	OX	WEB

Date: 31.05.23  
 Version No: **04**  
 Job No: 2000150  
 Scale (A1): 1:500  
 (A3): 1:1000



# YOUNG COMMUNITIES STRATEGY

2024 - 2028





We acknowledge the Traditional Owners of the land on which Moorabool Shire sits, the Wadawurrung, the Wurundjeri Woi Wurrung and the Dja Dja Wurrung Peoples. On behalf of the municipality, Council pays respect to their Elders, past, present and future.

# CONTENTS

A Message from the Mayor.....4

Achieving our Strategic Objectives.....5

Strategy Context.....6

Benefits of a Birth to 25 Life Journey Plan.....7

The Holistic Development of Children & Young People.....8

Demographic Snapshot.....10

Developing the Young Communities Strategy.....14

Serving Our Community.....18

Themes.....21

Priority Areas and Strategies.....22



## A Message from the Mayor

Councils, like families, have a responsibility to help raise children to be healthy, active and engaged individuals. We also know that families and children need to be connected with supports across all developmental stages. This is why, for the first time, Moorabool Shire Council has combined the Municipal Early Years Plan and Youth Strategy to develop a fully integrated plan for the 0-25-year-old age group.

The Young Communities Strategy has been developed in consultation with our local families, parents, carers, children and young people as well as local service providers, schools, kindergartens and early learning centres. Community feedback will set the direction for the work we will do over the next four years.

I would like to thank all the parents, grandparents, children, young people, carers, service providers, education and care services for their input into the development of this Strategy.

As the Mayor of Moorabool Shire, I look forward to watching this Young Communities Strategy come to life and making our Shire an even better place for children and young people.

Mayor Cr Ally Munari

# ACHIEVING OUR STRATEGIC OBJECTIVES

## Vision

“

We advocate for and facilitate access to services and programs, promoting the health, wellbeing and learning of children, young people and families. By fostering purposeful partnerships, we create opportunities to enhance and empower our community.

”

## Our Principles

We will deliver this vision by:

1. Facilitating the strategic planning, development and management of inclusive services for children, young people and their families, to meet current and future community needs.
2. Providing accessible and high-quality infrastructure and public spaces.
3. Advocating to state and federal government departments on behalf of our community for funding and services.
4. Actively engaging with children and young people to ensure their voices are heard and valued.
5. Pursuing robust partnerships and collaborating with other service providers to develop and enhance services for children, young people and their families.

### Our role:

Moorabool Shire Council plays a pivotal role in supporting families and leading the co-ordination of local services for children, young people and families. A long established commitment to diverse services is offered by various agencies and organisations, including Council. While Council may not directly provide all services to families, children and young people, it actively contributes to planning and influencing the delivery of these services within the municipality.





# STRATEGY CONTEXT

Moorabool Shire Council adopts a whole-of-Shire approach to long-term planning for the direction of our communities. Moorabool 2041 sets the vision for the type of community and place Moorabool Shire will be in 2041.

The Young Communities Strategy recognises and builds on existing Council policies, especially those with a specific focus on children, young people and families. The Young Communities Strategy supports the directions of Moorabool 2041 and the Moorabool Council Plan, as well as providing leadership and context for child and youth related planning, reports and studies.



## Council Strategies and Policies

The Young Communities Strategy builds on actions and strategies reflected in other Council strategies and policies. The following strategies and policies currently guide and inform the Young Communities Strategy:

- Age Well Live Well & Access and Inclusion Strategy 2022-2025
- Arts and Culture Strategy 2022-2032
- Child Safety and Wellbeing Policy
- Community Vision 2030
- Disability Access and Inclusion Plan 2021-2024
- Economic Development Strategy 2023-2027
- Moorabool Shire Workforce Plan
- Moorabool Community Road Safety Strategy 2020-2024
- Recreation and Leisure Strategy

# BENEFITS OF A BIRTH TO 25 LIFE JOURNEY PLAN

For the first time, Moorabool Shire Council has combined the Municipal Early Years Plan and Youth Strategy to develop a fully integrated plan for the 0-25 years age group; the Young Communities Strategy 2024 - 2028.

The Young Communities Strategy recognises that the holistic development— cognitive, social, emotional and physical—of children and young people starts at birth and extends until the age of 25. A key benefit of this strategic approach is ensuring the needs of the 8-12 years age group are not overlooked.

Council recognises that our children of today are our young people of tomorrow and values the pivotal role families play in nurturing the wellbeing and connectedness of children and young people. Through the Young Communities Strategy, the intention is to achieve a birth to 25 life journey plan, ensuring all stages of children, young people, and families are considered and responded to.

“ I’m all for progress and development of the town, and expect to be here with my family for many years to see it as it changes and my kids grow. - Parent ”



# THE HOLISTIC DEVELOPMENT OF CHILDREN & YOUNG PEOPLE

## Early Years

Birth to Eight Years of Age

- An especially important stage to lay the foundations of a child’s life.
- The prenatal period through the first years of life is a period of rapid brain growth and development.<sup>1</sup>
- Stable and caring relationships with parents and non-parent caregivers are essential for healthy development.<sup>2</sup>
- The home is the main influence on language and cognitive development in the early years.<sup>3</sup>

“  
I like to ride my bike  
and take a walk.  
- Kindergarten Child  
”

- Attending early childhood education and care services and school are key milestones for children to develop necessary learning and social skills.
- The link between early experiences and later health outcomes supports the argument for greater investment in social and economic interventions the early years<sup>4</sup> for children and families.
- Early intervention is key to improving long-term health, social, education and employment outcomes.

## Middle Years

Nine to 12 Years of Age

- During this period, children go through many physical, social, emotional and cognitive changes as they shift from childhood to adolescence.
- Children are beginning to be able to see things from another’s perspective and show empathy. They start to develop a strong need for mastery and competence as part of their self-image.<sup>5</sup>
- If children are experiencing difficulties with their schoolwork or delays with other aspects of their development, they may become frustrated, feel embarrassment, experience social distress or display behavioural issues.<sup>6</sup>
- While adults are still important role models for children, towards the end of this stage the influence of their peer group becomes stronger, and friendships are often centred on a common interest.<sup>7</sup>
- Developmental plasticity means that childhood development continues to be shaped by experiences and environments over the lifespan, thus adverse consequences of early adversity can be addressed with effective interventions.<sup>8</sup>

“  
Most people are kind and  
respectful to each other and  
there is always an adult or  
someone to talk to.  
- Grade 6 Student  
”

## Young People

13 to 25 Years of Age

- This period encompasses adolescence and early adulthood.
- Further significant physical, social, emotional and cognitive growth and development occurs.

The brain undergoes considerable changes relating to managing impulses, making decisions, and regulating emotions. Subsequently, adolescents and young adults can be more inclined to undertake risk-taking behaviour.

- While a growing desire for independence and autonomy from parents and authority figures emerges during this time, supportive relationships between young people and parents continues to be important into early adulthood.<sup>9</sup>
- The search for a sense of self and personal identity becomes a central focus, and adolescents and young adults start to think more about their future, including career aspirations and educational goals.
- Effective interventions promote health and wellbeing outcomes through a range of supports including teachers and schools, healthcare professionals, community organisations and specialised services.<sup>10</sup>

“ It’s important there are places to get help or support when struggling with mental health or other issues. - Year 9 Student ”

<sup>1</sup>Center on the Developing Child (2007). The Impact of Early Adversity on Child Development (InBrief). Retrieved from [www.developingchild.harvard.edu](http://www.developingchild.harvard.edu).

<sup>2</sup>Center on the Developing Child (2007). The Impact of Early Adversity on Child Development (InBrief). Retrieved from [www.developingchild.harvard.edu](http://www.developingchild.harvard.edu).

<sup>3</sup>Yu & Daraganova, 2015, cited in Australia’s children, Child learning and development- Australian Institute of Health and Welfare ([aihw.gov.au](http://aihw.gov.au))

<sup>4</sup>Australia’s children, Child learning and development- Australian Institute of Health and Welfare ([aihw.gov.au](http://aihw.gov.au)).

<sup>5</sup>Understanding child development: Ages 9-12 years- Emerging Minds.

<sup>6</sup>Understanding child development: Ages 9-12 years- Emerging Minds.

<sup>7</sup>Understanding child development: Ages 9-12 years- Emerging Minds.

<sup>8</sup>Investing in early Childhood Education and Care The Wellbeing Case ([rch.org.au](http://rch.org.au)).

<sup>9</sup>What works with adolescents? | Australian Institute of Family Studies ([aifs.gov.au](http://aifs.gov.au)).

<sup>10</sup>Community Interventions to Promote Mental Health and Social Equity- PMC ([nih.gov](http://nih.gov)).



## Demographic Snapshot

Moorabool Shire is a friendly, picturesque, and rapidly growing peri-urban municipality located between metropolitan Melbourne and the regional centres of Ballarat and Geelong. The Traditional Owners of Moorabool Shire are the Wadawurrung, the Wurundjeri Woi Wurrung and the Dja Dja Wurrung Peoples.

Spanning more than 2,110 square kilometres and home to 64 localities, hamlets and towns, the Shire uniquely combines two urban centres (Bacchus Marsh and Ballan), large tracts of rural land and natural assets (including State and National Parks) to offer appealing lifestyle attributes for its residents and visitors.

The Shire's population is forecast to almost double in size over a 20-year period, from 38,494 in 2021 to 78,000+ in 2041. The rate of population growth (+2.7 p.a.) is considerably higher than the average for Regional Victoria (1.3% p.a.). Increasing demand for housing and proximity to Melbourne have contributed to historic growth in the local property market in the past five years, with population growth being driven by the young workforce (25-34 years) and parents and homebuilders (35-49 years).

# Population



**38,494**

called Moorabool home in 2021



**5,814**

have moved to Moorabool since 2016



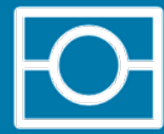
**78,000+**

people are estimated to call Moorabool home by 2041



**6%**

of people living with a disability



**550**

First Nations People call Moorabool home (1.5% of the population)

In Moorabool, the highest proportion of the population is aged between 25 and 59 years

**Median Age is 40**



**14%**

of the population was born overseas. An increase from 12% in 2016



**11%**

of those born overseas arrived in the past 5 years



**10%**

of the population speak a language other than English. Increased from 8% in 2016

**Top five languages spoken other than English**

1. Punjabi
2. Maltese
3. Italian
4. Hindi
5. Spanish

**75.3% of population are family households, of that:**



**45.1%**

are couple family with children



**15.2%**

are one parent family



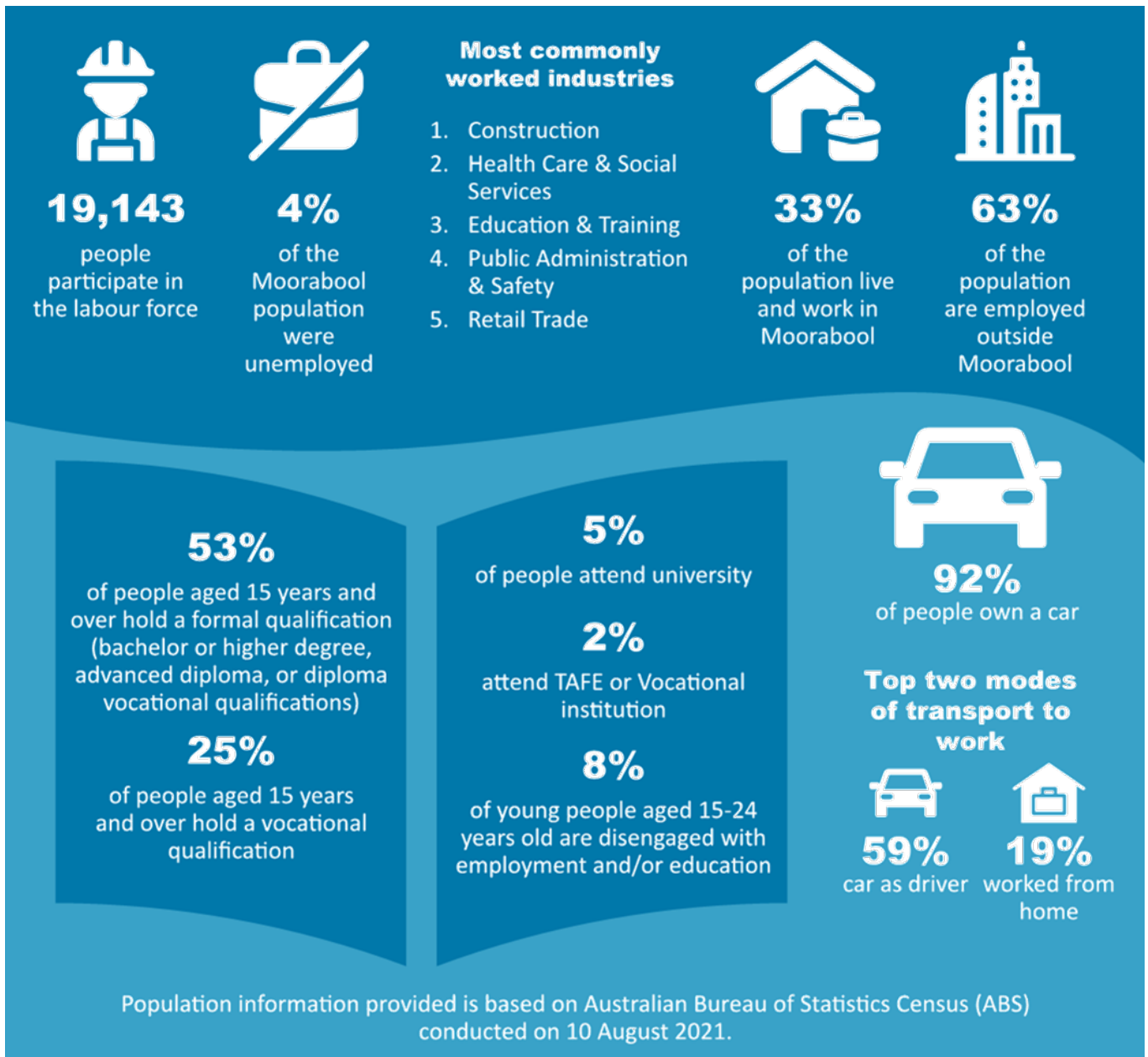
**38.4%**

are couple family without children



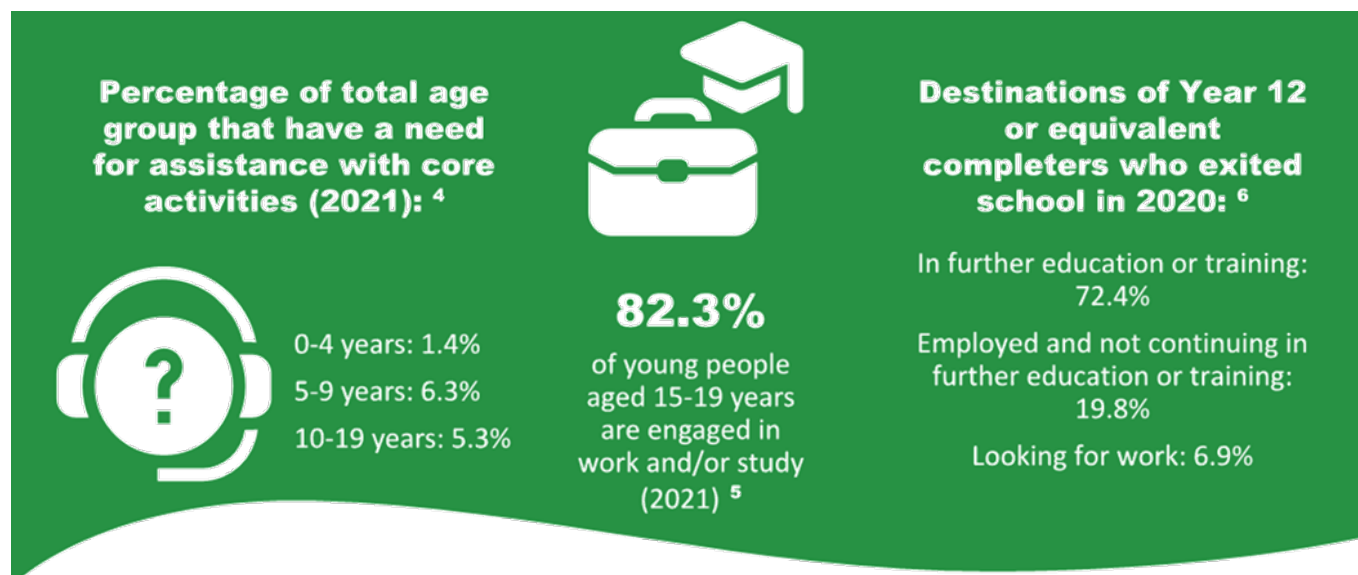
**1.2%**

are related individuals 15 years+ (not couple or one parent family)



## Children and Young People





**Australian Early Development Census (AEDC) Domain Results (2018-2021)**  
**Average age of children at completion 5 years 8 months<sup>7</sup>**

		2018 %	2021 %	Significant change
Physical health & wellbeing	On track	86.3	80.2	Decrease
	At risk	9.0	10.3	No change
	Vulnerable	4.7	9.5	Increase
Social competence	On track	84.7	75.4	Decrease
	At risk	9.9	12.9	No change
	Vulnerable	5.4	11.7	Increase
Emotional maturity	On track	85.4	75.2	Decrease
	At risk	9.9	14.3	Increase
	Vulnerable	4.7	10.5	Increase
Language & cognitive skills (school-based)	On track	87.5	81.6	Decrease
	At risk	9.8	11.2	No change
	Vulnerable	2.8	7.2	Increase
Communication skills & general knowledge	On track	88.0	80.9	Decrease
	At risk	9.2	12.2	No change
	Vulnerable	2.7	6.9	Increase

The AEDC measures the development of children in Australia in the first year of fulltime school. The AEDC helps communities understand how children are developing and what is being done well and what can be improved. The AEDC can be used to help identify services, resources, and support to meet the needs of their community. For more information, please see the link below.

Australian Early Development Census ([aedc.gov.au](https://aedc.gov.au))

1. Australian Bureau of Statistics. *Region summary: Moorabool*. Retrieved from <https://dbr.abs.gov.au/region.html?lyr=lga&rgn=25150>.
2. Victorian State Government, Department of Health. Child Development Information System.
3. Victoria State Government, Department of Education. *2022 Moorabool (S) ECE Profile*.
4. .id. *Moorabool Shire, Need for Assistance*. Retrieved from <https://profile.id.com.au/moorabool/assistance>.
5. Australian Bureau of Statistics. *Region summary: Moorabool*. Retrieved from <https://dbr.abs.gov.au/region.html?lyr=lga&rgn=25150.6>
6. Victorian State Government, Department of Education. *On Track 2021, Survey Results*. Retrieved from <https://www.vic.gov.au/on-track-survey>.
7. Australian Government. *Australian Early Development Census, Community Profile 2021*. Retrieved from <https://aedc-gov-au-static-files.s3.ap-southeast-2.amazonaws.com/community-profiles/20051.pdf>.





# Developing the Young Communities Strategy

An important part of developing the Young Communities Strategy has been engagement with the community and service providers.

Using a combination of focus groups, interviews, school surveys and a Have Your Say Survey, we consulted with:

- Parents and carers
- Community members
- Kindergarten, primary school and secondary school students
- Service providers
- Council officers

“ We intentionally moved to this community because it’s a nice community and the growth in multicultural families. - Parent ”

## What the Community told us

### Key findings from focus groups, interviews and school surveys

#### Parents and Carers

- Families highlighted their appreciation of well-maintained facilities, excellent maternal child health services and a pleasant community environment with a growing number of multicultural families.
- Families felt future preparations should address infrastructure keeping pace with population growth, strategies to alleviate teenage boredom, increased supports for parents dealing with behaviour challenges and the need for more low-cost or free activities for young people and families.
- Areas for improvement included the need for increased access to allied health services, enhanced communication channels for busy parents, more events to foster cultural connection, and addressing limited indoor spaces and activities to reduce the need for families to travel outside the municipality.
- Families identified that some parks needed improvements to be more toddler-friendly and most parents expressed concerns about limited options for secondary schooling.



### Children and Young People

- Children in pre-school enjoy visiting the pool, riding their bikes and playing in parks.
- For children in primary school, their most important priorities were being healthy in their bodies, receiving help during and after emergencies like bushfires, taking care of the environment, feeling safe in their community, and getting help for kids and families when needed. They like how friendly and safe the community feels, and they enjoy the parks and sporting facilities.
- For young people, their most important priorities were keeping their body healthy, having access to opportunities at secondary school, having access to opportunities for further education and feeling safe where they live.

“ I like going to the park and everyone is kind and caring. - Grade 6 Student ”

### Service Providers

- Service providers spoke positively about the provision of early childhood education and intervention services, along with existing networks and partnerships among local service providers which promote collaboration.
- Service providers felt future preparations should consider the increased incidence of family violence and youth perpetrators and developing strategies to mitigate the negative impact of a small minority of youth offenders on the broader community. Consideration also needs to be given to ensuring adequate funding for the growing population and the implications of increased government debt and potential funding cuts.
- Areas for improvement included enhanced communication about available services, increased understanding among providers of services available, improved referral processes and the need for staffing shortages to be addressed.
- Rural zoning and the necessity to travel were identified as barriers to service access, alongside concerns about mental health in young people and engaging young people who attend schools outside the shire.
- To address challenges, recommendations included establishing regular network meetings for service providers, increased advocacy, improved referral pathways and expanding place-based services.

“ How can we ensure parents know what services are available to support them? - Service Provider ”



## Key findings from 'Have Your Say' survey

### For 0-6 Years:

- Respondents highly valued the library, the free programs on offer and playgrounds in the community.
- Top priorities included physical health, access to services within Moorabool and feeling safe in the community.
- Main concerns revolved around road safety, access to paths, behaviour of young people in public spaces, and limited access to allied health and mental health services, particularly in rural areas.
- Barriers to improving education, health and overall well-being outcomes included long waitlists for services, and limited options for secondary schools and childcare.

“ I most value free programs and activities, like the library programs are great. - Parent ”

### For 7-11 Years:

- Respondents highly valued the library and sports activities but expressed a desire for more variety in sport offerings.
- Top priorities were physical health, mental health, access to educational facilities and feeling safe in the community.
- Main concerns included youth crime, long mental health waitlists and limited supports for children with physical disabilities.
- Barriers to improving the education, health, and overall well-being outcomes for children included the tendency for this age group to be overlooked, limited before and after-school care options, limited access to allied health and affordable mental health services and the impact of the rising cost of living.

## KEY FINDINGS FROM 'HAVE YOUR SAY' SURVEY

### For 12-18 Years:

- Respondents highly valued music and arts programs, the skate park and BMX track, sports like basketball, football and netball, and public transport.
- Top priorities included mental health, reducing harmful addictions, feeling safe in the community, access to public transport and connecting with others.
- Main concerns revolved around mental health, a need for increased support for young people with learning difficulties, a need for greater focus on the arts and more opportunities for youth with disabilities to connect.
- Barriers to improving the education, health, and overall well-being outcomes for adolescents included limited secondary school options, the necessity for increased outreach efforts and the need for more diverse options for this age group.

“ I most value the Moorabool Shire YES program and Moorabool Shire Youth Services. - Young Person ”

“ Young people who lack agency and capacity to make safe choices for their own wellbeing need more specialised supports. - Service Provider ”

### For 19-25 Years:

- Respondents highly valued the YES program and Shire youth services.
- Top priorities were access to public transport, local employment opportunities, feeling safe in the community, reducing harmful addictions and mental health.
- Main concerns included the need for increased supports for LGBTQIA+ youth, addressing youth crime, managing the ongoing impacts of trauma, increased mental health support, assistance for youth experiencing homelessness and substance addiction, and a lack of available social groups for this age group.
- Barriers to improving the education, health, and overall well-being outcomes for young people included the distance to tertiary education institutions, limited local employment opportunities, limited access to health services, the need for supports for those coping with trauma and the rising cost of living.

# SERVING OUR COMMUNITY

Moorabool Shire Council’s Community Connections & Wellbeing team provides child, youth and family services of high quality that support good health, education, developmental and social outcomes for children, young people and their families.

Council			Services for all					
Providing 200 services	58 play-grounds	23 recreation reserves	2 libraries Bacchus Marsh & Ballan	1 hospital Bacchus Marsh	12 early years service providers	4 aged care facilities	60-plus sporting groups	19 schools
Location				Jobs and growth				
45 mins to Melbourne	64 localities & towns	State forests & waterways	2,000ha of public open space	16,750 employed residents. 66% work outside of Shire	2,800 businesses & 9,000 jobs	Parwan Employment Precinct	Population tipped to double over next 40 years	

## Services for children, young people and families

Service	Program (Sub Service)	Description
Early Childhood Education and Care	Supported Playgroups	Supported Playgroups deliver the Smalltalk Program. Programs are facilitated in Darley, Ballan and West Maddingley. This program also includes individual sessions in participants’ homes.
	Kindergarten Partnerships and Central Registration	Central Registration supports the enrolment of children in funded three- and four-year-old kindergarten programs in partnership with kindergarten providers.
	Management of Early Years Facilities and Early Years Planning	Through a collaborative approach, gaps in service delivery are identified and addressed to support the needs of community.

Service	Program (Sub Service)	Description
<p style="text-align: center;">Maternal Child Health (MCH) Service</p>	<p style="text-align: center;">Universal Maternal Child Health</p>	<p>Key Age and Stage (KAS) appointments involve health and development monitoring of children 0-6 years of age. Includes: Maternal /family health and wellbeing (physical and mental) guidance.</p> <ul style="list-style-type: none"> <li>• Physical assessments, including growth, height, oral health and gait</li> <li>• Developmental assessments using Parents Evaluation of Developmental Status Screening (PEDS) and Brigance Screening, vision screening, mental health and family violence screening</li> <li>• Identification of risk factors, smoking, sleeping risks, family violence, prevention of injury</li> <li>• Health promotion and education: breastfeeding, nutrition, healthy eating and immunisation education</li> <li>• Promotion of language, learning and literacy</li> <li>• Provide referral pathways to support/ health services</li> <li>• New Parent Groups, Parenting sessions and sleep settling sessions</li> <li>• Mental Health Group sessions: mental illness and bereavement support</li> <li>• Community engagement projects: pram walks, pop up playgroups.</li> </ul>
	<p style="text-align: center;">Enhanced Maternal Child Health</p>	<p>Focuses on children and families who are considered vulnerable or at risk of poor outcomes. Services include:</p> <ul style="list-style-type: none"> <li>• Additional consultations</li> <li>• Home visits</li> <li>• Parent support groups</li> </ul>
	<p style="text-align: center;">Breastfeeding Service</p>	<p>Supports families with breastfeeding issues and promoting breastfeeding.</p>
	<p style="text-align: center;">Imagination Magic</p>	<p>A fun, creative and interactive performing arts and literacy program for children (0-5 years) and their families.</p>
<p style="text-align: center;">Best Start</p>	<p style="text-align: center;">Networks and Partnerships Plan Do Study Act (PDSA) Cycles</p>	<p><b>Best Start</b> partnerships use local data and community knowledge to identify those who are experiencing vulnerability at their sites. Communities and service providers collaborate to address issues as they are experienced at a neighbourhood and/or regional level.</p>

As a growing town, keeping up the funding and resources to cater for more youths is an emerging issue. – Service Provider



Service	Program (Sub Service)	Description
<p style="text-align: center;">Youth Services</p>	<p style="text-align: center;">FReeZA</p>	<p>FReeZA delivers events and learning opportunities for young people in creative arts, recreational activities, and cultural celebrations. The Youth Services Team supports the FReeZA committee in the planning and delivery of youth-friendly events.</p>
	<p style="text-align: center;">Youth Holiday Program</p>	<p>Our Youth Holiday Program runs during the school holidays and has a range of activities for young people across the 12-25 age range.</p>
	<p style="text-align: center;">Youth Engagement Support</p>	<p>The Youth Engagement Support (YES) program is facilitated by our Youth Services team and works with young people between the ages of 12-25 who are disengaged or at risk of disengaging with education and employment pathways. Through one-on-one mentoring and attendance at group sessions, young people are provided with opportunities to learn about school and job readiness, mental health and wellbeing, healthy lifestyles, and skills for social connection.</p>
	<p style="text-align: center;">Youth Action Group</p>	<p>The Youth Action Group (YAG) is comprised of young people between the ages of 12-25 who live, study or work in Moorabool Shire. The YAG consists of young people who are driven to share their perspectives and contribute to their community. As an action group, the YAG is a representative voice for the diverse young people in communities across Moorabool.</p> <p>Some important events designed by the YAG are the annual Moorabool Youth Awards and Youth Forum.</p>
	<p style="text-align: center;">Youth Spaces</p>	<p>Our Youth Spaces welcome all young people between the ages of 12-17 to connect with one another, chat with members of our Youth Team, play games, create arts and crafts, share delicious food, and have a lot of laughs.</p>
	<p style="text-align: center;">Moorabool Agencies and Schools Together</p>	<p>Moorabool Agencies and Schools Together (MAST) is a network of schools, service providers, and local agencies focused on creating collaborative partnerships to foster positive outcomes for local children and young people.</p>



# Themes



## Health and Wellbeing Services and Supports

We will support children, young people and families to improve health and wellbeing outcomes through improving access to health facilities, services and supports, promoting healthy and active strategies, programs and initiatives, and strengthening networks, partnerships and advocacy.



## Community Engagement and Participation

We will foster increased community engagement and participation through targeted programs, events, and initiatives, investigating opportunities for community capacity building and actively strengthen networks, partnerships and advocacy.



## Education and Learning

We will strive to improve educational outcomes for children and young people through providing and promoting formal and informal learning opportunities, by building a highly skilled and responsive workforce, and collaborating with education professionals and other partners.



## Safety and Inclusion

We will advance safety and inclusion within our community by focusing on inclusive and accessible Council programs, services, and spaces that meet diverse needs, the safety and accessibility of built and online environments, and through proactive networks, partnerships and advocacy.



# PRIORITY AREAS AND STRATEGIES

## Theme 1: Health and Wellbeing Services and Supports

“ Early intervention services are critical.  
- Service Provider ”

“ If there are resources and support to help with mental health in the children, I wouldn't know how to reach out and get the support.  
- Parent ”

Key Priority Areas	Strategies	Action	Timeframe (Years)
Access to health facilities, services, and supports	Deliver Key Age and Stage appointments through Maternal Child Health to support children and families to remain on track with developmental milestones.	1.1 Key Age and Stage visits scheduled within 10 days of birth notification being received. 1.2 Provide Enhanced Maternal Child Health to families who require extra support. 1.3 Provide outreach Maternal Child Health services to families in response to individual needs.	1-4
	Provide ongoing access to parent support groups.	1.4 New Parent Groups offered within 6 weeks. 1.5 Provide parent education and social connection. 1.6 Provide Sleep and Settling support. 1.7 Provide lactation support.	1-4
	Collaborate with stakeholders to increase and strengthen knowledge of referral pathways.	1.8 Advocate for mental health and allied health providers to be placed based in our municipality to support young people and the broader community.	1-2
		1.9 Create an engagement plan with stakeholders to investigate referral pathways, processes and resources.	1-2

Key Priority Areas	Strategies	Action	Timeframe (Years)
	Use service mapping to identify and communicate the scope of services and supports available to children, young people, and families.	1.10 Identify information on key areas (healthy lifestyle, education and employment, and mental health) and distribute to families, young people, schools, and community services and organisations. 1.11 Investigate an online directory of services for children, young people and families.	2-3 3-4
Healthy and active children, young people and families	Ensure play spaces meet the needs interests and abilities of children of varying ages and abilities.	1.12 Partner with internal Council departments to conduct a play-value analysis of places and spaces to identify gaps, and plan for future advocacy. 1.13 Engage the voice of children and young people in the design of leisure and recreation spaces. 1.14 Develop communication strategies to promote play-value of places and spaces within the community.	1-4 1-4 2-3
	Develop strategies to effectively deliver healthy lifestyle programs and initiatives for children, young people, and families.	1.15 Deliver a variety of programs to children, young people and families on topics such as healthy eating, sleep, active bodies and harmful substances. 1.16 Improve access to drug and alcohol counselling for young people.	1-4 1-2
Networks, partnerships and advocacy	Explore and build on opportunities to collaborate with internal Council teams involved in health and wellbeing initiatives.	1.17 Collaborate with internal partners to implement the Municipal Public Health and Wellbeing Plan.	1-4
	Explore and strengthen external partnerships to increase collaboration for improved health and wellbeing outcomes.	1.18 Partner with schools and local service providers to improve health and wellbeing outcomes through prevention programs and campaigns.	1-4

## Theme 2: Community Engagement and Participation

“The focus is always on sports but when you have children who are arty rather than sporty is can be difficult to find options.  
- Parent”

“It’s a very welcoming community.  
- Grade 6 Student”

Key Priority Areas	Strategies	Action	Timeframe (Years)
Targeted programs, events and initiatives to build social connectedness for children, young people and families	Review existing programs, events and initiatives and implement opportunities to build social connectedness for children, young people and families.	2.1 Review one-on-one mentoring for young people to promote positive engagement with community.	1-2
		2.2 Explore options for families to transition to community playgroups.	2-3
		2.3 Promote local opportunities for social engagement and connectedness.	1-4
	Investigate opportunities to run pop-up events and other free events across the municipality.	2.4 Engage with children, young people and families in rural areas to identify and facilitate activities to support social connection.	1-4
	Explore strategies to capture and incorporate the voice of the child and young person into the activation of community spaces, programs and services.	2.5 Design and deliver FReeZA events across community spaces with and for young people.	1-4
		2.6 Early years activities informed by the voice of the child.	1-4
	Create opportunities for youth leadership.	2.7 Deliver a series of ‘Young Leaders’ workshops with elected Grade 6 leaders to facilitate connection and skill development.	2-3
		2.8 Empower the Youth Action Group to design and deliver events and programs for the annual Youth Fest.	1-4
		2.9 Support and empower young people to self-advocate through channels such as access to community grants and informing Council plans.	2-3
		2.10 Investigate the Youth Charter and provide opportunity for redesign with the Youth Action Group.	1-2

Key Priority Areas	Strategies	Action	Timeframe (Years)
	Investigate and develop a Communications Strategy focused on promoting targeted programs, events and initiatives for children, young people, and families.	2.11 Design, implement and review annual Communications Plans for children, young people, and families. 2.12 Investigate and utilise social media platforms for the promotion of programs and events for children, young people, and families.	1-4 2-3
Community Empowerment	Investigate strategies and opportunities to increase a sense of belonging for our community.	2.13 Deliver annual Children’s Week event and other early years activities. 2.14 Deliver the annual Moorabool Youth Awards to celebrate and recognise young people across the municipality. 2.15 Engage First Nations organisations to develop an understanding and appreciation of Country for children and young people. 2.16 Support the diversity of families through acknowledging and celebrating cultural and inclusive events.	1-4
	Investigate new opportunities to foster intergenerational connectedness.	2.17 Deliver activities and events that enable children and young people to share experiences with older generations.	1-2
	Investigate opportunity to increase participation and engagement in volunteer opportunities.	2.18 Promote volunteer opportunities that exist in community organisations.	2-3
Networks, partnerships and advocacy	Strengthen child and youth service networks.	2.19 Identify and participate in networks for children, young people and families across Moorabool.	1-2
	Explore and build on opportunities to collaborate with internal Council teams involved in increasing community engagement and participation.	2.20 Partner with internal teams to deliver programs and events with young people.	1-4
	Advocate for efficient and effective public transport options across the municipality to promote easy access to child and family services.	2.21 Explore opportunities to improve access to services across the municipality.	2-3

## Theme 3: Education and Learning

“ Distance for students to travel to university or Tafe is a barrier to improving outcomes of young people.  
- Parent ”

“ How do we raise the awareness of the importance of education, from birth to adulthood?  
- Service Provider ”

Key Priority Areas	Strategies	Action	Timeframe (Years)
Formal and informal learning opportunities for children, young people and families	Promote existing formal and informal learning opportunities for children, young people and families.	3.1 Partner with Highlands LLEN, Djerriwarrh Community Education, The Laurels and Ballarat Group Training to investigate existing learning opportunities for young people.	1-4
		3.2 Promote Kindergarten through Central Registration and Enrolment. 3.3 Promote Neighbourhood House educational programs. 3.4 Promote parent education programs.	
	Maintain and expand the use of focus groups to educate parents and carers about child and youth development.	3.5 Facilitate referrals into parent/carer support programs. 3.6 Promote parents and carers as a child’s first teacher through Small Talk and MCH programs.	1-4
Plan and implement for 3- and 4-year-old kindergarten provision in line with Best Start Best Life Early Childhood Reform.		3.7 Support kindergarten teachers to strengthen School Readiness Funding outcomes.	1-4
		3.8 Support and strengthen knowledge of Early Childhood Reforms amongst partners and other stakeholders.	1-2
		3.9 Undertake Kindergarten Infrastructure Service Planning.	1-2
		3.10 Deliver Kindergarten Central Registration and Enrolment Service to our community.	1-4
		3.11 Promote the Marrung Aboriginal Education Plan 2016-2026 with Early Years Managers.	2-3
		3.12 Promote the Pre-School Field Officer Program within kindergarten programs.	1-2
Investigate opportunities to expand the provision for learning and activities in the arts.		3.13 Partner with the Arts & Culture team to promote and investigate opportunities for learning and the exhibition of children and young people’s art.	1-4
		3.14 Deliver skill development workshops for FReeZA committee members in partnership with lead organisation, the Push.	1-4

Key Priority Areas	Strategies	Action	Timeframe (Years)
	Explore and build on opportunities to collaborate with internal Council teams involved in education and learning.	3.15 Partner with Libraries to promote Early Years and Youth programs.	1-4
		3.16 Promote sustainability within educational settings in partnership with Council’s Environment team.	1-2
Building a highly skilled and responsive workforce	Promote professional development opportunities to ensure contemporary practice.	3.17 Allocate department-specific training for Early Years and Youth Services teams in response to staff learning needs.	1-4
		3.18 Encourage engagement within industry through communities of practice, conferences, and networks.	1-4
		3.19 Investigate and promote cultural safety training for Community Connections & Wellbeing teams.	2-3
	Develop and strengthen cohesive collaborative practice in an integrated hub environment.	3.20 Establish Hub Advisory networks within the West Maddingley and Darley Early Years and Community Hubs.	1-2
	Strengthen the Early Childhood Education and Care workforce.	3.21 Promote collaborative partnerships between consultant and Early Years Managers in relation to developing a Moorabool Workforce Strategy.	1-2
Networks, partnerships and advocacy	Develop strategies to strengthen relationships with local schools.	3.22 Investigate opportunities to engage with secondary schools adjacent to our municipality that educate young people who live in Moorabool.	1-2
		3.23 Co-design and deliver programs with Bacchus Marsh College to support young people’s learning.	1-4
	Investigate partnerships to support education-related transitions at different stages.	3.24 Create and deliver a Grade 6-Year 7 Transition Program in partnership with local primary and secondary schools.	1-4
3.25 Deliver a Careers Expo for young people aged 15+ to support transition from secondary to tertiary or other alternate education and employment pathways.		2-4	
3.26 Culturally and Linguistically Diverse (CALD) Outreach officer, Supported Playgroup, Best Start, and Maternal and Child Health promote transition to kindergarten and school.		1-4	

## Theme 4: Safety and Inclusion

“  
 What is the reality of safety versus perceived safety in this community?  
 - Service Provider  
 ”

“  
 Continue to support young people who identify as LGBTQIA+  
 - Parent  
 ”

Key Priority Areas	Strategies	Action	Timeframe (Years)
Inclusive and accessible council programs, services and spaces to meet the needs of our diverse community	Review referral documents to enhance inclusive accessibility for diverse communities.	4.1 Review and investigate options for accessibility for Permission and referral forms within Youth Services.	1-2
		4.2 Identify documents to be translated into languages other than English.	2-3
		4.3 Identify language diversity within Moorabool community for translation of documents.	1-2
		4.4 Promote inclusive accessibility for people with disability through accessibly published documents.	2-3
	Explore programs and spaces to ensure they meet the needs for inclusive accessibility.	4.5 Early Years and Youth Services to complete comprehensive Gender Impact Assessment on programs.	1-2
		4.6 Accessibility audit completed for all venues used for Community Connections & Wellbeing programs.	2-3
Investigate the service needs of culturally diverse communities in the provision of services for children and young people.		4.7 Provide translation services (Language Loop) to facilitate access to Kindergarten Central Registration and enrolment.	1-4
		4.8 Offer supports for culturally and linguistically diverse families enrolling into early years services.	1-4
Investigate methods to engage with local First Nations community.		4.9 Implement strategies to support the Koori Early Years Engagement Team.	1-2
		4.10 Provide opportunities for awareness raising and celebration of First Nations community through events such as NAIDOC and Reconciliation Week.	1-4
		4.11 Advocate within Council for a Reconciliation Action Plan.	2-3
		4.12 Build partnerships with Kirrip Aboriginal Corporation, Ballarat and District Aboriginal Corporation (BADAC), and Babaneek Booboop.	2-3

Key Priority Areas	Strategies	Action	Timeframe (Years)
	Investigate methods to engage with and support local LGBTQIA+ communities.	4.13 Deliver LGBTQIA+ group for young people. 4.14 Provide opportunities for LGBTQIA+ awareness raising and celebration through events such as IDAHOBIT and Pride.	1-4 1-4
Safe and accessible built and online environments	<p><b>Implement the Child Safe Standards Action Plan.</b></p> <ul style="list-style-type: none"> <li>• <b>Child Safe Standard 1</b> - Establish a culturally safe environment in which the diverse and unique identities and experiences of Aboriginal children and young people are respected.</li> <li>• <b>Child Safe Standard 2</b> - Embed information sharing, record keeping and governance arrangements to ensure the creation of a Child Safe culture.</li> <li>• <b>Child Safe Standard 3</b> - Children and young people are empowered about their rights, participate in decisions affecting them and are taken seriously.</li> <li>• <b>Child Safe Standard 4</b> - Inform and involve families and communities in promoting child safety and wellbeing.</li> <li>• <b>Child Safe Standard 5</b> - Equity is upheld and diverse needs respected in policy and practice.</li> <li>• <b>Child Safe Standard 9</b> - Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.</li> </ul>	<p><b>4.15 Child Safe Standard 1</b> 4.15.1 Display Aboriginal flag at Early Years Hubs and seek guidance from Aboriginal Community Controlled Organisations on further culturally safe initiatives.</p> <p><b>4.16 Child Safe Standard 2</b> 4.16.1 Apply Family Violence Information Sharing and Child Information Sharing practice. 4.16.2 Undertake Multi-Agency Risk Assessment and Management Framework training.</p> <p><b>4.17 Child Safe Standard 3</b> 4.17.1 Investigate learning opportunities for young people to inform them about their rights relating to education, employment, and legal systems. 4.17.2 Deliver activities for children and young people that support positive peer relationships.</p> <p><b>4.18 Child Safe Standard 4</b> 4.18.1 Investigate opportunities for families and communities to provide input on policies and activities that impact children and young people. 4.18.2 Provide Child Safety information and processes targeted to families and communities at all Community Connections &amp; Wellbeing venues.</p> <p><b>4.19 Child Safe Standard 5</b> 4.19.1 Undertake Gender Impact Assessments on Youth Services, Maternal and Child health Service and Early Years services.</p> <p><b>4.20 Child Safe Standard 9</b> 4.20.1 Facilitate learning opportunities for safe social media use for children and young people.</p>	1-4 1-4 1-4 1-4 1-4 1-4 1-4 1-2 1-2 1-4
	Review signage at Council Community Connections & Wellbeing venues and facilities.	4.21 Investigate opportunities to improve accessibility.	1-2

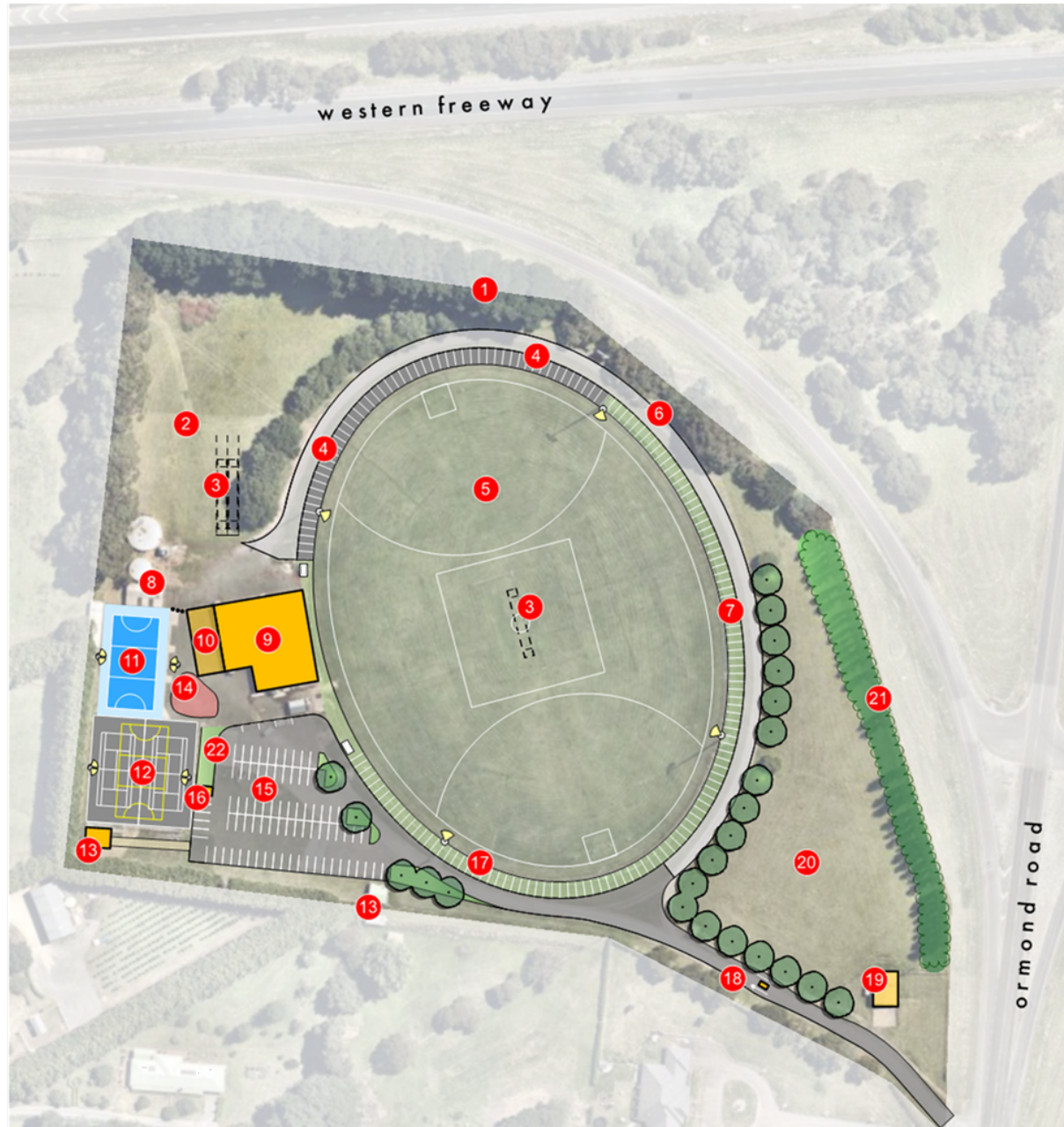




The Moorabool Shire Young Communities Strategy was prepared by Hello Learning and Acosh Design in collaboration with Moorabool Shire Council.



- 1 As Cypress pines reach senescence, replace with similar to retain wind break
- 2 Overflow car parking/ football warm-up area
- 3 Future provision for cricket (centre wicket and practice nets), when demand exists
- 4 Rebuild this section of oval perimeter car parking by installing a terrace with a gravel surface at grade with the perimeter road
- 5 Rebuild the playing surface to mitigate its rapid deterioration in wet weather, and convert the floodlights to LED
- 6 Widen the oval perimeter gravel road to 6m
- 7 Retain the natural grass oval perimeter car parking
- 8 Retain netball pavilion for meetings and storage
- 9 Extend and upgrade the social room, kitchen and umpires change room, and provide a new timekeepers/ meeting room (refer to pavilion plan)
- 10 New compliant netball player and umpire change rooms (refer to pavilion plan)
- 11 Resurface the competition netball court, and upgrade the floodlights to LED training standard (100 lux)
- 12 Resurface the asphalt tennis-netball courts, and upgrade the floodlights to LED training standard (100 lux)
- 13 Remove the existing cricket practice facility, and relocate the reserve equipment/ maintenance shed into the space with a security alarm
- 14 Install a new fenced playground
- 15 New spray sealed car park (80 spaces), with drop-off zone adjacent to pavilion entrance
- 16 New enclosed bin store
- 17 Resolve oval drainage/ flooding issue at this location as part of the scope of works to rebuild the playing surface
- 18 Spray seal the reserve entrance road surface, and widen the road to accommodate a new central ticket box
- 19 Modify the CFA building to conform with new standards for fire tankers
- 20 Retain as an open space area
- 21 Strengthen the reserve boundary planting
- 22 Install a new septic system



March 2023

## Wallace Recreation Reserve Master Plan

# Wallace Recreation Reserve Master Plan 2024-2033

February 2024



## TABLE OF CONTENTS

<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1. Background.....	1
1.2. Master Planning Process.....	2
1.3. Purpose and Use of a Master Plan.....	2
<b>2. CONTEXT AND BACKGROUND.....</b>	<b>3</b>
2.1. Wallace Recreation Reserve Catchment.....	3
2.2. Relevant Plans and Strategies .....	5
<b>3. WALLACE RECREATION RESERVE EXISTING CONDITIONS.....</b>	<b>7</b>
3.1. Land Ownership and Planning.....	7
3.2. Existing Site Conditions .....	7
3.2.1. Sports Oval.....	8
3.2.2. JP Duggan Pavilion .....	8
3.2.3. Netball Courts and Associated Facilities .....	9
3.2.4. Other Areas / Facilities .....	10
3.2.5. Traffic Management.....	10
<b>4. STAKEHOLDER ENGAGEMENT .....</b>	<b>11</b>
4.1. Reserve User Groups .....	11
4.2. Other Stakeholders.....	13
<b>5. PAVILION ISSUES AND OPPORTUNITIES.....</b>	<b>14</b>
5.1. 1st Pavilion Scheme .....	14
5.2. 2nd Pavilion Scheme .....	16
<b>6. WALLACE RECREATION RESERVE MASTER PLAN .....</b>	<b>17</b>
6.1. Master Plan Development .....	17
6.2. Key Directions of the Master Plan .....	18
6.3. Other Recommendation.....	20
6.4. Cost & Staging Plan.....	20

## APPENDICES

- Appendix 1 – Netball Pavilion Redevelopment Plan (Springbank Football Netball Club)
- Appendix 2 – 1<sup>st</sup> Pavilion Scheme Concept Floor Plan (Millar Architects)
- Appendix 3 – 2<sup>nd</sup> Pavilion Scheme Concept Floor Plan (Millar Architects)
- Appendix 4 – Wallace Recreation Reserve Master Plan
- Appendix 5 – Pavilion Expansion and Upgrade Cost Plan



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## 1. INTRODUCTION

### 1.1. Background

The Wallace Recreation Reserve (AJ Yates Reserve) is the primary community open space in the broader Wallace and Springbank district. The reserve is located in Wallace, southwest of the intersection of the Western Freeway and Ormond Road (see Figure 1). The reserve is owned by the Moorabool Shire and comprises an oval, a netball court, a tennis-netball multipurpose court, two pavilions, a CFA building, a playground, and other buildings and infrastructure to support the tenant user groups.

Figure 1 – Location of Wallace Recreation Reserve



The following user groups are either based at Wallace Recreation Reserve or frequently utilise facilities within the reserve:

- Wallace Recreation Reserve Committee of Management.
- Springbank Football Netball Club.
- Wallace CFA.
- U CAN Personal Training.

As well as use for organised sport, the reserve is an important venue for local residents and visitors to engage in passive and informal recreation, such as walking and exercising dogs.

A reserve master plan was prepared in 2013 but was not formally adopted by Moorabool Shire Council. However, the 2013 master plan did trigger several new and upgraded facility projects.

- Player change room extension to the main pavilion.
- Irrigation upgrade to the oval.

- New floodlights installed to the oval.
- New goal back nets installed at each end of the oval.
- New digital scoreboard.
- Construction of compliant run-offs for the competition netball court.

The centre cricket pitch on the oval was removed some years ago following the decline of cricket participation in the area.

It is now timely for a new master plan to guide future upgrade and improvement projects, particularly where non-compliance exists for some of the sporting facilities. The Committee of Management and the Springbank Football Netball Club have also identified that the social room and adjoining facilities no longer meet all of the club's needs, or the needs of other user groups. Importantly, the Committee has identified the future potential for the co-location of other community infrastructure/ assets at the reserve that support community connection (eg. the Wallace Kindergarten, Wallace Hall), or the use of an upgraded pavilion to accommodate these functions and uses.

Sports Community and Simon Leisure Consulting were engaged to prepare the new master plan, and during the study, Millar Architects were appointed to prepare concept plans for the upgrade and expansion of the pavilion. This report provides an overview of the study process, describes the key findings from the study, and outlines a new vision for the Wallace Recreation Reserve. Inherent in this new vision is the opportunity to further build on the recognition and value of the reserve as the town's key community hub, and the subsequent importance of future investment to realise this key connection of the local community to the reserve and its facilities.

## 1.2. Master Planning Process

The following process informed the master plan development:

1. Review of relevant background reports.
2. Consideration of demographic data relating to Wallace and Springbank.
3. Review and assessment of the existing facilities and spaces within the Wallace Recreation Reserve.
4. Consultation with Wallace Recreation Reserve user groups, staff from Moorabool Shire Council, and other stakeholders.
5. Analysis of issues and opportunities for the reserve.
6. Preparation of concept plans for the reserve and the pavilion for review by the project stakeholders, and assessment of feedback received.
7. Preparation of the final Wallace Recreation Reserve Master Plan.

The Wallace Recreation Reserve Master Plan has been designed to reflect the future needs and aspirations of user groups and the broader community.

## 1.3. Purpose and Use of a Master Plan

A master plan determines a broad vision for an area and outlines projects and strategies that are required to be implemented to achieve the new vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Wallace Recreation Reserve Master Plan may be required, depending upon their scale, likely impact and estimated cost.

It is important to note that the inclusion and reference to projects in the master plan does not directly commit the user groups, the Moorabool Shire Council, or any other organisation to a responsibility for funding and implementing these projects.

## 2. CONTEXT AND BACKGROUND

The Wallace Recreation Reserve Master Plan was informed by a number of research and planning considerations. This section provides a summary of the key planning and contextual factors which were important to be assessed and considered during the preparation of the master plan.

### 2.1. Wallace Recreation Reserve Catchment

The Wallace Recreation Reserve is located on the Western Freeway approximately 20 kilometres east of Ballarat, and just under 100 kilometres from Melbourne. It serves a broad regional catchment beyond the two key townships of Wallace and Springbank, by providing sporting and recreation opportunities to people residing in smaller neighbouring towns, villages and districts without direct access to local community leisure facilities.

The following table shows that the combined 2021 population of the reserve catchment was 2,000, and is projected to grow to 2,300 by 2041, or 300 additional people. See Figure 2 for a map showing the reserve catchment.

Town	2021 Pop'n <sup>1</sup>	Projected 2041 Pop'n <sup>2</sup>
Barkstead	41	47
Bolwarrah	48	55
Bullarook	77	88
Claretown	35	40
Clarkes Hill	75	86
Dean	132	152
Korweinguboora	196	225
Lal Lal	621	715
Millbrook	180	208
Molonghip	105	120
Spargo Creek	42	48
Springbank	117	135
Wallace	227	261
Wattle Flat	104	120
<b>Total</b>	<b>2,000</b>	<b>2,300</b>

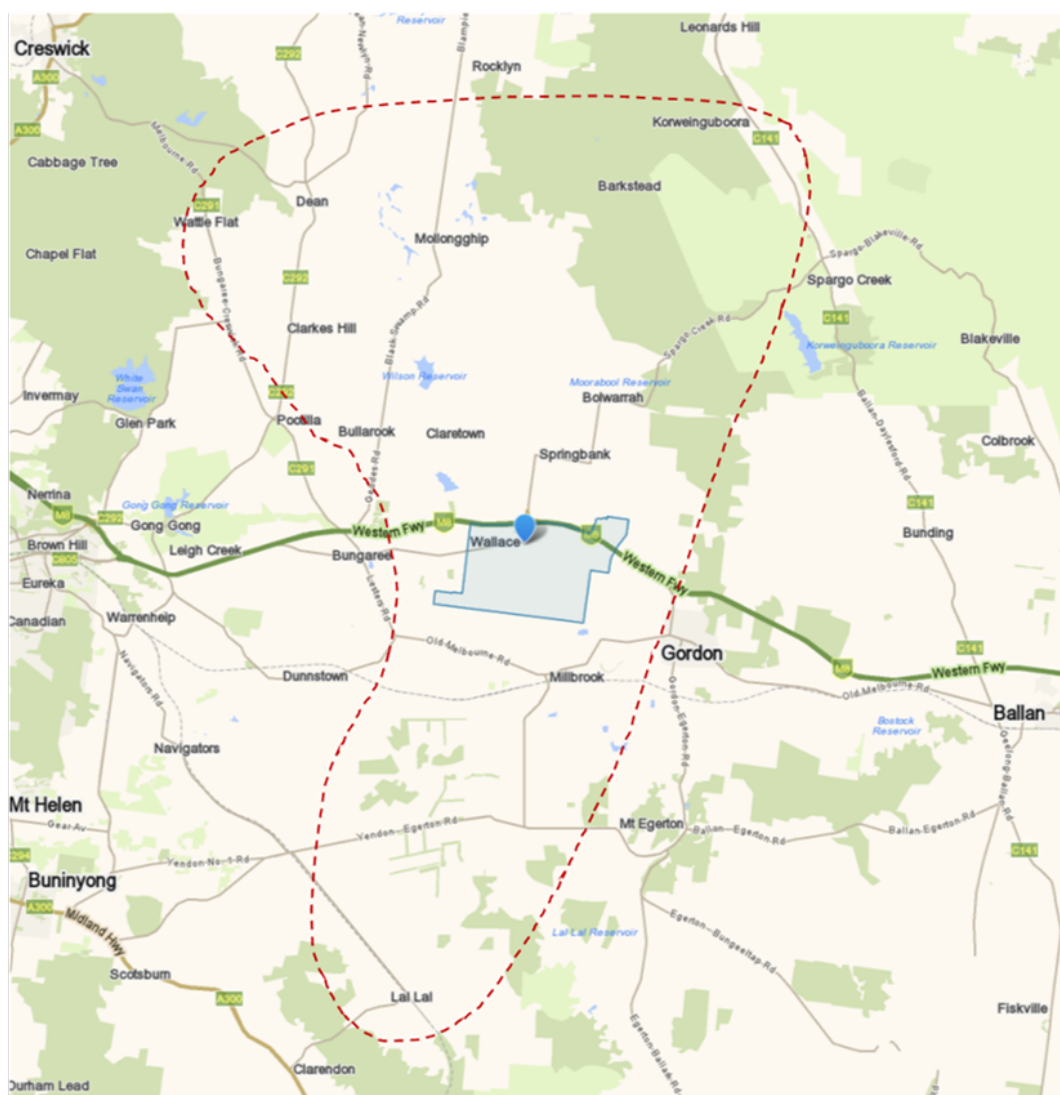
The population profile of the reserve catchment is older when compared to all of Moorabool Shire and all of Victoria, as evidenced by:

Area	Average Median Age	People Aged 0–14 yrs	People Aged 70 yrs+
Reserve Catchment	46	20.6%	11.2%
Moorabool Shire	39	23.8%	11.6%
Victoria	38	18.2%	12.4%

<sup>1</sup> Source: 2021 Census QuickStats

<sup>2</sup> Based on the 15% projected increase for the Rural West Forecast Area, id forecast 2023

Figure 2 – Population Catchment for Wallace Recreation Reserve



Wallace and Springbank with 85.6% of residents Australian-born has a lower proportion of cultural diversity than all of Moorabool Shire with 80.4% Australian-born, but has a higher proportion of Couples with Children (36.7% compared to 33.0% for all of Moorabool Shire). Whilst only moderate population growth (15%) is forecast to 2041, this could change with the continued population growth in the east of Ballarat and western area of Moorabool Shire.

However, population growth could change considerably with the sewerage of Wallace. Council and the local community are advocating for the town to have reticulated sewerage, and the authority responsible for sewer and water within the region, Central Highlands Water, supports this direction. Wallace is ideally situated to grow, due to its location to Ballarat, and its access to existing social infrastructure, such as a kindergarten, sporting facilities, and other community infrastructure. Council's *Small Towns and Settlements Strategy (2016)* says, 'Wallace has significant residential amenity and is likely to attract higher levels of population growth if supported by reticulated sewerage'. Growth triggered by the installation of reticulated sewerage would enable Wallace to become more socially and economically sustainable, which will in turn create additional opportunities for existing and new sporting clubs.



This growth potential for Wallace is also supported by work in-progress by Council to prepare a *Structure Plan for Bungaree and Wallace*. An Emerging Directions Paper exhibited in 2023 identified four potential residential development areas in Wallace, with a combined size of 120 hectares and a potential to accommodate an estimated 1,000 additional dwellings. A potential employment precinct of an estimated 30 hectares in Wallace could provide for up to 300 new jobs for existing and future residents.

## 2.2. Relevant Plans and Strategies

The following Council plans and strategy reports provided valuable base information relating to the general sporting and recreational needs and aspirations of Moorabool Shire residents, and current reserve management policies.

1. Recreation and Leisure Strategy 2015-2021, Volume 1: Facilities Strategy Plan.
2. Recreation and Leisure Strategy 2015-2021, Volume 3: Background Report.
3. Recreation Reserve Management Framework (2016).
4. Recreation Reserve Capital Works Contribution Policy (2016).
5. Small Towns and Settlements Strategy (2016).
6. Wallace Recreation Reserve – Draft Master Plan 2013-2018.

The *Recreation and Leisure Strategy* provides the overarching direction for sport and leisure throughout the Shire, and also documents sports facility provision standards using three levels of classification: Local, District and Regional. The strategy has assigned the following classifications to the sporting and recreation facilities in Wallace:

**Local:** Tennis Netball # Playspace  
**District:** Oval

# Given the direct association between football and netball with the Springbank Football Netball Club, it is plausible that the netball facilities should also be classified as District level.

The strategy recommends the following capital upgrades at the Wallace Recreation Reserve:

- Install sub-surface drainage and irrigation to the oval. [Irrigation completed]
- Upgrade the oval playing surface (level, turf species).
- Upgrade oval floodlights to training standard. [Completed]
- Install a new electronic scoreboard. [Completed]
- Allowance for upgrade or rebuild of the cricket practice nets in a new location.
- Upgrade the dedicated netball court floodlights to training standard. [Completed]
- Install floodlights to the dual tennis-netball courts. [Completed]

The *Small Towns and Settlements Strategy* contains specific recommendations for how to manage, support, and encourage sustainable growth and development in Wallace, including community infrastructure and recreation and leisure. The Vision Statement for Wallace is .....

*Wallace is a thriving rural town with heritage, food and wine and sporting facilities that are supported by appropriate levels of growth. It is a town that through its facilities and services supports surrounding settlements, and values its quiet, relaxed country lifestyle.*

Specific recommendations for Wallace relevant for the master planning study include:

1. Planning should consider Bungaree, Dunnstown, and Wallace collectively as a focus for investment in facilities and services in the western part of the Shire.

2. Continue to support and enhance the existing community facilities, and various community associations and groups, as key assets of Wallace.
3. Continue to recognise the recreation reserve as the key community and recreational asset in the settlement.
4. Support the improvement of facilities at the recreation reserve in accordance with an approved master plan.

### 3. WALLACE RECREATION RESERVE EXISTING CONDITIONS

#### 3.1. Land Ownership and Planning

Wallace Recreation Reserve is a Council-owned reserve managed on Council's behalf by a Community Asset Committee. The reserve is approximately 5.5 hectares in size and comprises one land parcel only. The reserve is zoned *Township Zone*, and is subject to two broad overlays that encompass all areas of Wallace:

- Design and Development Overlay.
- Environment Significance Overlay.

None of the overlays present any significant constraints with the continued future use and development of the reserve as a place of sport and recreation.

The reserve is shown below and is denoted by the area inside the red line.

#### 3.2. Existing Site Conditions

Figure 3 identifies the key facilities within the Wallace Recreation Reserve.

Figure 3 – Wallace Recreation Reserve Existing Conditions



The following sections describe the facilities, features, issues and opportunities within the reserve. The site analysis was undertaken by the consultant team on 24 May 2021, and also includes input received from user groups, Council staff, and other stakeholders collected during the consultative meetings held during the project.

A high-level summary of the sporting and recreation precinct site analysis is:

1. Oval surface deteriorates quickly with rain, and needs to be rebuilt.
2. Netball and tennis-netball courts are generally compliant and in good condition.
3. Main pavilion has several non-compliances and functional constraints, and there are no compliant netball player and umpire change rooms.
4. The playground needs upgrading and is presently not well located.
5. Car parking lacks definition and clarity, and is largely ad hoc.
6. The reserve road is narrow and contributes to traffic congestion.

### 3.2.1. Sports Oval

The sports oval is approximately 180m long x 130m wide, which is well within the range of preferred dimensions for a senior football oval. The centre cricket wicket was removed in 2016.

At the time of inspection, the surface of the sports oval was average, and consultation with user groups and Council representatives identified that the playing surface deteriorates quickly with rain. The oval floods in the southwest area, and the exit drainage in this location needs to be repaired.

The oval irrigation system was upgraded in 2020 by Moorabool Shire Council, and at the same time new halogen floodlights, goal posts, and ball netting were also installed.

### 3.2.2. JP Duggan Pavilion

The pavilion is in good condition, however has several non-compliances and functional constraints, largely due to the evolution of the building through several upgrades and extensions in the past. The kitchen is not fit for purpose: it is poorly designed, lacks bench space, and importantly, does not have direct access to the social room for food serving.

The home change room amenities also double as the male toilets servicing the social room, which results in members of the public (including children) walking into the amenities when players are changing and showering. This makes them unsuitable as female change rooms, and is presently an inhibitor to the reserve hosting female football matches. The showers in both change rooms are not partitioned, making them not female-friendly or gender neutral.



Deep screen

A lack of storage has the club's merchandise being stored on a corner of the social room, and contributes to the inefficient layout of the social room compounded by the placement of the bar. The bar is an add-on in the social room and is not purpose-built.

Access to the time keepers room above the kitchen is via a spiral staircase, and the view to some sections of the ground is obstructed due to a recent extension of the veranda roof.

There are several accessibility non-compliances within and around the pavilion, including access to the canteen.



### 3.2.3. Netball Courts and Associated Facilities

There is one competition netball court and a second netball court overlaid onto two tennis courts. The main court has a synpave surface and has compliant dimensions and run-offs. The court surface is good, although some hairline cracks are beginning to emerge.



There is a player shelter and a separate scorers shelter, all in good condition. The court floodlighting comprises two poles at the halfway point on each side, and is compliant to training standard.

The second netball court is asphalt and overlaid on two tennis courts. These courts are fenced. The dimensions for the tennis courts and netball court are compliant, except the run-off at the northern end of the netball court which is less than the minimum 3.05m. This non-compliance is not considered a major issue, as the court is used for training and match day warm-ups only. The court surface and fencing are in good condition.

The court floodlighting comprises two poles at the halfway point on each side, and is compliant to training standard. The floodlights on both courts are halogen globes and should be converted to LED in their next upgrade. No tennis club exists, so the tennis courts are largely used for recreational tennis, however, in previous years they have been used as overflow courts by the Gordon Tennis Club.

At the northern end of the main netball court is a pavilion. It is used as a makeshift netball change room and store/ office by the netballers. It is in good condition and has been recently refurbished inside. There are no dedicated and compliant netball changing rooms for players and umpires at the reserve.

### 3.2.4. Other Areas / Facilities

There is a small, fenced playground near the tennis-netball courts comprising of a slide and swing set only.

A set of cricket practice nets with two lanes is located south of the tennis-netball courts. They are in poor condition and are orientated east-west which is not the preferred orientation for cricket wickets.

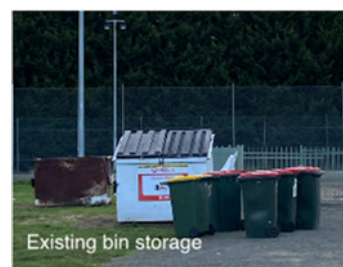
The Wallace CFA shed is located near the main entrance, and the brigade currently has one fire truck stored in the shed.

The reserve maintenance equipment shed is located on the southern boundary adjacent to the reserve entry road. It is a colourbond shed and is poorly situated. Its functionality is compromised as it does not have a concrete base.

The brick ticket box is located at the end of the reserve entry road, and is in good condition.

Two water storage tanks are situated north of the netball court. They are fed by bore water and a new pumping system which was installed adjacent to the tanks as part of the oval irrigation upgrade in 2020.

The area designated for the storage of rubbish bins and rubbish skips is adjacent to the playground. The waste area is unfenced, and its prominent location detracts from the general appearance of the reserve.



### 3.2.5. Traffic Management

The reserve road and car parking is largely unsealed and informal. Most of the road is only 3 – 4 metres wide and should be widened to 6 metres to provide for more efficient vehicle movements, particularly when cars are entering and exiting simultaneously, ie. when spectators for the Reserves and Seniors are arriving and when players and families from junior football and netball matches and are leaving.

The reserve entry road has the ticket box positioned on the right-hand side of the road, which creates confusion and hold-ups for vehicles exiting the reserve at this point. A pedestrian path along the reserve entry road needs to be maintained.

The primary parking area is in the southwest corner of the reserve adjacent to the tennis-netball courts and south of the main pavilion. It is informal parking and could be made more efficient by sealing and line marking the area. Overflow parking is available in the northwest corner of the reserve, and supplements the nose to fence car parking around the oval. The surface of the car parking around the northwest section of the oval reserve needs to be converted to gravel, as the grass surface causes cars to become bogged during wet weather as the surface inclines towards the oval.

The area between the main pavilion and netball courts is a vehicle free area, cordoned off with bollards.



## 4. STAKEHOLDER ENGAGEMENT

A combination of meetings, interviews, and site inspections were carried out with stakeholders during the study. The following table is a chronological summary of the stakeholder engagement undertaken.

Date	Method of Consultation	Group / Stakeholder
7 May 2021	Telephone interview	Eureka Community Kindergarten Association (ECKA)
24 May 2021	Site review meeting	Wallace Recreation Reserve CoM Project team
	Combined user group meeting	Wallace Recreation Reserve CoM Springbank Football Netball Club Wallace CFA UCAN Personal Training
28 June 2021	Zoom meeting	Council recreation and sport staff
14 September 2021	Zoom meeting (review draft master plan and pavilion concept plan)	Council recreation and sport staff
25 November 2021	Workshop (review draft master plan and pavilion concept plan)	Wallace Recreation Reserve CoM Springbank Football Netball Club Wallace CFA
24 August 2022	Workshop (review draft master plan and pavilion concept plan)	Wallace Recreation Reserve CoM Springbank Football Netball Club Wallace CFA
11 April 2023	Workshop (review draft master plan and 2 <sup>nd</sup> pavilion concept plan)	Wallace Recreation Reserve CoM Springbank Football Netball Club Council recreation and sport staff

### 4.1. Reserve User Groups

A summary of the key outcomes from the preliminary consultation with the reserve user groups is provided in the following table.

Group	Information from Meetings
Springbank Football Netball Club	<p>Club was formed in 1925</p> <p><u>Football</u></p> <p>In 2021, the Club had four teams: Seniors Reserves, U18s, U12s Club does not currently have enough players to field an U15 team, which has been on and off over the last couple of years Strong commitment to building the junior program, 60-70% of junior players are from Ballarat</p> <p><b>2024 Update:</b> the Club still has Seniors Reserves, U18s and U12s, but now has an U15 boys team and also has sufficient numbers for a Senior womens team and Junior girls team</p> <p><u>Netball</u></p> <p>Club has seven teams: Seniors (A, B &amp; C) U17s, U15s, U13s (A &amp; B) Club has been a powerhouse of the netball competition winning 8 of the last 11 premierships – seen as a ‘destination netball club’ Club has never struggled with numbers for netball</p>

Group	Information from Meetings
	<p><b>2024 Update:</b> the Club had 72 girls attend its February try-outs session for its 4 junior netball teams U17s, U15s, U13s (A &amp; B)</p> <p><u>Facility Use</u></p> <p>All netball teams train on Thursday nights – Senior teams use the main court, with junior teams using the asphalt court</p> <p>Monday: Junior football training</p> <p>Tuesday: Senior football training</p> <p>Thursday: Senior &amp; Junior football training, Senior &amp; Junior netball training</p> <p>Saturday: Senior &amp; Junior football and netball matches</p> <p>Club has a strong and loyal following of past players</p> <p>Club regularly attracts crowds of 1,000+ spectators for local rivalry matches and finals</p> <p><u>Issues and Opportunities Raised</u></p> <ul style="list-style-type: none"> <li>• Upgrade the oval playing surface, as it often becomes too wet/muddy to train on resulting poor preparation for matches, and on occasions matches have to be relocated to other reserves resulting in lost revenue for the club</li> <li>• Overland drainage issue with stormwater sometimes flooding the southern neighbour’s property</li> <li>• Main pavilion has shortcomings: kitchen doesn’t connect to the social room; players change room amenities are also the male public toilets; lack of storage; social room needs to be bigger to accommodate Thursday dinners and community functions/ events (eg. funeral wakes)</li> <li>• There are no netball player and umpire change rooms (club has plans to upgrade the existing netball pavilion)</li> <li>• Cypress trees provide an important wind break so any tree replacement needs to be progressive rather than removing the whole stand at once</li> <li>• Playground is inadequate</li> <li>• Rubbish bins area requires screening</li> <li>• Reserve equipment maintenance shed needs to be relocated and upgraded (concrete floor)</li> <li>• Reserve entrance creates a bottleneck at the ticket box between cars arriving and leaving</li> </ul>
<p>U CAN Personal Training</p>	<p>UCAN Personal Training has been providing fitness sessions for members of the Wallace and district community for the past 10 years</p> <p>On average, a session includes 12 participants, although this number fluctuates depending on the weather (on days where the weather is cold and wet, numbers reduce 3 or 4 due to no suitable indoor space)</p> <p>Group mainly uses the undercover grandstand area, and occasionally the netball courts</p> <p>Participants age range is from 40 - 85 year olds</p> <p><u>Issues and Opportunities Raised</u></p> <ul style="list-style-type: none"> <li>• Access to onsite storage</li> <li>• Would like a dedicated room/ space for classes (supports a gym being built)</li> </ul>



Group	Information from Meetings
Wallace CFA	<p>The CFA has been based at reserve for approximately 40 years and has approx. 20 members</p> <p>It uses the shed at the reserve primarily for storage - one fire truck is kept on site</p> <p>It occasionally use the main pavilion for training courses and meetings, and active training is conducted at Millwood CFA</p> <p>The reserve is a nominated staging ground for emergency management</p>

#### 4.2. Other Stakeholders

A summary of the outcomes from meetings with other stakeholders is provided below.

##### **Eureka Community Kindergarten Association (ECKA)**

ECKA operates the Wallace and District Kindergarten at 729 Bungaree-Wallace Road, Wallace. A Maternal Child and Health service is also available at the premises.

ECKA was contacted early in the master plan study as it had previously had some preliminary discussions with the Wallace Recreation Reserve Committee of Management about the potential for the reserve pavilion being redeveloped into a community facility similar to the Waubra Community Hub. It was important to get an update on this proposal, as it would have significant bearing on the direction of the master plan study if it was to proceed.

The ECKA Chief Executive Officer explained that she had spoken to the Moorabool Shire Council’s early years staff, and they indicated that Council would not be supporting such a proposal in the short term, as Council had invested significant funds into the current Wallace kindergarten and MCH premises in 2008, when the building was extended and renovated.

##### **Council Staff**

Council staff from the sport and recreation department were consulted about the master plan, and were also provided with draft plans to review. The Council staff generally agree with the issues and opportunities nominated by the reserve users during their May 2021 meeting.

Other comments provided by the Council staff included support for existing floodlighting to be converted to LED, and that the funds required to implement many of the master plan directions, especially the pavilion redevelopment, will need to be sourced from State and/or Federal Government or other funding bodies, and not to rely on Council funding only.

It was also noted that any plans for new/ upgraded netball off-court facilities would need to be approved by Netball Victoria in order to be eligible for State Government funding, and such approval will likely be conditional on plans meeting the standards and guidelines outlined in *Netball Victoria’s Facilities Manual (2017)*.

## 5. PAVILION ISSUES AND OPPORTUNITIES

Millar Architects was engaged to undertake a condition and compliance assessment of the main pavilion, and to prepare a pavilion concept floor plan to respond to key issues identified, which included:

- Kitchen not having direct access to the social room, and lacking bench space and storage.
- Home change room toilets and showers also doubling as the male toilets for guests using the social room, and therefore being unsuitable to host female football matches.
- All showers in the player change rooms are not partitioned making them not female-friendly or gender neutral.
- A general lack of storage.
- The bar not being purpose-built.
- Desire of the Committee of Management and user groups to expand the size of the social room.
- DDA compliance, including the accessible toilet being non-compliant, the canteen servery not being accessible, and the timekeepers room requiring ladder access.

It should be noted that Miller Architects were initially not asked to incorporate new netball player and umpire rooms into the new pavilion scheme, nor review the plans for the redevelopment of the netball pavilion that have been prepared by the Springbank Football Netball Club (see Appendix 1 for the club's plans for the netball pavilion expansion and upgrade).

### 5.1. 1st Pavilion Scheme

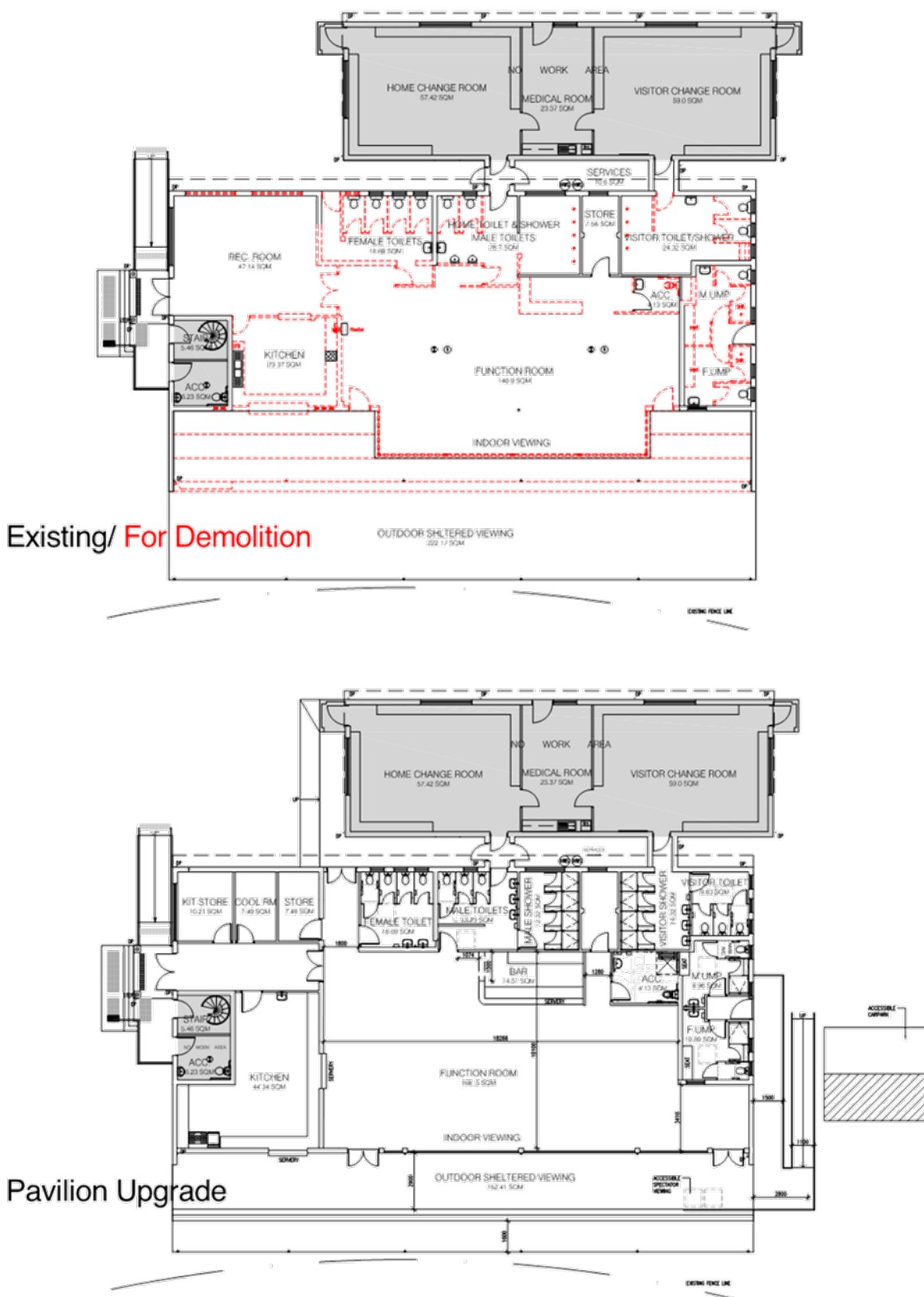
See Figure 4 for the 1<sup>st</sup> pavilion scheme prepared by Millar Architects that shows the following new or expanded functional spaces:

- Formalising the existing pavilion entrance by constructing a coolroom and two new stores, which creates a corridor past the kitchen.
- Including a potential new pavilion entrance from the rear at grade, which brings guests straight in to the function space (an optional inclusion as the existing southern pavilion entrance is DDA compliant).
- Expanded kitchen/ canteen (from 23m<sup>2</sup> to 44m<sup>2</sup>), and importantly a new servery directly to the social room.
- Internal male toilets separated from the showers, ie. the shower room has a door.
- Showers in both the home and away amenity areas now cubicled.
- Social room expanded to the front (from 140m<sup>2</sup> to 168m<sup>2</sup>).
- New bar.
- Compliant internal accessible toilet.
- New accessible spectator viewing in the grandstand, and accessible canteen access.

For this scheme, the total pavilion indoor area increases from 547m<sup>2</sup> to approx. 616m<sup>2</sup> (or +69m<sup>2</sup>), whilst the undercover viewing area along the front of the pavilion reduces in area from 222m<sup>2</sup> to approx. 152m<sup>2</sup> (or -70 m<sup>2</sup>).

See Appendix 2 for enlarged versions of the two plans shown in Figure 4, which also include area schedules.

Figure 4 – 1<sup>st</sup> Pavilion Scheme Concept Floor Plan



**5.2. 2<sup>nd</sup> Pavilion Scheme**

As mentioned in Section 4.2, Council noted that any plans for new/ upgraded netball change rooms and amenities will need to meet the standards and guidelines outlined in *Netball Victoria's Facilities Manual (2017)*. For this reason, a 2<sup>nd</sup> pavilion scheme was prepared by Millar Architects to:

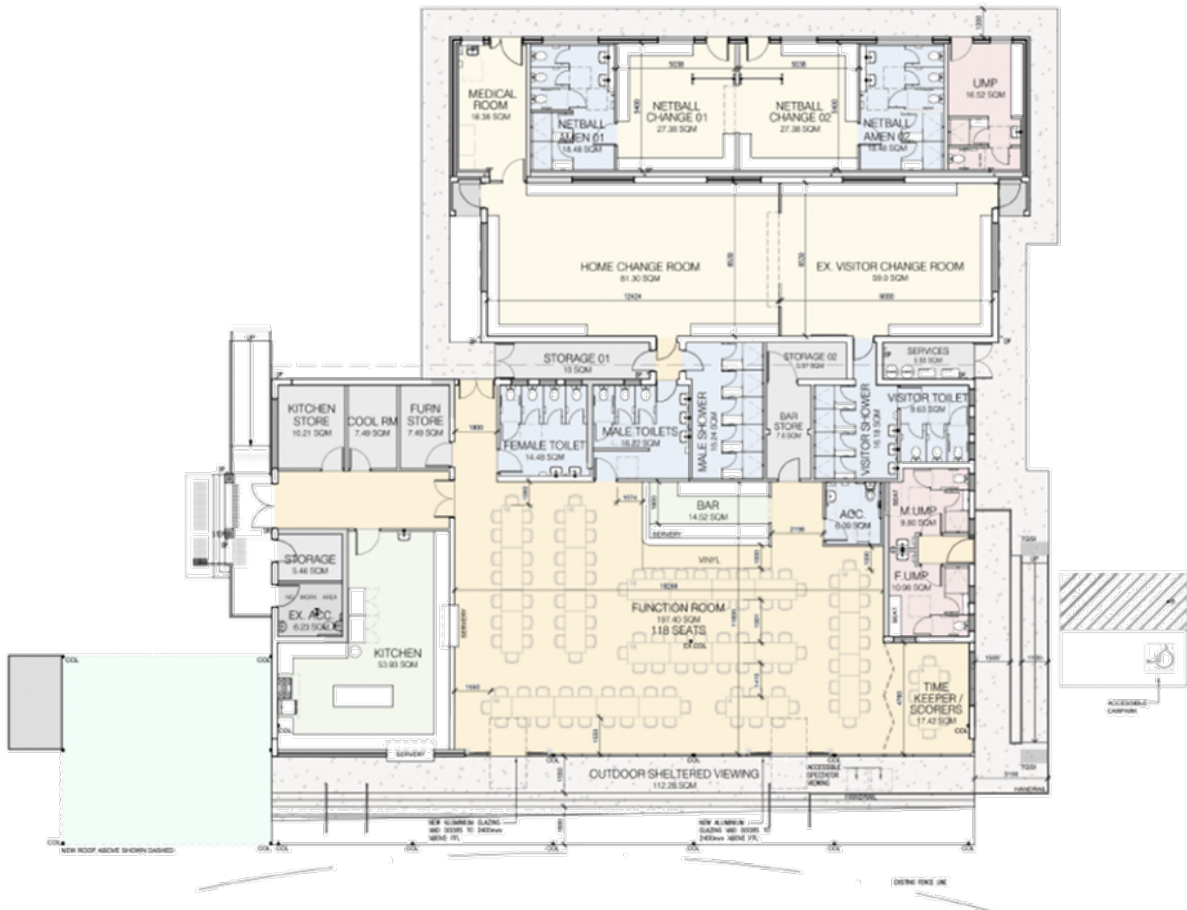
1. Provide for new netball player and netball umpire change rooms and amenities adjacent to the courts and integrated with the existing main pavilion.
2. Provide compliant football umpire change rooms and amenities (gender separate).
3. Provide a safer and more appropriate timekeepers/ scorers room.
4. Provide additional internal and external accessible storage.
5. Incorporate other inclusions listed in Section 5.1.

A total area of approx. 110m<sup>2</sup> is shown for the new netball facilities.

For this scheme (see Figure 5), the total pavilion indoor area increases from 547m<sup>2</sup> to approx. 820m<sup>2</sup> (or +273m<sup>2</sup>), whilst the undercover viewing area along the front of the pavilion reduces in area from 222m<sup>2</sup> to approx. 112m<sup>2</sup> (or -110 m<sup>2</sup>).

See Appendix 3 for enlarged versions of the two plans shown in Figure 5, which also include area schedules.

Figure 5 – 2<sup>nd</sup> Pavilion Scheme Concept Floor Plan



## 6. WALLACE RECREATION RESERVE MASTER PLAN

### 6.1. Master Plan Development

The Wallace Recreation Reserve Master Plan was developed through consideration and analysis of information collected during the study from the following sources:

- Local influences including the demographic profile of Wallace and Springbank, and the directions and recommendations contained in relevant Council planning reports, particularly the Recreation and Leisure Strategy 2015-2021.
- Site analysis by the project consultant team.
- Input from Wallace Recreation Reserve user groups and other project stakeholders.
- Feedback received on draft reserve layout plans and pavilion floor plans.

The key design drivers for the development of the reserve master plan were:

1. Improved facilities for netballers and for both male and female footballers.
2. Compliant amenities (female-friendly and gender neutral) and more functional spaces within the main pavilion.
3. Sustainable car parking and traffic solutions for reserve user groups and visitors.

**2024 Update** The present situation with the poor oval condition and inadequate change rooms for netballers and footballers has now compounded in 2024 compared to 2021 when the master plan commenced. The Club has re-introduced an U15 boys team which now takes the total number of male teams using the oval to five (Seniors Reserves, U18s, U15s U12s). To mitigate the impact of the increased use of the oval and its subsequent degradation during the winter, the Club has been forced to conduct training one night per week in Ballarat during the winter. This is not a sustainable solution for the Club moving forward.

In addition, the Club now has sufficient interest from females to field their first Senior womens team and their first Junior girls team. However, the Club is presently unable to accommodate the teams due to:

- Poor condition of the oval, ie. the additional load from the female teams would have a serious impact on the condition of the oval, even if just used for matches.
- Inadequate and non-compliant change rooms and amenities – the showers in both change rooms are currently open showers, and the home change room toilets currently also double as the male toilets for social room patrons, making the home change room unable to be utilised as a home change room for female footballers.

The need for compliant netball change rooms and amenities is now as urgent as ever with the significant increase in netball participation numbers in 2024.

**The high priority projects for the reserve are to rebuild the oval playing surface, and to provide compliant and female-friendly football change rooms and amenities, and compliant netball change rooms and amenities for netballers and netball officials.**

## 6.2. Key Directions of the Master Plan

The key proposals and directions identified in the reserve master plan are described below, and should be read in conjunction with the illustrated master plan in Appendix 4. The numbers below correspond with the numbers on the master plan.

1. As Cypress pines reach senescence, replace with similar to retain wind break  
The Cypress trees provide an important wind break so any tree replacement needs to be progressive.
2. Overflow car parking/ football warm-up area  
No change to this area other than future installation of cricket practice nets, when demand exists (refer No. 3).
3. Future provision for cricket (centre wicket and practice nets), when demand exists  
With expectation that the population of Wallace and surrounds will increase when reticulated sewerage is connected, there may be future demand for cricket. As a result, the master plan has shown the future installation of a new oval cricket pitch, and the construction of a new cricket practice facility in a location that permits a north-south orientation and is close to the pavilion.
4. Rebuild this section of oval perimeter car parking by installing a terrace with a gravel surface at grade with the perimeter road  
A low-height terrace at the oval perimeter with gravel surface will create a more level car parking surface around this section of the oval, and will mitigate cars becoming bogged or slipping on the current inclined surface during wet weather.
5. Rebuild the playing the surface to mitigate its rapid deterioration in wet weather, and convert the floodlights to LED  
The oval has a history of deteriorating rapidly in wet weather, resulting in the club having to cancel training sessions and to sometimes relocate home matches to other reserves. The surface needs to be rebuilt with a sandy loam soil profile and an accompanying sub-surface drainage system. It is understood that the new irrigation system can remain intact during any project to rebuild the playing surface. The floodlights need to be converted to LED to provide a more environmentally friendly energy option, and at the same time deliver energy savings to the user groups.
6. Widen the oval perimeter gravel road to 6 metres  
The reserve road is predominantly 3 – 4 metres wide and needs to be widened to 6 metres to allow vehicles to pass each other, particularly along the stretch of road on the eastern side of the oval where the ground surface falls away to the east of the road.
7. Retain the natural grass oval perimeter car parking  
The existing oval perimeter grass car parking functions well along the stretch of road on the eastern and southern sides of the oval.
8. Retain netball pavilion for meetings and storage  
New netball change rooms and amenities are recommended as an extension to the main pavilion, however, the existing netball pavilion can continue to be an important facility for storing netball equipment, and providing a meeting space and other uses on training nights and match days.
9. Extend and upgrade the social room, kitchen and umpires change room, and provide a new timekeepers/ meeting room  
Section 5 outlines the rationale and scope for the redevelopment of the main pavilion to provide compliant amenities for male and female footballers, a larger and more functional social space with adjoining kitchen, bar and internal toilets, increased storage, a safer and more appropriate room for timekeepers, and improved accessibility throughout the pavilion.
10. New compliant netball player and umpire change rooms  
Section 5 outlines the rationale and scope for provision of compliant change rooms and amenities for netballers and netball umpires.

11. Resurface the competition netball court and upgrade, and upgrade the floodlights to LED training standard (100 lux)  
The court surface is beginning to show early signs of failure so will need to be resurfaced in the next 5 years, and the floodlights need to be converted to LED to provide a more environmentally friendly energy option, and at the same time deliver energy savings to the user groups.
12. Resurface the asphalt tennis-netball courts, and upgrade the floodlights to LED training standard (100 lux)  
The court surface is in good condition, however, will likely need to be resurfaced in the next 10 years as it ages, and the floodlights need to be converted to LED to provide a more environmentally friendly energy option, and at the same time deliver energy savings to the user groups.
13. Remove the existing cricket practice facility, and relocate the reserve equipment/ maintenance shed into the space with a security alarm  
It is proposed that when demand arises for cricket that new practice nets will be installed in the open space area north of the pavilion. This creates the opportunity to relocate the reserve maintenance equipment shed to the more discreet location in the southwest corner of the reserve. A concrete floor for the shed is recommended to be part of the project to ensure the storage shed can provide more functional and sustainable storage solutions, and an alarm will add extra security.
14. Install a new fenced playground  
The current playground is small, and under Council's definition of a playspace (refer *Moorabool Shire's Play Strategy 2015*), would be classified as a 'Local' level playground. The only other playspace in Wallace is at the Wallace and District Kindergarten, and only offers restricted access. Therefore, it is recommended that a new playspace be provided to a 'District' level to better service reserve visitors and the town community, and that it be relocated to a site adjacent to the main netball court and within the proposed vehicle-free zone in the reserve.
15. New spray sealed car park (80 spaces), with drop-off zone adjacent to pavilion entrance  
The main car park is currently unsealed and ad hoc. It is recommended that the car park be expanded and spray sealed to increase its capacity to approximately 80 spaces to better service the future increased use of the pavilion social room. Two important components of the car park design are to establish a passenger drop-off area adjacent to the pavilion, and to also provide for the new sub-surface septic system.
16. New enclosed bin store  
The current waste storage area is unfenced, and detracts from the general appearance of the reserve. The proposed screening of the bin store will ensure it no longer will detract from the presentation of the reserve. With the bin store being integrated with the car park will ensure there will be excellent access for waste services trucks.
17. Resolve oval drainage/ flooding issue  
There is an existing drainage issue in the southwest corner of the oval that results in overland stormwater flow which sometimes causes flooding inside the southern neighbour's property.
18. Spray seal the reserve entrance road surface, and widen the road to accommodate a new central ticket box  
The reserve entry road has the ticket box located on the right-hand side of the road, which creates confusion and hold-ups for vehicles exiting the reserve at this point. The issue is compounded by the narrow entry road, so it is recommended that the road is widened to 6 metres with a new ticket box be located in the centre of the road about halfway along entry road to remove the congestion point at the end of the entry road, and also provide a more efficient gate admittance solution.
19. Modify the CFA building to conform with new standards for fire tankers  
The current door opening on the Wallace CFA building is too low to accommodate the new model fire tanker trucks.

20. Retain as an open space area

The open space area in the eastern section of the reserve currently has no specific purpose, and it is recommended that this direction is maintained to allow the space to be available for potential new uses when the population increases and new community needs arise.

21. Strengthen the reserve boundary planting

The poplars along the eastern boundary provide only minimal screening and framing of the reserve, which is in contrast to the other boundaries. Additional plantings is recommended, or the removal of the poplars and replant with a species that can provide superior screening.

22. Install a new septic system

The current septic system is unable to accommodate peak usage at the reserve. With additional player amenities, it is recommended that a new and larger septic system is installed. The proposed expansion and sealing of the car park will require the existing submerged tanks to be relocated a short distance from their current location to the current site of the playground.

### 6.3. Other Recommendation

The following additional recommendation has emerged from the master planning study, but does not directly relate to the proposed physical upgrade projects at the Wallace Recreation Reserve.

- That the Committee of Management advocate strongly to local members of parliament for funding to implement master plan directions (particularly the pavilion development) when the decision is made to connect Wallace to reticulated sewerage. This initiative will likely trigger an increase in population in Wallace and surrounds, thereby creating increased need and demand for sustainable sporting and recreation facilities, and community meeting spaces.

### 6.4. Cost & Staging Plan

The Wallace Recreation Reserve Master Plan recommends more than 20 separate improvement projects for the reserve. The total estimated cost for full implementation of the master plan is just less than \$7,000,000.

The practicality and order of implementation of most projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of the Moorabool Shire Council, the Reserve Committee of Management, user groups, and other stakeholders, and the broader needs of the community.
- Further investigation, research and consultation.

The estimated capital costs for individual improvement projects are shown in the table on the following page. The item number assigned to each project is the same as the numbered symbols on the master plan.

#### Notes about the Master Plan Costings

- **The directions contained in the master plan do not commit the Moorabool Shire Council or any other organisations to a responsibility for funding.**
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months, however, the current market is highly turbulent for the cost and supply of many materials. No detailed plans have been prepared for any of the



proposed upgrades (except for the pavilion upgrades), which are typically required to calculate more accurate estimates.

- Cost exclusions include:
  - Design and construction contingencies.
  - Any costs/ loss of income, which may be incurred by user groups during construction of projects.
  - Goods and Services Tax (GST).
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into one larger contract.

**Master Plan Cost and Project Prioritisation**

Item No. on Plan	Improvement Project	Project Description / Specification	Priority	Estimated Costs
1	Replacement of Cypress pines, as required	- Ongoing tree replacement program - approx. 30 mature trees @ \$400	Ongoing	\$12,000
3	Install a centre wicket and practice nets	- Centre wicket: concrete slab & synthetic surface (\$30,000) - Cricket practice nets (2 lane): concrete slab, fencing & synthetic surface (\$125,000)	L	\$155,000
4	New oval perimeter car parking by installing terraces and gravel surface at grade with the internal road	- Install a 500mm high retaining wall for approx. 145m around the oval perimeter @ \$750 per metre (\$108,750) - Supply and spread gravel approx. 1,000sqm x 150mm @ \$150 p/m (\$150,000) (or retain grass surface, if level)	M	\$258,750
5	Rebuild the oval playing surface and convert the floodlights to LED	- Excavate existing surface, replace with a sandy loam soil, install a drainage system, crown the surface, plant a winter season grass through turf sprigging (\$700,000) - To be undertaken with Project No. 17 - Convert floodlights to LED, assumes existing poles and cross-arms can be retained (\$125,000)	H	\$825,000
6	Widen the oval perimeter gravel road to 6m	- Allowance for grading and laying a thin surface of crushed rock	L	\$100,000
9	Extend and upgrade the main pavilion	- Refer Appendix 5 for the breakdown of costs and allowance for contingencies and fees (estimate as at March 2023) - Pavilion project to incorporate Project No. 22	H	\$4,203,525
10	New compliant netball player and umpire change rooms			
11	Upgrade the competition netball court and convert the floodlights to LED	- Resurface existing in acrylic surface (\$60,000) - Convert the floodlights to LED training standard, assumes existing poles can be retained (\$50,000)	M	\$110,000
12	Upgrade the asphalt tennis-netball courts and convert the floodlights to LED	- Resurface existing in asphalt surface (\$40,000) - Convert the floodlights to LED training standard, assumes existing poles can be retained (\$50,000)	L	\$90,000
13	Relocate the reserve equipment/ maintenance shed	- Remove the existing cricket practice facility (\$7,500) - Concrete slab and relocation of existing shed (\$25,000) - Form gravel access road of approx. 30m (\$10,000)	H	\$42,500
14	Install a new playground	- Allowance for new 'District' level playspace, including soft fall and perimeter fence	H	\$120,000
15	New car park (80 spaces), with drop-off zone	- Approx. area is 2,750sqm - Grade and level the surface, lay gravel, spray seal 2,750sqm @ \$50 (\$137,500) - Form and connect stormwater (\$75,000) - Line marking (\$3,000)	M	\$215,500
16	New enclosed bin store	- Concrete slab (\$35,000) - Install chain-mesh fence enclosure with screen cloth added, say 4m x 3m - To be undertaken with Project No. 15	M	\$10,000
17	Resolve oval drainage/ flooding issue	- Scope of works and cost included with No. 6	H	-
18	Widen the reserve entrance road, and install a new ticket box	- Grade and level the surface, lay gravel, spray seal approx. 500sqm @ \$50 (\$25,000) - New ticket box (\$15,000) - Remove existing ticket box (\$3,500)	M	\$43,500
19	Modify the CFA building	- Allowance to increase height of shed door	H	\$50,000
21	New boundary planting along eastern fence line	- Allow 50 semi-mature trees @ \$250	M	\$12,500
22	Install a new septic system	- Allowance for a larger system, additional sewer lines, and new septic tank	M	\$85,000
	Consultant Fees (design, documentation, admin)	@ 10% of project cost		\$633,328
<b>TOTAL MASTER PLAN COSTS (ex GST)</b>				<b>\$ 6,966,603</b>

## Appendix 1

### Netball Pavilion Redevelopment Plan (Springbank Football Netball Club)

## Appendix 2

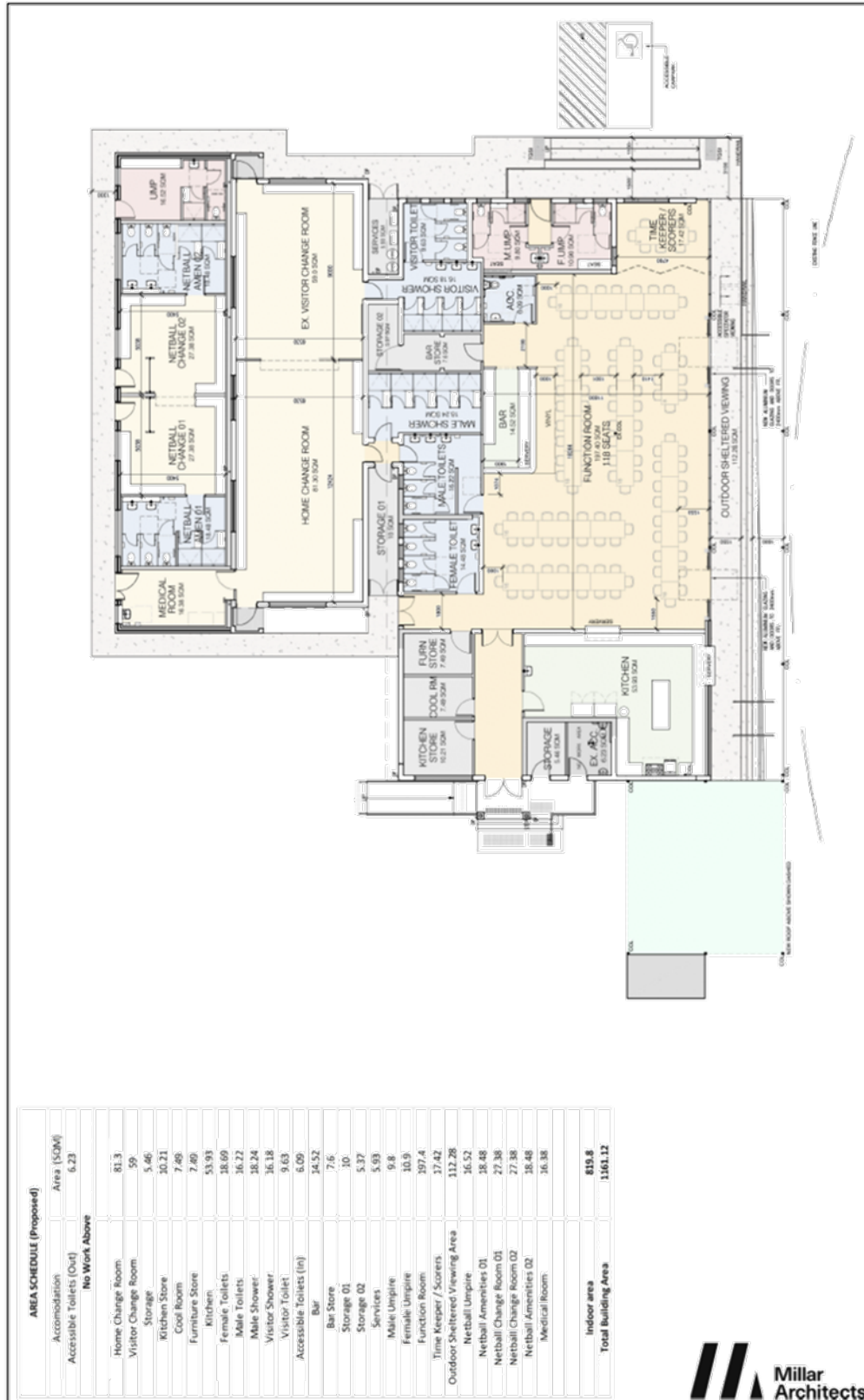
### 1<sup>st</sup> Pavilion Scheme Concept Floor Plan (Millar Architects)





### Appendix 3

### 2nd Pavilion Scheme Concept Floor Plan (Millar Architects)






## Appendix 4

### Wallace Recreation Reserve Master Plan



## Appendix 5

### Pavilion Expansion and Upgrade Cost Plan (indicative as at March 2023)

<b>Millar Architects</b>		
<b>Wallace Recreation Reserve Pavilion - OPC</b>		
Date	19/03/2023	
Revision	A	
<b>Building Works</b>	<b>Area / Rate</b>	<b>Cost</b>
Demolition Works	Allowance	\$25,000.00
Hazardous Materials Removal	Provisional	\$10,000.00
Building Extensions	292.4m2 @ \$3,200/m2	\$935,680.00
Refurbishment of non-wet areas	369.3m2 @ \$2,500/m2	\$923,250.00
Refurbishment of wet areas	153.4m2 @ \$3,800/m2	\$582,920.00
Kitchen FF&E	Allowance	\$25,000.00
Preliminaries, overheads and profit	15.00%	\$375,277.50
<b>Total Building Cost</b>		<b>\$2,877,127.50</b>
<b>External Works</b>		
Site levelling, preparation and excavation	Allowance	\$40,000.00
Site services & infrastructure upgrades	Provisional	\$100,000.00
Hard landscaping / pavement	Allowance	\$40,000.00
Elevated viewing areas / terracing	95.7m2	\$47,850.00
Concrete ramps	10.5m2	\$12,600.00
Site parking upgrades	1 no. accessible car space	\$6,000.00
Preliminaries, overheads and profit	15.00%	\$36,967.50
<b>Total Site Cost</b>		<b>\$283,417.50</b>
<b>Sub-total - Building &amp; Site Works</b>		<b>\$3,160,545.00</b>
<b>Fees, Contingencies &amp; Allowances</b>		
Authority Charges (Provisional)	1%	\$31,605.45
Consultant Fees	8%	\$252,843.60
ESD Allowance	1%	\$31,605.45
Escalation Costs (assumed 12 month design program)	8%/annum	\$252,843.60
Design Contingency	5%	\$158,027.25
Contract Contingency	10%	\$316,054.50
<b>Total - Fees &amp; Contingencies</b>		<b>\$1,042,979.85</b>
<b>TOTAL PROJECT COST (Ex GST)</b>		<b>\$4,203,524.85</b>
<b>Exclusions &amp; Clarifications</b>		
* Figures are current on 19/03/2023.		
* Building areas are based on the current Concept Design Plans (Revision D).		
* Oval works are excluded including lighting and fencing.		
* Site contamination works / remediation is excluded/		
* Staging & Temporary Accommodation costs excluded		
* GST excluded		
* Tree relocation / replanting / offset costs if required by the Aborist		
* Escalation costs are based on 2022 4th quarter reporting.		
*All internal loose furniture have been excluded		
* Project Management costs / fees.		
* Site services infrastructure costs / scope of works to be assessed by a Buiding Services Engineer.		
<p>The above total project costs is a high level opinion of probable costs based on the current Concept Design. The final costs of the project may be impacted by various factors such as, but not limited to user group &amp; functional requirements, unknown site services upgrade requirements, the impact of aborist advice, water authority flood level advice, adverse ground conditions, traffic modelling studies which is not part of the scope of this opinion of probable cost. It is recommended a Quantity Surveyor be engaged to undertake detailed cost estimates upon further detailed design / schematic design stage.</p>		
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