

# Council Meeting

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## Agenda

**Tuesday, 25 July 2023**

Council Chamber - Civic Centre  
and via Videoconference

## Information for Councillors and the community

### ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands. We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.



### COUNCIL VISION

Whether you live here or visit, you will see how much we care for country, how inclusive and connected our communities are, and how sustainable balanced growth makes this the best place in the world.

### VALUE OF HISTORY

We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.

### COUNCILLOR COMMITMENT

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

### OUR COUNCILLORS

**Billanook Ward:** Tim Heenan  
**Chandler Ward:** David Eastham  
**Chirnside Ward:** Richard Higgins  
**Lyster Ward:** Johanna Skelton  
**Melba Ward:** Sophie Todorov

**O'Shannassy Ward:** Jim Child  
**Ryrie Ward:** Fiona McAllister  
**Streeton Ward:** Andrew Fullagar  
**Walling Ward:** Len Cox

### CHIEF EXECUTIVE OFFICER & DIRECTORS

**Chief Executive Officer,** Tammi Rose  
**Director Built Environment & Infrastructure,** Hjalmar Philipp  
**Director Communities,** Jane Price

**Director Corporate Services,** Andrew Hilson  
**Director Planning and Sustainable Futures,** Kath McClusky

### GOVERNANCE RULES

All Council and Delegated Committee meetings are to be conducted in accordance with Council's Governance Rules, which can be viewed at: <https://www.yarraranges.vic.gov.au/Council/Corporate-documents/Policies-strategies/Governance-rules>

### PUBLIC PARTICIPATION IN MEETINGS

Members of the community can participate in Council meetings in any of the following ways:

- making a verbal submission for up to 5 minutes on matters not listed on the agenda.
- submitting a question.
- speaking for up to 5 minutes to a specific item on the agenda. For planning applications and policy issues, the Chair will invite one person to speak on behalf of any objectors and one person to speak on behalf of the applicant. For other matters on the agenda, only one person will be invited to address Council, unless there are opposing views. At the discretion of the Chair, additional speakers may be invited for items of large interest.
- speaking for up to 5 minutes to a petition to be presented at a meeting.

For further information about how to participate in a Council meeting, please visit: <https://www.yarraranges.vic.gov.au/Council/Council-meetings/Submissions-questions-petitions-to-Council>

## LIVE STREAMING AND RECORDING OF MEETINGS

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In the case of an emergency during a meeting held at the Civic Centre, 15 Anderson Street, Lilydale, you should follow the directions given by staff and evacuate the building using the nearest available exit. You should congregate at the assembly point at Hardy Street car park.

## CONTACT US

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*In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

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*In accordance with Chapter 3, Rule 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

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## **YARRA RANGES COUNCIL**

**AGENDA FOR THE 586<sup>TH</sup> COUNCIL MEETING TO BE HELD ON TUESDAY  
25 JULY 2023 COMMENCING AT 7.00PM IN COUNCIL CHAMBER, CIVIC  
CENTRE, ANDERSON STREET, LILYDALE AND VIA VIDEOCONFERENCE**

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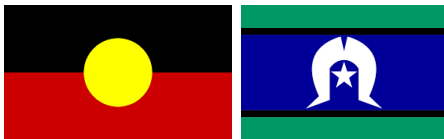
### **1. MEETING OPENED**

## 2. ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.



### **3. INTRODUCTION OF MEMBERS PRESENT**

#### **OUR COUNCILLORS**

Billanook Ward: Tim Heenan  
Chandler Ward: David Eastham  
Chirnside Ward: Richard Higgins  
Lyster Ward: Johanna Skelton  
Melba Ward: Sophie Todorov  
O'Shannassy Ward: Jim Child  
Ryrie Ward: Fiona McAllister  
Streeton Ward: Andrew Fullagar  
Walling Ward: Len Cox

#### **CHIEF EXECUTIVE OFFICER & DIRECTORS**

Chief Executive Officer, Tammi Rose  
Director Built Environment & Infrastructure, Hjalmar Philipp  
Director Communities, Jane Price  
Director Corporate Services, Andrew Hilson  
Director Planning & Sustainable Futures, Kath McClusky



**4. APOLOGIES AND LEAVE OF ABSENCE**

An apology for this meeting was received from Councillor Sophie Todorov.

**5. MAYORAL ANNOUNCEMENTS**

**6. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

*That the Minutes of the Council Meeting held Tuesday 11 July 2023, as circulated, be confirmed.*

## 7. CONFLICTS OF INTEREST

*In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

*The Local Government Act 2020 defines two categories of conflict of interest:*

- *a general conflict of interest, which is defined as "...a relevant person has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty", and*
- *a material conflict of interest, which is defined as "...a relevant person has a material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit may arise or the loss incurred (a) directly or indirectly; or (b) in a pecuniary or non-pecuniary form."*

*In accordance with section 130 of the Local Government Act 2020, a conflict of interest must be disclosed in the manner required by the Governance Rules and the relevant person must exclude themselves from the decision-making process.*

No Conflicts of Interest have been received prior to the Agenda being printed.

**8. QUESTIONS AND SUBMISSIONS FROM THE PUBLIC**

*In accordance with Chapter 3, Rules 57 and 59, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may make a submission to Council on matters that are not listed on the Agenda. A submission may be on any matter except if it:

- (a) is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- (b) is substantially the same as a submission made to a Council meeting in the preceding 12 months;
- (c) relates to confidential information as defined under the Act;
- (d) relates to the personal hardship of any resident or ratepayer; or
- (e) relates to any other matter which the Council considers would prejudice the Council or any person.

*There were no Submissions from the Public received prior to the Agenda being printed.*

## 9. PETITIONS

*In accordance with Chapter 3, Rules 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may submit a petition to Council on matters that are not listed on the Agenda. Every petition or joint letter submitted to Council must:

- a) identify a 'Lead Petitioner' who Council can correspond with;
- b) be legible and in permanent writing;
- c) be clear and state on each page the matter and action sought from Council. Every page of a petition or joint letter must be a single page of paper and not be posted, stapled, pinned or otherwise affixed or attached to any piece of paper other than another page of the petition or joint letter;
- d) not be derogatory, defamatory or objectionable in language or nature;
- e) not relate to matters outside the powers of Council; and
- f) clearly state the names and addresses of at least seven (7) people who live, work, study or do business in the Municipal district.

## PETITION TO COUNCIL

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Report Author: Governance Officer  
Responsible Officer: Director Corporate Services  
Ward(s) affected: Streeeton

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

## CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

## SUMMARY

The following petitions have been received:

General Petition

1. *Owners of properties along 105 to 117 Hilton Road, Sassafras would like Council to seal the road via Special Charge Scheme. 8 valid signatures.*

## RECOMMENDATION

***That the following General Petition be received and noted and referred to the appropriate officer.***

1. ***Request for road sealing for 105 to 117 Hilton Road, Sassafras, under a Special Charge Scheme.***

## WANDIN NORTH MASTER PLAN – POST CONSULTATION & CONSIDERATION

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Report Author: Executive Officer Urban Design and Landscape Architecture  
 Responsible Officer: Director Planning & Sustainable Futures  
 Ward(s) affected: Billanook; Chandler;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

The Wandin North Town Centre Masterplan project is a priority centre for planning, having no adopted Council-led plan/s, and no Community Plan. There are known existing risk factors in the centre due to unmanaged pedestrian movements across Warburton Highway at both the main activity centre as well as the Warburton Rail Trail. There has also been community advocacy, which has aligned with Council's efforts, to see town centres impacted by COVID become thriving hubs, providing further support for local businesses.

A Draft Masterplan was exhibited between November and December 2022, and feedback was sought on the proposed actions through extensive community and trader engagement on the Draft Masterplan. This feedback has been reviewed (see Attachment 3) and proposed updates are documented in a 'marked up' version of the original Draft Masterplan (see Attachment 2) which has formed the basis of the proposed final Wandin North Town Centre Masterplan (see Attachment 1). If adopted, the Masterplan will guide Council's decision-making for public realm (including streetscape) improvements and support advocacy with government agencies, helping us maximise opportunities that reflect our community's values.

The Masterplan is now ready for Council to consider for adoption.

### RECOMMENDATION

#### *That Council*

- 1. Note the findings from the community feedback and proposed updates to the Wandin North Town Centre Masterplan.**
- 2. Adopt the final Wandin North Town Centre Masterplan.**



## RELATED COUNCIL DECISIONS

There are no previous related Council decisions.

## DISCUSSION

### *Purpose*

This report provides an overview of community and trader feedback on the exhibition of the Draft Wandin North Town Centre Masterplan, presenting proposed updates and a finalised version of the Wandin North Town Centre Masterplan based on analysis of that feedback. The report seeks Council consideration for adoption of the final Wandin North Town Centre Masterplan to guide future development of Wandin North's Town Centre public realm.

### *Background*

Wandin North is the only Small Activity Centre that has not previously been subject to any place planning, including Community Plan, Place Plan, Structure Plan, Urban Design Framework, or Masterplan.

There are several known existing risk factors within the centre including unmanaged informal pedestrian movement in the Warburton Highway corridor and complex high risk activities during ceremonial functions around the existing cenotaph.

In March and April 2022, Council undertook community and trader engagement to develop the Draft Wandin North Town Centre Masterplan. The subject site area for the Masterplan encompassed the shopping precinct, PJ Mould Reserve, the Greenglades Court Reserve, the connections to the Warburton Rail Trail, and the vacant parcel of land next to the Warburton Rail Trail.

The final Masterplan includes updates drawn from community feedback received on the draft version of the Masterplan through a second round of engagement from 7 November 2022 and 4 December 2022. The community was invited to review the Draft Masterplan and provide feedback on the actions proposed to improve the town centre's public realm. In addition to the comments and feedback received throughout the consultation there was also a comprehensive submission of collated ideas and observations received from a group of community representatives which informed early development of the Draft Masterplan. Many of these ideas have been included in the proposed final Masterplan scope and vision.

Community consultation was undertaken through one-on-one consultation with local traders and community members, an online community workshop and a project webpage to collect community ideas and suggestions.

There was a consistent theme from the consultation, with a desire to see Wandin North improved to become a thriving heart for the local community, improving the connection between the town centre and the rail trail, and providing better support for local businesses. The Masterplan provides a commitment from Council towards these outcomes and sets out a solid foundation from which to advocate for future projects and associated funding for delivery.

The community have been directly involved in developing and shaping this shared vision and blueprint for improving their town, and the feedback from the exhibition of

the Masterplan ensures the directions and projects align with those aspirations. The proposed final document provides guidance on Council priorities for capital works projects, and funding sourcing. It focuses on public realm elements including:

- Street trees and landscaping
- Footpaths
- Street furniture
- Signage directing people to town facilities
- Car parking
- Public open space.

It aims to provide improved accessibility and public realm amenity, creating a vibrant and welcoming space for the community to thrive in.

### ***Draft Masterplan Structure***

The Draft Wandin North Town Centre Masterplan considers the town centre as three separate areas that have their own similar characteristics, referred to as precincts. These precincts are:

1. *Town Centre Precinct* - with shops, cafes, and other retail, this is the commercial and social heart of the township. This also includes PJ Mould and Greenglades Court Reserves.
2. *Link Precinct* - the link provides an opportunity for connection between the town centre and the Warburton Rail Trail and adjoining Field precinct.
3. *Field Precinct* – a vacant Council-owned open space adjacent to the Warburton Rail Trail.

Each of the precinct concepts provide solutions to the key issues and opportunities, as described in the following sections.

### ***Town Centre Precinct***

- Advocacy for a signalised pedestrian crossing at either the corner of Warburton Highway and George Street or Warburton Highway and Union Road.
- Proposed speed limit reduction to 40~50km/h.
- Increase angle of on-street highway parking to 45 degrees in order to increase safety when reversing from spaces and improve the width of the footpath to accommodate al fresco dining and footpath trading creating activation of shop fronts.
- Extended and new footpaths to improve local walking access into the centre.
- High character tree planting for both sides of the highway to create an entrance statement for the town centre.
- Consistent and age-friendly street furniture throughout town centre.
- Provision of more summer shade, winter sun and greenery including an arbour/shade structure with vine planting at corner of Union Road, adjacent to the existing sculpture.

- New high character large canopy trees to replace poor quality existing trees around car park areas.
- Opportunity for public art and place identity signage wall at the corner of Union Road.
- Improvement of PJ Mould Reserve including provision of a gathering and ceremonial space for a relocated war memorial / cenotaph, re-plant shrubs and groundcovers where missing and improve existing pavement areas.
- Investigate improved provision of public toilet, with better safety considerations.
- Enhance connectivity to Greenglades Court play space by activation of the laneway connection by providing outdoor dining space and landscape improvements.
- Provide improved amenity through seating and shade structures in Greenglades Court Reserve.

### ***Field Precinct***

- Advocate for a signalised pedestrian crossing at the intersection of Warburton Rail Trail.
- Adjust bus stop location for accommodating a new signalised pedestrian crossing and improve amenity through providing shelters.
- High character streetscape treatment on both sides of the highway including providing avenue tree planting to create a strong sense of arrival, a shared footpath on the west and a new footpath on the east.
- Provide connections to the Warburton Rail Trail corridor.
- Investigate an Indigenous Co-Design approach to create a stronger connection to Country and celebrate the Wandin family heritage.

### ***Link Precinct***

- Provide streetscape treatments on both sides of the highway including a shared footpath on the west, a new footpath on the east and high character street trees on both sides of the highway.
- Improve road infrastructure through sealed shoulder and replacement of swale drainage with stormwater pipes.

### ***Changes in the final Wandin North Masterplan***

The details below outline the community feedback received on the actions of the Masterplan that generated the majority of responses, the number of responses including the level of support and our responses to the feedback received including any changes subject to feedback received. Feedback received on actions for each of the precincts is as follows:

## 1. Town Centre Precinct

### 1.1 Tree Planting and Landscaping

Key comments	Response
<p>There were twenty-four comments for streetscape improvements to the town centre through planting new high character canopy trees and creating more usable and inviting open space and landscaping.</p> <p>The mix of comments were nine positive, four negative and eleven neutral.</p>	<ul style="list-style-type: none"> <li>• Wandin North is renowned for its trees that create a seasonal flourish of red. The trees chosen for the main shops frontages reflect this character.</li> <li>• The decision to plant deciduous trees was made to provide shade during the warmer months and to maximise natural light gain during winter.</li> <li>• It should be noted that all trees drop leaves, though deciduous trees that shed leaves in Autumn tend to drop fewer leaves at other times of the year. Leaf litter in town centres is cleaned regularly by Council, typically occurring weekly. Species are selected for small leaf sizes which break down easily.</li> <li>• Leaves dropped by evergreen trees can be tougher and do not easily break down, especially native Eucalypt species.</li> </ul>

### 1.2 Signalised Pedestrian Crossings

Key comments	Response
<p>There were seventeen comments which sought to improve pedestrian safety and connectivity in the town centre by proposing a signalised pedestrian crossing in the town centre and advocating for a reduced speed limit (currently 60km/h) through the town centre.</p> <p>The mix of comments were four positive, three negative and ten neutral.</p>	<ul style="list-style-type: none"> <li>• Multiple locations for the pedestrian crossing were considered. The proposed crossing near George Street was based on traffic safety, straight road alignment and its relative closeness to the town centre. Placement at George Street allows safe passage across the highway for pedestrians while slowing the traffic flow through the town centre (though we are also advocating amending speed limit to 40-50km/h). The George Street crossing will connect directly to the local bus stop and link the North side footpath for patrons coming from the rail trail and Rue De Gare.</li> <li>• A crossing at Union Road has also been considered and would have similar pedestrian benefits as George Street but would also have the additional benefit of supporting safer and easier vehicle movement in and out of the centre's main carpark and reduce visitor wait times during peak traffic periods. This option is more complex and hence more expensive to deliver.</li> <li>• Both options require further investigation with Department of Transport and Planning (DTP) and their subsequent approval. In response the</li> </ul>

	Masterplan has been updated to show both locations as potential crossing points.
<b>1.3 <u>Car Parking</u></b>	
<b>Key comments</b>	<b>Response</b>
<p>There were fifteen comments received relating to the removal of a small number of parking spaces to improve safety for on-street car parking, accessibility to the shops and improve bus stop amenity.</p> <p>The mix of comments were three positive, four negative and eight neutral comments.</p>	<ul style="list-style-type: none"> <li>• Studies (led by Council's Traffic Engineering Team) to ascertain the demand for parking were undertaken across weekday periods to inform the project regarding parking redesign to facilitate public realm improvements.</li> <li>• Post the consultation period a weekend survey was also undertaken.</li> <li>• The weekday survey identified that parking demand peaked at 50 per cent on the Wednesday surveyed at 10:00am, when there were 54 vehicles recorded. There were 55 vacant spaces available.</li> <li>• While originally five parking spaces were proposed to be removed, two have been reinstated in response to consultation responses and a further five additional parking spaces have been proposed at nearby locations along Warburton Highway. The proposed final Masterplan would achieve a net gain of two parking spaces within the precinct.</li> <li>• This redesign has secured the desired public realm improvements, pending future Planning Permit requirements.</li> <li>• Additional support for active transport measures are being implemented to encourage cycling and walking as attractive transport options.</li> </ul>
<b>1.4 <u>Footpath Improvements</u></b>	
<b>Key comments</b>	<b>Response</b>
<p>There were nine comments relating to improvements to the footpath streetscape in the town centre. This action sought to support local traders by providing more usable and inviting open space areas and create more functional and attractive outdoor dining spaces or outdoor space for product display as well as the potential for creating a space that could accommodate a small market or community event.</p>	<ul style="list-style-type: none"> <li>• The extension of footpaths is one of the key aspects of this Masterplan. The extended footpaths will provide more space for pedestrian movement, improve access to shop fronts and provide new opportunities for additional outdoor dining, retail display and landscaping.</li> </ul>

<p>The mix of comments were three positive, one negative and five neutral.</p>	
<p><b>1.5 <u>Street Furniture</u></b></p>	
<p><b>Key comments</b></p>	<p><b>Response</b></p>
<p>There were six comments received regarding an increased number and improved seats along with shade and other landscaping improvements. The purpose of the action was to create a more usable and inviting public realm.</p> <p>The mix of comments were two positives, no negative and four neutral.</p>	<ul style="list-style-type: none"> <li>• The Masterplan includes the provision of new street furniture as well as other public realm improvements throughout the town centre including bins.</li> </ul>

**2. Link Precinct**

<p><b>2.1 <u>Footpath Improvements</u></b></p>	
<p><b>Key comments</b></p>	<p><b>Response</b></p>
<p>There were six comments regarding improved physical connection between the town centre and the Warburton Rail Trail.</p> <p>The mix of comments were three positives, none negative and three neutral.</p>	<ul style="list-style-type: none"> <li>• The current action in the Masterplan will remain. This action involves the 2.5m wide shared path being improved on the Western side of Warburton Highway. In addition, the Masterplan will provide a new 1.5m wide footpath on the Eastern side of Warburton Highway to provide greater access and choice for pedestrians.</li> </ul>
<p><b>2.2 <u>Tree Planting</u></b></p>	
<p><b>Key comments</b></p>	<p><b>Response</b></p>
<p>There were three comments relating to increased number of street trees along the Warburton Highway to provide a sense of entry to the town centre and consistency in the streetscape.</p> <p>The mix of comments were one positive, one negative and one neutral.</p>	<ul style="list-style-type: none"> <li>• Planting trees both sides of the street will enhance visual amenity of the town centre including creating a sense of arrival, traffic calming and making a formal gateway to the Wandin North Town Centre. Exact tree locations will be decided at the detailed design stage to ensure required sightlines are achieved and distances from services maintained.</li> </ul>

### 3. Field Precinct

#### 3.1 Signalised Pedestrian Crossing

Key comments	Response
<p>There were nine comments received which sought to add to improve pedestrian safety and connectivity for the Warburton Rail Trail through proposing a signalised pedestrian crossing.</p> <p>The mix of comments were three positives, none negative and six neutral.</p>	<ul style="list-style-type: none"> <li>• A signalised crossing in this location will provide significantly increased safety for pedestrians and cyclists and improve walkability in the town centre area. Council commissioned a study by traffic engineering consultants to study of all Warburton Rail Trail road crossings and provided recommendations on upgrades to these crossing points. The study identified the crossing at Warburton Highway in Wandin North as the number one priority, and it recommended the introduction of a signalised pedestrian crossing there. Analysis for a bridge or underpass were considered for their feasibility. However, these structures can be significantly more expensive and require significant lengths of ramps which often render it undesirable to users. The crossing location is subject to DTP's approval.</li> <li>• Feedback identified the need to expand the area of consideration around the Rail Trail crossing given the converging and conflicting road intersections and complex vehicle movements. Any design at this location will include a whole of node solution as per Councillor feedback.</li> </ul>

#### 3.2 Open Space Design

Key comments	Response
<p>There were five comments received which proposed to provide improved landscaping in this open space area as well as new connections between the town centre and the Warburton Rail Trail.</p> <p>The mix of comments were three positive, one negative and one neutral.</p>	<ul style="list-style-type: none"> <li>• Council is seeking to include an Indigenous cultural perspective to inform the detailed design of the Field Precinct which will involve engaging with indigenous cultural advisers to create appropriate design outcomes.</li> </ul>

#### 3.3 Car Parking

Key comments	Response
<p>There was commentary around reduction in parking spaces across the precincts. The comments were concerned with access to the centre.</p>	<ul style="list-style-type: none"> <li>• An additional 14 car parking spaces have been included on the eastern side, within the open space to create additional parking options for users of the open space.</li> </ul>

Details of this consultation are provided in the Wandin North Town Centre Masterplan Community Engagement Report (Attachment 2) and in the Background section of this report.

### ***Options considered***

1. Adopt the Wandin North Masterplan updated with changes as proposed.

The community engagement has supported the projects and concepts within the Master Plan with updates included in the final Masterplan that reflect feedback. Adopting the Masterplan will enable commencement of advocacy for projects and funding in line with community aspirations for Wandin North.

2. Abandon the Masterplan

This option would be contrary to the strong community feedback, and make delivering any project very difficult in the absence of an agreed and consulted plan.

### ***Recommended option and justification***

Option 1 is recommended, to adopt the Wandin North Masterplan with changes proposed, that reflect community feedback.

## **FINANCIAL ANALYSIS**

The Wandin North Town Centre Masterplan has been developed in-house utilising existing organisational resources.

A schedule of the Masterplan projects and estimated costs is on page 20 of the Masterplan document (Attachment 1). The actions and concept designs proposed by the Masterplan are estimated to cost around \$3 million over a period of around 5-10 years depending on organisational priorities, available funds and effectiveness of advocacy. A collection of these actions and design projects can be undertaken within existing resources achieving cost savings from reduced external consultant fees, however delivery of projects through construction would all require funding.

The larger value projects such as the signalised pedestrian crossings (\$600k), the Link Precinct civil works (\$400k) and the Northern portion of the Warburton Highway roadside treatments (part of \$700k) would all qualify as advocacy projects for State funding due to this being a Department of DTP arterial corridor. These projects could be bundled into a single advocacy ask of nominally \$1.4million.

The remainder of works identified would seek funding through normal project bids in the annual Capital Works Program cycle.

The timing of some projects may require significant pre-planning, authority approvals and complex documentation, such as the arterial corridor works and the cenotaph relocation. This would mean delivery would not be possible for at least two to three years. The Indigenous co-design process for the Field Precinct would require a longer design period to enable deeper engagement and early cultural heritage research, which would also result in a later delivery and construction. The remainder of projects are simpler and would be able to be scheduled once funds are available.



## APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

- Connected and healthy communities — Communities that are safe, resilient, healthy, inclusive, and socially well connected and where quality services are accessible to everyone – by providing a town centre Masterplan that enhance pedestrian accessibility and activation of public realm areas for the Wandin North Town Centre.
- Quality community infrastructure and liveable places — Quality facilities and infrastructure that meet current and future needs. Places are well planned hubs of activity that foster well-being, creativity and innovation – by identifying priorities needed within Wandin North to help meet demand for infrastructure and facilities from residents and visitors.
- Connected – Integrated Transport Strategy – supporting active transport modes and improved public transport experiences.
- Regenerative – Economic Development Strategy – supporting local business and activity centres, promoting investment and enhancing community value for local activity centres.
- Liveable Climate – Increasing tree canopy cover, fostering zero emissions active transport modes, improving stormwater quality.

## RELEVANT LAW

Some actions of the Masterplan are located within the Warburton Highway road reserve. The Warburton Highway is a state-controlled road. Any work within the road reserve boundaries such as a pedestrian crossing, footpath widening, and street tree planting requires the approval of the Department of Transport and Planning (DTP) as per the legislative requirements of the *Road Management Act 2004* and the *Transport Integration Act 2010*.

The *Road Management Act 2004* establishes a new statutory framework for the management of the road network which facilitates the coordination of the various uses of road reserves for roadways, pathways, infrastructure and similar purposes.

The *Transport Integration Act 2010* establishes a new framework for the provision of an integrated and sustainable transport system in Victoria. Its objectives include clauses relating to social and economic inclusion, integration of transport and land use, economic prosperity and environmental sustainability.

## SUSTAINABILITY IMPLICATIONS

### *Economic Implications*

The Masterplan provides Council with a thorough evidence-based document to help prioritise and justify the delivery of remaining key capital works projects. The Masterplan also provides Council with the opportunity to present shovel ready projects as candidates for any external funding grants that might be on offer, including those with short application timeframes.

### ***Social Implications***

The proposed design solutions, include outdoor dining areas, potential outdoor gathering spaces in the town centre, as well as those within the PJ Mould Reserve. Additionally, enhanced connections between Warburton Rail Trail and the town centre, are proposed to improve the accessibility of the services provided, thus fostering better community connections and overall improved community health outcomes. The enhanced accessibility outcomes promote participation for community members with mobility issues as well as promoting healthy active transport modes.

### **ENVIRONMENTAL IMPLICATIONS**

Actions of the Wandin North Town Centre Masterplan offer a strong contribution to improved environmental outcomes within the centre. This includes improved accessible streetscapes, and outdoor dining opportunities have taken into consideration the high quality natural and landscape features of the Wandin North area into the development of actions and proposed design solutions. This includes significant views and vistas, drainage and water runoff, and vegetation types.

The additional tree planting and improved canopy cover alleviates localised Urban Heat Island effects while offering improved biodiversity and habitat values as well as increased carbon capture.

The landscape treatments will improve capture and treatment of stormwater runoff through Water Sensitive Urban Design solutions and garden beds thereby reducing runoff, replenishing water tables, maximising tree health and increasing water quality in the network.

The improved path network and support for active transport facilitates zero emissions modes of transport and reduces car dependency.

### **COMMUNITY ENGAGEMENT**

An initial community engagement was held in March and April 2022 to seek community insights into the issues and opportunities for the centre, and from this Council have developed the Draft Wandin North Town Centre Masterplan.

This Draft Masterplan was taken back to the community for their review and to seek any additional comments prior to finalisation. Community consultation was carried out between 7 November 2022 and 4 December 2022. Details of this consultation are provided in the Wandin North Town Centre Masterplan Final Community Engagement Report (Attachment 3) and in the Background section of this report.

In line with Council's Community Engagement Framework, the engagement activities included:

- Media - Media release
- Website – Webpage, Hive, and E-news
- Social Media – Facebook, Instagram, and Twitter
- Posters and flyers

- Direct mail – letter and project brochure drop offs to businesses
- Webinar – online webinar for community members
- Drop-in Session – question & answer session
- Pop Up – stall in the town centre.

Following the close of the consultation period an Engagement Report was developed to capture details of the engagement and the feedback received. This report has been provided to the community via the project's webpage.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

The Wandin North Town Centre Masterplan has been guided internally by a Project Reference Group which included input from:

- Community Development
- Economic Development
- Development Engineering
- Transport Engineering
- Recreation & Active Living (formerly)
- Parks & Bushlands (formerly)
- Indigenous Development
- Disability Inclusion
- Resource Recovery
- Communications and Engagement.

The Project Team has also been meeting regularly with representatives from local community groups.

## **RISK ASSESSMENT**

The Wandin North Town Centre Masterplan provides necessary evidence-based context to decision making by identifying key areas and projects for upgrade and construction. The Masterplan's holistic approach will assist in informing a wide range of Council service delivery areas of the specific opportunities and challenges to consider in the Wandin North Town Centre and maximise Council's response to community expectations.

Some design elements address current risks, such as the proposed pedestrian crossings and improved siting of the cenotaph, while others reduce the likelihood of future risks, such as trip hazards from current poor tree plantings and heat exposure from lack of summer shade.

The Masterplan contains Warburton Highway which is controlled by DTP. Approval processes with external authorities such as DTP may generally take more time, hence there may be a risk of delay to delivery. The Masterplan will seek feedback

from DTP in early phase/s. This may also be an opportunity to discuss with DTP if any parts can be constructed by the Department.

### **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

### **ATTACHMENTS TO THE REPORT**

1. Wandin North Town Centre Masterplan 2023
2. Marked Up Draft Wandin North Town Centre Masterplan
3. Wandin North Town Centre Masterplan Final Community Engagement Report

# WANDIN NORTH TOWN CENTRE

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MASTERPLAN //

XXXX 2023



## **ACKNOWLEDGEMENT OF COUNTRY**

We respectfully acknowledge the Traditional Owners, the Wurundjeri People as the custodians of this land. We also pay respect to all Aboriginal community elders, past and present, who have resided in the area and have been an integral part of the history of this region.

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# INTRODUCTION

Wandin North is a picturesque township sitting at the gateway to the Upper Yarra Valley and home to a diverse and vibrant community.

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# VISION:

Wandin North is the cherished local centre for a vibrant and highly connected community who meet in the cafes and al fresco dining areas or gather on the lawns and open spaces to unwind and for events. Renowned for its welcoming avenues of colourful and shady trees and its celebration of its agricultural heritage, tourists and trail users are drawn to its unique charm to sample a taste of local produce in a relaxed community atmosphere. Beautiful in the day and bustling at night, this is the place that locals call 'home'.

# PURPOSE:

The purpose of this Masterplan is to provide clear guidance regarding the design and delivery of public realm improvements in the Wandin North town centre. The directions and illustrations contained in this document provide guidance on the desired public realm outcomes that are to be achieved in the Masterplan Area.

# STRUCTURE:

The structure of the Masterplan is set out to provide the details of the natural and built environments context in which Wandin North is located. It orders the Masterplan Area [Figure 8] into three precincts to analyse the current public realm and provide masterplans that outline public realm improvements. The context section describes the key characteristics of the town centre's natural and built environments that influence the design directions of the Masterplan. The precinct masterplan section provides a framework of design initiatives to guide the revitalisation of the public realm of the Wandin North Town Centre.

# BACKGROUND:

The Wandin North Town Centre Masterplan was developed in conjunction with extensive community and trader engagement. Council undertook this engagement to identify issues or opportunities for the town centre leading to the development of a draft Wandin North Town Centre Masterplan. This draft document was taken back to the community for further review. Based on this final feedback, the document has been updated and issued as the Wandin North Town Centre Masterplan.



Figure 1: Existing footpath, Warburton Hwy interface



Figure 2: Existing footpath, P.J. Mould Reserve interface



Figure 3: P.J. Mould Reserve



Figure 4: Existing car parking, P.J. Mould Reserve



Figure 5: Viewing to Greenglades Park



Figure 6: Existing field

# MASTERPLAN AREA:

Wandin North is located approximately 7km east of Lilydale and approximately 27km west of Warburton. It is the first township you reach when you turn on to the Warburton Highway that links the townships of the Upper Yarra Valley.

The subject area of the Masterplan encompassed the shopping precinct, PJ Mould Reserve, the Greenglades Court Reserve, the open space area adjoining the Warburton Rail Trail and the section of the Warburton Highway corridor that links these areas. The boundary of the area is outlined in Figure 8.

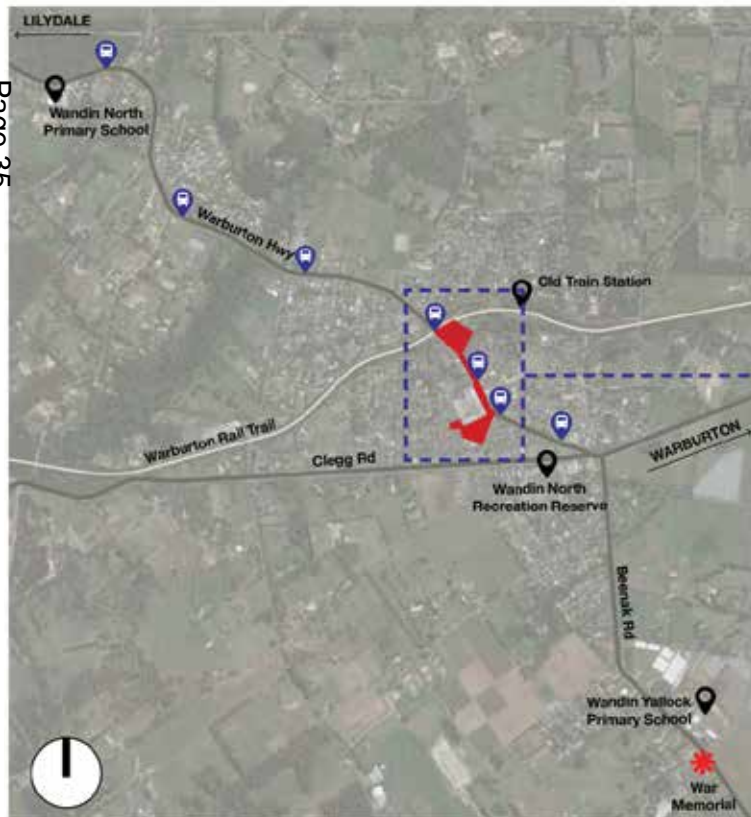


Figure 7: Locality map

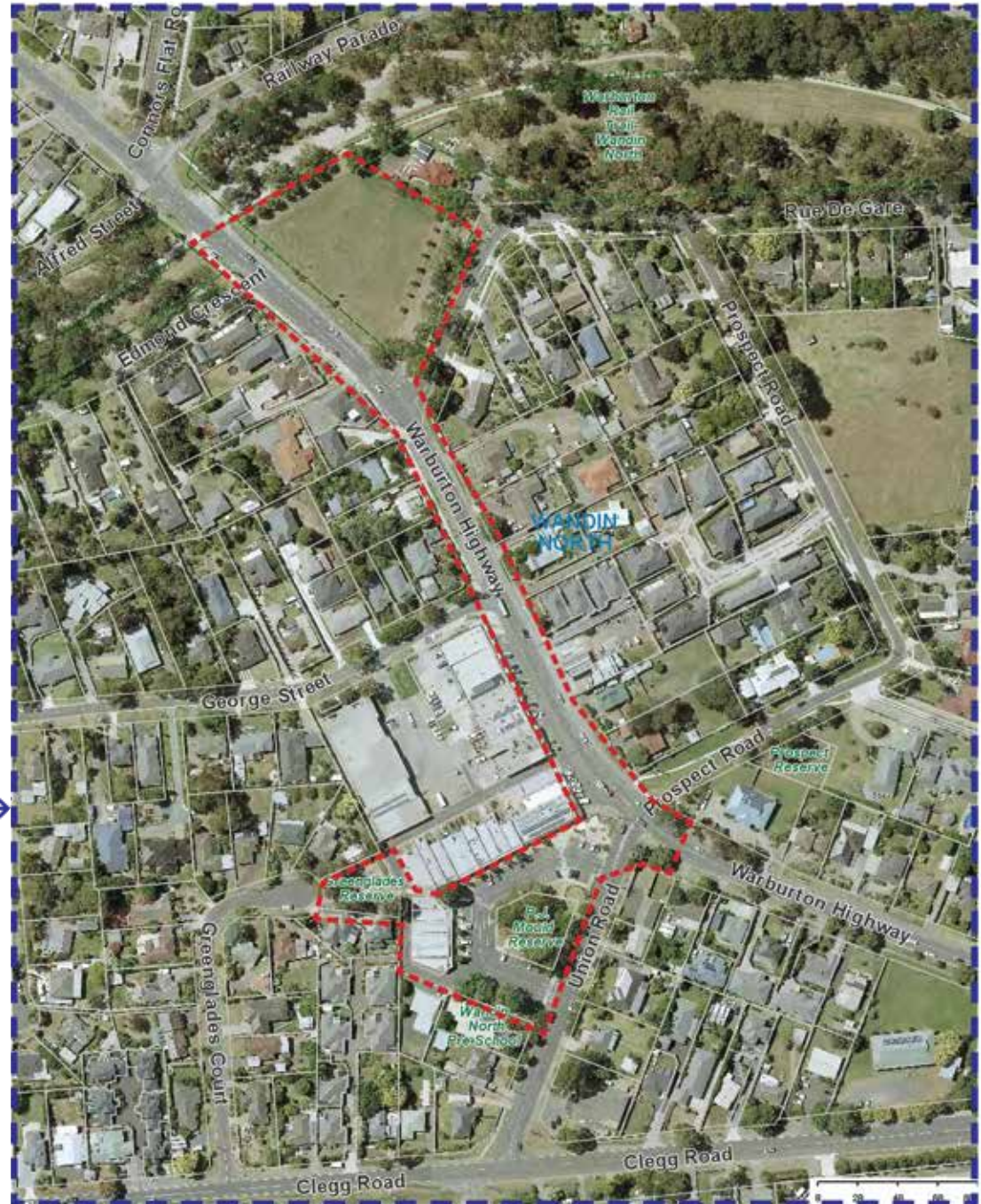
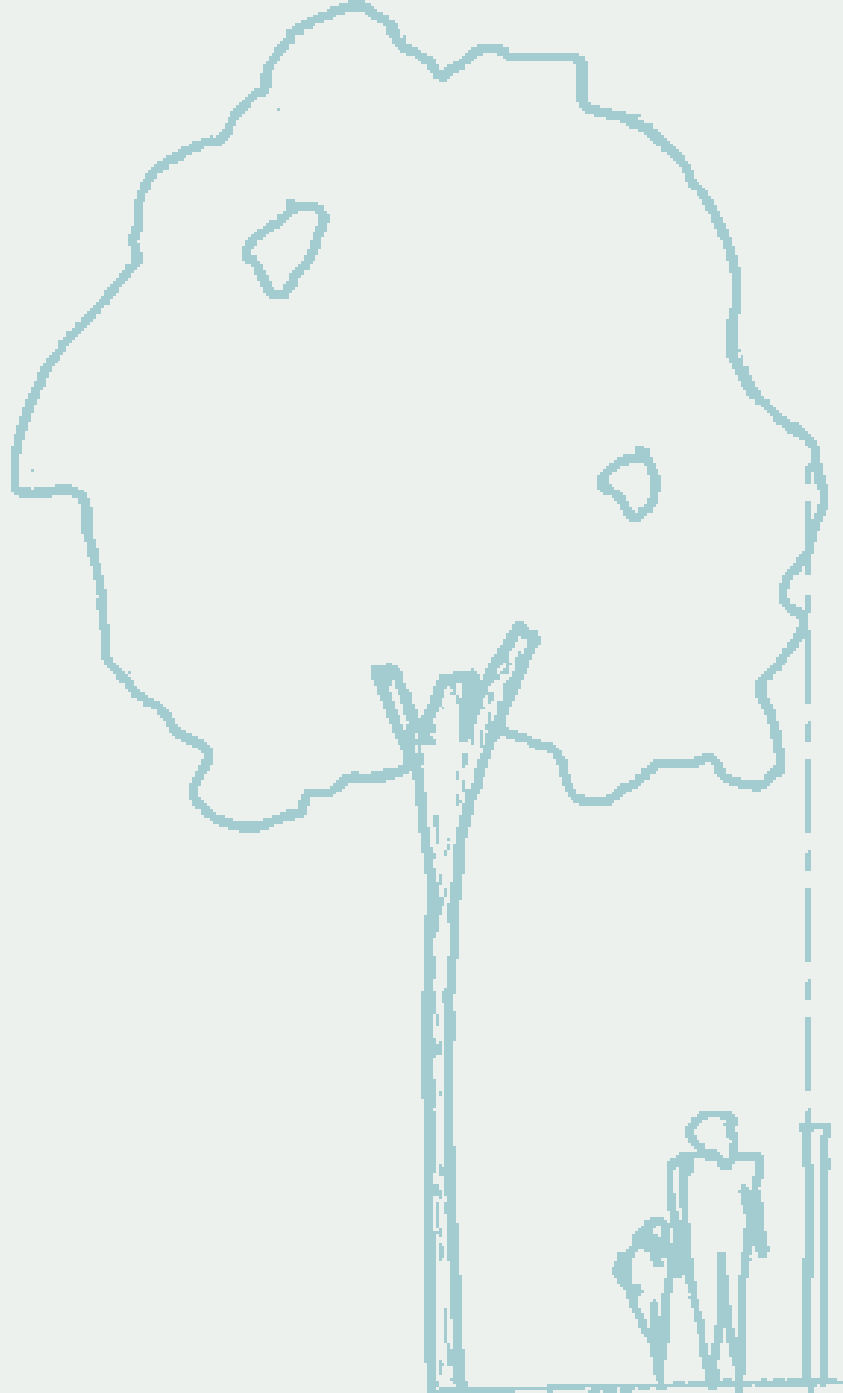


Figure 8: Scope area



Centre line of Highway



# CONTEXT

key characteristics of  
Wandin North's natural  
and built environments

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# TOPOGRAPHY & LANDSCAPE CHARACTER:

The topographical characteristics of the Wandin North Town Centre are established by its positioning on the upper slope of a prominent ridgeline that falls away from the south to the north. A section of Warburton Highway between Union Road and George Street, where the majority of local businesses are located, is on a relatively mild incline compared to further north. The shop fronts of this area are highly visible from vehicles approaching from Seville (north bound) and frame views when coming from Lilydale (south bound). A section of Warburton Highway beyond George Street towards the north falls steeply with an approximate 15m level difference along the vacant parcel of land located between the town centre and the rail trail. The top of the open field provides an excellent vantage point, with views to the north of the Yarra Valley. Union Road falls towards Warburton Highway with an approximate 10m level difference between the intersections of Clegg Road and Warburton Highway.

Landscape characters of this area fall into the Council's Ecological Vegetation Class (EVC) No.45, consisting of mostly Messmate Forest and shrubland. There is no sense of arrival with no street trees along Warburton Highway between Warburton Rail Trail and Union Road with the exception of a small stand of large gum trees (*Eucalyptus/Corymbia* spp.) at the corners of Rue De Gare, Union Road, and Prospect Road. Red Flowering Gums (*Corymbia ficifolia*) of Avenue of honour are on the south verge of Warburton Highway between Union Road and the roundabout on the east. PJ Mould and Greenglades Reserves have significant large trees including gum trees (*Eucalyptus/Corymbia* spp.) and fig trees. Blue Berry Ashes (*Elaeocarpus reticulatus*) are planted along the footpath on the western side of car park surrounding PJ Mould Reserve. There is a large deciduous tree, European Hornbeam (*Carpinus betulus*) surrounded by deck located at the entrance to a pedestrian link from the retail precinct to a pocket park adjoining Greenglades Court. PJ Mould is the main locally usable public open space, and the main ceremonial activity for the community is held at the cenotaph which is isolated and located well outside the town centre.

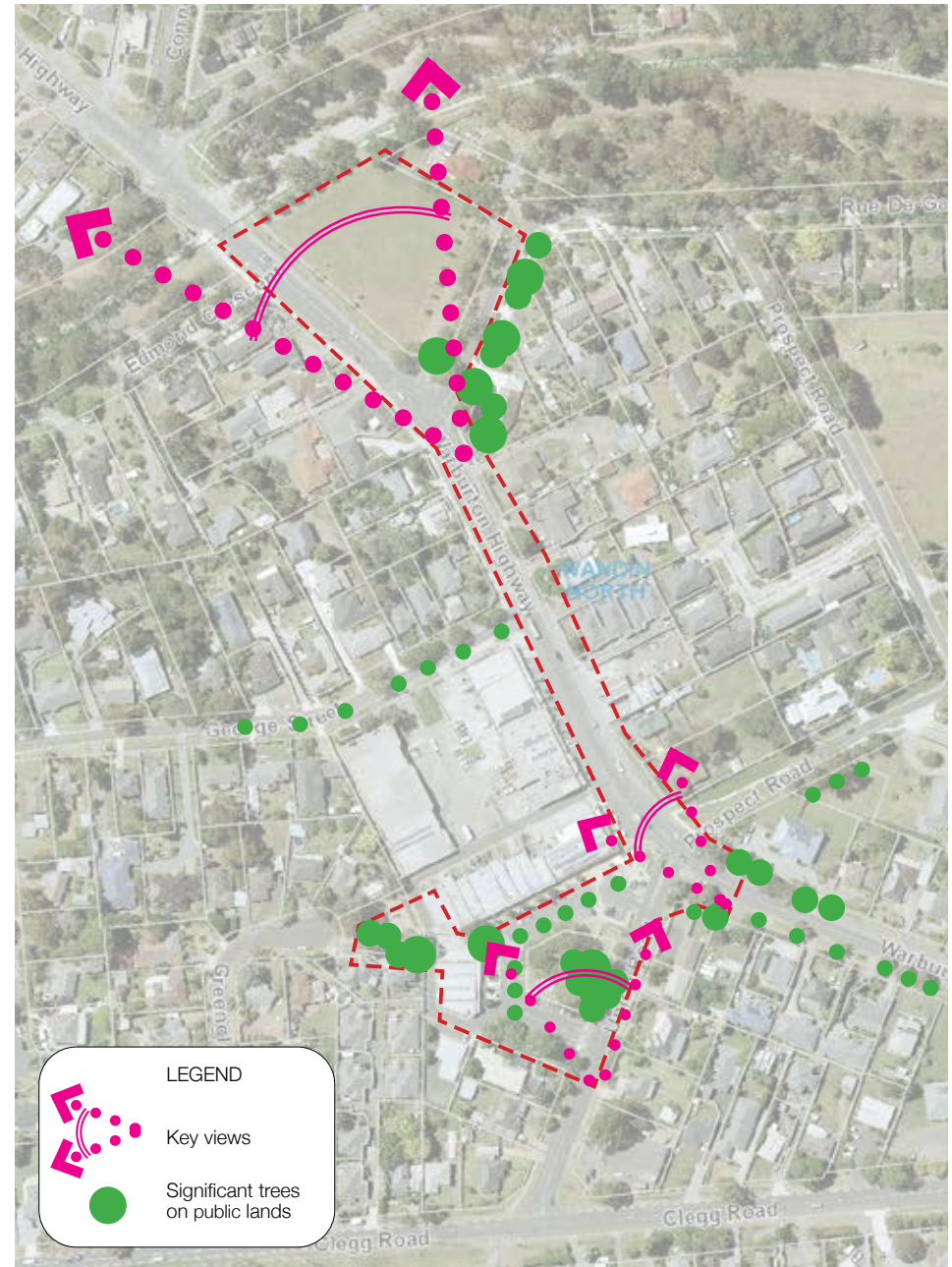


Figure 9: Locations of key views and significant trees

# TRAFFIC & PEDESTRIAN MOVEMENT:

Wandin North's main access routes are via the Warburton Highway to the north and east and Clegg Road to the west. The intersection of these thoroughfares is characterised by a large roundabout to the south-east of the township.

There are currently no formal pedestrian crossings of Warburton Highway in the township, pedestrians instead informally cross at the Warburton Rail Trail, Rue De Gare and Union Road. A concrete footpath is provided on the western side of Warburton Highway granting direct access to the retail precinct of Wandin North and the Warburton Rail Trail. Formal footpaths also circulate pedestrians through the PJ Mould reserve and out to the Greenglades Court Reserve. Informal pedestrian links characterises much of eastern side of Warburton Highway aside from a concrete footpath granting access to properties along Rue Du Gare. The Warburton Rail Trail is the primary pedestrian and tourist route to Wandin North, running to the north of the township. The speed limit of Warburton Highway in the town centre is currently 60km/h with 60-degree angle parking along Warburton Highway and 90-degree angle parking around PJ Mould Reserve. There are 3 bus stops within the township located at the intersection of Warburton Highway and Union Road, George Street, and Warburton Rail Trail.

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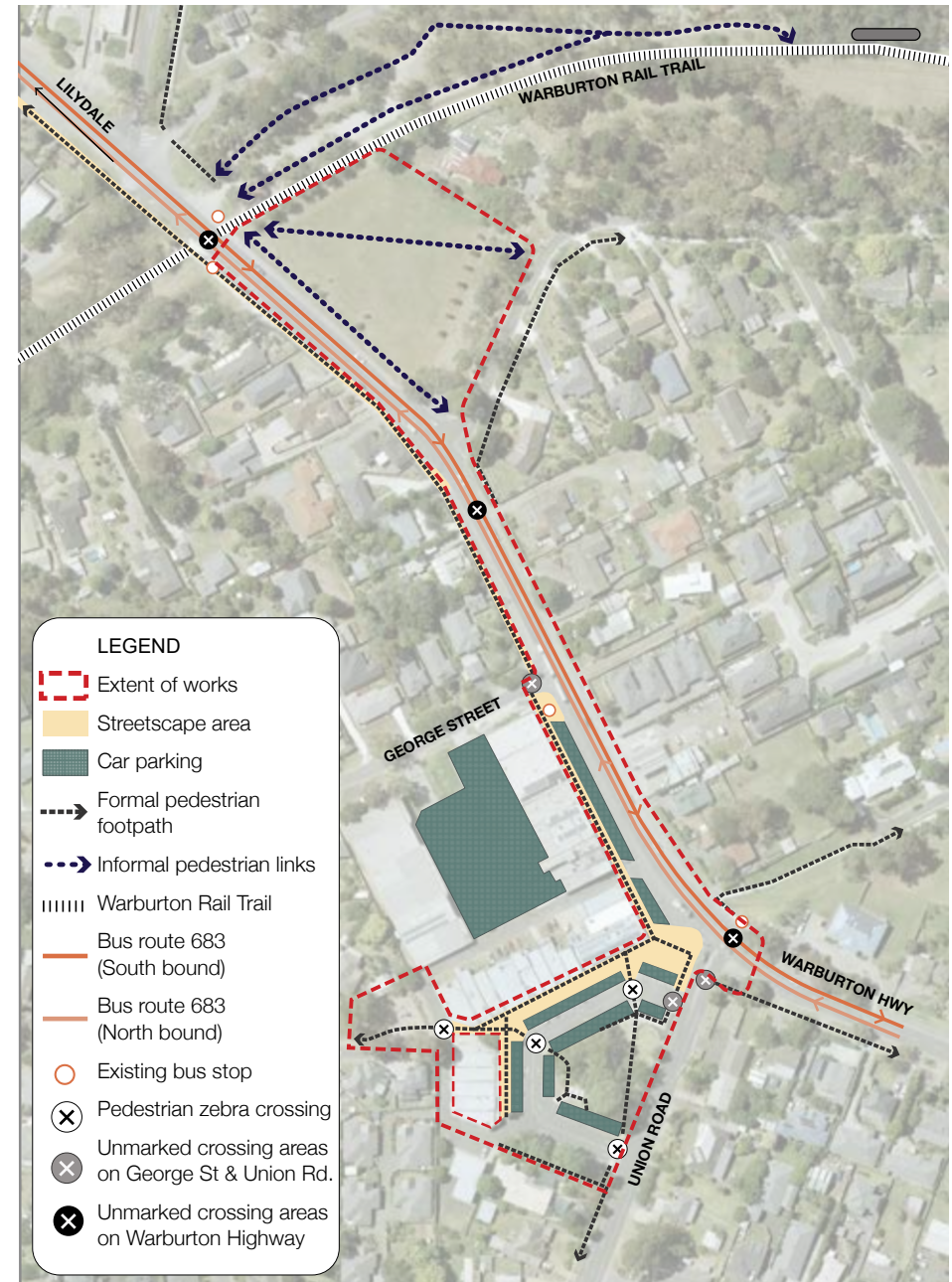


Figure 10 - Locations of traffic and pedestrian movement





# PRECINCT ANALYSIS

The Wandin North Town Centre Masterplan is divided into 3 precincts

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# PRECINCT PLAN:

The Wandin North Town Centre Masterplan is divided into 3 precincts: the Town Centre, Link and the Field Precincts. Each precinct contains its own unique characteristics and potential for intervention, that has been identified through the initial consultation period.

## Town Centre Precinct:

With shops, cafes, and other retail this is the commercial and social heart of the township. The issues identified in this area are the width of the footpath adjacent the highway, on-street carparking adjoining the highway, traffic speeds, the lack of a pedestrian crossing across the highway within the town centre, a lack of landscaping and street trees interfacing with the highway, few street furniture choices for pedestrians and a lack of space for outdoor dining.

## Link Precinct:

This precinct provides a connection between the town centre and the Warburton Rail Trail and the adjoining Field precinct. The precinct's current primary function is as an access point for the Warburton Rail Trail via a concrete path on the western edge of Warburton Highway. Some of the issues identified are the lack of pedestrian crossing and traffic speed along Warburton Highway, limited accessibility and signage to and from the Warburton Rail Trail, the incomplete footpath network on the eastern edge of Warburton Highway and the lack of street trees identifying the entrance to the town centre.

## Field Precinct:

This precinct provides a large open space area as well as access between the town centre and Warburton Rail Trail. Some of the issues identified are the lack of a pedestrian crossing for the Warburton rail trail across Warburton highway and the speed of traffic through this intersection, little to no signage to the Wandin North township and no footpath on the eastern side of Warburton Highway, drainage swales disconnecting the open space from the Warburton Rail Trail and limited access to the field.

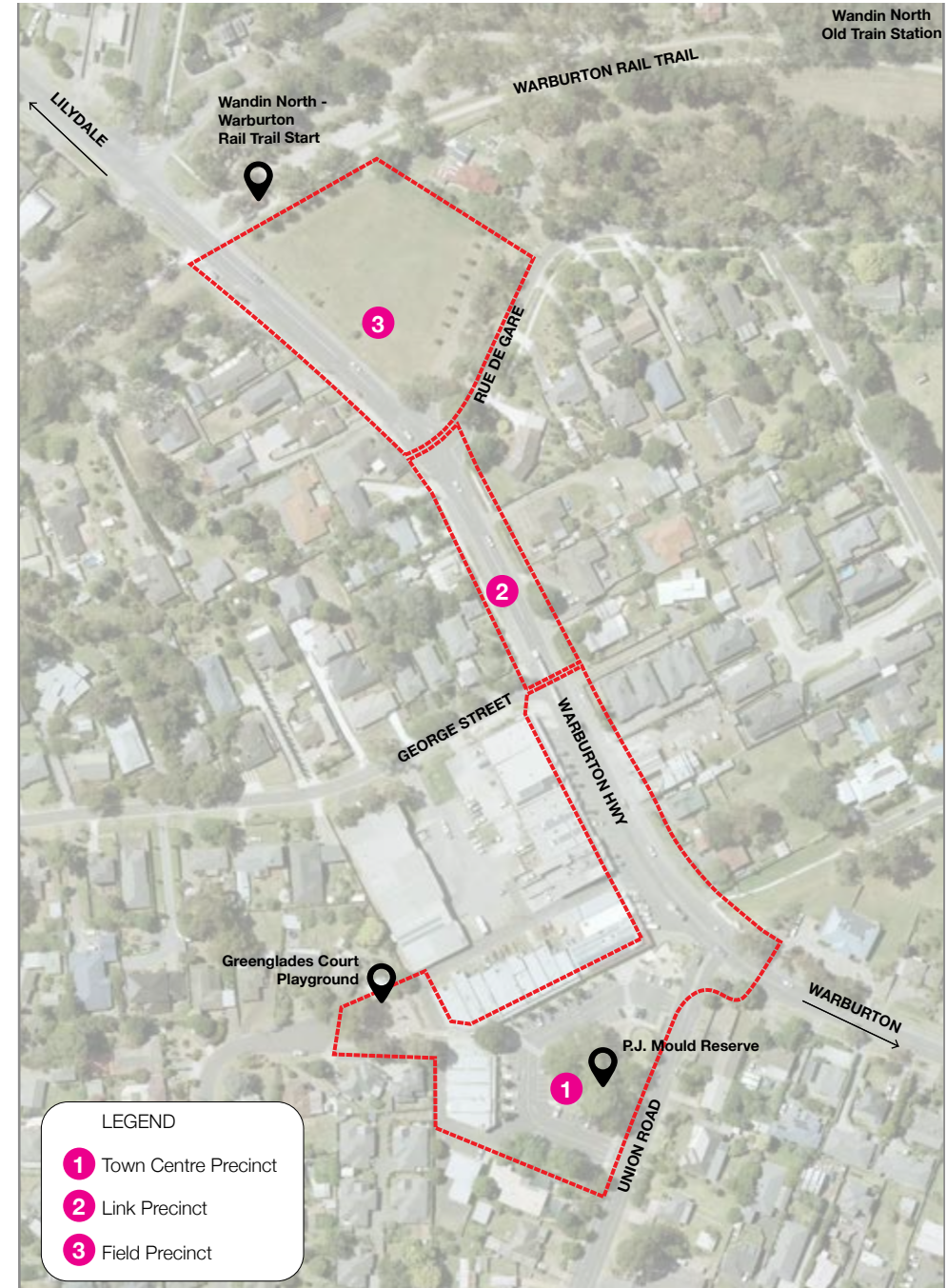


Figure 11 - Precinct Plan

# TOWN CENTRE PRECINCT:

For the Town Centre precinct the issues noted from the community consultation identified 3 main themes: car parking on Warburton Highway, traffic issues including the lack of pedestrian crossing and the speed limit of Warburton Highway and landscaping/streetscape. These key issues and our analysis of the Town Centre precinct are summarised below and shown on Figure 12.

## Car park on Warburton Highway:

Car parking along the shop fronts adjoining Warburton Highway is problematic for users. Drivers pulling into parking bays and reversing out to join the highway find the experience uncomfortable. The traffic speed of Warburton Highway at 60km/h has been noted as being an issue when accessing or leaving car parking spaces.

## Pedestrian crossing:

There is currently no pedestrian crossing provided across the Warburton Highway within the Wandin North town centre, pedestrians instead informally crossing at George Street. Warburton Highway therefore severely limits pedestrian access between the east and west sides of town centre.

## Landscape/Streetscape:

It has been raised that there are currently no street trees in the retail frontage on Warburton Highway. There is also no shade at the corner of Union Road and George Street, and no footpath on the eastern side of Warburton Highway limiting pedestrian access to Wandin North for locals. Comments have been made about the steep cross fall of pavement and that the streetscape is lacking a consistent pavement style with 3 currently in use: coloured concrete, exposed aggregate and brick pavers. There is also a lack of comfortable and accessible street furniture, that the seats around the sculpture lack any shade and the general lack of outdoor activation along the highway due to the narrowness of the footpath. The lack of visual connection between the car park around PJ Mould and Greenglades Court has also been noted as an issue. Street trees around the shops are very poor form with low and split trunks that block sight lines and offer minimal shade.

There are currently no picnic tables in Greenglades Reserve, the toilet at PJ Mould Reserve needs refurbishment, and the area around the Ernst Fries sculpture could be improved so that it is better used.

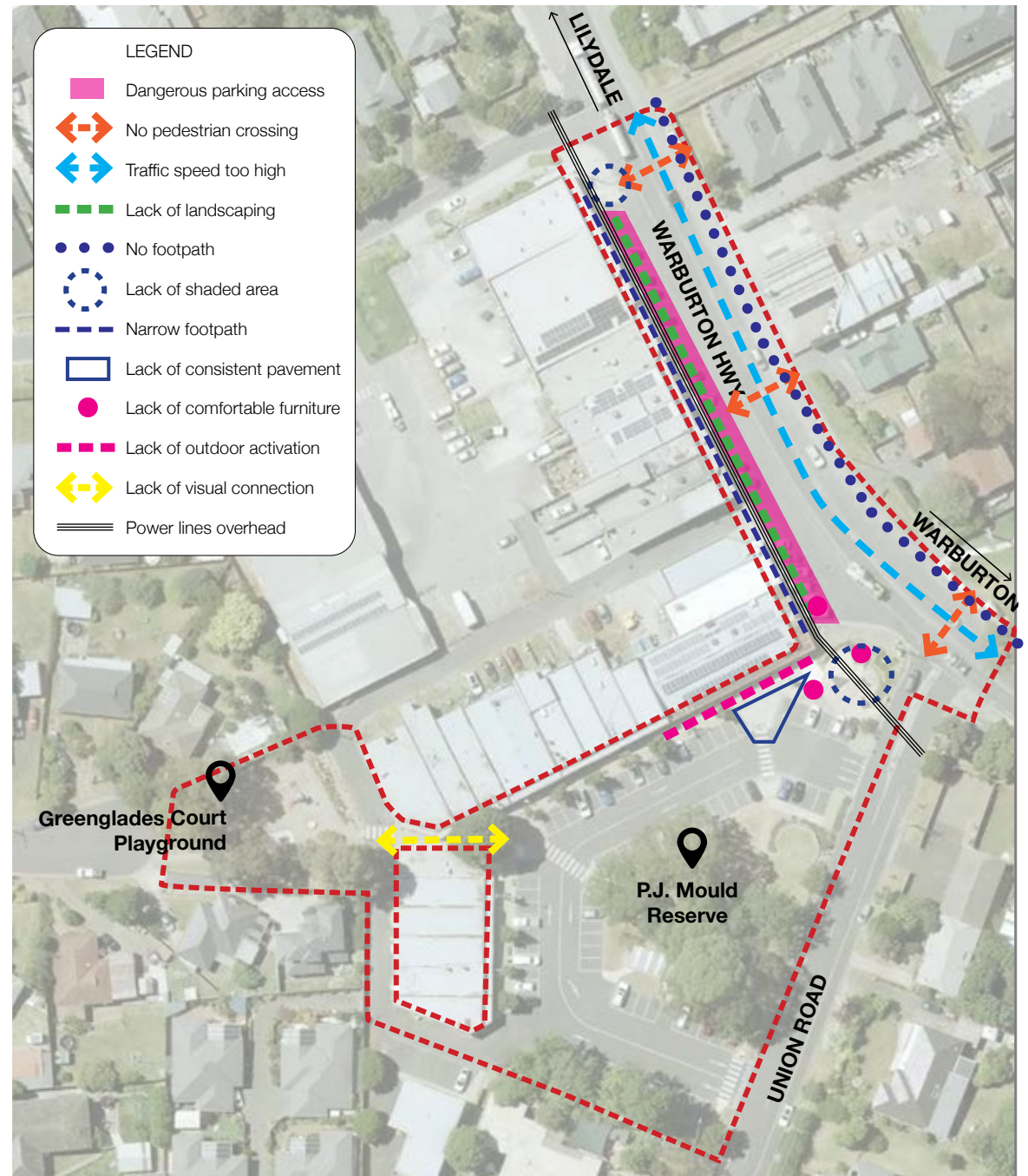


Figure 12 - Analysis Diagram - Town Centre Precinct

# THE FIELD PRECINCT:

For the Field Precinct, key issues noted from the consultations identified 2 main themes; the lack of a pedestrian crossing of Warburton Highway for the Rail Trail and limited connections to the town centre. Key issues from the consultations and our analysis for Field precinct are summarised below and shown in Figure 13.

## Pedestrian Crossing:

There is currently no pedestrian crossing at the intersection of the Warburton Highway and the Warburton Rail Trail. The highway is a significant barrier for users of the Rail Trail. The lack of a crossing results in both safety and convenience issues with pedestrians and trail user having to wait for gaps in the highway traffic to negotiate the crossing point. It was also noted the traffic speed along Warburton highway was too high for a town centre environment.

## Limited pedestrian links between the town centre and Warburton

### Rail Trail:

There is currently no easily accessible footpath access or clear signage to the town centre from the Warburton Rail Trail to Wandin North Town Centre. There is no footpath provided on the eastern side of Warburton Highway severely limiting access. The drainage swale along Warburton Highway and Warburton Rail Trail impede access and creates significant barriers for people with reduced mobility. The eastern interface of the field is dominated by timber paling and chain mesh fencing; the site falls at an approximate 10% angle from the town centre end towards the Warburton Rail Trail. The site is under used due to a lack of amenities, paths and other landscaping that could make this space an attractive area for trail users to utilise as a rest area and as a gateway for the town centre. Existing amenities at Wandin North Warburton Rail Trail Start are car parking, shelter, picnic tables & seats, drinking fountain and signage.



Figure 13 - Analysis Diagram - Field Precinct

# LINK PRECINCT:

The Link Precinct is the area of the Warburton Highway road reserve that connects the Town Centre Precinct to the Field Precinct. This precinct is to provide connecting corridor with significantly improved active transport routes and streetscape elements.

There is currently no pedestrian crossing along Warburton Highway and the traffic speed in this area is high for a town centre area. There is limited links for pedestrians between the town centre and Warburton Rail Trail with no easily accessible linkages or clear signage to the town centre. A partial footpath is provided on the eastern side of Warburton Highway, but the drainage swale and unsealed road shoulders minimises pedestrian accessibility; there is currently no slip lanes for turning vehicles into adjoining streets.

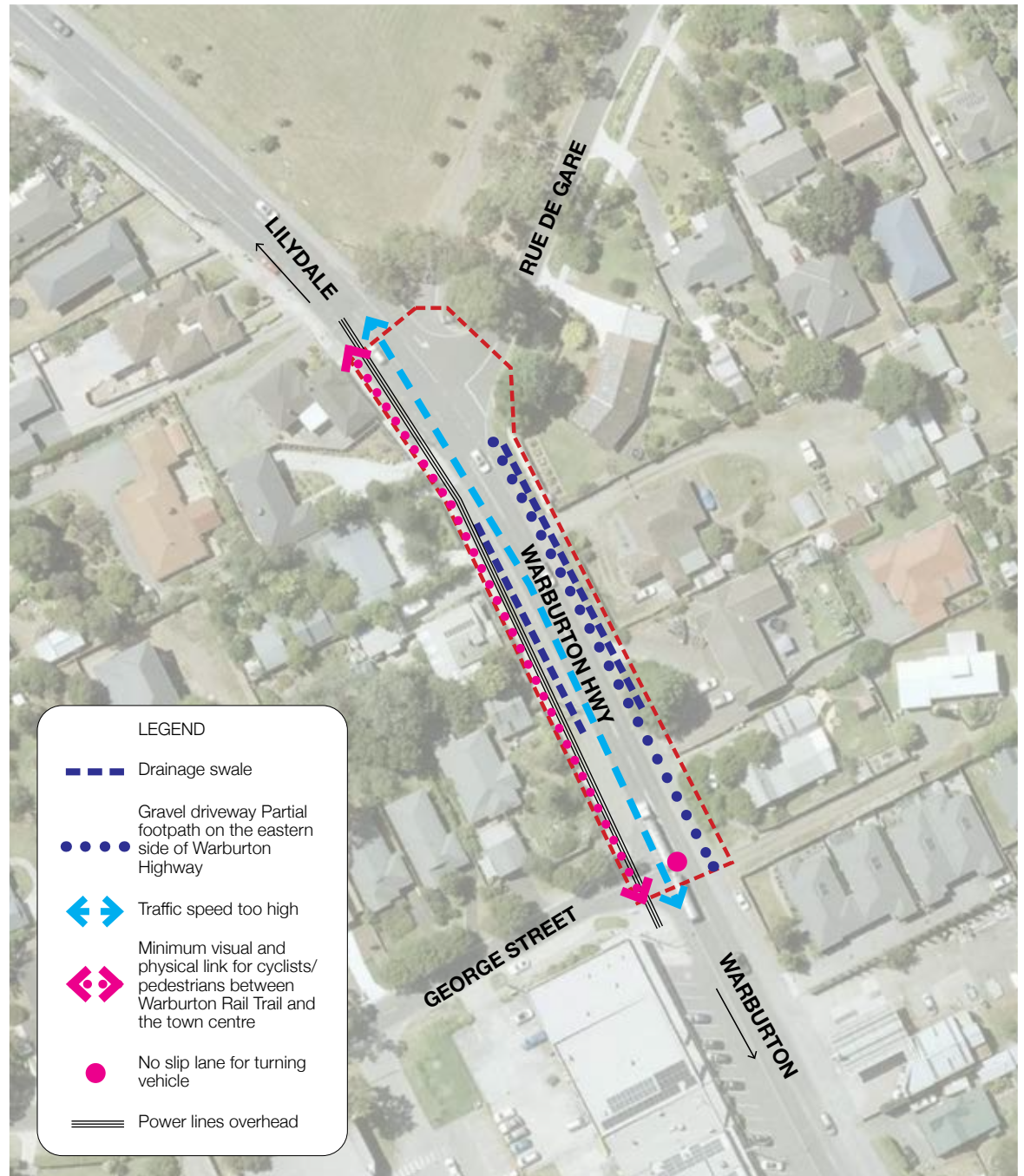


Figure 14 - Analysis Diagram - Link Precinct



# PRECINCT MASTERPLANS

provides a framework  
of design initiatives to  
guide the revitalisation  
of the public realm

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# TOWN CENTRE PRECINCT:

After reviewing the insights captured from the community consultations, we have developed a landscape masterplan for each precinct. Key items for Town Centre Precinct are listed below.

## Western interface of Warburton Highway:

Advocate for a signalised pedestrian crossing to be installed either near the bus stop at George Street or at the intersection of Union Road.

Advocating for reducing speed limit of Warburton Highway to 40~50km/h. Increasing the angle of highway parking to be 45-degree angle car parking would improve safety when reversing, and minimise width of car park zone whilst extending the width of footpath. The footpath which is currently 3.4m wide will be widened to 4.5m wide, offering a 1.1m extension and further promote outdoor dining opportunities on the footpath. Further flaring of the footpath would occur between Marigold Way and Union Road to approximately 8m wide. Tree planting in car park would occur between kerbs and wheel stops and a continuous pavement treatment would be installed over the crossover. Large Wandin North signage or lettering would be installed at the corner of Union Road and Warburton Highway.

## Eastern interface of Warburton Highway:

Installation of a minimum 1.5m wide sealed (asphalt) road shoulder, a kerb and a minimum 1.5m wide concrete footpath. Street tree planting to occur between kerb and footpath.

## Entry headland:

A shade structure or arbour with vines would be built adjacent to the Ernst Fries sculpture. New shade trees to be planted in the car park, and further outdoor dining areas to be built with feature pavement and a shade sail for enhancing visual link to Greensglades Court Reserve.

## PJ Mould Reserve:

Improvement of the park including provision of informal seating area which also acts as a ceremonial gathering space for relocated cenotaph, re-plant shrubs and groundcovers where missing and top up crushed gravels for the pavement areas with new edging.

## Greensglades Reserve:

Additional shade structure, picnic tables and seat to be installed in the play area.

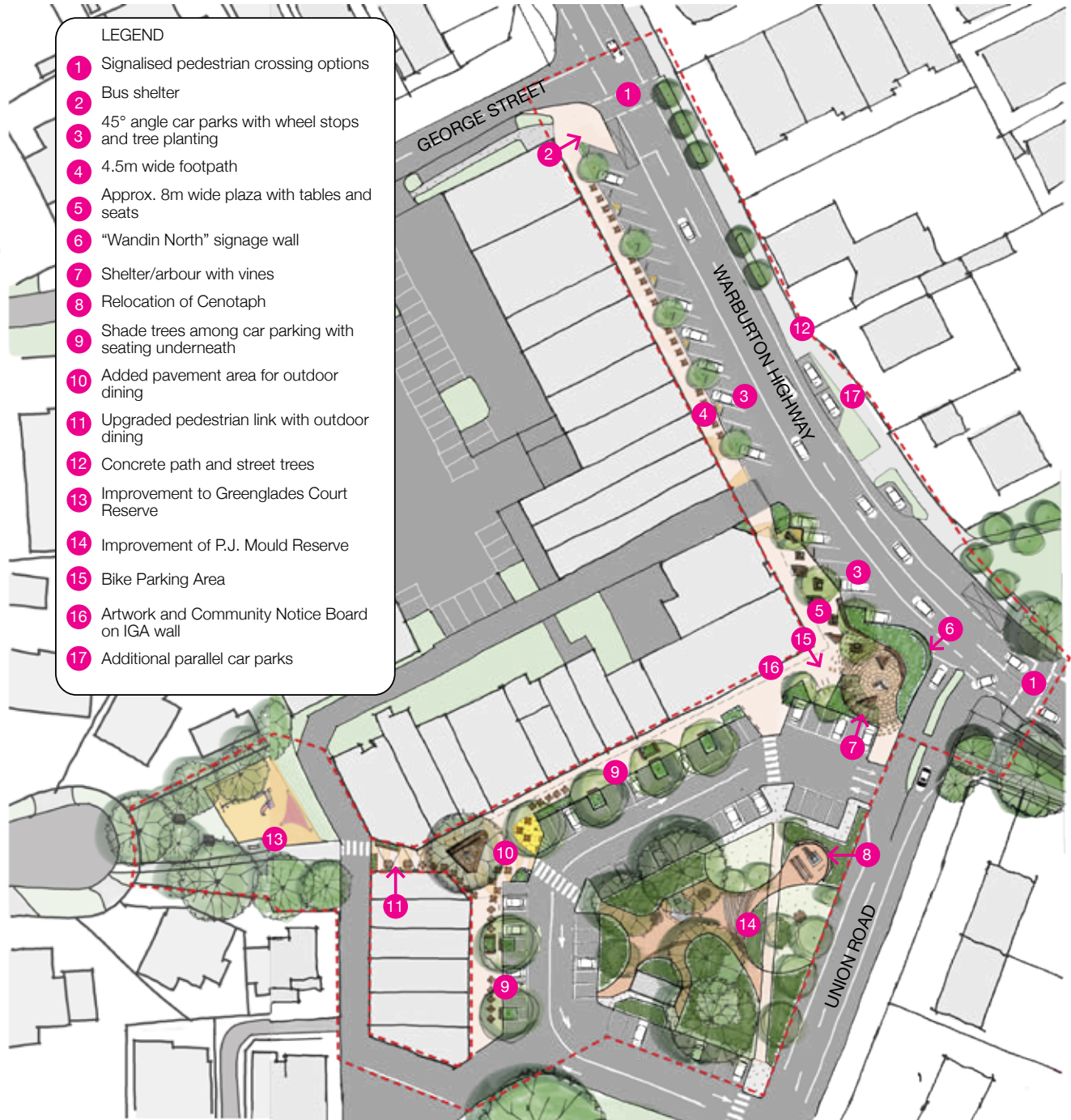


Figure 15 - Town Centre Precinct Masterplan





Figure 16 - 1. Viewing to the sculpture at the corner of Union Road.



Figure 17 - 2. Viewing to the north end of P.J. Mould Reserve.

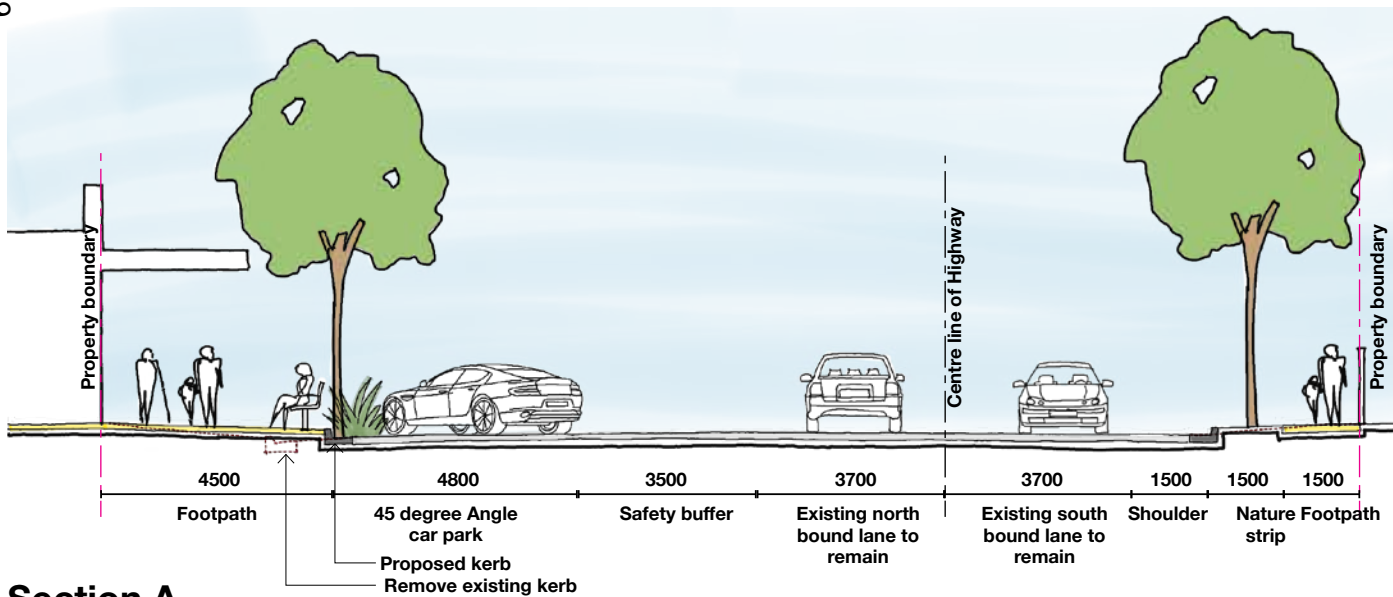


Figure 18 - 3. Laneway activation - Connection to playground.



Key plan

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Section A

Figure 19 - Town centre section A

# FIELD PRECINCT:

Key items for Field Precinct are listed below.

Installation of a signalised pedestrian crossing at the intersection of the Warburton Rail Trail and Warburton Highway.

Upgrading the bus stop and better access to the field. An Upgraded path network, tree planting as a buffer against private fencing, construction of a concrete footpath and planting of street trees to the east of the Warburton Highway.

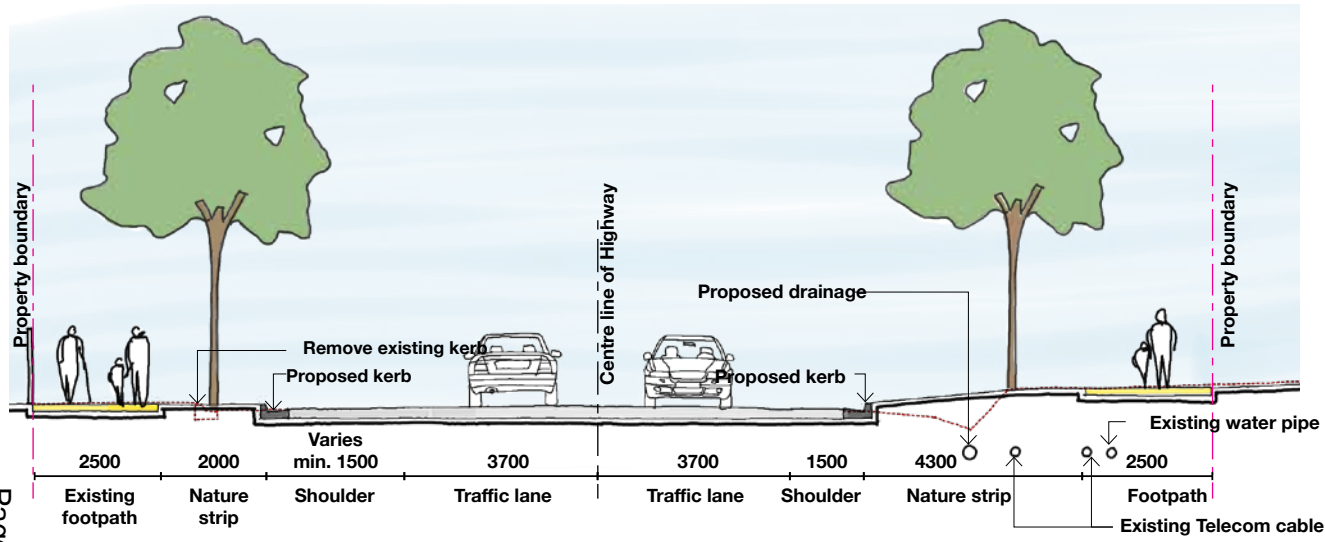
High character street tree planting with large crown and rich foliage. Street tree planting to also occur along the existing shared path. This will provide a significant increase in available shade for users, and with the upgraded linkages, promote access to the township and Warburton Rail Trail.

Installation of new furniture and picnic settings, an upgrade of the user's amenity, gathering space, shelter and promotion of the area's natural beauty with 'nature play' for kids.

Investigate opportunities to celebrate the Indigenous heritage of Wandin and the role of the Wandin family in Yarra Ranges.

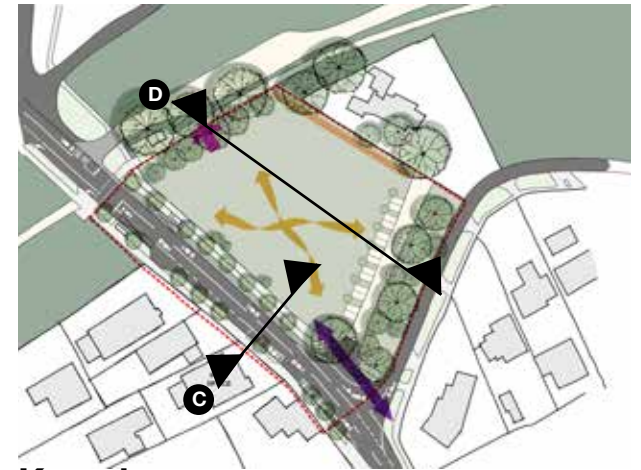


Figure 20 - Field Precinct Masterplan

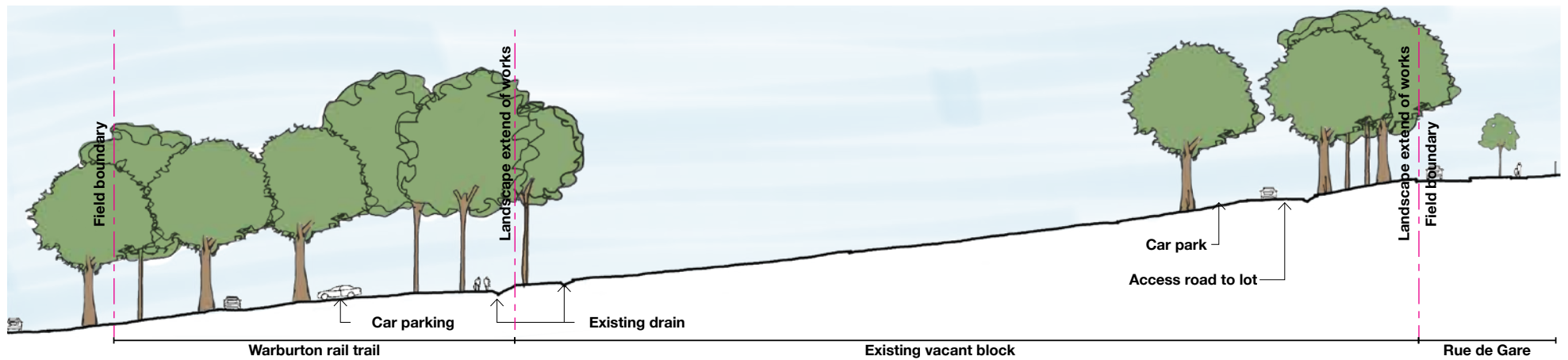


### Section C

Figure 21 - Field section C



### Key plan



### Section D

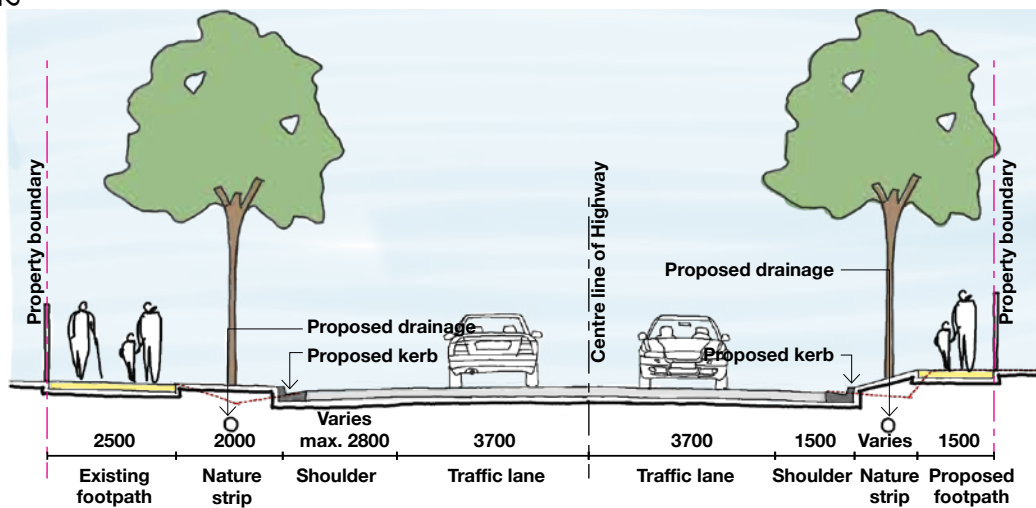
Figure 22 - Field section D

# LINK PRECINCT:

Key items for Link Precinct are listed below.

Street tree planting to occur along the existing shared path on the west side and a new footpath on the west side of Warburton Highway. Planting of a boulevard of trees to create a gateway to the town centre. Replacement of the swale drain with in-ground storm water pipes and the construction of a new concrete footpath on the eastern edge of Warburton Highway. The upgrade and installation of new kerb and channel and the construction of a hard shoulder along Warburton Highway. Promotion of traffic calming design principles to encourage a slower traffic environment through the township.

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## Section E

Figure 23 - Link section E

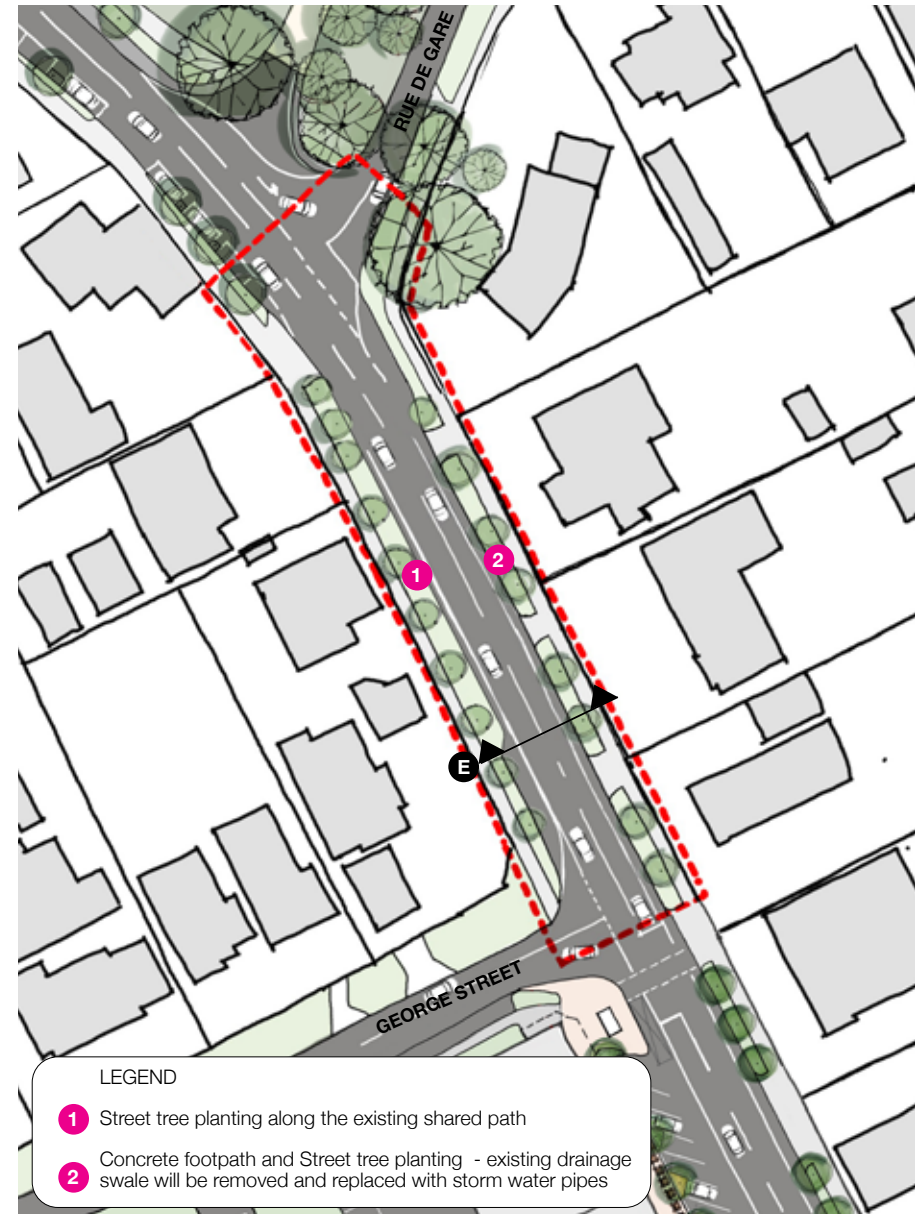











Figure 24 - Link Precinct Masterplan

# PROPOSED STREET TREE SPECIES:



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Key plan

	Car park around PJ Mould 	Warburton Highway (Town Centre) 	Warburton Highway (Link and Field) 
	 	 	 
<b>Botanical name</b>	<i>Zelkova serrata</i> 'Green Vase'	<i>Pistacia chinensis</i>	<i>Eucalyptus ficifolia</i>
<b>Common name</b>	Green Vase Japanese Elm	Chinese pistachio	Red Flowering Gum
<b>Mature height x width</b>	14m x 10m	8m x 6m	8-10m x 5-8m
<b>Native/Exotic</b>	Exotic	Exotic	Native
<b>Deciduous/ Evergreen</b>	Deciduous	Deciduous	Evergreen
<b>Flower season &amp; Colour</b>	Inconspicuous (foliage turn yellow & red in Autumn)	Spring, Insignificant yellowish-green	Spring, Summer, Red
<b>Note</b>	Excellent uniformity and branch structure		Same species as "Memorial Plantation" on Warburton Highway

# ACTIONS AND ESTIMATED COSTINGS

All projects shown below are currently unfunded and require advocacy and/or application for funding.

Action:				
No:	Description:	Responsibility:	Timing:	Cost Estimate:
1	PJ Mould Reserve and surrounding car park - Concept Design Development, Detailed design documentation & Project management	- Design & Place	Short	\$70,000
2	Upgrading PJ Mould Reserve including potential war memorial relocation and providing gathering spaces	- Design & Place - Environment & Infrastructure	Short	\$120,000
3	Upgrading Car park and footpath surrounding PJ Mould Reserve	- Design & Place - Infrastructure Delivery	Short	\$300,000
4	Upgrading Greenglades Court Reserve Concept Design Development	- Design & Place	Short	\$25,000
5	Town Centre and Field - Concept Design Development, Detailed design documentation & Project management	- Design & Place - Infrastructure Services - Department of Transport and Planning	Short	\$150,000
6	Installation of 2 signalised pedestrian crossings at Warburton Rail Trail and George Street.	- Design & Place - Infrastructure Services - Department of Transport and Planning	Short	\$600,000 (\$300,000 each)
7	Upgrading town centre car park, footpaths, furniture, roadside (kerb & drainage) and street tree planting. Extent of work is a section of Warburton Highway between George Street and Union Road.	- Design & Place - Infrastructure Services - Department of Transport and Planning	Short-Medium	\$700,000
8	Upgrading footpaths, roadside (kerb & drainage) and street tree planting. Extent of work is a section of Warburton Highway between Warburton Rail Trail and George Street.	- Design & Place - Infrastructure Services - Department of Transport and Planning	Short-Medium	\$400,000
9	Redeveloping the Field (vacant lot adjacent Warburton Rail Trail)	- Design & Place - Environment & Infrastructure	Short-Medium	\$500,000
<b>Total anticipated implementation budget:</b>				<b>\$2.8M to \$3.0M</b>

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Timing terms:

- Short term = 1 – 5 years
- Medium = 5 – 10 years
- Long = 10 – 20 years

Exclusions:

- Excludes anticipated State Government subsidies.
- Excludes Council capital works budget.



Prepared by  
Design & Place, Yarra Ranges Council

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assistance

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# WANDIN NORTH TOWN CENTRE

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MASTERPLAN //

~~DRAFT FOR CONSULTATION~~  
NOVEMBER 2022 XXXX 2023



## **ACKNOWLEDGEMENT OF COUNTRY**

We respectfully acknowledge the Traditional Owners, the Wurundjeri People as the custodians of this land. We also pay respect to all Aboriginal community elders, past and present, who have resided in the area and have been an integral part of the history of this region.

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# INTRODUCTION

Wandin North is a picturesque township sitting at the gateway to the Upper Yarra Valley and home to a diverse and vibrant community.

---

# VISION:

Wandin North is the cherished local centre for a vibrant and highly connected community who meet in the cafes and al fresco dining areas or gather on the lawns and open spaces to unwind and for events. Renowned for its welcoming avenues of colourful and shady trees and its celebration of its agricultural heritage, tourists and trail users are drawn to its unique charm to sample a taste of local produce in a relaxed community atmosphere. Beautiful in the day and bustling at night, this is the place that locals call 'home'.

# PURPOSE:

The purpose of this Masterplan is to provide clear guidance regarding the design and delivery of public realm improvements in the Wandin North town centre. The directions and illustrations contained in this document provide guidance on the desired public realm outcomes that are to be achieved in the Masterplan Area.

# STRUCTURE:

The structure of the Masterplan is set out to provide the details of the natural and built environments context in which Wandin North is located. It orders the Masterplan Area [Figure 8] into three precincts to analyse the current public realm and provide masterplans that outline public realm improvements. The context section describes the key characteristics of the town centre's natural and built environments that influence the design directions of the Masterplan. The precinct masterplan section provides a framework of design initiatives to guide the revitalisation of the public realm of the Wandin North Town Centre.

# BACKGROUND:

The ~~Draft~~ Wandin North Town Centre Masterplan ~~has been prepared~~ was developed in conjunction with extensive community and trader engagement. ~~In March and April 2022~~, Council undertook ~~community and trader~~ this engagement to identify any issues or opportunities ~~within~~ for the town centre leading to the development of a draft Wandin North Town Centre Masterplan. This draft document was taken back to the community for further review. Based on this final feedback, the document has been updated and issued as ~~which~~ has then been developed into a ~~Draft~~ the Wandin North Town Centre Masterplan.



Figure 1: Existing footpath, Warburton Hwy interface



Figure 2: Existing footpath, P.J. Mould Reserve interface



Figure 3: P.J. Mould Reserve



Figure 4: Existing car parking, P.J. Mould Reserve



Figure 5: Viewing to Greenglades Park



Figure 6: Existing field

# MASTERPLAN AREA:

Wandin North is located approximately 7km east of Lilydale and approximately 27km west of Warburton. It is the first township you reach when you turn on to the Warburton Highway that links the townships of the Upper Yarra Valley.

The subject area of the Masterplan encompassed the shopping precinct, PJ Mould Reserve, the Greenglades Court Reserve, the open space area adjoining the Warburton Rail Trail and the section of the Warburton Highway corridor that links these areas. The boundary of the area is outlined in Figure 8.

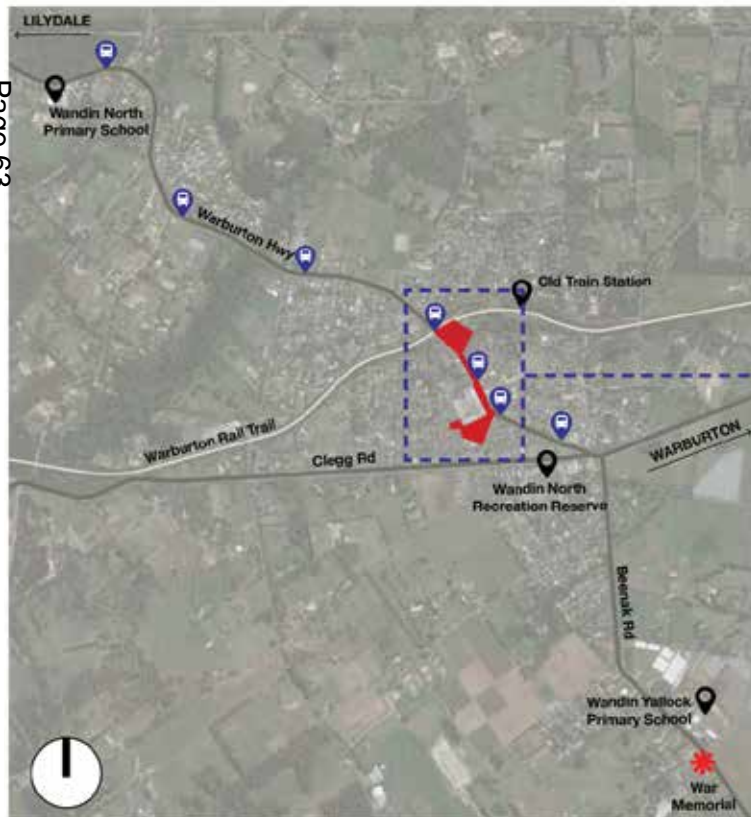


Figure 7: Locality map

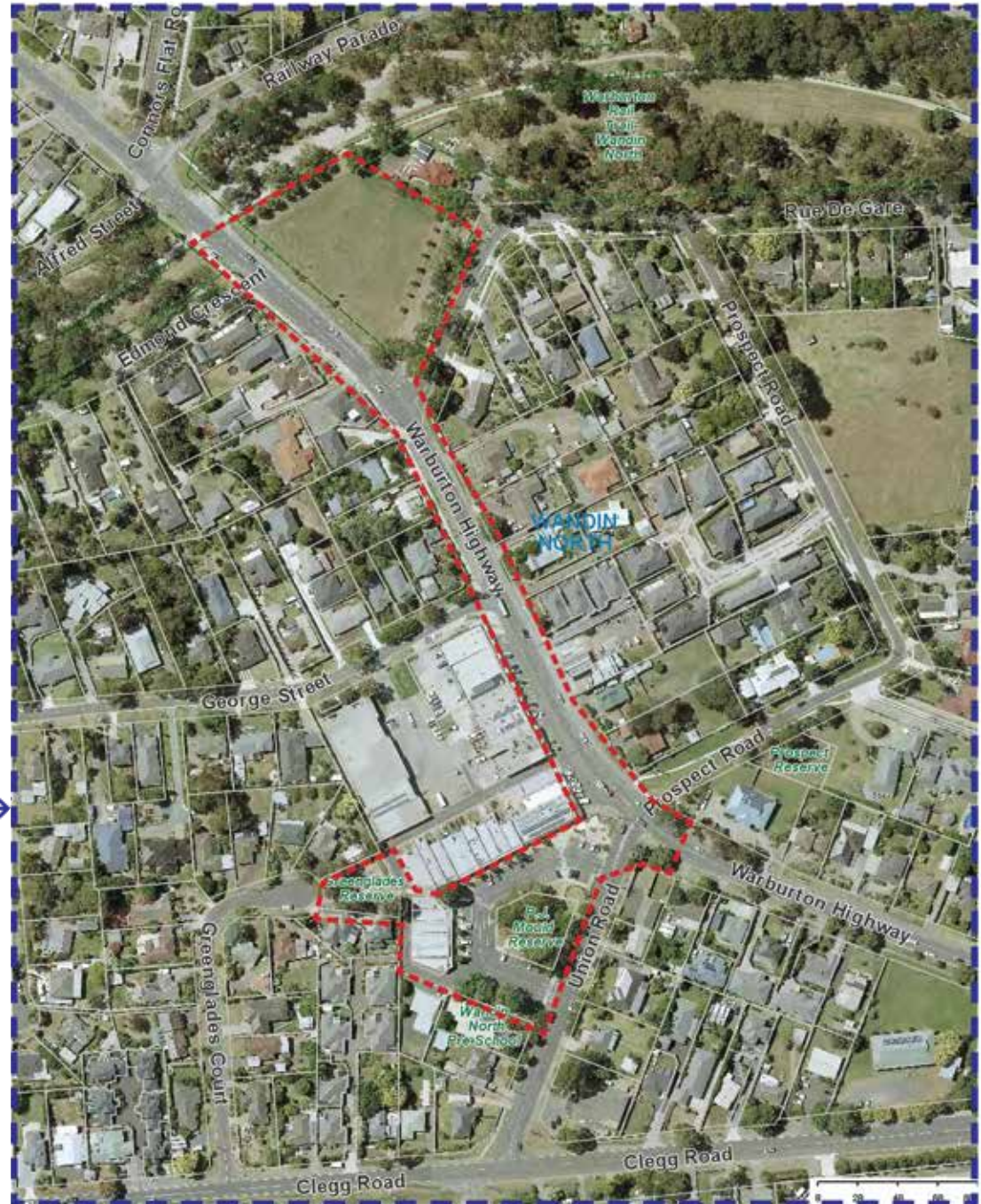


Figure 8: Scope area





# CONTEXT

key characteristics of  
Wandin North's natural  
and built environments

---

# TOPOGRAPHY & LANDSCAPE CHARACTER:

The topographical characteristics of the Wandin North Town Centre are established by its positioning on the upper slope of a prominent ridgeline that falls away from the south to the north. A section of Warburton Highway between Union Road and George Street, where the majority of local businesses are located, is on a relatively mild incline compared to further north. The shop fronts of this area are highly visible from vehicles approaching from Seville (north bound) and frame views when coming from Lilydale (south bound). A section of Warburton Highway beyond George Street towards the north falls steeply with an approximate 15m level difference along the vacant parcel of land located between the town centre and the rail trail. The top of the open field provides an excellent vantage point, with views to the north of the Yarra Valley. Union Road falls towards Warburton Highway with an approximate 10m level difference between the intersections of Clegg Road and Warburton Highway.

Landscape characters of this area fall into the Council's Ecological Vegetation Class (EVC) No.45, consisting of mostly Messmate Forest and shrubland. There is no sense of arrival with no street trees along Warburton Highway between Warburton Rail Trail and Union Road with the exception of a small stand of large gum trees (*Eucalyptus/Corymbia* spp.) at the corners of Rue De Gare, Union Road, and Prospect Road. Red Flowering Gums (*Corymbia ficifolia*) of Avenue of honour are on the south verge of Warburton Highway between Union Road and the roundabout on the east. PJ Mould and Greenglades Reserves have significant large trees including gum trees (*Eucalyptus/Corymbia* spp.) and fig trees. Blue Berry Ashes (*Elaeocarpus reticulatus*) are planted along the footpath on the western side of car park surrounding PJ Mould Reserve. There is a large deciduous tree, **European Hornbeam (*Carpinus betulus*)** surrounded with by deck located at the entrance to a pedestrian link from the retail precinct to a pocket park adjoining Greenglades Court. PJ Mould is the main locally usable public open space, and the main ceremonial activity for the community is held at the cenotaph which is isolated and located well outside the town centre.



Figure 9: Locations of key views and significant trees

# TRAFFIC & PEDESTRIAN MOVEMENT:

Wandin North's main access routes are via the Warburton Highway to the north and east and Clegg Road to the west. The intersection of these thoroughfares is characterised by a large roundabout to the south-east of the township.

There are currently no formal pedestrian crossings of Warburton Highway in the township, pedestrians instead informally cross at the Warburton Rail Trail, Rue De Gare and Union Road. A concrete footpath is provided on the western side of Warburton Highway granting direct access to the retail precinct of Wandin North and the Warburton Rail Trail. Formal footpaths also circulate pedestrians through the PJ Mould reserve and out to the Greenglades Court Reserve. Informal pedestrian links characterises much of eastern side of Warburton Highway aside from a concrete footpath granting access to properties along Rue Du Gare. The Warburton Rail Trail is the primary pedestrian and tourist route to Wandin North, running to the north of the township. The speed limit of Warburton Highway in the town centre is currently 60km/h with 60-degree angle parking along Warburton Highway and 90-degree angle parking around PJ Mould Reserve. There are 3 bus stops within the township located at the intersection of Warburton Highway and Union Road, George Street, and Warburton Rail Trail.

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Additional information provided in legend.

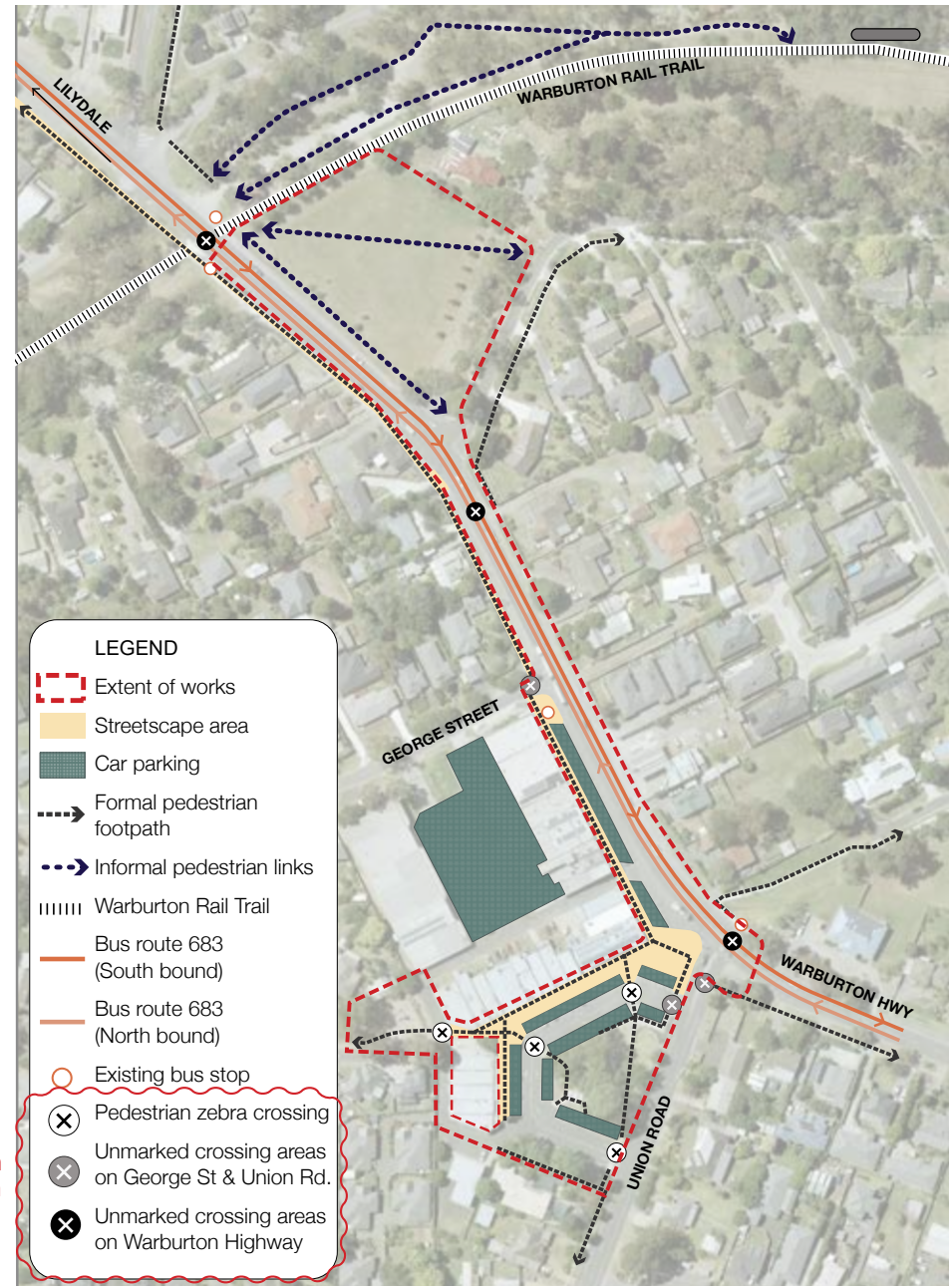


Figure 10 - Locations of traffic and pedestrian movement



# PRECINCT ANALYSIS

The Wandin North Town Centre Masterplan is divided into 3 precincts

---

# PRECINCT PLAN:

The Wandin North Town Centre Masterplan is divided into 3 precincts: the Town Centre, Link and the Field Precincts. Each precinct contains its own unique characteristics and potential for intervention, that has been identified through the initial consultation period.

## Town Centre Precinct:

With shops, cafes, and other retail this is the commercial and social heart of the township. The issues identified in this area are the width of the footpath adjacent the highway, on-street carparking adjoining the highway, traffic speeds, the lack of a pedestrian crossing across the highway within the town centre, a lack of landscaping and street trees interfacing with the highway, few street furniture choices for pedestrians and a lack of space for outdoor dining.

## Link Precinct:

This precinct provides a connection between the town centre and the Warburton Rail Trail and the adjoining Field precinct. The precinct's current primary function is as an access point for the Warburton Rail Trail via a concrete path on the western edge of Warburton Highway. Some of the issues identified are the lack of pedestrian crossing and traffic speed along Warburton Highway, limited accessibility and signage to and from the Warburton Rail Trail, the incomplete footpath network on the eastern edge of Warburton Highway and the lack of street trees identifying the entrance to the town centre.

## Field Precinct:

This precinct provides a large open space area as well as access between the town centre and Warburton Rail Trail. Some of the issues identified are the lack of a pedestrian crossing for the Warburton rail trail across Warburton highway and the speed of traffic through this intersection, little to no signage to the Wandin North township and no footpath on the eastern side of Warburton Highway, drainage swales disconnecting the open space from the Warburton Rail Trail and limited access to the field.

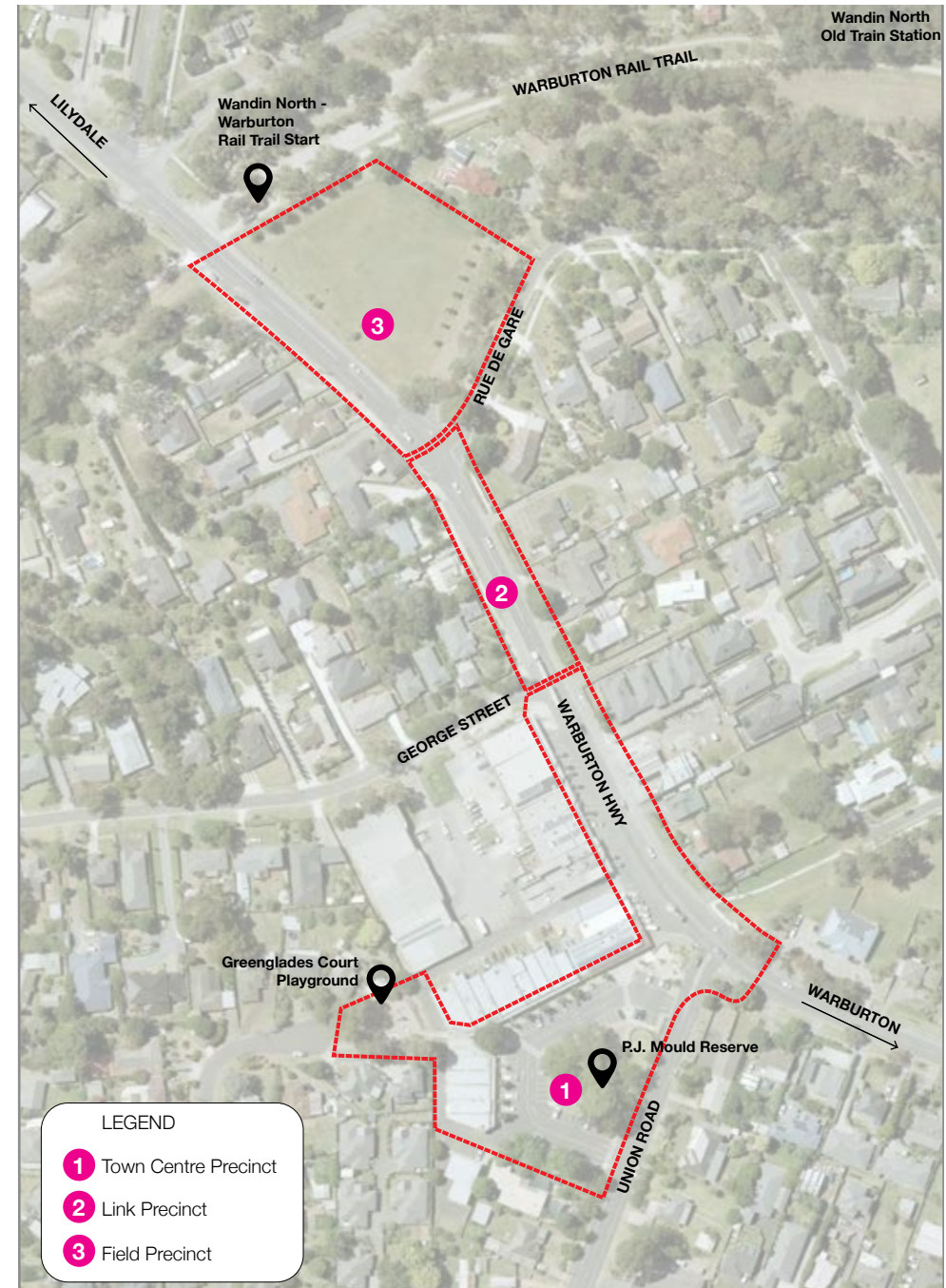


Figure 11- Precinct Plan

# TOWN CENTRE PRECINCT:

For the Town Centre precinct the issues noted from the community consultation identified 3 main themes: car parking on Warburton Highway, traffic issues including the lack of pedestrian crossing and the speed limit of Warburton Highway and landscaping/streetscape. These key issues and our analysis of the Town Centre precinct are summarised below and shown on Figure 12.

## Car park on Warburton Highway:

Car parking along the shop fronts adjoining Warburton Highway is problematic for users. Drivers pulling into parking bays and reversing out to join the highway find the experience uncomfortable. The traffic speed of Warburton Highway at 60km/h has been noted as being an issue when accessing or leaving car parking spaces.

## Pedestrian crossing:

There is currently no pedestrian crossing provided across the Warburton Highway within the Wandin North town centre, pedestrians instead informally crossing at George Street. Warburton Highway therefore severely limits pedestrian access between the east and west sides of town centre.

## Landscape/Streetscape:

It has been raised that there are currently no street trees in the retail frontage on Warburton Highway. There is also no shade at the corner of Union Road and George Street, and no footpath on the eastern side of Warburton Highway limiting pedestrian access to Wandin North for locals. Comments have been made about the steep cross fall of pavement and that the streetscape is lacking a consistent pavement style with 3 currently in use: coloured concrete, exposed aggregate and brick pavers. There is also a lack of comfortable and accessible street furniture, that the seats around the sculpture lack any shade and the general lack of outdoor activation along the highway due to the narrowness of the footpath. The lack of visual connection between the car park around PJ Mould and Greenglades Court has also been noted as an issue. Street trees around the shops are very poor form with low and split trunks that block sight lines and offer minimal shade.

There are currently no picnic tables in Greenglades Reserve, the toilet at PJ Mould Reserve needs refurbishment, and the area around the Ernst Fries sculpture could be improved so that it is better used.

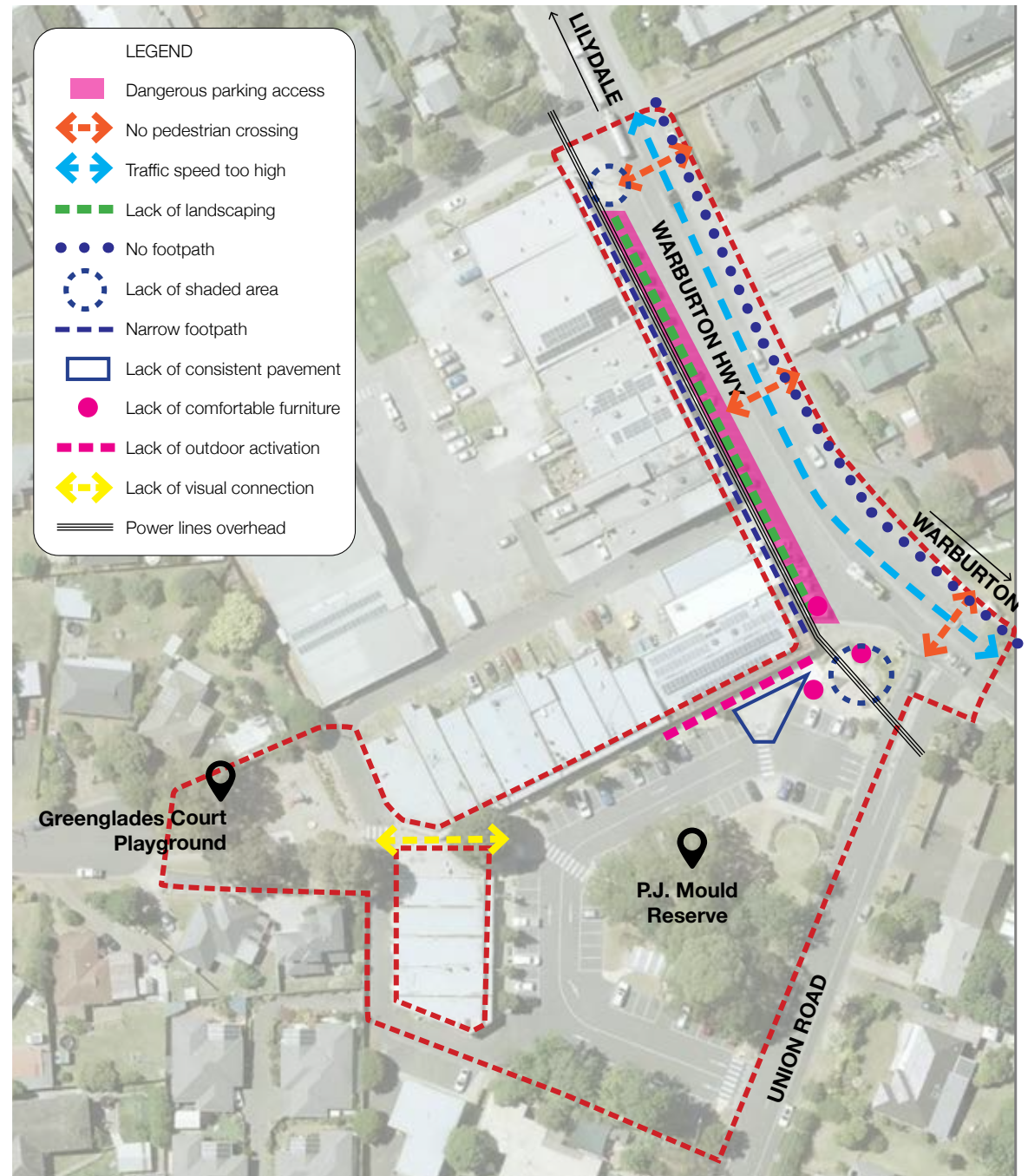


Figure 12 - Analysis Diagram - Town Centre Precinct

# THE FIELD PRECINCT:

For the Field Precinct, key issues noted from the consultations identified 2 main themes; the lack of a pedestrian crossing of Warburton Highway for the Rail Trail and limited connections to the town centre. Key issues from the consultations and our analysis for Field precinct are summarised below and shown in Figure 13.

## Pedestrian Crossing:

There is currently no pedestrian crossing at the intersection of the Warburton Highway and the Warburton Rail Trail. The highway is a significant barrier for users of the Rail Trail. The lack of a crossing results in both safety and convenience issues with pedestrians and trail user having to wait for gaps in the highway traffic to negotiate the crossing point. It was also noted the traffic speed along Warburton highway was too high for a town centre environment.

## Limited pedestrian links between the town centre and Warburton

### Rail Trail:

There is currently no easily accessible footpath access or clear signage to the town centre from the Warburton Rail Trail to Wandin North Town Centre. There is no footpath provided on the eastern side of Warburton Highway severely limiting access. The drainage swale along Warburton Highway and Warburton Rail Trail impede access and creates significant barriers for people with reduced mobility. The eastern interface of the field is dominated by timber paling and chain mesh fencing; the site falls at an approximate 10% angle from the town centre end towards the Warburton Rail Trail. The site is under used due to a lack of amenities, paths and other landscaping that could make this space an attractive area for trail users to utilise as a rest area and as a gateway for the town centre. Existing amenities at Wandin North Warburton Rail Trail Start are car parking, shelter, picnic tables & seats, drinking fountain and signage.



Figure 13 - Analysis Diagram - Field Precinct



# LINK PRECINCT:

The Link Precinct area was not specifically included for comment during the initial consultation. However, given that it is located between the two precincts (Field and Town Centre) similar issues have been identified. is the area of the Warburton Highway road reserve that connects the Town Centre Precinct to the Field Precinct. This precinct is to provide connecting corridor with significantly improved active transport routes and streetscape elements.

There is currently no pedestrian crossing along Warburton Highway and the traffic speed in this area is high for a town centre area. There is limited links for pedestrians between the town centre and Warburton Rail Trail with no easily accessible linkages or clear signage to the town centre. A partial footpath is provided on the eastern side of Warburton Highway, but the drainage swale and unsealed road shoulders minimises pedestrian accessibility; there is currently no slip lanes for turning vehicles into adjoining streets.

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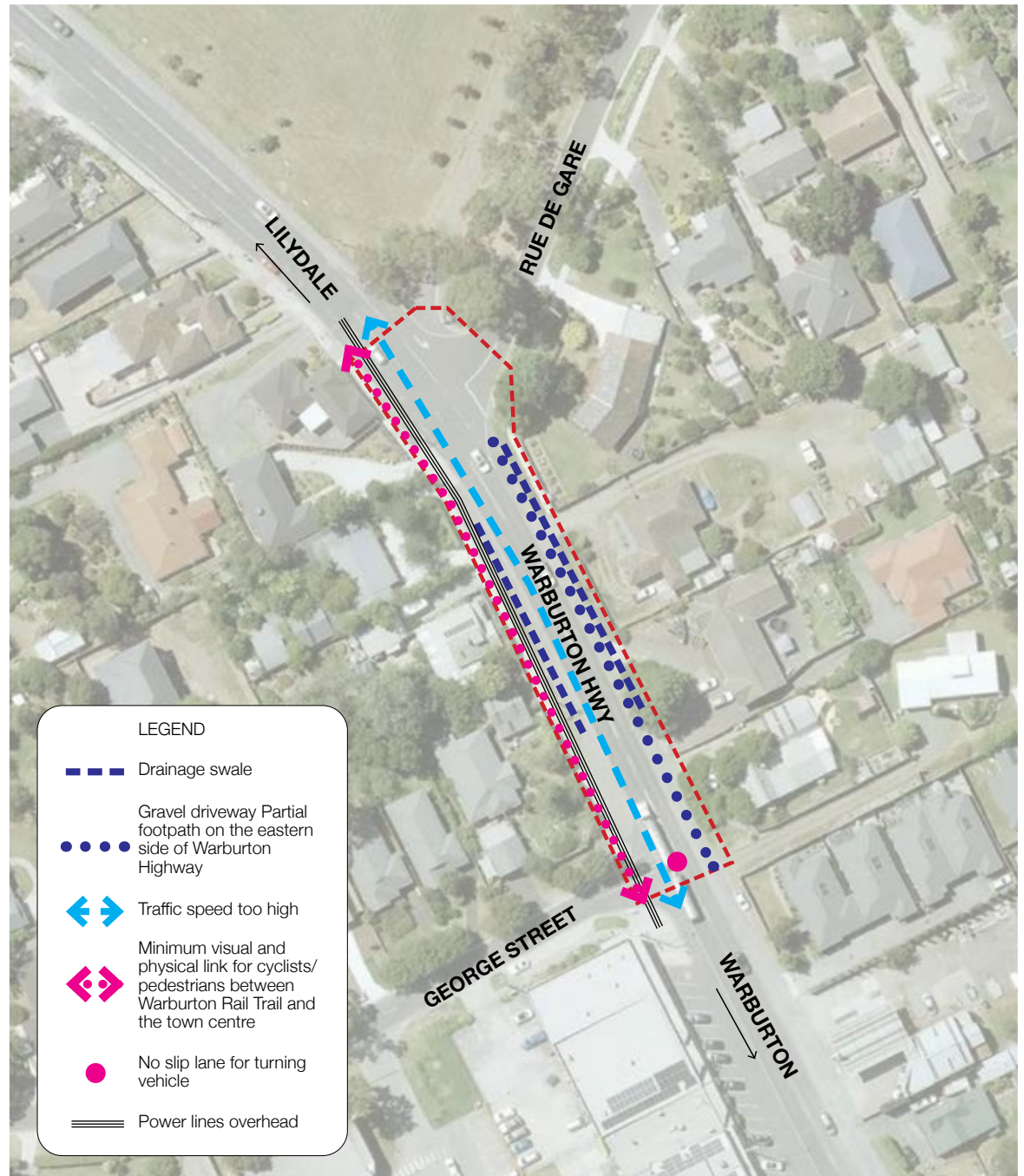


Figure 14 - Analysis Diagram - Link Precinct



# PRECINCT MASTERPLANS

provides a framework  
of design initiatives to  
guide the revitalisation  
of the public realm

---



# TOWN CENTRE PRECINCT:

After reviewing the insights captured from the community consultations, we have developed a **draft** landscape masterplan for each precinct. Key items for Town Centre Precinct are listed below.

## Western interface of Warburton Highway:

Advocate to Department of Transport for a signalised pedestrian crossing to be installed **either** near the bus stop at George Street or **at the intersection of Union Road**.

Advocating for reducing speed limit of Warburton Highway to 40~50km/h. Increasing the angle of highway parking to be 45-degree angle car parking would improve safety when reversing, and minimise width of car park zone whilst extending the width of footpath. The footpath which is currently 3.4m wide will be widened to 4.5m wide, offering a 1.1m extension and further promote outdoor dining opportunities on the footpath. Further flaring of the footpath would occur between Marigold Way and Union Road to approximately 8m wide. Tree planting in car park would occur between kerbs and wheel stops and a continuous pavement treatment would be installed over the crossover. Large Wandin North signage or lettering would be installed at the corner of Union Road and Warburton Highway.

## Eastern interface of Warburton Highway:

Installation of a minimum 1.5m wide sealed (asphalt) road shoulder, a kerb and a minimum 1.5m wide concrete footpath. Street tree planting to occur between kerb and footpath.

## Entry headland:

A shade structure or arbour with vines would be built adjacent to the Ernst Fries sculpture. New shade trees to be planted in the car park, and further outdoor dining areas to be built with feature pavement and a shade sail for enhancing visual link to Greensglades Court Reserve.

## PJ Mould Reserve:

Improvement of the park including provision of informal seating area which also acts as a ceremonial gathering space for relocated cenotaph, re-plant shrubs and groundcovers where missing and top up crushed gravels for the pavement areas with new edging.

## Greensglades Reserve:

Additional shade structure, picnic tables and seat to be installed in the play area.

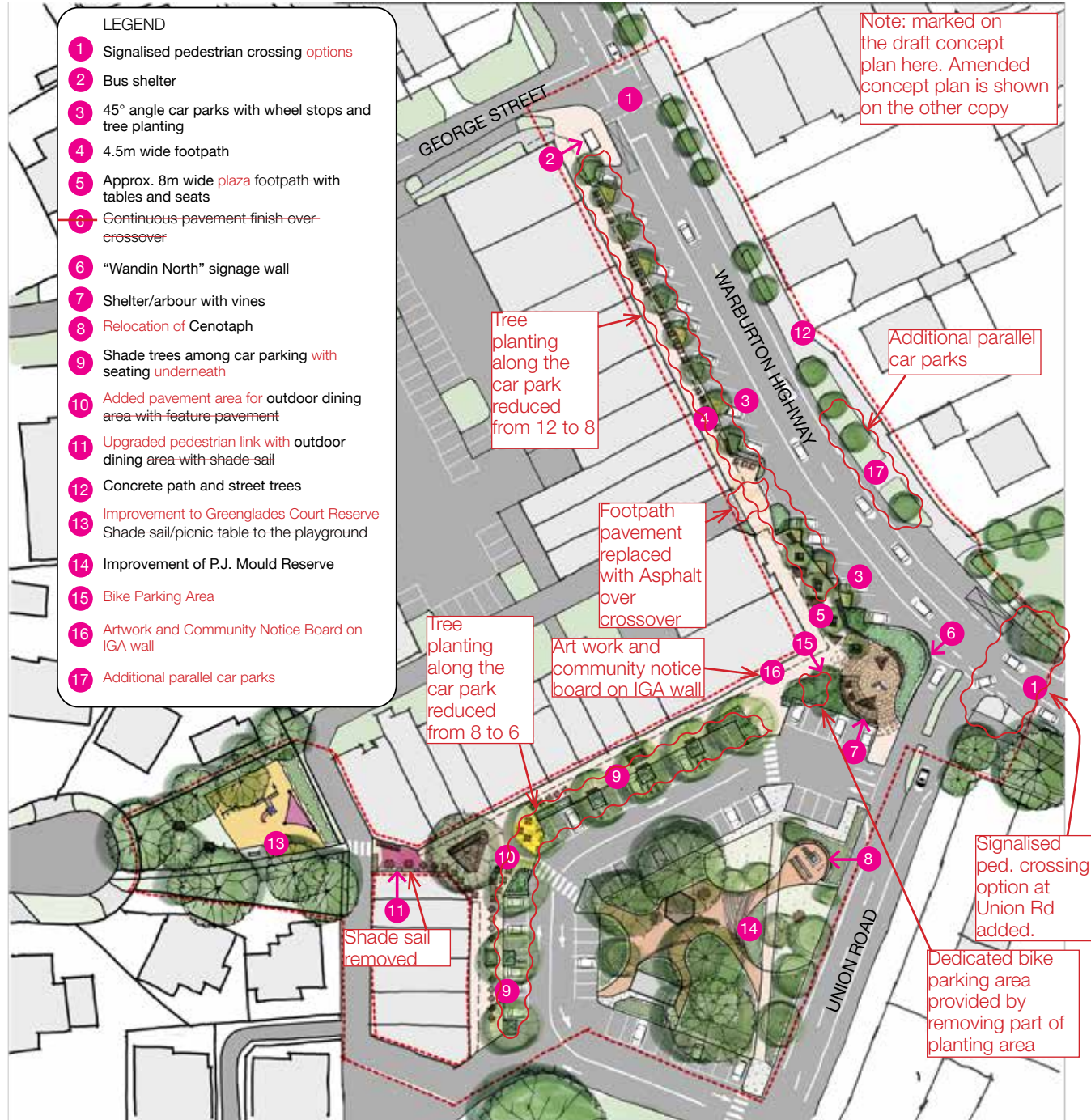


Figure 15 - Town Centre Precinct Masterplan



Figure 16 - 1. Viewing to the sculpture at the corner of Union Road.



Figure 17 - 2. Viewing to the north end of P.J. Mould Reserve.



Figure 18 - 3. Laneway activation - Connection to playground.



Key plan

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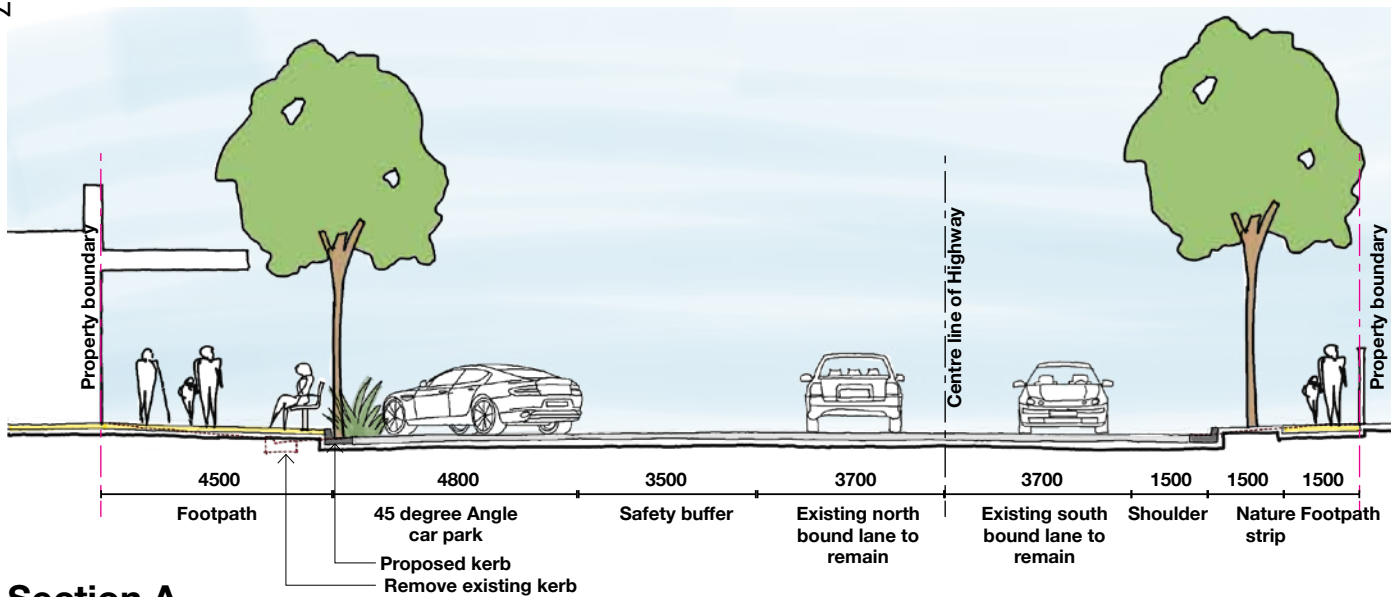


Figure 19 - Town centre section A

# FIELD PRECINCT:

Key items for Field Precinct are listed below.

Installation of a signalised pedestrian crossing at the intersection of the Warburton Rail Trail and Warburton Highway.

Upgrading the bus stop and better access to the field. An Upgraded path network, tree planting as a buffer against private fencing, construction of a concrete footpath and planting of street trees to the east of the Warburton Highway.

High character street tree planting with large crown and rich foliage. Street tree planting to also occur along the existing shared path. This will provide a significant increase in available shade for users, and with the upgraded linkages, promote access to the township and Warburton Rail Trail.

Installation of new furniture and picnic settings, an upgrade of the user's amenity, gathering space, shelter and promotion of the area's natural beauty with 'nature play' for kids.

Investigate opportunities to celebrate the Indigenous heritage of Wandin and the role of the Wandin family in Yarra Ranges.

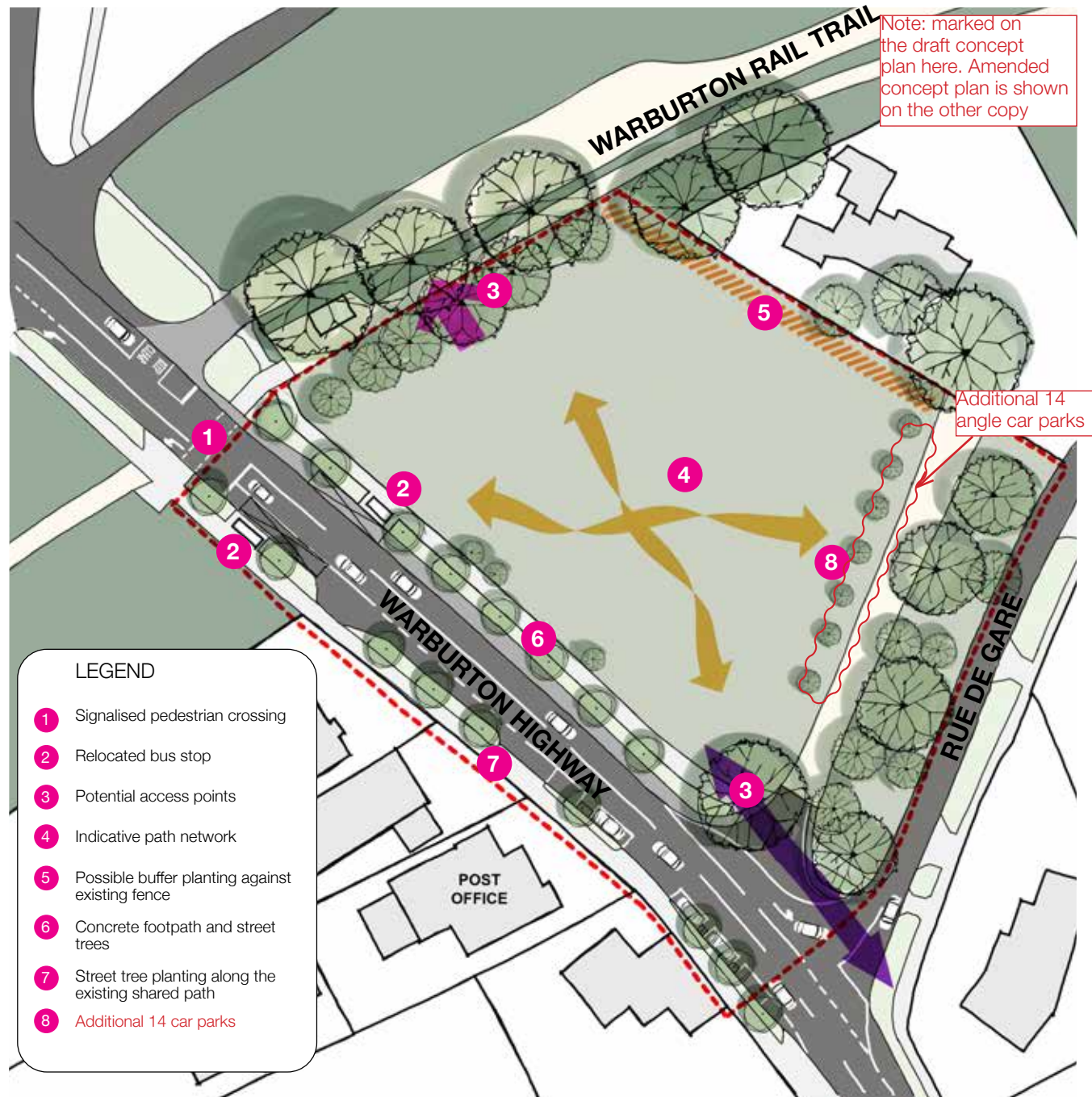
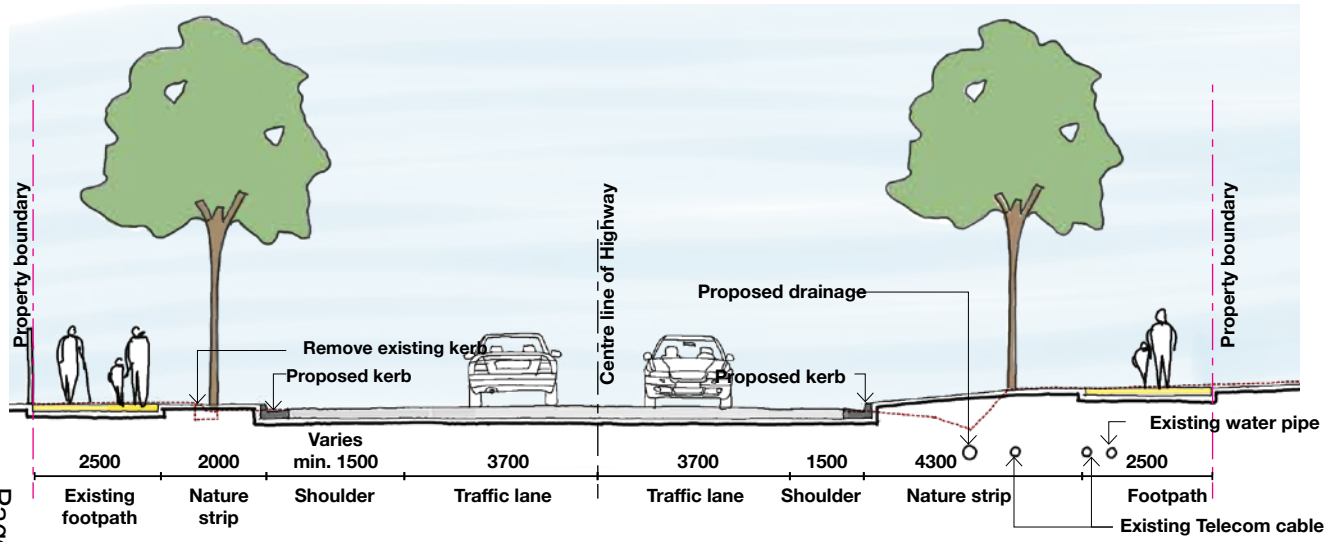
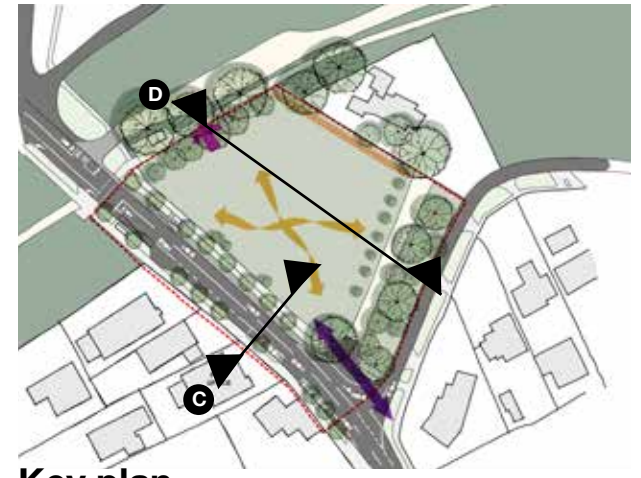


Figure 20 - Field Precinct Masterplan

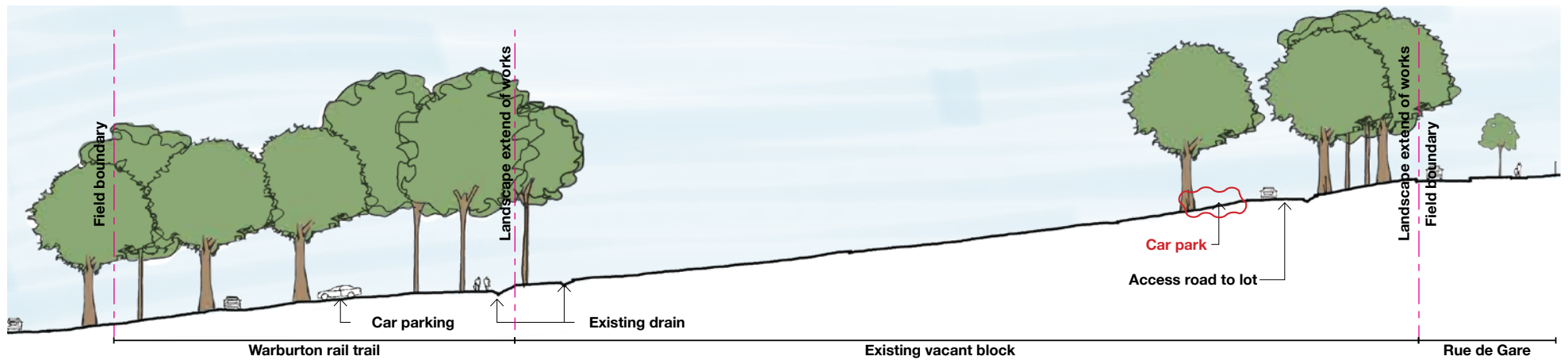


### Section C

Figure 21 - Field section C



### Key plan



### Section D

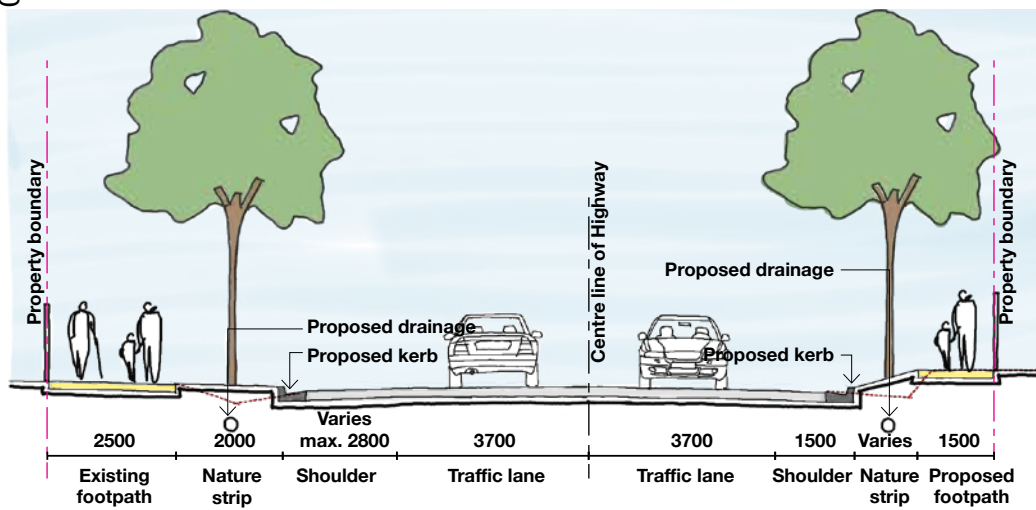
Figure 22 - Field section D

# LINK PRECINCT:

Key items for Link Precinct are listed below.

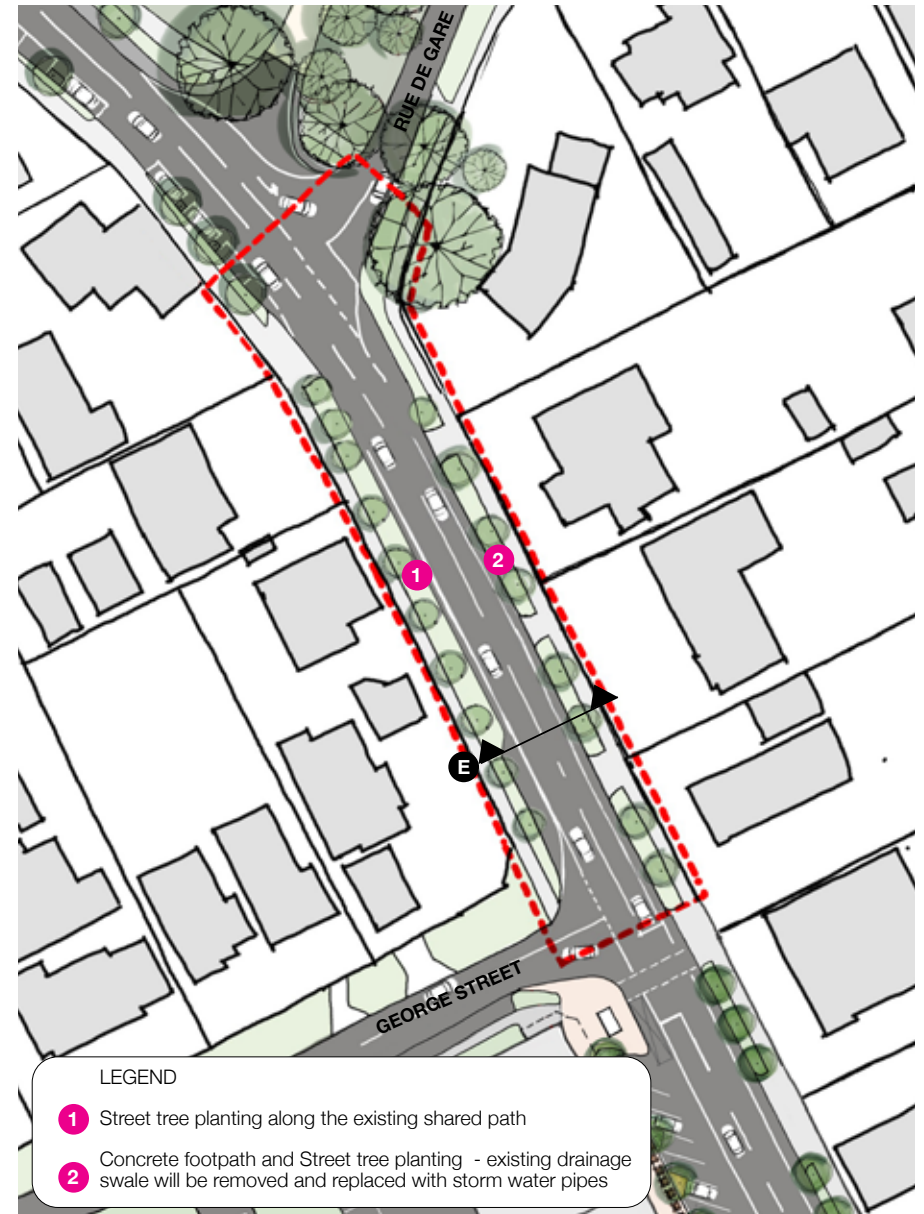
Street tree planting to occur along the existing shared path on the west side and a new footpath on the west side of Warburton Highway. Planting of a boulevard of trees to create a gateway to the town centre. Replacement of the swale drain with in-ground storm water pipes and the construction of a new concrete footpath on the eastern edge of Warburton Highway. The upgrade and installation of new kerb and channel and the construction of a hard shoulder along Warburton Highway. Promotion of traffic calming design principles to encourage a slower traffic environment through the township.

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## Section E

Figure 23 - Link section E



LEGEND

- 1 Street tree planting along the existing shared path
- 2 Concrete footpath and Street tree planting - existing drainage swale will be removed and replaced with storm water pipes

Figure 24 - Link Precinct Masterplan















# PROPOSED STREET TREE SPECIES:



Tree species for Link and Field updated

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Key plan

	Car park around PJ Mould 	Warburton Highway (Town Centre) 	Warburton Highway (Link and Field) 	Warburton Highway (Field) 
	 	 	 	 
<b>Botanical name</b>	Zelkova serrata 'Green Vase'	Pistacia chinensis	Eucalyptus ficifolia	Eucalyptus leucoxydon ssp. megalocarpa
<b>Common name</b>	Green Vase Japanese Elm	Chinese pistachio	Red Flowering Gum	Large-fruited Yellow Gum
<b>Mature height x width</b>	14m x 10m	8m x 6m	8-10m x 5-8m	4-12m x 5-10m
<b>Native/ Exotic</b>	Exotic	Exotic	Native	Native
<b>Deciduous/ Evergreen</b>	Deciduous	Deciduous	Evergreen	Evergreen
<b>Flower season &amp; Colour</b>	Inconspicuous (foliage turn yellow & red in Autumn)	Spring, Insignificant yellowish-green	Spring, Summer, Red	Spring, Autumn, Pink
<b>Note</b>	Excellent uniformity and branch structure		Same species as "Memorial Plantation" on Warburton Highway	

Replaced tree species for Link & Field

This tree species deleted

# ACTIONS AND ESTIMATED ~~Wandin North Town Centre Masterplan~~ COSTINGS

All projects shown below are currently unfunded and require advocacy and/or application for funding.

Action Plan:				
No:	Description:	Responsibility:	Timing:	Cost Estimate:
1	PJ Mould Reserve and surrounding car park - Concept Design Development, Detailed design documentation & Project management	- Design & Place	Short	\$70,000
2	Upgrading PJ Mould Reserve including potential war memorial relocation and providing gathering spaces	- Design & Place - Environment & Infrastructure	Short	\$120,000
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<b>Total anticipated implementation budget:</b>				<b>\$2.8M to \$3.0M</b>

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# WANDIN NORTH TOWN CENTRE MASTERPLAN

Engagement Report for the  
community review of Draft  
Town Centre Masterplan

March 2023

# PROJECT BACKGROUND

Yarra Ranges Council is developing a Town Centre Masterplan to reinvigorate the public spaces of Wandin North's Shopping Precinct, the PJ Mould Reserve, the Greenglades Court Reserve and connections to the Warburton Rail Trail. The Wandin North Town Centre Masterplan aims to support local businesses to increase patronage to the area, strengthen the character and presentation of Wandin North, and make it easier for the local community to move around.

An initial community engagement was held in March and April 2022 to seek community insights into the issues and opportunities for the centre, and from this Council have developed the Draft Wandin North Town Centre Masterplan.

This Draft Masterplan was recently exhibited from November and December 2022 seeking further community feedback on whether the proposed designs reflected the community's values and aspirations. This second engagement period was undertaken through a wide range of formats such as drop-in sessions, street stall & site walk, mailouts, advertising, face-to-face engagement with business owners and a Shaping Yarra Ranges web-page for the project.

This Engagement Report provides a summary of the feedback provided by the community during this consultation and offers a snapshot of the design revisions Council is developing based on that feedback. The results will be incorporated into a proposed final Wandin North Town Centre Masterplan which will seek Council adoption to guide the future revitalisation of Wandin North.

## WHO WE SPOKE TO



**4 weeks engagement period** for the Wandin North Town Centre Masterplan were undertaken (7th November 2022 - 4th December 2022)



**51 letters were mailed out to business property owners** in the Wandin North area to inform the community about the engagement, provide details about the project and the open period for feedback



**Door-to-door engagement with business property owners with over 30 people** meeting with Council staff who were on hand to provide information and collect feedback. Those not on site were engaged via email.



**More than 50 people** in total attended the **Two x Drop-in sessions** at Wandin Cricket, Football & Netball club on the 9th & 28th November and **Street stall & walk** at the corner of IGA on the 17th November.



**768 page views** of the Shaping Yarra Ranges Wandin North Town Centre Masterplan page from **469 unique visitors**



**79 contributions** through the drop-in sessions and street stall & walk. **7 contributions** by emails. **24 contributions** through the Shaping Yarra Ranges Wandin North Town Centre Masterplan page from **23 unique contributors**.



Businesses in the Warburton Highway at Wandin North were approached to put up a **flyer in their shop fronts and on counter tops** to explain what the Wandin North Town Centre Masterplan is and to advertise the webpage, the drop-in sessions and street stall & walk.

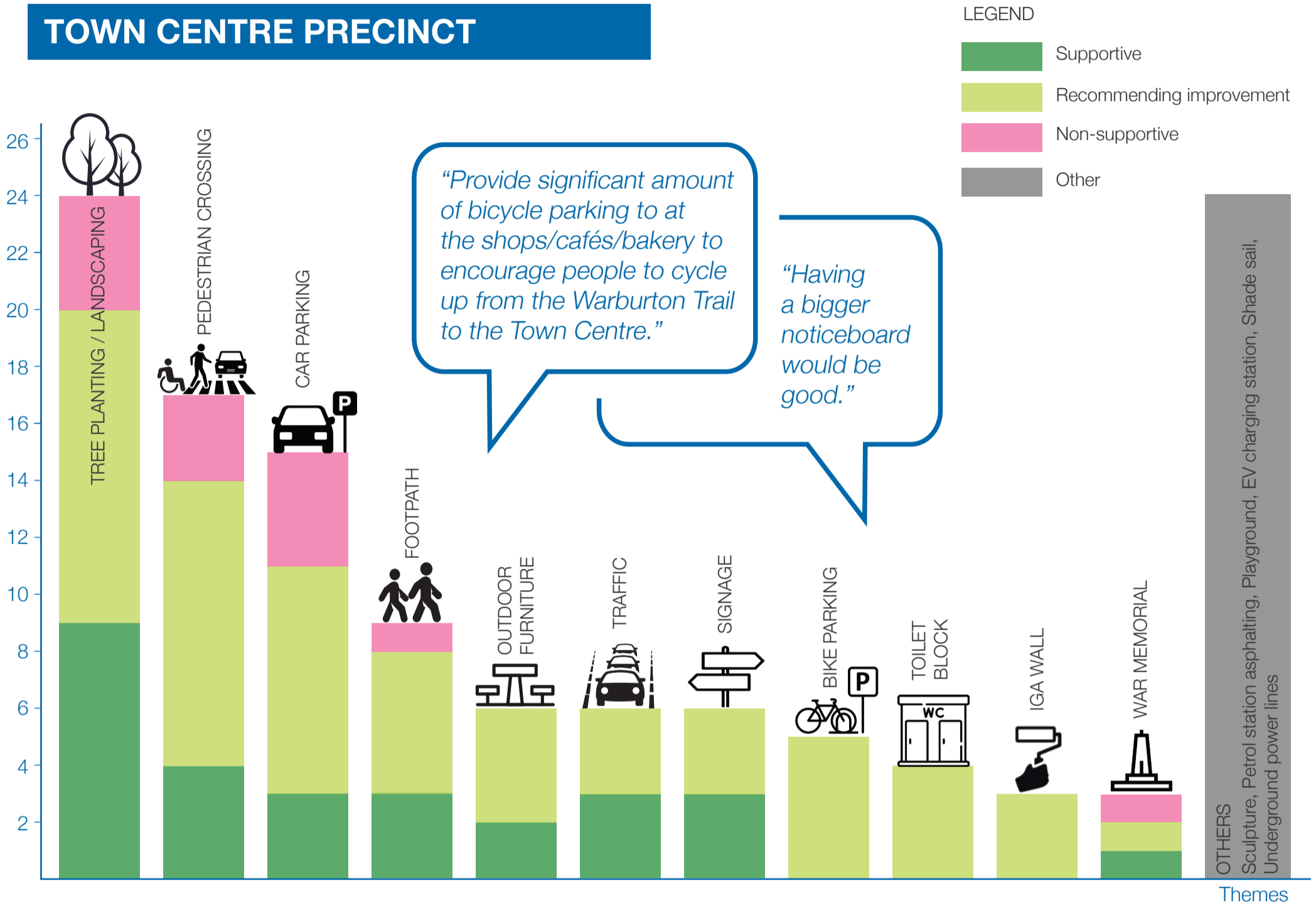


**Website Visitors** came from: Social Media Channels (**45%**); Direct to Shaping Yarra Ranges (**23%**); Yarra Ranges Website (**8%**); Search Engines (**15%**); and Campaigns (**9%**)

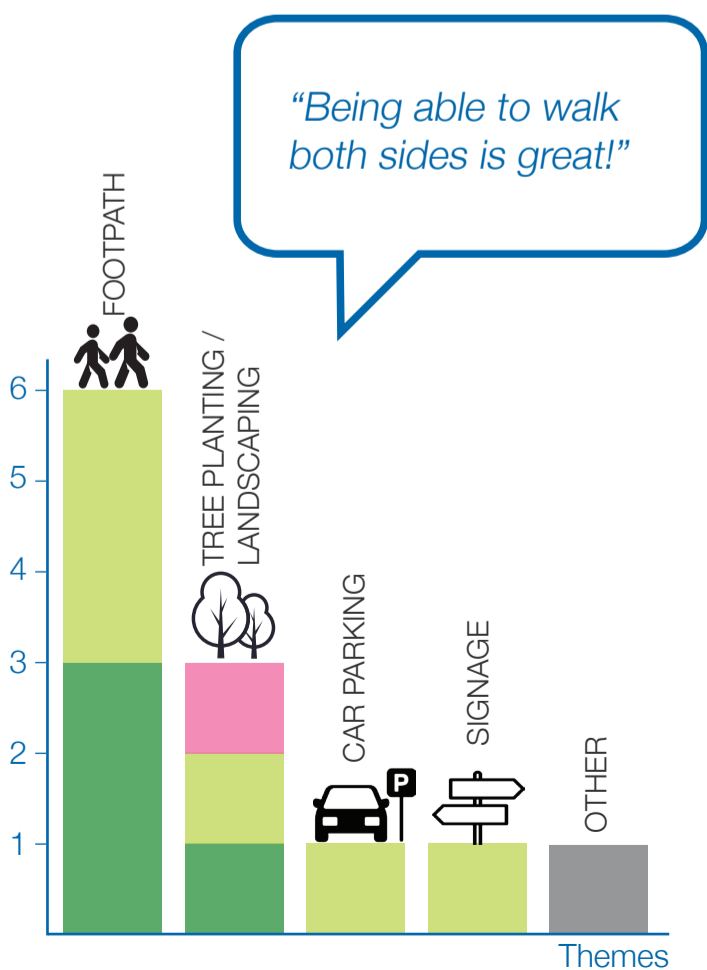
# WHAT WE HEARD

We received a total 122 comments for the Town Centre Precinct, 37 for Field Precinct and 12 for Link Precinct. The majority of the comments are categorised into relevant themes, then tallied and summarised as bar charts below. Each bar also indicates three levels of support. These levels are: Supportive (Green), Recommending improvement (Light Green) and Non-supportive (Pink).

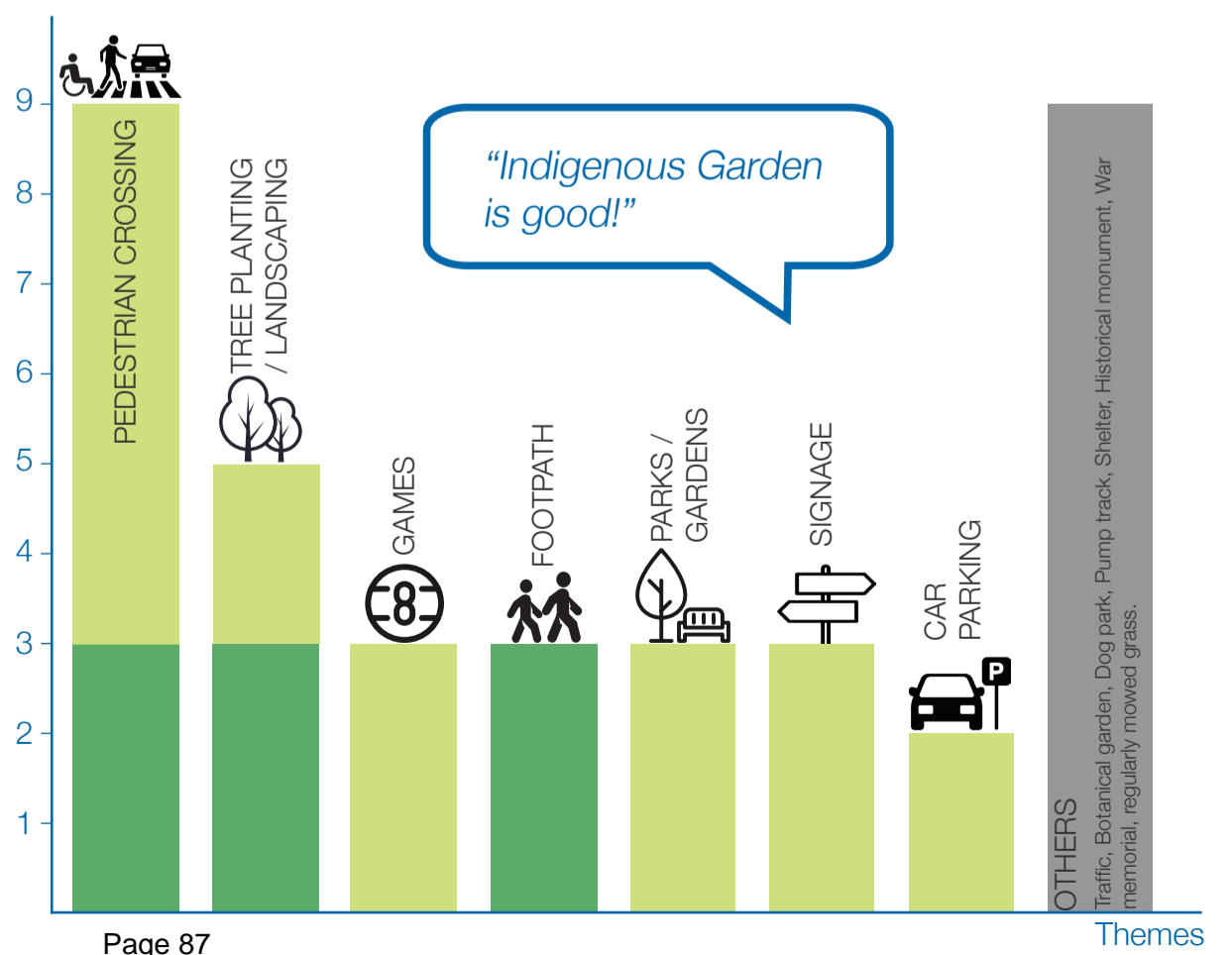
## TOWN CENTRE PRECINCT



## LINK PRECINCT



## FIELD PRECINCT



# NEXT STEPS:

The feedback from the exhibition of the draft masterplan is being assessed to ensure that the proposals for public realm improvements are aligned with the aspirations identified by the community through the initial consultation phase. The key themes that comments were provided on for the three precincts are outlined below. The design approaches associated with these items will be reviewed and, where needed, be revised as part of the finalisation of the masterplan.

## TOWN CENTRE PRECINCT - KEY REVIEW ITEMS



TREE PLANTING /  
LANDSCAPING



PEDESTRIAN  
CROSSING



CAR PARK



FOOTPATH



OUTDOOR  
FURNITURE

## LINK PRECINCT - KEY REVIEW ITEMS



UPGRADE AND  
NEW FOOTPATHS



SIGNALISED  
PEDESTRIAN  
CROSSING



TREE PLANTING /  
LANDSCAPING

## FIELD PRECINCT - KEY REVIEW ITEMS

The following key steps will ensure the Wandin North Town Centre Masterplan progresses towards the delivery of staged projects.





## MORRISON RESERVE DRAFT MASTER PLAN RELEASE FOR PUBLIC CONSULTATION

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Report Author: Project Manager - Recreation Planning  
 Responsible Officer: Director Planning and Sustainable Futures  
 Ward(s) affected: Billanook;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

This report seeks to provide an update on the draft Morrison Reserve Master Plan (the draft Master Plan) that has been developed following consultation with the community, user groups and broadly through Council departments. The intention is to seek broader community feedback on the draft Master Plan.

The draft Master Plan provides a 15-year strategic approach to improving community, sport and recreation facilities at Morrison Reserve, Mount Evelyn in response to identified community needs, opportunities and projected population demographics.

Improvements recommended for community consideration include an upgrade to soccer, athletics and court facilities, the path network and park furniture on Council land. The draft Master Plan also recommends an upgrade of the school oval, currently used by community clubs as a secondary ground, and advocacy for a future sports stadium at the Yarra Hills Secondary College.

The proposed upgrade of the playspace and inclusion of a bike park and social spaces recently received external and Council funding.

### RECOMMENDATION

#### *That Council*

- 1. Consider the recommendations of the draft Morrison Reserve Master Plan.**
- 2. Support the release of the draft Morrison Reserve Master Plan for community consultation.**
- 3. Receive a further report considering submissions.**

## RELATED COUNCIL DECISIONS

During the development of the draft Master Plan the creation of a Youth Activation Space was identified as a new initiative for the area. The youth activation space will include an upgraded playspace, a new bike park offering a range of experiences and a series of inviting social and gathering spaces will be developed as part of the project.

An application to seek co-funding through the Growing Suburbs Fund for the Youth Activation Space was supported by Council (Council Meeting 12 July 2022). The \$3.4 million project application was successful, receiving a \$2.6million Growing Suburbs Fund grant and an \$800,000 contribution from Council.

## DISCUSSION

### *Purpose and Background*

The draft Master Plan (Attachment 1) has been developed to address a range of current and growing outdoor sport, recreation and indoor stadium court needs identified in the urban/hills area. The draft plan has a strong research basis, informed by the findings of many investigations with the following support documents available on request:

- Morrison Reserve Stadium Feasibility Study and Master Plan - Issues and Opportunities Report 2018.
- Morrison Reserve Synthetic Pitch Feasibility Study 2022.
- Mt Evelyn Bike Park Draft Master Plan 2022.
- Playspace Concept Design 2022.

### *Yarra Hills Secondary College – Sports Stadium*

Council was approached by the Yarra Hills Secondary College in 2018 seeking (financial) support to partner in the construction of a stadium on education land. Gymnastics Victoria were also supportive of the inclusion of a gymnastics centre at the school.

At the time there was an anecdotal shortage of court space across Yarra Ranges to meet the basketball, netball and volleyball demands. During 2018-2019, it was agreed that the school and Council co-fund a feasibility study to establish if there was evidence of demand and the associated level of development appropriate for school and community use at the school site. The identification of a viable business model not reliant on (significant) Council investment was a key factor. There are existing examples of effective school / basketball association stadium partnership models established at other schools.

A feasibility study was carried out for the stadium as part of the early reserve Master Plan development.

## Scope

A feasibility study was undertaken to determine what an appropriate stadium development to support school and community use might consist of. Several components of the reserve needing a coordinated approach and underutilised parts of the reserve offered opportunity for a unified vision, which became the catalyst for complementary feasibility studies and the development of a Masterplan for the Morrison Reserve site.

Improvements proposed in the draft Master Plan include, but are not limited to:

- Creation of a Youth Activation Space incorporating an upgraded district level playspace, social spaces and a bike park offering a range of skill development opportunities for beginner to advanced riders. Funding of \$3.4 million secured.
- Toilet, barbeque and shelter facilities to support the Youth Activation Space.
- Inclusion of social nodes for people to sit, relax or engage in other recreation activities e.g., informal performance space.
- Improvements to the path network across the site for walking, dog walking fitness and cross-country running activities.
- Upgrade of soccer facilities including the pavilion and conversion of the southern field to a synthetic surface.
- Netball/tennis court and clubroom improvements.
- Car park improvements to support additional reserve usage.
- Upgrade of the school oval to support community sport usage.
- Advocacy for the construction of a four-court stadium at the Yarra Hills Secondary College.

Concept designs developed for the playspace, bike park, soccer field and school sports stadium will be developed further as each project progresses and circulated at the appropriate time.

### *Soccer Infrastructure*

Increased demand for soccer facilities across Yarra Ranges, coupled with the aged soccer infrastructure at Morrison Reserve prompted feasibility investigations into the conversion of one of the soccer fields to synthetic to enable more intensive use of the pitch without increasing maintenance and damage to the surface, and the potential to bring the pavilion amenities up to industry standards for gender equity.

The soccer pitch feasibility study determined that a full-sized competition field with warm up area/training space and technical areas could be accommodated in the space available. Preliminary investigations by Council's Major Projects officers indicated that a pavilion upgrade with tiered spectator seating could be

accommodated to support the upgraded soccer field. Upgrading facilities and capacity at this site was considered more cost effective than the establishment of an additional facility elsewhere.

### *Youth Activation Space*

Provision of no/low-cost recreation activities for youth was a gap identified at Morrison Reserve. The recommendation for a bike park was supported by a separate municipal study into provision of bike facilities in Yarra Ranges and tested in the site-specific Draft Mt Evelyn Bike Park Master Plan drafted in 2022 to inform future development. Student workshops and community consultation informed the draft concept that was the basis of the successful State Government funding bid.

A broader Youth Activation lens has now been applied to this part of the reserve which takes a more holistic and gender inclusive approach to complement the bike elements. This includes a suite of landscape features and gathering areas that encourage social connection, capitalise on the strong views and celebrate the opportunities of the topography.

The Draft Bike Park Masterplan will require review and updating as detailed design of the overall space progresses, drainage studies are carried out, supporting parking and infrastructure is scoped and more refined cost estimates inform the scope capable of being delivered.

There is still significant design development required for the Youth Activation Space which will be progressed through the current Reserve Masterplan consultation and subsequent specific project design development throughout 2023/24.

The location and design for the upgraded playspace has already been tested through public consultation and project reference group meetings including the Disability Advisory Committee. Detailed design will be completed in 2023 ready for construction in 2023/24. Further feedback will not be sought for this component.

### *Traffic and Parking*

The intensification of activity in the precinct will require further traffic and parking studies. The draft Master Plan proposes investigation of opportunities around the old playground site and a careful assessment of vehicle movements and resident amenity at Mikado Road. Increased vehicle movements onto Old Hereford Road may require further improvements to increase safety and sightlines. Enhanced pedestrian linkages between the Youth Activation precinct and the existing main and southern carparks will maximise utilisation of current parking provisions.

### *Gymnastics*

The stadium feasibility study determined that the initial school concept of up to seven courts with a gymnastics hall was not feasible. A four-court concept with additional amenities underneath to support increased oval use was deemed a more financially sustainable model. The inclusion of a gymnastics hall was discounted as the likelihood of an external investor at this location was unlikely.

***Options considered***

Officers have considered the following options:

1. Develop a Master Plan

In response to feedback from community and observed issues and opportunities in the area, a masterplan will offer a coordinated suite of projects to improve amenity and value for community and respond to growing popularity of the park. Seeking community feedback on this draft Masterplan will provide confidence that the concepts meet community needs and aspirations for the reserve.

2. Deliver ad-hoc projects on demand

While this brings some value to community, it can result in lost opportunities and inefficiencies through lack of coordination. This option is not recommended.

3. No further upgrades at Morrison Reserve

Officers are aware of issues and accessibility concerns that would continue to create barriers for community. There are already significant funds committed to progressing projects for some areas of the site which have funding agreements and critical timelines that need to be met. Ceasing work would require the return of funding to the funding partners. Given the regional profile of the park this option is not recommended.

***Recommended option and justification***

It is recommended that Council progress with Option 1, seeking community feedback on the Draft Morrisons Reserve Masterplan in order to produce a unified vision for all aspects of the reserve and maximise community value.

**FINANCIAL ANALYSIS**

The actions outlined in the draft Master Plan are an indication of Council's desired outcomes for the space, and the timing of delivery reflects Council's intent, but this does not pre-commit these actions for delivery. As with all masterplans, each action must be considered in the context of the full Council program of projects and will be assessed against available funds and priorities.

Delivery of the full recommendations of the draft Master Plan (based on Council owned land) is estimated to cost \$14,539,000 over the 15-year lifespan of the Master Plan. A further \$27,115,000 would be required to deliver the stadium and oval improvements on the Department of Education and Training land.

Other than the already funded Youth Activation Space (\$3.4 million), the implementation of the draft Master Plan does not have an allocated budget. All other recommended improvements are reliant on competitive funding bids from Public Open Space funding, renewal and co-funding sourced via State and Federal Government grant applications and contributions from community groups and organisations that would have direct benefit from the improvements.

Opportunity to advocate for and receive external funding will be strengthened by the evidence-based research and consultation undertaken to develop the master plan, especially if a final updated version is produced taking on board feedback and subsequently adopted by Council.

The Cost Plan (Attachment 2) provides an Opinion of Probable Costs and a potential funding model, summarised in the table below. It is noted that costs are escalating rapidly in the construction sector and estimates would need to be updated closer to delivery.

Full details of the projected financial implication over the 15-year period of the master plan are provided in Attachment 3.

<b>Draft Morrison Reserve Master Plan Cost Projections</b>		<b>Potential Funding Contributions</b>		
Activity Area	<b>Estimated Cost</b>	Council	State/Fed Gov. Grants*	Other**
Recreation Precinct	<b>4,841,000</b>	1,733,000	3,108,000	
Sport Precinct	<b>8,918,000</b>	3,438,000	4,795,000	685,000
Southwest Entrance and Carpark precinct	<b>780,000</b>	420,000	340,000	20,000
<b>Total Master Plan Implementation (Council Land)</b>	<b>14,539,000</b>	5,591,000	8,243,000	705,000
Less confirmed funding for the Youth Activity Space	<b>(3,400,000)</b>	(800,000)	(2,600,000)	
<b>TOTAL UNCONFIRMED COST COUNCIL LAND</b>	<b>11,139,000</b>	<b>4,791,000</b>	<b>5,643,000</b>	<b>705,000</b>
School Precinct (Education Land)	<b>27,115,000</b>	<b>865,000</b>	<b>16,250,000</b>	<b>10,000,000</b>

\* Government grants or education department allocations sought to co-fund projects.

\*\* Where applicable, contributions to be sought from the schools, community groups and organisations that would directly benefit from the improvements.

Council contribution is anticipated to come from Public Open Space funding mainly and the balance from Asset New and Improved Reserve funds. Council's proposed contribution to improvements on education land has been limited to path network linkages to Council assets and the redevelopment of the school oval for community use. The draft Master Plan recommendations are underpinned by a need to improve the condition of ageing assets and promote participation (for females and gender diverse participants), improved capacity and choice applicable to all members of the community.

An Asset Maintenance Plan will be developed to identify maintenance costs attributable to the new items proposed in the draft Master Plan, assuming they are supported by the community and Council.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan: This report contributes to the following strategic objective(s) in the Council Plan:

- *Connected and Healthy Communities.*

Communities are safe, resilient, healthy, inclusive and socially well connected. Quality services are accessible to everyone.

- *Quality Infrastructure and Liveable Places.*

Quality facilities and infrastructure meets current and future needs. Places are well planned hubs of activity that foster wellbeing, creativity and innovation.

Action 2: Develop and implement a strategic approach for activating and providing functional and affordable community assets and spaces that are welcoming to all and support the wellbeing and connectedness of the community.

- *Health and Wellbeing Plan 2021-2025.*

- Increase active living
- Improve mental wellbeing and social connection.

New and improved facilities will contribute to improved health and wellbeing with increased opportunities to socialise and exercise.

- *Recreation and Open Space Strategy 2013 – 2023.*

The Recreation and Open Space Strategy 2013-2023 sets out directions for creating healthy and active environments and services in Yarra Ranges and provides a framework to guide future development and management of Council's recreation reserves, parks and community spaces, including Morrison Reserve.

### ***Equity, Access and Inclusion Strategy 2013-2023***

Through this Strategy, Council recognises that inclusion for people with a disability in all aspects of community life is a human right that also brings many social, cultural and economic benefits for the wider community. It further states as one of the goals that Council buildings and infrastructure are accessible to everyone in our community.

The topography of Morrison Reserve is challenging and the ideal 1:14 or better path gradient is not possible in all parts of the hilly terrain. However, all facilities existing and proposed will be assessed and upgraded to provide access for prams, wheelchairs etc wherever possible.

### ***Child and Youth Strategy 2014-2024***

This Strategy has the vision that Yarra Ranges will be a place where every child and young person will be able to thrive, reach their potential and actively participate in decision making. Outcome 2 has the most relevance to this draft Master Plan, recommending that “Adequate Infrastructure exists to meet the needs of children, young people and their families.”

### **RELEVANT LAW**

Gender Equity Act 2020 – The draft Master Plan is considered to have a direct and significant impact on the Yarra Ranges community, so a Gender Impact Assessment will be undertaken as part of this work parallel to the community consultation in mid-2023. The feedback received will be combined with the findings of the Gender Impact Assessment and help shape any required modifications of the Master Plan prior to adoption by Council.

The draft Master Plan has however been developed from a whole of community perspective, including consideration of equitable opportunities for use of the reserve by women, men and gender diverse people. Underpinning the recommendations is the objective to provide a reserve that encourages people of all ages, abilities, gender and cultural background with a space that is safe, welcoming and has the potential to improve individual health and wellbeing.

During the development of the draft master plan, it was noted that other than formal sport, walking and path-based fitness, there was an absence of recreation activities for youth, in particular young females. To support and encourage girls to get involved and feel comfortable transitioning into bike activities, the inclusion of ‘funky’ seating and group social spaces is an important aspect of the youth activation space. Girls can have areas to meet, relax, watch and participate with their peers (all genders).



## **SUSTAINABILITY IMPLICATIONS**

### ***Economic Implications***

The construction of the Youth Activation Space is expected to create short term employment opportunities, supplier revenue and financial income for local businesses. Ongoing, local businesses will benefit from trade generated by the thousands of visitations anticipated each year.

In the longer term, the upgrade of the soccer facilities will attract increased membership, more spectators and generate extra income and economic sustainability for the clubs.

### ***Social Implications***

There are strong links to social and community impacts resulting from the development and improvement of local reserves such as Morrison Reserve in Mt Evelyn, which include:

- Enhanced community access to infrastructure that encourages alternative health and wellbeing outcomes
- Revitalisation of local communities
- Reduction of social isolation
- Increased visitor footprint
- Increased female participation in active recreation.

The Health and Wellbeing Strategy identifies high levels of obesity, dementia, and poor mental health as significant issues for our community. Provision of walking, play, sport, and bike skills opportunities are important contributors to improved health and intergenerational interactions. Coupled with multiple education and community service facilities, Morrison Reserve is a true 'active community destination'.

### ***Environmental Implications***

Climate Change has been a strong influencer throughout the draft Master Plan development. The increasing frequency of storm events, in particular rain events will need to be factored into all major improvements. A series of water retention and catchment facilities are already in place with a significant Water Sensitive Urban Design installation at the base of the Youth Activation Space.

All projects that impact on water flow must mitigate impacts on the drainage on-site and capacity to accommodate change in flow. The layout and landscaping of the bike park will need to direct increased flows to retention systems and prevent higher velocity overland flows through landscape treatments, soaker pits, tree planting and vegetation. This will seek to increase percolation of water while providing natural shading and landscape values on the hill.

Landscape treatments will draw on native and indigenous plant selections to improve habitat value, and existing trees are to be protected wherever possible, especially within existing roadside vegetation.

Background research noted high usage by the tenant clubs, especially for junior soccer on the two natural turf pitches and resultant wear and tear issues. Conversion of the standalone pitch to synthetic would improve the standard and capacity of the dedicated soccer pitch to support the growth of junior male and female teams at this site. It would also take pressure off the need to develop new sports facilities, including supporting infrastructure elsewhere, and has a life cycle of around 15 years before needing replacement. As a plastic material the end-of-life has been traditionally difficult to manage sustainably and previously would require disposing into landfill. Recent developments by Sustainability Victoria have established a new Synthetic Turf Recycling Hub which officers will investigate further as a more sustainable option.

During the feasibility study for the conversion of the southern soccer field to a synthetic surface, the impact of a new semi-permeable surface was investigated to mitigate potential environmental impact. The proposed subsurface is a vertical filtration/capture system that retains water for longer thereby easing immediate deluge pressure on the stormwater system.

## **COMMUNITY ENGAGEMENT**

The development of the draft Master Plan was informed by workshops and consultation with stakeholder groups utilising the reserve and associated facilities on a regular basis, including:

- Yarra Ranges Athletics Club
- Mooroolbark Baptist Soccer Club
- Lilydale Eagles Soccer Club
- Mt Evelyn Christian Soccer Club
- Mt Evelyn Netball Club
- Mt Evelyn Tennis Club
- Mt Evelyn Cricket Club
- Mt Evelyn Football/Netball Club
- Yarra Hills Secondary College – staff and student workshops
- Yarra Ranges Special Development School
- CIRE Services
- Fernhill Kindergarten
- Morrison House Mens' Shed
- Disability Advisory Committee
- Yarra Valley Water
- Local Community

Officers across Council were involved throughout the process, including initial workshops to identify issues and opportunities, site meetings and invitation to provide feedback on the concept plan and versions of the draft Master Plan.

Key stakeholders have been consulted during the various feasibility studies connected with the draft Master Plan development.

In May 2022 the community were invited to provide feedback to the Morrison Reserve upgrade priorities and specifically the playspace redevelopment. From the 75 responses received, retention of the farmyard theme, support for the bike park and the need for public toilets near the playspace were the dominant themes.

In June 2022 a series of workshops were held involving 60 students (10 girls) from Yarra Hills Secondary College to assist offices in the planning for the Youth Activation Space. For the girls: walking fitness, hangout spaces and music rated highly. The boys welcomed the challenge of a park that suited bikes, scooters and skateboards offering a variety of challenges. Students in general, wanted opportunity to walk, run and 'hang-out'. The masterplan has been updated to reflect these more gender inclusive elements.

In late June/July 2022, primarily through social media, the community were asked to provide feedback on the playspace, and bike park designs under consideration. There were 1026 visitors to the website and 275 contributions to the survey. Feedback has informed the playspace design development currently underway.

Subject to Council consideration and approval, the draft Master Plan will be presented to the community in August-September 2023 for consideration and feedback. Further consultation will be undertaken with the key stakeholders (schools, sports, and community groups) together with local community-based groups such as Council's Advisory Groups e.g., Disability Advisory Committee and Youth. Feedback received will confirm support for initiatives that directly involve and/or benefit these organisations. The consultation and engagement plan are provided in Attachment 4, with a summary flyer for promotion and mailouts in Attachment 5.

The draft Master Plan will be updated and refined as needed in response to community and Councillor feedback prior to being presented to Council for consideration of endorsement later in 2023.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Council has an existing 'maintenance for community usage' arrangement with Yarra Hills Secondary College for the use of the school oval. A catalyst for the inclusion of stadium capacity in the master plan was the request from the school for Council to support the construction of a seven-court stadium and gymnastics centre. Officer experience indicated that the proposal was excessive for the site and needed further investigation. A feasibility study was undertaken in collaboration with the school and the resultant four-court stadium proposal developed to better respond to the school needs and potential local community demand. The benefit for Council was a review of existing stadium provision in the Yarra Ranges, including usage and projected deficit anticipated in the future. If adopted, the draft Master Plan will enable the school to advocate for delivery funding through Department of Education and Training Victoria.

While undertaking the feasibility study for the synthetic soccer surface conversion, council officers collaborated with Yarra Valley Water and consultants to workshop the issue of a stormwater inspection pit within the proposed playing area. Yarra Valley Water officers considered the possibility of relocation at an affordable rate. A

compromise position was established that would be acceptable to all parties, including Football Victoria, whereby the new layout of the field left the inspection pit in situ but in the field run-off zone with a synthetic carpet covering that could be removed. An innovative vertical draining sub-surface system has been designed to minimise impact on the local stormwater system in times of heavy rainfall.

## **RISK ASSESSMENT**

As identified earlier in this report, drainage and the impact on the water retention and storage system by major rainfall/storm events poses the greatest risk at Morrison Reserve. Council's drainage team have previously undertaken extensive works to mitigate the potential impact to residents on Mikado Road. A recommendation of the draft Master Plan is the inclusion of drainage studies and water sensitive design initiatives in all major projects proposed, especially where the topography and drainage may be impacted.

It is anticipated that the development of a bike park on the current open hill area may receive some negative response from the local residents, although this was not evident in consultation undertaken in 2022. The detailed design of the bike park will now be one part of a broader consideration of the area as a Youth Activation Space that is cognisant of the high value long range views, different needs and activities of community and youth, and more inclusive options for exercise beyond just bike infrastructure.

The bike park has the potential to attract many new visitors to the area. Improved wayfinding signage will be incorporated to encourage active transport via the nearby Warburton Rail trail and parking opportunities to the east and south of the bike park. Parking will be monitored and reviewed as part of the implementation plan. Increased traffic and parking pressures will need to be more adequately assessed through the consultation and design development stages.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Morrison Reserve Draft Master Plan
2. Cost Plan
3. 15 Year Implementation Plan
4. Consultation and Engagement Plan
5. Summary Consultation Flyer

# MORRISON RESERVE DRAFT MASTER PLAN

## MARCH 2023

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# ACKNOWLEDGMENT OF COUNTRY

**We respectfully acknowledge the Traditional Owners, The Wurundjeri People, as the Custodians of this land.  
We also pay respect to all Aboriginal community Elders, past and present, who have resided in the area and have been  
an integral part of the history of this region.**



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# 1. MORRISON RESERVE MASTER PLAN

## 1.1 Purpose

The Morrison Reserve Master Plan has been undertaken to address a range of current and growing outdoor sport and recreation and indoor sports courts needs in the area. The Morrison Reserve Master Plan will function as a guide for the future development or redevelopment of the reserve taking into consideration:

- Community recreation needs and aspirations.
- Environmental impacts and site management.
- Current and future infrastructure requirements.
- Facility design considerations especially regarding universal design principles and the provision of facilities that support junior growth and female participation.
- Assets and investment required to deliver integrated, inclusive community, sporting, and recreational infrastructure.

The Master Plan will:

- Determine the objectives for the provision of sport and recreation facilities at the Morrison Reserve, Mt Evelyn.
- Provide a strategic approach for the future provision of sport and recreation facilities for Mt Evelyn and surrounding communities.
- Determine the suitability of any proposed works within the Reserve.
- Assist in seeking funding for improvements to the Reserve.

## 1.2 Principles

The following planning principles based on community consultation and site analysis have been developed to guide the development of the Master Plan:

- Responsive to changing participation trends, community needs and demands.
- Consolidation of assets for more efficient and cost-effective asset management.
- Facilities that are fit for purpose and meet contemporary compliance guidelines.
- Maximise net open space.
- Improving facilities while maintaining local amenity.
- Provide for a variety of open space uses including a balance between structured and unstructured activities
- Improve community wellbeing and encourage healthy active lifestyles.
- Encouraging active/sustainable transport modes.





### 1.3 Site Context

Morrison Reserve is a district reserve and is 23 ha. The Reserve is situated on Old Hereford Road, Mt Evelyn, within Council’s Urban planning precinct. The reserve is zoned PPRZ (Public Park and Recreation Zone), PUZ2 (Public Use Zone Education) and PUZ6 (Public Use Zone) and has planning overlays that recognise the land is subject to Bushfire Management and Erosion Management. The reserve is surrounded by residential properties.

The site is a multi-use precinct that supports a range of uses including:

- Educational organisations
- Community facilities
- Structured sporting activities
- Unstructured recreational activities

The components include:

#### Education

- Yarra Hills Secondary College
- Yarra Ranges Special Development School
- Fernhill Pre School
- Cire Services

#### Community

- Morrison House Men’s Shed

#### Sporting Facilities

- Sporting oval – Cricket/AFL (Department of Education)
- Soccer pitches
- Athletics track
- Netball courts



The site also includes a range of unstructured recreational facilities and supporting amenities including:

- Playground
- Pathways
- Car Parking.

### 1.4 Master Plan Recommendations

The recommendations and implementation plan are presented under the following key themes and objectives:

- Reserve Recreation Precinct
- Sports Precinct
- Yarra Hills Secondary College
- Yarra Ranges Special Development School

The implementation plans are presented under the following key headings:

- Recommendation
- Priority
- Indicative cost

The recommended actions have been prioritised as follows:

- Short term 1- 5 years
- Medium term 6 – 10 years
- Long Term 10 – 15 years

## Key Issues and Challenges

The key requirements driving the study have been:

Yarra Ranges Council's Recreation and Open Space Strategy supports the original Morrison Reserve Master Plan, adopted in September 2017. It has been mostly achieved with the development of the regional athletics centre, soccer fields and maintenance and improvements to the play space as well as large water tanks installed to manage the storm water fall down the Reserve to mitigate the impact to nearby residents.

There is a growing demand for active sports fields in the Urban District of the Yarra Ranges and the Morrison Reserve soccer fields are under constant pressure. They are home to home to three junior boys' and girls' soccer clubs.

Over the years, the upgrade of the Yarra Hills Secondary College oval has been flagged to cater for AFL football and cricket that cannot be accommodated at nearby Mt Evelyn Reserve, and as a third pitch for soccer.

Improving the size, standard and capacity of the College oval could benefit the growth of field sports into the future. Fill from the redevelopment of the soccer fields and development of the regional athletics centre was transferred to extend the school oval, however it has never been established.

The College has also been approached by Kilsyth Basketball Association and Gymnastics Victoria about developing additional indoor courts and a gymnastics facility to replace the existing aged and undersized indoor sports hall.

In 2018, the College provided Yarra Ranges Council with a concept under consideration for a multi-sport court development. The College believes that investment into sport infrastructure for education and community use will attract student enrolments.

Yarra Ranges is home to Australia's largest basketball and netball associations, and indoor court space is in high and growing demand. Existing facilities (seven indoor sports facilities containing 23 multi-purpose courts) are reportedly at capacity in peak times and Yarra Ranges regional basketball and netball associations are under pressure to find venues to keep up with demand for their activities.

Need and future demand for indoor sports courts locally is supported by a number of recent regional studies including the Melbourne East Regional Sports Strategy, Sport and Recreation Victoria's Indoor Stadiums Needs Assessment Research Project and the Netball Victoria State Facilities Plan and Basketball Victoria State Facilities Master Plan.

A growing population with a high number of young people and families will continue to fuel demand for indoor sports facilities into the future. The Yarra Ranges Council area population is forecast to grow by 17% to 185,902 by 2041 and around 19% of the area's population was aged between 0 and 15 compared to 18.3% for Greater Melbourne in 2016.

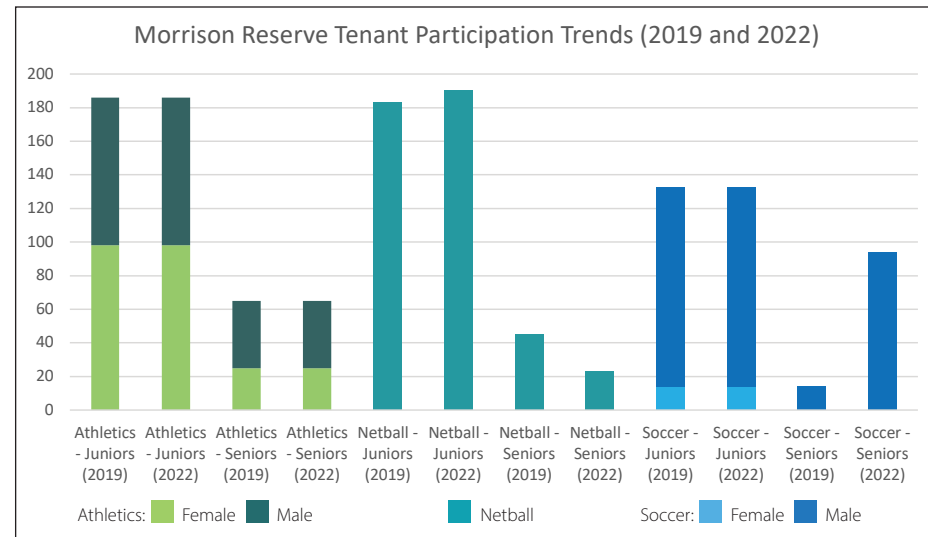
The Yarra Ranges population and projected growth is reflective of the Yarra Hills Secondary College student population, which is currently 870 students with 180 students based at the Mt Evelyn Campus.

## Who Uses the facility?

The following organisations currently use the sporting facilities at Morrison Reserve:

- Yarra Ranges Athletics Club
- Mt Evelyn Netball Club
- Mooroolbark Baptist Soccer Club
- Lilydale Eagles Soccer Club
- Mt Evelyn United Christian Soccer Club
- Mt Evelyn Football Club
- Mt Evelyn Cricket Club
- Kilsyth Basketball Association
- Lilydale Yarra Valley Netball Association

The following graph indicates the current participation levels of the key tenant sporting clubs:



## 2. WHAT HAS BEEN DONE?

Yarra Ranges Shire Council engaged Otium Planning Group to:

- Develop a Master Plan for Morrison Reserve with new ideas for improvements to meet the current and future needs of sport, school and community use.
- Explore the feasibility of further developing the Yarra Hills Secondary College site to enhance the education and community joint use of facilities, including a multi-court stadium and gymnastics facility.

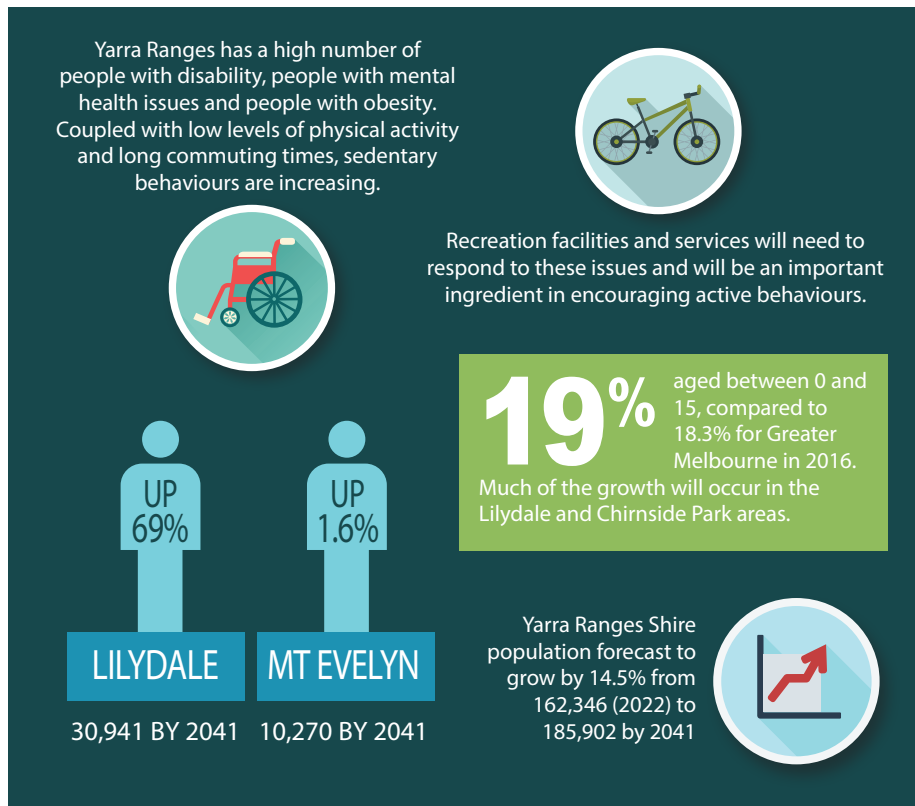
The tasks involved in preparing the final report are described in this diagram.



# 3. WHAT HAS OUR RESEARCH TOLD US?

## Population profile

A growing population, with a high number of young people and families, will continue to fuel demand for a mix of sports facilities, active recreation and play spaces in the Yarra Ranges Council area, and a need to improve the support amenities at the site, including:



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## Structured Outdoor Sporting Facilities

The following issues have been identified for structured outdoor sports:

- There are an insufficient number of sports ovals in Mt Evelyn to support the growth of soccer and female participation in Australian Rules football in Yarra Ranges.
- The three local soccer clubs in Mt Evelyn are restricted to accessing two quality sports fields. Two of the three clubs train or compete on most days of the week.
- There is an identified need or additional soccer facilities to service the needs of residents living in the urban areas.
- Providing access to an improved competition size school oval with lighting (and cricket training nets) will accommodate will also provide an alternative training venue for Australian Rules football and cricket in Mt Evelyn where demand is increasing with the introduction of girls and women teams.
- Conversion of the existing southern soccer pitch to a synthetic surface will increase capacity to cater for additional soccer usage.

## Unstructured Sport and Recreation Facilities

The reserve provides a range of facilities that support the unstructured recreational needs of residents. There is an opportunity to enhance this use through the development of:

- Dedicated mountain bike facilities catering for differing levels of ability (beginners, intermediate and advanced).
- Upgraded pathway network to support walking and cross-country running activities.
- Upgraded play spaces.
- Places to rest, socialise and enjoy the view.



### Indoor Sports Facility

- Demand for indoor sports facilities in Yarra Ranges will continue to be fuelled by a growing population and a high number of young people and families.
- There are an insufficient number of courts to meet future indoor sports demand.
- There are nine indoor sports stadiums that provide 25 indoor sports courts in Yarra Ranges. All venues are lined for multi-sport activities but only two are compliant to netball standards.
- There are three venues with 15 courts used in the Urban District, primarily for the domestic basketball association. These venues are reportedly at capacity during the peak times of 5.00pm to 10.00pm.
- A new four-court stadium has been built at Melba College (Maroondah) where Kilsyth Basketball Association (KBA) has provided funding and is a major user outside of school hours. This venue will only provide for unmet demand in the short term.
- Local basketball associations may in the future consider contribution towards a four-court stadium at Morrison Reserve if feasible. Given the potential for additional courts to be developed at Lilydale Heights Secondary College the priority and timing of the possible development would need to be determined.
- The Yarra Hills Secondary College population is growing, with 870 students enrolled in 2018. Approximately 180 students are based at the Mt Evelyn Campus, predominantly a junior school (years 7-10).
- The school's Physical Education and sport program has been and will continue to be influenced by the sports facilities available at Morrison Reserve.
- Improvements at the Mooroolbark Campus have accommodated growth in the school over the last five years, however as the school population grows, the Mt Evelyn Campus will need to provide for additional students. The school recorded over 200 students in Year 7 in 2018 but is currently at 180.



### Other Reserve Amenities

The site assessment identified opportunities to improve the support amenities at the site including:

- Improved main entrance and intersection treatment.
- Formalisation of remaining car park area.
- Improved landscaping including pathways/fitness trails.
- Improvements to signage, shade, and seating to improve the reserves functionality and amenity for students, sport, and community users.
- Improved road crossing to link with the Warburton Rail Trail and township to encourage active transport.



# 4. WHAT DID OUR CONSULTATION TELL US?

Consultation for this project involved community, school and club surveys as well as workshop meetings and discussions. Stakeholder suggestions for Master Plan improvements include the following:

## Structured Outdoor Sporting Facilities

There is contested space in Mt Evelyn for sports fields with the pre-COVID and anticipated return growth of soccer, cricket and Australian Rules football. The two soccer pitches are at capacity and are in poor condition by the end of the winter season. The redevelopment of the Yarra Hills Secondary College oval provides an opportunity to accommodate future growth for all sports.

### School Oval

- Upgrade of the school oval with drainage, irrigation, warm season grasses and training lights. Football and cricket would use the school oval for training and weekend competition purposes.
- The installation of change room facilities within a stadium upgrade to support school/ community use of the school oval, would be supported by user groups.
- All soccer clubs welcomed the idea of a synthetic pitch design forecast for the pitch closest to the netball courts, as this would allow for increased participation, training opportunities and less wear and tear of the surface.

### Athletics and Soccer

- Review the need for additional storage.
- Investigate the opportunity to access mains pressure water supply near grandstand for cleaning and dust suppression of sand pits.
- Opportunity to have a ground level kiosk.

### Netball

- The two back courts would be best positioned to be multi-lined for tennis use also.
- Parking may become an issue for athletics if tennis is played on weekends.
- Upgrade of amenities to include facilities for males.

## Unstructured Sport and Recreation Facilities

- Develop a hill Mountain bike trail to support participants of different ability level.
- Play space is in a poor condition in places. An upgrade to District level is recommended in the short term.
- Improved social spaces with support infrastructure i.e., shade, BBQ's drinking fountains.
- Current cross-country route loops through trees behind the athletics track within the fence line. Athletics club suggest installation of footbridge to enable a safe cross-country route



### Indoor Stadium

- There is demand for a multi-sport court indoor sports courts by the local Kilsyth Basketball Association (15,000 members) and Lilydale Yarra Valley Netball Association (2,500 members). The demand however has been reduced due to the development of the Melba College courts, drop off in participation numbers following Covid period and the construction of covers over 6 of the 12 netball courts at Pinks Reserve (to be completed later in 2022).
- Yarra Hills Secondary College has had a concept plan for an indoor sports stadium with four courts (basketball compliant only), gymnasium hall and sports pavilion servicing the school oval drafted. Future work is required to confirm the demand.
- The stadium could include a commercial kitchen that would be used by Yarra Hills Secondary College and Cire as a shared community learning resource.
- There is capacity for the growth of badminton and table tennis in existing facilities at Kilsyth Sports Centre for the short term. However, both associations report that if growth continues in the domestic competition, additional courts will be required in the long term.
- The badminton and table tennis associations are concerned about the impact of new indoor stadiums on school sites because schools dominate the off-peak use times of the existing facilities at Kilsyth Sports Centre. Schools' use midweek is a major revenue source for the associations.
- There is a demand for a gymnastics facility in Yarra Ranges. Demand for gymnastics in the area supports an extension of the Monbulk facility as the preferred option.

### Cire

- Cire have outgrown their space. The facility needs to be extended to meet current and future need.
- A request has been made to upgrade amenities and possibly increase the garden area.

### Men's Shed

- The Men's Shed require access to a larger facility that is fit for purpose.
- Issues with the lack of carparking and inadequate toilets due to sharing with Cire

### Yarra Ranges Special Development School

- The proposal of a traffic school available for community use should be retained within the Master Plan.
- The school utilises the netball courts for physical activities and support and encourage community and neighbouring usage of the school facilities.

### Other Reserve Amenities

- There are traffic issues at Morrison Reserve, which could be resolved with improved traffic, bollards and formal car parking.
- Alternative access to the Yarra Ranges Special Developmental School should be investigated.
- Assess and treat storm water run-off caused by formed asphalt car park.
- Create a place that is safe for people to participate including welcoming entries, social spaces, maintain site lines and improved park lighting.
- Maintain the green space areas and development options should be designed to blend into hills landscape.
- Community strongly supports the addition of public toilets near the play space.
- Additional parking may be required to support a future play space upgrade and any additional recreation facilities such as a bike park that has been suggested.

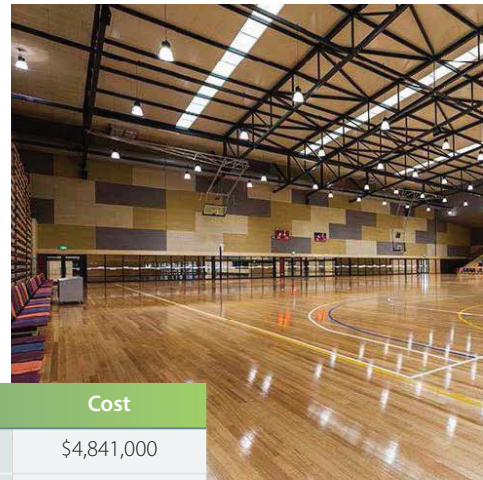
# 5. WHAT IS PROPOSED?

The project findings identified that there is an opportunity to upgrade Morrison Reserve and create a Regional Sport and Recreation Precinct.

The precinct vision includes the following areas:

- Reserve Recreation Precinct
- Sports Precinct
- Yarra Hills Secondary College
- Yarra Ranges Special Development School

The estimated cost summary by precinct is as follows:



The vision for the Morrison Reserve Regional Sports Precinct is:  
**TO CREATE A PLACE FOR SPORT AND RECREATION, TEACHING AND LEARNING, COMMUNITY EVENTS, PLAY AND ADVENTURE AND COMMUNITY HEALTH AND WELLBEING.**



Precinct	Cost
Reserve Recreation Precinct	\$4,841,000
Sports Precinct	\$8,918,000
South-West Entrance and car Park	\$780,000
School Precinct	\$27,115,000
<b>Total</b>	<b>\$41,654,000</b>







**KEY**

- ▲ Lighting
- Signage
- Morrison Reserve Recreation Precinct
- Yarra Hills Secondary College
- Morrison Reserve Sports Precinct
- Yarra Ranges Special Developmental School
- Social spaces for active recreation, connection & relaxation

**OBJECTIVES**

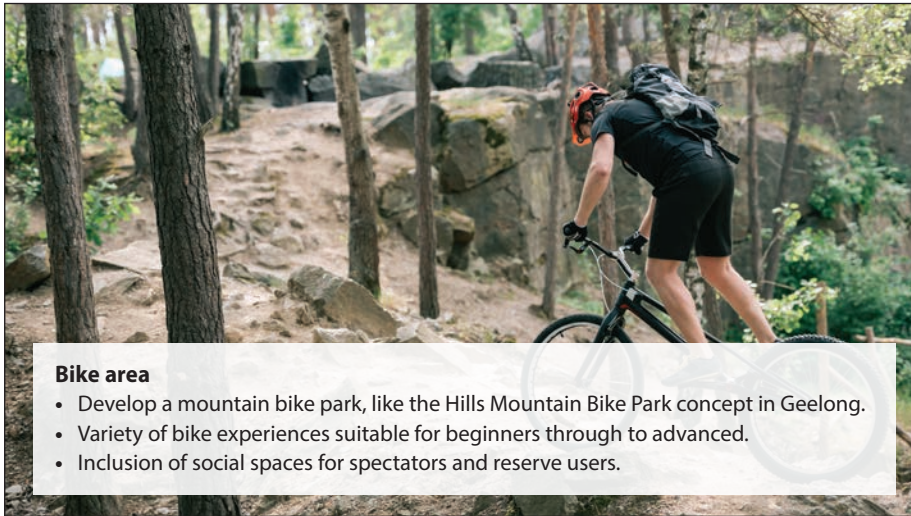
- 1 Upgrade playspace to District standard in the short term.
- 2 Review BBQ provision and best location with playspace redevelopment.
- 3 Develop a bike path that incorporates a variety of trails suited for beginner, intermediate and advanced riders.
- 4 Install public toilet to cater for playspace, mountain bike track and western reserve usage, exact location to be determined.
- 5 Investigate Cire infrastructure issues and confirm need to extend the community garden area.
- 6 Undertake car park study and design to determine parking requirement and layout to support current usage, new playspace and bike path. All developments are to include a stormwater plan to manage flow, retention and reuse to protect nearby neighbours and sports infrastructure at the low levels of the reserve.
- 7 Connect and improve the pathway network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, way finding signage, distance markers and lighting where appropriate.
- 8 Redevelopment of the school oval with LED lighting to training standard, irrigation, drainage and warm season grass.
- 9 Two cricket training nets for club and community use with a low fence behind the bowlers run ups as per the Cricket Victoria Guidelines.
- 10 Proposed four court indoor sport stadium.
- 11 Proposed multi-activity space with free form social seating spaces that connects and supports the play and active recreation spaces with the Yarra Hills Secondary College.
- 12 Ensure DDA compliance and accessibility from pavilions to athletics and soccer playing facilities.
- 13 Expansion of the Soccer Pavilion to include additional set of toilets / change facilities.
- 14 Investigate feasibility to convert the soccer pitch surface to synthetic and extend the length to include a warm-up/junior training space.
- 15 Soccer technical area.
- 16 Provide tiered spectator seating.
- 17 Multi-line two of the courts for netball, tennis and community use. Upgrade lighting and fencing as required
- 18 Future upgrade of clubrooms to accommodate multiple user groups.
- 19 Seal Car park adjacent to the south of the college, west of the Yarra Ranges Special Developmental School.
- 20 Apply road markings and signage to provide a safer crossing point for students from the car park to the College.
- 21 Consider improved traffic management of entry.
- 22 Bike education concept as part of Yarra Ranges Special Developmental School (Separate Project).
- 23 Work with Morrison House Men's Shed to investigate site issues and opportunities.
- 24 Include multiple spaces, terraced seating etc., to sit, rest, socialise and enjoy the view (locations to be determined).
- 25 Track resurfacing (at end of life).
- 26 Additional car park opportunities and location(s) to be determined in detailed planning.
- 27 Inclusion of additional landscaping and planting to enhance biodiversity values.

**MORRISON RESERVE**

Master Plan  
 March 2023 | Rev G  
**PLACE**

## Morrison Reserve Recreation Precinct

The Master Plan improvements for unstructured sport and recreation at Morrison Reserve are:



The plan on the following page details the key actions and objectives for the Recreation precinct.





**KEY**

- ▲ Lighting
- Signage
- Morrison Reserve Recreation Precinct
- Social spaces for active recreation, connection & relaxation



**OBJECTIVES**

**Morrison Reserve Recreation Precinct**

- 1** Upgrade playspace to District standard in the short term.
- 2** Review BBQ provision and best location with playspace redevelopment.
- 3** Develop a bike path that incorporates a variety of trails suited for beginner, intermediate and advanced riders.
- 4** Install public toilet to cater for playspace, mountain bike track and western reserve usage, exact location to be determined.
- 5** Investigate Cire infrastructure issues and confirm need to extend the community garden area.
- 6** Undertake car park study and design to determine parking requirement and layout to support current usage, new playspace and bike path.
- 7** All developments are to include a stormwater plan to manage flow, retention and reuse to protect nearby neighbours and sports infrastructure at the low levels of the reserve.
- 8** Connect and improve the pathway network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, way finding signage, distance markers and lighting where appropriate.
- 24** Work with Morrison House Men's Shed to investigate site issues and opportunities.
- 25** Include multiple spaces, terraced seating etc., to sit, rest, socialise and enjoy the view (locations to be determined).
- 27** Additional car park opportunities and location(s) to be determined in detailed planning.
- 28** Inclusion of additional landscaping and planting to enhance biodiversity values.

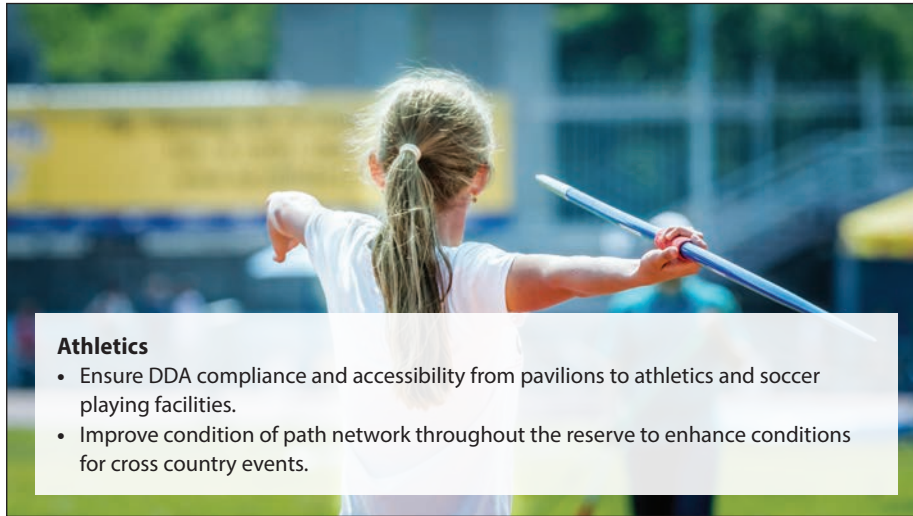
**MORRISON RESERVE**

Master Plan  
March 2023 | Rev G

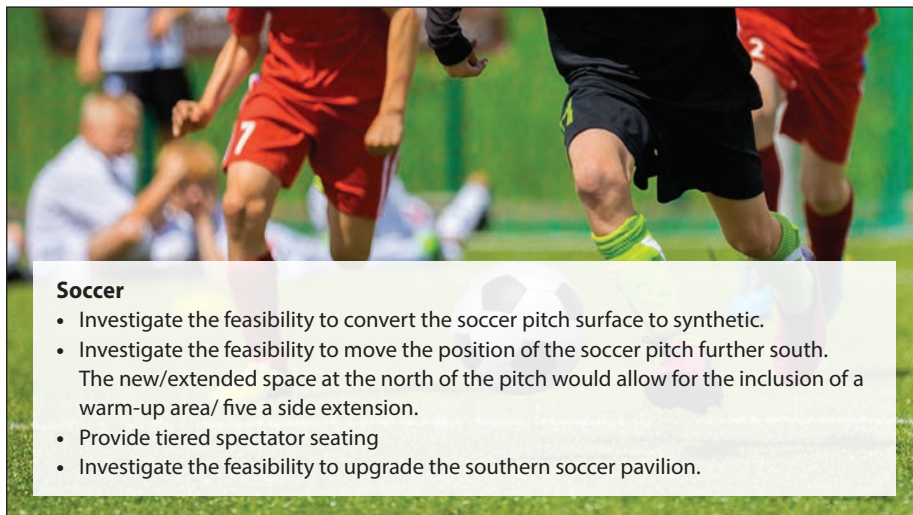
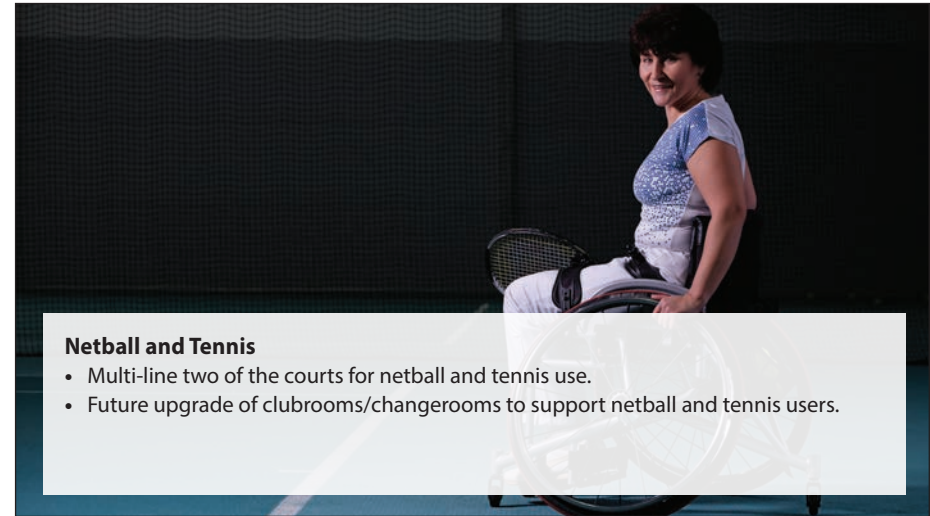
**PLA'CE**

## Morrison Reserve Sports Precinct

The Master Plan improvements for structured outdoor sports provided for at Morrison Reserve are:



The plan on the following page details the key actions and objectives for the Sports precinct.





## OBJECTIVES

### Morrison Reserve Sports Precinct

- ⑧ Connect and improve the pathway network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, way finding signage, distance markers and lighting where appropriate.
- ⑬ Ensure DDA compliance and accessibility from pavilions to athletics and soccer playing facilities.
- ⑭ Expansion of the Soccer Pavilion to include additional set of toilets / change facilities.
- ⑮ Investigate feasibility to convert the soccer pitch surface to synthetic and extend the length to include a warm-up/ junior training space.
- ⑯ Soccer technical area.
- ⑰ Provide tiered spectator seating.
- ⑱ Multi-line two of the courts for netball, tennis and community use. Upgrade lighting and fencing as required.
- ⑲ Future upgrade of clubrooms to accommodate multiple user groups.
- ⑳ Seal Car park adjacent to the south of the college, west of the Yarra Ranges Special Development School.
- ㉑ Apply road markings and signage to provide a safer crossing point for students from the car park to the College.
- ㉒ Consider improved traffic management of entry.
- ㉔ Track resurfacing (at end of life).

### KEY

- ▲ Lighting
- Signage
- ▭ Morrison Reserve Sports Precinct



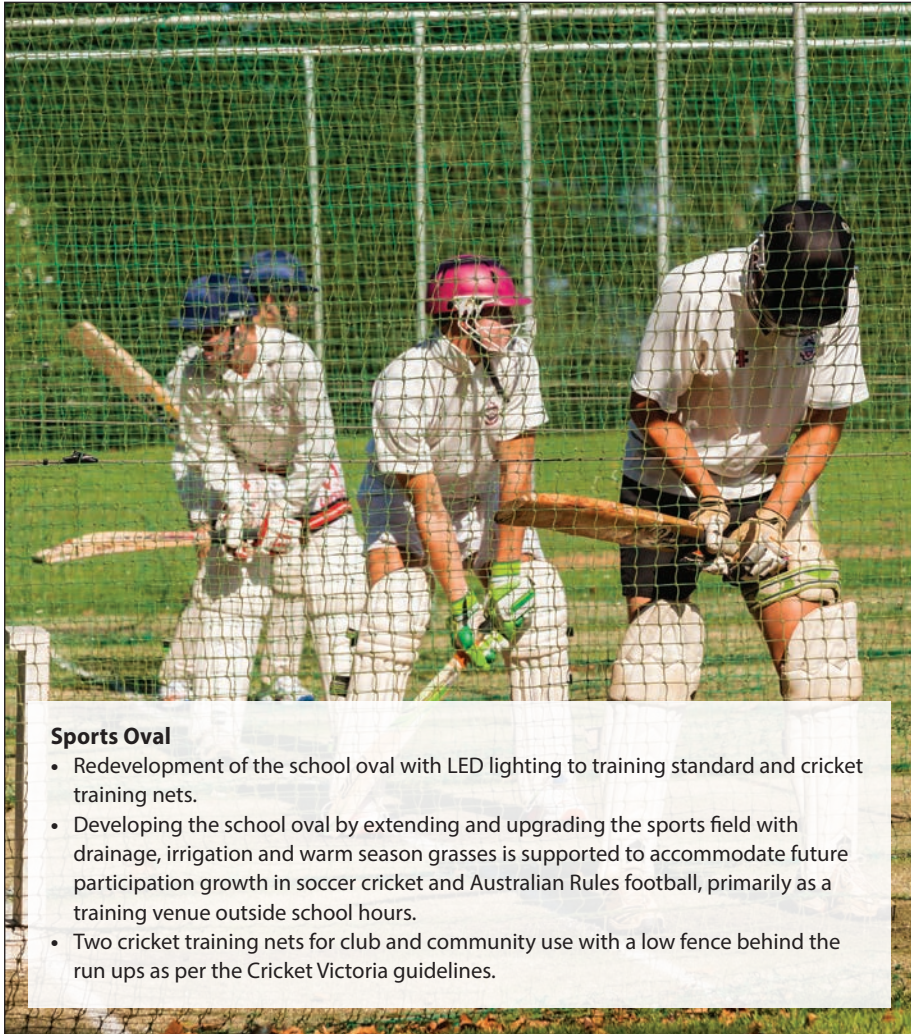
## MORRISON RESERVE

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PLA'CE

## Yarra Hills Secondary College Precinct

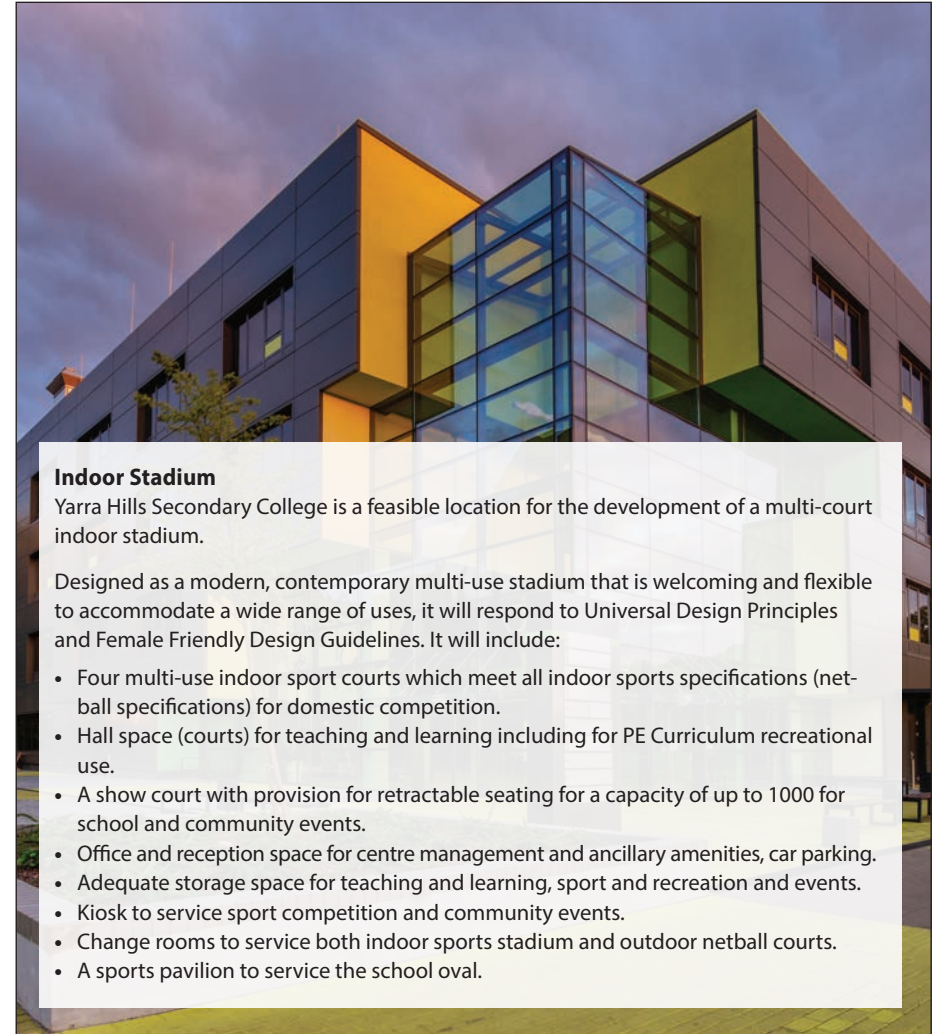
The Master Plan improvements for unstructured sport and recreation at Morrison Reserve are:



### Sports Oval

- Redevelopment of the school oval with LED lighting to training standard and cricket training nets.
- Developing the school oval by extending and upgrading the sports field with drainage, irrigation and warm season grasses is supported to accommodate future participation growth in soccer cricket and Australian Rules football, primarily as a training venue outside school hours.
- Two cricket training nets for club and community use with a low fence behind the run ups as per the Cricket Victoria guidelines.

The plan on the following page details the key actions and objectives for the Yarra Hills Secondary College precinct.



### Indoor Stadium

Yarra Hills Secondary College is a feasible location for the development of a multi-court indoor stadium.

Designed as a modern, contemporary multi-use stadium that is welcoming and flexible to accommodate a wide range of uses, it will respond to Universal Design Principles and Female Friendly Design Guidelines. It will include:

- Four multi-use indoor sport courts which meet all indoor sports specifications (netball specifications) for domestic competition.
- Hall space (courts) for teaching and learning including for PE Curriculum recreational use.
- A show court with provision for retractable seating for a capacity of up to 1000 for school and community events.
- Office and reception space for centre management and ancillary amenities, car parking.
- Adequate storage space for teaching and learning, sport and recreation and events.
- Kiosk to service sport competition and community events.
- Change rooms to service both indoor sports stadium and outdoor netball courts.
- A sports pavilion to service the school oval.



## OBJECTIVES

### School Precinct

- ⑧ Connect and improve the pathway network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, way finding signage, distance markers and lighting where appropriate.
- ⑨ Redevelopment of the school oval with LED lighting to training standard, irrigation, drainage and warm season grass.
- ⑩ Two cricket training nets for club and community use with a low fence behind the bowlers run ups as per the Cricket Victoria Guidelines.
- ⑪ Proposed four court indoor sport stadium.
- ⑫ Proposed multi-activity space with free form social seating spaces that connects and supports the play and active recreation spaces with the Yarra Hills Secondary College.
- ⑬ Bike education concept as part of Yarra Ranges Special Developmental School (Separate Project).

### KEY

- ▲ Lighting
- Signage
- ▭ Yarra Hills Secondary College
- ▭ Yarra Ranges Special Developmental School

## MORRISON RESERVE

Master Plan  
Feb 2023 | Rev E

PLACE

## Implementation and Draft Cost Plan

Reference	Area/Activity	Recommendations	Cost Estimate	Timeframe*	Potential Funding Contribution**		
					Council	State/Federal Gov Grant	Community Clubs, Associations etc
<b>Recreation Precinct</b>							
1	Playground	Upgrade playspace to District level.					
2	Reserve	Review provision and location of BBQ near playspace redevelopment.					
3a)	Reserve	Develop a bike park that incorporates a variety of trails suited for beginner, intermediate and advanced riders.	\$3,400,000	2023-25 Funded Project	\$800,000	\$2,600,000	
4	Public Toilet	Install public toilets to cater for playspace, bike park and western reserve usage.					
25a)	Social Spaces	Include spaces where people can sit, relax, socialise and observe activities. Note: This forms part of the \$3.4M project					
3b)	Reserve	Bike Park - Stage 2: Lighting and associated works.	\$616,000	Medium	\$308,000	\$308,000	
5	CIRE	Investigate CIRE infrastructure issues and opportunities and confirm need to extend the community garden area.	\$25,000	Medium	\$25,000		
6	Traffic	Undertake car park study and design to determine parking requirement and layout to support current usage, new playspace and bike park.	\$400,000	Short	\$400,000		
7	WSUD	All future implementation projects to include a stormwater plan to feature WSUD initiatives, taking into consideration impact on water flow, drainage, storage and irrigation opportunities.	Incorporate in each project cost	Short - Long			
8	Reserve - Path Network	Connect & improve the path network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$200,000	Short	\$100,000	\$100,000	
24	Mens' Shed	Work with Morrison House Mens' Shed to investigate site issues and opportunities.	Undertake as part of Mens' Shed strategy development	Short	tbc		
25b)	Social spaces	Include additional spaces where people can sit, relax, socialise and enjoy the views.	\$200,000	Medium	\$100,000	\$100,000	
<b>Sub-total</b>			<b>\$4,841,000</b>		<b>\$1,733,000</b>	<b>\$3,108,000</b>	<b>\$0</b>
<b>Sport Precinct</b>							
8	Reserve - Path Network	Connect & improve the path network/fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$150,000	Short	\$75,000	\$75,000	



Reference	Area/Activity	Recommendations	Cost Estimate	Timeframe*	Potential Funding Contribution**		
					Council	State/Federal Gov Grant	Community Clubs, Associations etc
<b>Sport Precinct</b>							
13	Accessibility	Design works for pavilion redevelopment, including: - accessibility to field investigations - feasibility of accessible toilets & change at track/field level.	\$10,000	Short	\$10,000		
14	Soccer	Upgrade and expansion of the soccer pavilion to include additional set of female friendly toilet/change facilities and spectator/community amenities.	\$4,200,000	Medium	\$1,500,000	\$2,500,000	\$200,000
15 & 16	Soccer	Detailed Design and Construct synthetic soccer pitch with technical support area. Relocate/replace kiosk. Upgrade sports lighting to LED competition level.	\$3,500,000	Short	\$1,375,000	\$2,100,000	\$25,000
17	Soccer	Construct terraced spectator seating on western side of the pitch as part of pavilion & sports field redevelopment.	\$50,000	Medium	\$20,000	\$30,000	
18	Netball/Tennis	a) Renewal of surrounding fencing, court surfaces and lighting. Multi-line two courts. b) Investigate feasibility of pilot study to include court covers (02) with solar power cells.	\$168,000	Short	\$168,000		
19	Netball/Tennis	Upgrade of clubrooms to accommodate multiple user groups.	\$150,000	Medium	\$60,000	\$90,000	
26	Athletics	Track resurfacing (at end of life).	\$690,000	Medium	\$230,000		\$460,000
<b>Sub-total</b>			<b>\$8,918,000</b>		<b>\$3,438,000</b>	<b>\$4,795,000</b>	<b>\$685,000</b>
<b>South-West Entrance and Car Park</b>							
20	Car Park	Seal car park adjacent to the south of the College, west of the Developmental School.	\$690,000	Long	\$370,000	\$320,000	
21	Access Road	Apply road markings and signage to provide a safer crossing point between car park and school.	\$10,000	Short	\$10,000		
22	Traffic	Investigate opportunities to improve traffic management of Old Hereford Road entry to the Reserve.	\$80,000	Long	\$40,000	\$20,000	\$20,000
<b>Sub-total</b>			<b>\$780,000</b>		<b>\$420,000</b>	<b>\$340,000</b>	<b>\$20,000</b>
<b>Council Land - MP Implementation Total (Excluding GST)</b>			<b>\$14,539,000</b>		<b>\$5,591,000</b>	<b>\$8,243,000</b>	<b>\$705,000</b>
Less confirmed funding for Youth Activation Space.			\$3,400,000		\$800,000	\$2,600,000	
<b>Council Land - MP Implementation Total - Unconfirmed Funding Required (Excluding GST)</b>			<b>\$11,139,000</b>		<b>\$4,791,000</b>	<b>\$5,643,000</b>	<b>\$705,000</b>

Reference	Area/Activity	Recommendations	Cost Estimate	Timeframe*	Potential Funding Contribution**		
					Council	State / Federal Gov Grant	Community Clubs, Associations etc
<b>School Precinct</b>							
8c)	YHSC – Open Space	Connect and improve pathway network on education land to connect the activity areas of the reserve.	\$110,000	Short	\$110,000		
9a)	YHSC - Oval	Redevelopment of the school oval, including irrigation, drainage, warm season grass, goal nets and perimeter fencing.	\$1,000,000	Medium	\$400,000	\$600,000	
9b)	YHSC - Oval	Relocate temporary change facilities to support oval usage in the interim until incorporated into the future stadium building.	\$350,000	Medium	\$140,000	\$210,000	
9c)	YHSC - Oval	Oval lighting - LED to training level	\$240,000	Medium	\$100,000	\$140,000	
10	YHSC - Oval	2 bay cricket training nets for school, club and community use	\$265,000	Medium	\$115,000	\$150,000	
11	YHSC - Stadium	Proposed four court indoor sport stadium.	\$25,000,000	Long		\$15,000,000	\$10,000,000
12	YHSC - Open Space	Proposed multi-activity space with free form social seating spaces.	\$150,000	Long		\$150,000	
23	YR Developmental School	Bike education concept as part of the Yarra Ranges Special Development School future options.	tbc	tbc			
<b>Education Land - MP Implementation Total (Excluding GST)</b>			<b>\$27,115,000</b>		<b>\$865,000</b>	<b>\$16,250,000</b>	<b>\$10,000,000</b>
<b>DRAFT MASTER PLAN TOTAL</b>			<b>\$41,654,000</b>		<b>\$6,456,000</b>	<b>\$24,493,000</b>	<b>\$10,705,000</b>

\* Timeframe may vary subject to funding availability:

Short (Years 1-5)

Medium (Years 6-10)

Long (Years 11-15)

\*\* Funding contributions are indicative only

- Government Grants to be sought to co-fund projects

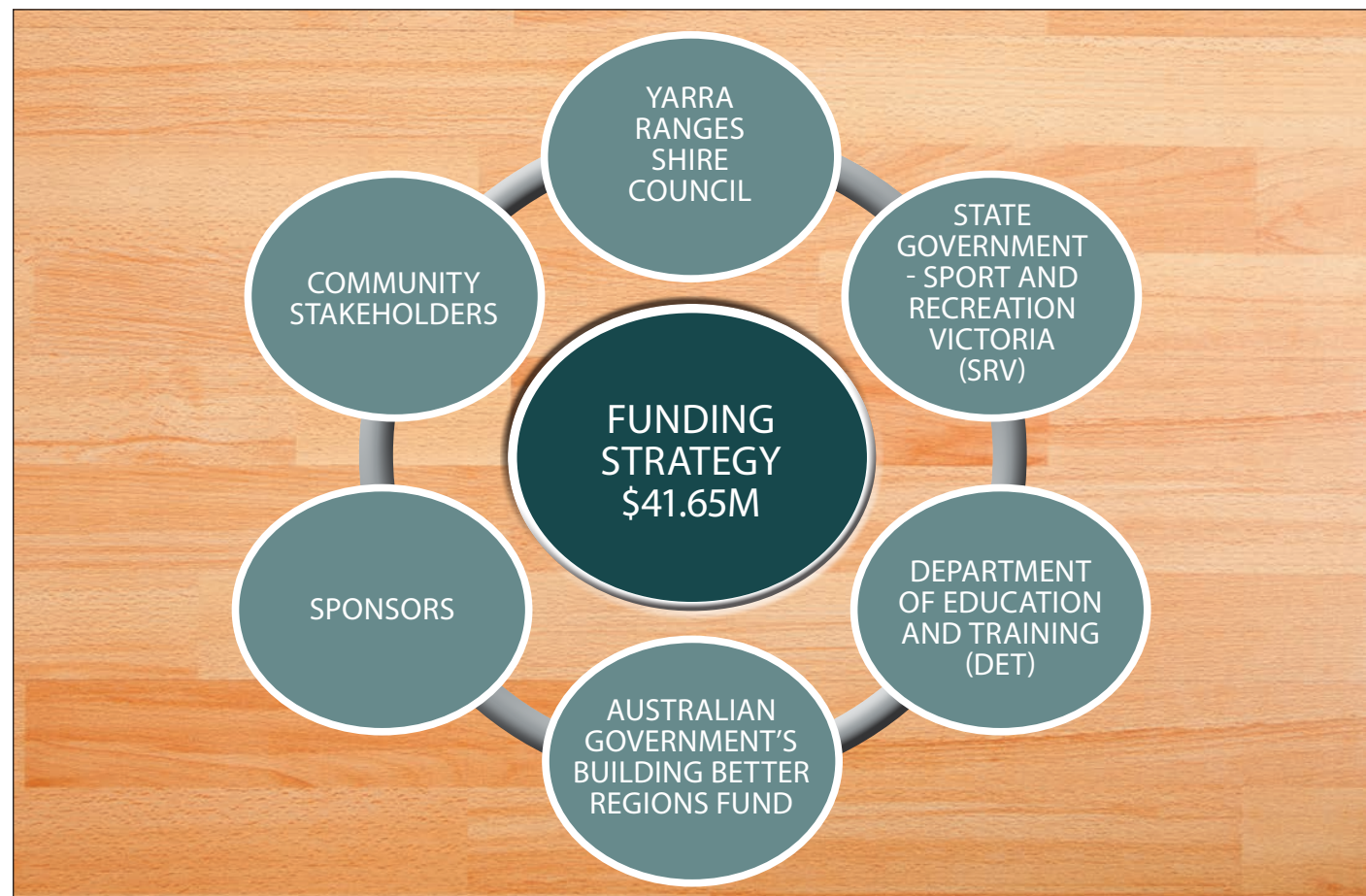
- Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements

## 6. HOW WILL IT BE FUNDED?

The recommended funding strategy for the implementation of the Master Plan is a partnership approach that leverages external government grant funding off Yarra Ranges Shire Council's current financial commitment towards the project business together with the Yarra Hills Secondary College entitlement to one court in the future development of the school.

A contribution from key stakeholders and sponsorship could provide opportunities for community contribution to a partnership approach to funding the project.

### Project cost and partnership funding sources



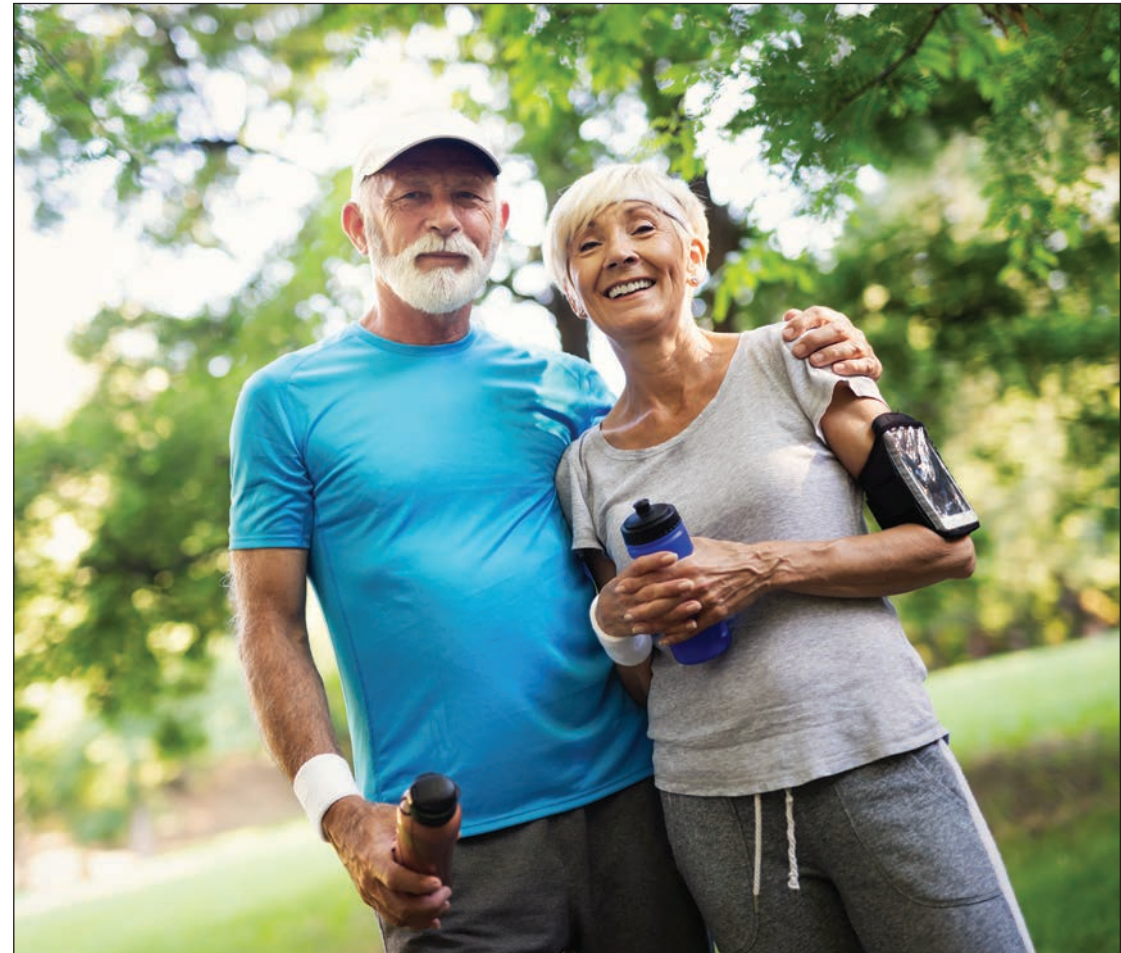
# WARRANTIES AND DISCLAIMERS

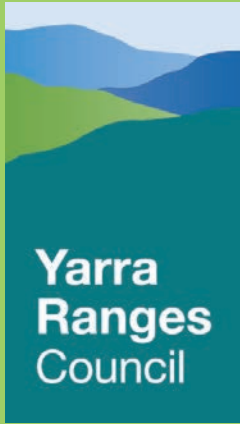
The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused





**For more information contact:**

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Write Ms Lynn O'Donnell  
Open Space Planning – Morrison Reserve Master Plan  
Design and Place  
PO Box 105, Lilydale Vic 3140

**Morrison Reserve Master Plan** **Draft Cost Plan - March 2023**

Recreation Precinct							
Reference	Item	Recommendations	Cost Estimate	Timeframe*	Potential Funding Contribution**		
					Council	State/Federal Govt Grant	Community Clubs, Associations etc
1	Youth Activity Hub	Upgrade playspace to District level	\$ 3,400,000	2023-25 Funded Project	\$ 800,000	\$ 2,600,000	
2		Review provision and location of BBQ near playspace redevelopment					
3a)		Develop a bike park that incorporates a variety of trails suited for beginner, intermediate and advanced riders.					
4		Install public toilets to cater for playspace, bike park and western reserve usage.					
25a)		Include spaces where people can sit, relax, socialise and enjoy the activities.					
3b)	Reserve	Bike Park - Stage 2: Lighting and associated works	\$ 616,000	Medium	\$ 308,000	\$ 308,000	
5	CIRE	Investigate CIRE infrastructure issues and opportunities and confirm need to extend the community garden area.	\$ 25,000	Medium	\$ 25,000		
6	Traffic	Undertake car park study and design to determine parking requirement and layout to support current usage, new playspace and bike park.	\$ 400,000	Short	\$ 400,000		
7	WSUD	All future implementation projects to feature WSUD initiatives, taking into consideration impact on water flow, drainage, storage and irrigation opportunities.	Incorporate in each project cost	Short - Long			
8	Reserve - Path Network	Connect & improve the path network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$ 200,000	Short	\$ 100,000	\$ 100,000	
24	Mens' Shed	Work with Morrison House Mens' Shed to investigate site issues and opportunities	Undertake as part of Mens' Shed strategy development	Short	tbc		
25b)	Social spaces	Include terraced seating and spaces where people can sit, relax, socialise and enjoy the views.	\$ 200,000	Medium	\$ 100,000	\$ 100,000	
<b>Sub-total</b>			<b>\$ 4,841,000</b>	<b>\$ -</b>	<b>\$ 1,733,000</b>	<b>\$ 3,108,000</b>	<b>\$ -</b>

**Sport Precinct**

Reference	Area / Activity	Recommendations	Cost Estimate	Timeframe	Potential Funding Contribution*		
					Council	State/Federal Govt Grant	Community Clubs, Associations etc
8	Reserve - Path Network	Connect & improve the path network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$ 150,000	Short	\$ 75,000	\$ 75,000	
13	Accessibility	Design works for pavilion redevelopment, including: - accessibility to field investigations - feasibility of accessible toilets & change at track/field level	\$ 10,000	Short	\$ 10,000		
14	Soccer	Upgrade and expansion of the soccer pavilion to include additional set of female friendly toilet/change facilities and spectator/community amenities	\$ 4,200,000	Medium	\$ 1,500,000	\$ 2,500,000	\$ 200,000
15 & 16	Soccer	Detailed Design and Construct synthetic soccer pitch with technical support area. Relocate/replace kiosk. Upgrade sports lighting to LED competition level.	\$ 3,500,000	Short	\$ 1,375,000	\$ 2,100,000	\$ 25,000
17	Soccer	Construct terraced spectator seating on western side of the pitch as part of pavilion & sports field redevelopment.	\$ 50,000	Medium	\$ 20,000	\$ 30,000	
18	Netball/Tennis	a)Renewal of surrounding fencing, court surfaces and lighting. Multi-line two courts. b) Investigate feasibility of pilot study to include court covers (02) with solar power cells.	\$ 168,000	Short	\$ 168,000		
19	Netball/Tennis	Upgrade of clubrooms to accommodate multiple user groups.	\$ 150,000	Medium	\$ 60,000	\$ 90,000	
26	Athletics	Track resurfacing (at end of life)	\$ 690,000	Medium	\$ 230,000		\$ 460,000
<b>Sub-total</b>			<b>\$ 8,918,000</b>		<b>\$ 3,438,000</b>	<b>\$ 4,795,000</b>	<b>\$ 685,000</b>

**South-West Entrance and Car Park**

20	Car Park	Seal car park adjacent to the south of the College, west of the Developmental School	\$ 690,000	Long	\$ 370,000	\$ 320,000	
21	Access Road	Apply road markings and signage to provide a safer crossing point between car park and school.	\$ 10,000	Short	\$ 10,000		
22	Traffic	Investigate opportunities to improve traffic management of Old Hereford Road entry to the Reserve	\$ 80,000	Long	\$ 40,000	\$ 20,000	\$ 20,000
<b>Sub-total</b>			<b>\$ 780,000</b>	<b>SUBTOTAL</b>	<b>\$ 420,000</b>	<b>\$ 340,000</b>	<b>\$ 20,000</b>
<b>Council Land - MP Implementation Total (Excluding GST)</b>			<b>\$ 14,539,000</b>	<b>TOTAL</b>	<b>\$ 5,591,000</b>	<b>\$ 8,243,000</b>	<b>\$ 705,000</b>
Less confirmed funding for Youth Activation Space			\$ 3,400,000		\$ 800,000	\$ 2,600,000	
<b>Council Land - MP Implementation - Unconfirmed Funding Required (Excluding GST)</b>			<b>\$ 11,139,000</b>	<b>TOTAL</b>	<b>\$ 4,791,000</b>	<b>\$ 5,643,000</b>	<b>\$ 705,000</b>

**School Precinct**

Reference	Area / Activity	Recommendations	Cost Estimate	Timeframe	Potential Funding Contribution*		
					Council	State Govt Allocation/Grant	Community Clubs, Associations etc
8c)	YHSC - Open Space	Connect and improve pathway network on education land to connect the activity areas of the reserve.	\$ 110,000	Short	\$ 110,000		
9a)	YHSC - Oval	Redevelopment of the school oval, including irrigation, drainage, warm season grass, goal nets and perimeter fencing.	\$ 1,000,000	Medium	\$ 400,000	\$ 600,000	
9b)	YHSC - Oval	Relocate temporary change facilities to support oval usage in the interim until incorporated into the future stadium building.	\$ 350,000	Medium	\$ 140,000	\$ 210,000	
9c)	YHSC - Oval	Oval lighting - LED to training level	\$ 240,000	Medium	\$ 100,000	\$ 140,000	
10	YHSC - Oval	2 bay cricket training nets for school, club and community use	\$ 265,000	Medium	\$ 115,000	\$ 150,000	
11	YHSC - Stadium	Proposed four court indoor sport stadium.	\$ 25,000,000	Long		\$ 15,000,000	\$ 10,000,000
12	YHSC - Open Space	Proposed multi-activity space with free form social seating spaces.	\$ 150,000	Long		\$ 150,000	
23	YR Developmental School	Bike education concept as part of the Yarra Ranges Special Development School future options.	tbc	tbc			
<b>Education Land - MP Implementation Total (Excluding GST)</b>			<b>\$ 27,115,000</b>		<b>\$ 865,000</b>	<b>\$ 16,250,000</b>	<b>\$ 10,000,000</b>

<b>DRAFT MASTER PLAN TOTAL</b>	<b>\$ 41,654,000</b>	<b>\$ 6,456,000</b>	<b>\$ 24,493,000</b>	<b>\$ 10,705,000</b>
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\* Timeframe may vary subject to funding availability

\*\* Funding contributions are indicative only

- Government Grants to be sought to co-fund projects  
- Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements

Master Plan Concept Design Ref	Area / Activity	Morrison Reserve Master Plan Recommendations	Master Plan Implementation Cost Estimate September 2022	Master Plan Implementation Timeframe	Asset Class / Category	Lead Departments & Key Stakeholders	Concept / Detailed Design / Construct Year	Early Concept Design and Investigative Studies	SHORT TERM					MEDIUM TERM					LONG TERM				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
									2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
<b>RECREATION PRECINCT</b>																							
1	Playground	Renew play space to District level (including supporting infrastructure, landscaping, path works etc)	\$ 3,400,000	Short	Recreation Infrastructure	RAL / P&B / Major Projects	Concept & Detailed Design 2022-23 Construct 2023-24	Concept Plan & consultation 2022 Detailed design 2023	1,000,000														
2	Reserve	Review provision and location of BBQ and shelters as part of Youth Activation project			Park Furniture	RAL / P&B	2022-23																
4	Public Toilets	Install public toilets to cater for play space, bike park and western reserve usage.			Infrastructure	RAL / P&B / Minor Projects	2024-25																
3a) & 25a)	Reserve	Bike Park Stage 1 including social spaces and associated infrastructure (design TBC)			Bike Trails	RAL / P&B / Major Projects	Concept 2022-23 Design 2023-24 Construct 2024-25	Concept Plan & Consultation 2022-23			2,400,000												
3b)	Reserve	Bike Park - Stage 2: Lighting and associated works	\$ 616,000	Medium	Bike Trails	RAL / P&B / Major Projects					616,000												
5 & 24	Community Facilities	Investigate CIRE Infrastructure issues and opportunities and confirm need to extend the community garden area.	\$ 25,000	Medium	Study	Connected Communities	2024-25		25,000														
6	Traffic	Undertake car park study and design to determine parking requirement and layout to support current usage, new play spaces and bike park.	\$ 400,000	Short	Traffic / Car park	Traffic & Engineering	2031-32	Investigation Future works	20,000		380,000												
7	WSUD	All future implementation projects to feature WSUD initiatives, taking into consideration impact on water flow, drainage, storage and irrigation opportunities.	Cost factored into each project	Short - Long	WSUD	WSUD / Storm Water	Ongoing																
8a)	Reserve - Path Network	Connect & improve the path network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$ 200,000	Short	Path network	P&B / RAL	Design 2024-25 Construct 2026-27				20,000	180,000											
24	Mens' Shed	Work with Morrison House Mens' Shed to investigate site issues and opportunities	Undertake as part of Mens' Shed strategy development	Short																			
25b)	Social Spaces	Include terraced seating and spaces where people can sit, relax and socialize.	\$ 200,000	Short-Medium							200,000												
			\$ 4,841,000		<b>SUBTOTAL</b>					1,020,000	2,400,000	425,000	180,000	200,000	616,000	-	-	-	-	-			
<b>SPORTS PRECINCT</b>																							
8b)	Reserve - Path Network	Connect & improve the path network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, wayfinding signage, distance markers and lighting where appropriate.	\$ 150,000	Short	Path network	P&B / RAL	D&C 2026-27					150,000											
Page 127	Athletics / Soccer	Accessibility review including: - accessibility to field investigations - feasibility of accessible toilets & change at track/field level	\$ 10,000	Short	Investigation	Major Projects /	Design 2022-23				10,000												
	Soccer	Upgrade and expansion of the soccer pavilion to include additional set of female friendly toilet/change facilities and spectator/community amenities	\$ 4,200,000	Medium	Infrastructure	Major Projects / RAL	Design 2022-23 Construct 20	Concept design & cost estimate in 2022/23					100,000	4,100,000									
	Soccer	Detailed Design and Construct synthetic soccer pitch with technical support area. Relocate/replace kiosk. Upgrade sports lighting to LED competition level.	\$ 3,500,000	Short	Sportground	P&B / RAL	Design 2022-23 Construct 2026-27	Feasibility and concept completed in 2022					100,000		3,400,000								
	17	Soccer	Terrace: Construct terraced spectator seating on western side of the pitch as part of pavilion & sports field redevelopment.	\$ 50,000	Medium	Infrastructure	Major Projects / RAL	Design 2022-23 Construct 2027-28							50,000								
	18	Netball/Tennis	a) Renewal of surrounding fencing, court surfaces and lighting. Multi-sine two courts. b) Investigate feasibility of pilot study to include court covers (02) with solar power cells.	\$ 168,000	Short	Sports Courts	RAL - Sport / Sustainability	Feasibility D&C		10,000	158,000												
	19	Netball/Tennis	Clubhouse: Future upgrade of clubrooms to accommodate multiple user groups.	\$ 150,000	Medium	Infrastructure	RAL-Sport	2028-29						150,000									
26	Athletics	Track resurfacing	\$ 690,000	Medium	Sportground	Athletics Club / RAL	2028-29						690,000										
			\$ 8,918,000		<b>SUBTOTAL</b>					10,000	168,000	-	150,000	-	-	-	840,000	200,000	4,100,000	3,450,000			
<b>SOUTH-WEST ENTRANCE AND CAR PARK</b>																							
20	Car Park	Seal car park adjacent to the south of the College, west of the Developmental School	\$ 690,000	Long	Traffic / Car park	Traffic & Engineering	2033-35										50,000	640,000					
21	Access Road	Apply road markings and signage to provide a safer crossing point between car park and school.	\$ 10,000	Short	Traffic / Car park	Traffic & Engineering	2022-23	Site investigation done, works proposed asap	10,000														
22	Traffic	Investigate opportunities to improve traffic management of Old Hereford Road entry to the Reserve	\$ 80,000	Long	Traffic / Car park	Traffic & Engineering	2033-35				80,000		tbc										
			\$ 780,000		<b>SUBTOTAL</b>					10,000	-	80,000	-	-	-	-	-	50,000	640,000	-			
<b>Council Land - Project Total (Excluding GST)</b>			\$ 14,539,000		<b>TOTALS</b>				\$ 1,040,000	\$ 2,568,000	\$ 505,000	\$ 330,000	\$ 200,000	\$ 616,000	\$ -	\$ 840,000	\$ 200,000	\$ 4,100,000	\$ 3,500,000	\$ 640,000	\$ -		

Council Land Projects	Proposed funding to be sought by year:																			
	Council Expenditure	\$ 5,591,000																		
	State / Federal Grants	\$ 8,243,000	\$ 440,000	\$ 568,000	\$ 465,000	\$ 155,000	\$ 100,000	\$ 308,000	\$ 290,000	\$ 200,000	\$ 1,400,000	\$ 1,345,000	\$ 320,000							
	Community Clubs / Associations	\$ 705,000	\$ 900,000	\$ 1,700,000	\$ 20,000	\$ 175,000	\$ 100,000	\$ 308,000	\$ 90,000		\$ 2,500,000	\$ 2,130,000	\$ 320,000							
			\$ 20,000						\$ 460,000	\$ 200,000	\$ 25,000									
		\$ 14,539,000	\$ 1,340,000	\$ 2,268,000	\$ 505,000	\$ 330,000	\$ 200,000	\$ 616,000	\$ -	\$ 840,000	\$ 200,000	\$ 4,100,000	\$ 3,500,000	\$ 640,000	\$ -	\$ -	\$ -	\$ -	\$ -	















# MORRISON RESERVE MASTER PLAN

## Draft Consultation and Engagement Plan

-  Consultation and Engagement period: **Aug – mid Sept 2023 (4 weeks)**
-  Creating a [Shaping Yarra Ranges Morrison Reserve Master Plan Project Page](#) - that includes: Executive Summary Document; the Morrison Reserve Master Plan; Implementation Cost Plan; FAQ's, online survey and submission forms.  
Available on request: Issues and Options Report (2018); Soccer Feasibility Report (2022)
-  **Frequently Asked Question** - identifying key changes and reasons for the proposed changes
-  **Media Release** - social media promotion
-  **Email/ mail out** - to reserve tenants and user groups, stakeholder groups and surrounding residents.
-  **Council Reference Groups** – Disability, Positive Ageing, Youth Advisory and Health & Wellbeing Committees.
-  **In person Pop Up booths** at Morrison Reserve and Mt Evelyn shopping precinct.
-  **Hard copies** of the Morrison Reserve Master Plan available at the Civic Centre in Lilydale.

# MORRISON RESERVE, MT. EVELYN

## DRAFT MASTER PLAN

### Community Consultation



Following extensive consultation and research, issues and opportunities were identified and ideas for the future considered in the development of the draft Morrison Reserve Master Plan. Council now welcomes your feedback on what is proposed, including:

- ◆ Youth Activity Hub (playspace, bike park, social spaces, toilets).
- ◆ Improved path connections for walking, dog walking cross-country running etc. with extra shade, seating and shelters.
- ◆ Upgrade of soccer pavilion and conversion of the sportsground to a synthetic surface.
- ◆ Minor improvements to the netball and athletics facilities.
- ◆ Parking options to support increased usage of the reserve.
- ◆ Upgrade of the school oval to support community use.
- ◆ Advocate for the development of the oval and a four-court stadium at the Yarra Hills Secondary College.

The Youth Activity Hub has already received community support and funding confirmed to advance design and construction through 2023-25. The Hub will include a new playspace, bike park, social spaces (shelters, BBQ, seating) and toilets.

As proposed, the estimated cost to deliver improvements on Council land is \$14,339,000 and \$27,115,000 on State Government Education land over the 15-year lifespan of the Master Plan.

Recreation Precinct	\$ 4,841,000
Sport Precinct	\$ 8,918,000
Southwest entrance & carpark	\$ 780,000
School Precinct	\$ 27,115,000

To fund the improvements, Council would seek to partner with State and/or Federal Government, user groups or other new parties that would support the developments. \$3.4M has already been secured for the Youth Activity Space, including \$2.6M from State Government.

The conceptual Master Plan is shown overleaf. Full details and opportunity to provide feedback or visit a consultation session can be found on Council's website:

[<Insert hyperlink>](#)

Hard copies are available at Customer Service, Civic Centre Lilydale or call 1300 368 333.

#### Contact Us

If you have any questions or would like to learn more about this project, contact us:

#### Open Space Planning (Design and Place)

**Lynn O'Donnell, Project Manager**

Phone: 1300 368 333

Email: [designandplace@yarraranges.vic.gov.au](mailto:designandplace@yarraranges.vic.gov.au)

Write: Open Space Planning - Morrison Reserve Master Plan  
PO Box 105, Lilydale Vic 3140



## OBJECTIVES

- 1 Upgrade playspace to District standard in the short term.
- 2 Review BBQ provision and best location with playspace redevelopment.
- 3 Develop a bike path that incorporates a variety of trails suited for beginner, intermediate and advanced riders.
- 4 Install public toilet to cater for playspace, mountain bike track and western reserve usage, exact location to be determined.
- 5 Investigate CIRE infrastructure issues and confirm need to extend the community garden area.
- 6 Undertake car park study and design to determine parking requirement and layout to support current usage, new playspace and bike path.
- 7 All developments are to include a stormwater plan to manage flow, retention and reuse to protect nearby neighbours and sports infrastructure at the low levels of the reserve.
- 8 Connect and improve the pathway network / fitness and cross-country track to connect the activity areas of the reserve, including access to water, way finding signage, distance markers and lighting where appropriate.
- 9 Redevelopment of the school oval with LED lighting to training standard, irrigation, drainage and warm season grass.
- 10 Two cricket training nets for club and community use with a low fence behind the bowlers run ups as per the Cricket Victoria Guidelines.
- 11 Proposed four court indoor sport stadium.
- 12 Proposed multi-activity space with free form social seating spaces that connects and supports the play and active recreation spaces with the Yarra Hills Secondary College.
- 13 Ensure DDA compliance and accessibility from pavilions to athletics and soccer playing facilities.
- 14 Expansion of the Soccer Pavilion to include additional set of toilets / change facilities.
- 15 Investigate feasibility to convert the soccer pitch surface to synthetic and extend the length to include a warm-up/junior training space.
- 16 Soccer technical area.
- 17 Provide tiered spectator seating.
- 18 Multi-line two of the courts for netball, tennis and community use. Upgrade lighting and fencing as required
- 19 Future upgrade of clubrooms to accommodate multiple user groups.
- 20 Seal Car park adjacent to the south of the college, west of the Yarra Ranges Special Developmental School.
- 21 Apply road markings and signage to provide a safer crossing point for students from the car park to the College.
- 22 Consider improved traffic management of entry.
- 23 Bike education concept as part of Yarra Ranges Special Developmental School (Separate Project).
- 24 Work with Morrison House Men's Shed to investigate site issues and opportunities.
- 25 Include multiple spaces, terraced seating etc., to sit, rest, socialise and enjoy the view (locations to be determined).
- 26 Track resurfacing (at end of life).
- 27 Additional car park opportunities and location(s) to be determined in detailed planning.
- 28 Inclusion of additional landscaping and planting to enhance biodiversity values.

## KEY

- |  |  |   |  |
|--|--|---|--|
|  Lighting |  Morrison Reserve Recreation Precinct |  Morrison Reserve Sports Precinct          |  Social spaces for active recreation, connection & relaxation |
|  Signage  |  Yarra Hills Secondary College        |  Yarra Ranges Special Developmental School |  |



## MORRISON RESERVE

Master Plan  
March 2023 | Rev G

**PLACE**

## LEASE TO JIM FULLER COMMUNITY HOUSE INCORPORATED

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Report Author: Coordinator Property  
 Responsible Officer: Director Built Environment & Infrastructure  
 Ward(s) affected: Melba

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

On 11 April 2023, Council commenced a community engagement process in line with the provisions of section 115 of the Local Government Act 2020, regarding its intention to offer a new 20 year lease over its property at 26 Winyard Drive, Mooroolbark to Jim Fuller Community House Incorporated.

Under the lease, Jim Fuller Community House Incorporated (Jim Fuller House) will be permitted use of the premises for a rooming house providing secure and affordable rental accommodation for 5-6 low-income independent older persons. The lease would follow the current nine year term which expired on 31 May 2023, and would extend Jim Fuller Community House Incorporated's tenure at the site until June 2043.

The proposed lease will allow the group continued occupation of the premises, which it has held since the late 1990s when the facility was first established using Council land, with the building funded through contributions from the Office of Housing, Council, and the Mooroolbark Lions Club.

No submissions in relation to the proposed lease were received during the community engagement period, which closed 9 May 2023.

### RECOMMENDATION

***That Council, having undertaken a community engagement process pursuant to Section 115(4) of the Local Government Act 2020, and having received no objections in relation to the matter, resolves to***

- 1. Lease its property at 26 Winyard Drive, Mooroolbark to Jim Fuller Community House Incorporated for a term of twenty (20) years for continued use as a Rooming House providing rental accommodation for low income, independent aged persons.***
- 2. Authorise the Executive Officer, Property & Facilities Management to sign all documents associated with the lease extension.***

## RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

## DISCUSSION

### *Purpose and Background*

Jim Fuller Community House Incorporated (Jim Fuller House) operate an officially registered rooming house providing safe and secure long-term accommodation for a small number (5-6) of low-income older adults, aged 60 and over, who are homeless or at risk of homelessness.

Jim Fuller House has occupied the site at 26 Winyard Drive, Mooroolbark since the rooming house opened in the late 1980s. The purpose-built facility was constructed on Council land with funding contributed by the Office of Housing, Council and Mooroolbark Lions Club.

Since that time Council, who as part of the arrangement assumed ownership of the building, have implemented a series of long-term leases to Jim Fuller House to allow their continued provision of an important specialised and local affordable housing response, particularly for very vulnerable older community members.

The current lease of nine years expired on 31 May 2023, and is currently in a state of holding over until a new tenancy arrangement is decided. Jim Fuller House management now seek a longer term of twenty (20) years, primarily to provide security of tenancy to their residents.

A second similar rooming house operated by the group, also located in Mooroolbark but not utilising Council owned property, is dedicated to accommodating vulnerable women under a similar model.

### *Lease Area*

The Jim Fuller House facility occupies a 875m<sup>2</sup> Council owned residentially zoned site at 26 Winyard Drive, Mooroolbark. The rooming house building, with a floor area of 266m<sup>2</sup>, consists of a number of separate bedrooms with ensuites, and common kitchen and lounge areas. Currently six independent, long-term residents reside at the premises, which is managed and maintained by a team of dedicated volunteers.

The site's close proximity to the Mooroolbark precinct, a variety of health and support services and public transport options make it ideally located for an affordable, rooming house option, for lower income older individuals.

### *Key terms*

The key terms of the proposed new lease are:

- Allowable use as a as a rooming house providing rental accommodation for low income, independent aged persons.

- A term of 20 years, with proposed expiry date of July 2043.
- A continuation of the current fee schedule, being \$1.00 per annum payable on demand.

The proposed lease term of 20 years has been requested by Jim Fuller House primarily to provide security of ongoing tenancy to vulnerable residents who reside at the facility. It is also in recognition of past capital improvements made by the group, including kitchen upgrade, and future investment planned to individual ensuite facilities.

### ***Options considered***

With the current lease to Jim Fuller House Inc approaching its expiration, options include:

1. Offering a new lease to the incumbent lessee, extending their tenure over the premises for a further period.
2. Undertaking a competitive process (such as Expression of Interest process) to seek a suitable and potentially alternate future tenant for the premises.

### ***Recommended option and justification***

It is recommended that a new lease be implemented with Jim Fuller House Inc:

- In recognition of the historical arrangement which saw the establishment of the house following active lobbying and significant financial contributions made by the group (which was to become the entity Jim Fuller Community House Inc), along with financial contributions from State Government and Council.
- To protect the ongoing tenancy and prevent displacement of 5-6 low income independent aged persons residents housed by Jim Fuller House at the premises.
- In acknowledgement that there has been no previous breach of lease or otherwise any cause for Council concern in relation to past lease arrangements.

## **FINANCIAL ANALYSIS**

The lease proposes the continuation a long-standing fee arrangement of \$1 per annum, payable on the demand. This tenancy qualifies for the peppercorn fee in line with the provisions of Council's Leasing and Licensing Policy (the Policy).

Maintenance responsibilities are in line with provisions of the Leasing and Licensing Policy, with Council responsible for the maintenance and replacement of structural and external building items, Essential Safety Measures and the tenant responsible for the maintenance and upkeep of internal elements and surfaces, fixtures and fittings, grounds etc.

## **APPLICABLE PLANS AND POLICIES**

Council leases are undertaken in accordance with Section 115 of the Local Government Act 2020, and in line with Council's Leasing and Licencing Policy.

Council Strategic documents which reference Social and Affordable Housing needs and actions include:

### ***Guiding Principles of Housing and Homelessness 2020***

Recognises the urgency and extent of need and homelessness across the municipality due to a shortfall in affordable rental accommodation, and the harms to the social and economic fabric of the community as a result of the shortfall in affordable housing options for people on lower incomes. There is a need for high quality, well managed social housing to ensure stable and secure homes for all.

### ***Lilydale Major Activity Centre Structure Plan 2022***

Objectives HS 7.4 and HS 7.5 aim to maximise opportunities to develop social housing, and provide Affordable Housing, including social housing, at the Kinley Development. Nine actions are identified to support a growing township, including action A12 – to work collaboratively with relevant Housing Associations to deliver affordable and social housing in Lilydale.

### ***Health and Wellbeing Plan 2021-2025***

Council has many roles in influencing and addressing the social determinants of health as part of improving health and wellbeing in Yarra Ranges. Principal among them is housing, particularly advocacy for social housing and homelessness.

Council recognises the impacts of the gap in housing affordability, particularly for people in the lowest income bracket of our community, due to a shortfall in social housing.

The Health and Wellbeing Plan also sets out four advocacy priorities which point to important systemic issues and are a longstanding focus for Council. Priority #2 is to increase social housing and reduce homelessness.

### ***Housing strategy 2009 (Review underway 2022)***

Housing Affordability is listed as the first Current and Emerging issue of the strategy and is identified as one of the four principles to guide the implementation of the strategy. This principle states that accessible and well-located affordable housing will be encouraged. Suitable accommodation for people who are unable to access the private housing market will be provided. Additional community and social housing will be facilitated.

***Council Plan 2021-2025***

Council will provide Affordable Housing advocacy and progress the review of the Housing Strategy to manage the future housing growth to best meet the needs of the community.

***Council Action Plan 2021-2025***

Amend the planning scheme by using the outcomes of the reviewed Housing Strategy to ensure housing needs of the community are met, new housing is well designed, provides for housing choice and improve neighbourhood character outcomes in residential areas.

**RELEVANT LAW**

Section 115 of the Local Government Act 2020 requires that:

A Council must include any proposal to lease land in a financial year in the budget, or undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal where the lease is:

- (a) for one year or more and:
  - i. the rent for any period of the lease is \$100 000 or more a year; or
  - ii. the current market rental value of the land is \$100 000 or more a year; or
- (b) for 10 years or more.

With regard to this proposal, the proposed term of twenty (20) years exceeds the threshold under section 115(3)(b), meaning a community engagement process was required.

**SUSTAINABILITY IMPLICATIONS*****Economic Implications***

There are no particular economic impacts associated with this proposal.

***Social Implications***

Jim Fuller House was established in the late 1980's as a rooming house as safe and secure long-term accommodation for a small number of low-income older adults, aged 60 and over, who are homeless or at risk of homelessness.

The facility, which is run and maintained by a team of dedicated volunteers, continues to provide this valuable service which plays a role in addressing Yarra Ranges' affordable housing needs.



### ***Environmental Implications***

There are no particular environmental implications associated with the proposed lease to Jim Fuller Community House Inc.

### **COMMUNITY ENGAGEMENT**

In line with its statutory obligations under s115 of the Local Government Act 2020, Council's Community Engagement team undertook a community engagement process to advertise and seek community feedback on the proposal.

On 11 April 2023, a Notice of Intention to offer a new 20 year lease to Jim Fuller House was advertised in local newspapers and on the Council website, where interested parties were invited to make comment or send a written submission in relation to the proposal.

An email campaign reached 1160 local recipients, of which 50 (4.31%) clicked through to the Shaping Yarra Ranges webpage for further information.

Throughout the course of the engagement period, the Shaping Yarra Ranges webpage received a total of 91 visits from 76 unique visitors.

At the public submission closing date on 9 May 2023, there had been no comments posted to the website or written submissions received by Council in relation to the matter.

### **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Council has not collaborated with any other Council, local government association or state body in relation to the lease proposal.

The rooming house was instigated in the late 1980's as a collaborative initiative between the Office of Housing, Council and Mooroolbark Lions Club, with Council providing the land upon which the facility would be built.

Upon its inception, Council assumed ownership of the facility which has been occupied by Jim Fuller Community House Inc. through a series of lease agreements.

### **RISK ASSESSMENT**

There are no particular risks related to issuing a new lease with Jim Fuller Community House Inc.

If a new lease were not to be issued and a competitive process entered into to establish a new tenancy at the premises, there is risk to the continuity and consistency of the rooming house service, thus potentially impacting future accommodation arrangements of vulnerable elderly residents who currently reside at the premises.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Lease Plan

**Lease Plan – Bound in red line**

Jim Fuller House  
26 Winyard Drive, Mooroolbark



## TREE MATTER OUTSIDE 8 KINGSWOOD DRIVE, CHIRNSIDE PARK

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Report Author: Trees Co Ordinator  
 Responsible Officer: Director Built Environment & Infrastructure  
 Ward(s) affected: Chirnside;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

Council has a request to remove a tree outside 8 Kingswood Drive, Chirnside Park. The resident's main concern is that the tree is dangerous as it drops leaves and debris and has allegedly caused an injury when a person slipped. The tree is assessed as low risk from a structural and health perspective. While the resident has said that the tree caused injury, Council has no recorded Public Liability claims for this property.

The tree is native to Australia (*Casuarina cunninghamiana*). The details of the tree are in the attached Arborist Assessment Report. The roadside reserve is in a Neighbourhood Residential Zone (NRZ1) and is also subject to Significant Landscape Overlay 22 (SLO23). The tree will require a planning permit if removal is recommended.

### RECOMMENDATION

***That***

- 1. Council retain the tree at this time.***
- 2. The landowner be advised of Councils decision.***

### RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

## DISCUSSION

### *Purpose and Background*

The resident has asked the Ward Councillor to escalate this matter given Council's Tree Management Team has recommended no action for the tree on the basis the tree itself is considered to be low risk. The resident is concerned about the leaves the tree drops and the potential for injury if someone slips. Accordingly, the matter has been escalated as part of the process detailed in Council's Tree Policy.

The current street sweeping program is every ten weeks.

### *Options considered*

1. Remove the tree.
2. Heavily prune the tree.
3. Retain the tree at this time.

Option 1 removes all risks. However, there would be a loss of environmental and amenity value, and it would take many years to grow a replacement tree to a similar size. It may also lead to the removal of other trees in the area, if neighbouring residents also asked that their trees be removed.

Option 2 may reduce the leaf drop in the short term. However, heavily pruning a mature tree exposes it to new wind forces and may increase the risk of branch failure. Heavy pruning also risks killing the tree or causing prolific regrowth, which would have to be managed for the rest of its lives.

Option 3 follows the Tree Management Team's usual process when a tree has been assessed as low risk. However, leaves will continue to drop, which is not the resident's preferred outcome.

### *Recommended option and justification*

While accepting that option 3 does not meet the resident's preferred outcome and will not sort out the problem of leaf drop, it is recommended that no action is undertaken with the tree. A qualified arborist has assessed the tree and recommended that it remain. The arborist did not identify or recommend any other works. The process taken by staff is in accordance with Council's Tree Policy and follows the normal processes for any requests from the community for inspection of a tree(s). This option is also the most beneficial from an environmental and local amenity perspective.

Under this option, the tree would be inspected and any recommended action carried out if its condition significantly changed in the future.

## FINANCIAL ANALYSIS

If Council decides to remove the tree, the cost is normally met through the Tree Management Team's operational budget. An approximate cost to remove the tree and stump is \$750.

If the tree is retained, any ongoing maintenance costs will also be covered by the Tree Management Team's operational budget.

Additional reactive street sweeping could occur, on top of the current cycle, but this is an unbudgeted operational cost.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan: Protected & Enhanced Natural Environment.

No regional, state or national plans and policies are applicable to the recommendation in this report.

## **RELEVANT LAW**

Not applicable.

## **SUSTAINABILITY IMPLICATIONS**

### ***Economic Implications***

It is generally accepted that well-treed streets can have an increase in property values as they add value to the neighbourhood character and local amenity.

### ***Social Implications***

It is generally accepted that well-treed streets improve the amenity of the neighbourhood.

### ***Environmental Implications***

The tree is native to Australia and contribute to the environmental value of the area.

Trees can store atmospheric carbon as biomass. Trees are composed largely of carbon and continue to take in carbon as they grow. By fixing carbon during photosynthesis and storing it as biomass, growing trees act as a sink for CO<sub>2</sub>. The carbon that is removed from the atmosphere by trees contributes to a more stable climate.

Trees can play an important role in reducing the urban heat island effect. Leafy tree canopies cool their surroundings by shading hard surfaces and transpiring. Scientific studies conducted in inner Melbourne have demonstrated that street trees can reduce daytime summer air temperatures by between 1.5°C and 4°C.

Trees provide valuable habitat and food sources for indigenous fauna. While the subject tree does not have hollows, it may provide a food source for indigenous fauna, especially cockatoos.

## **COMMUNITY ENGAGEMENT**

Letters were sent to twenty properties close to the subject tree seeking residents' comments on the potential for the tree to be removed.

Seven residents responded. Five were in favour of the tree being removed. Two were in favour of the tree being retained.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Not relevant.

## **RISK ASSESSMENT**

Council's Coordinator Tree Management Team has assessed the tree and rated it low risk using the risk analysis matrix in section 3.5 of Council's 2016 Tree Policy. The risk matrix is based on the method set out by the International Society of Arboriculture.

The Risk Management Team has checked all claims records and cannot locate any claim for this tree or from the resident.

It is accepted that if the tree is retained there is a low risk that someone may slip on the leaves. In accordance with the Road Management Plan - Service levels, Council undertakes Street Sweeping – Kerb and Channel Services as per an approved program. Areas where there is an accumulation of leaf and other deleterious matter greater than 10 sqm Councils maintenance team will respond to the service request within 40 days. The Road Management Plan has determined that this level of service is an appropriate standard that meets the community's "reasonable" expectations of "day to day" maintenance and ongoing asset performance.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Arborist Report

### TREE INSPECTION REPORT

<b>Report number:</b> 32691	<b>Site address of tree:</b> 8 Kingswood Drive, Chirnside Park	
<b>Date of inspection:</b> 22/01/2023	<b>Melway:</b> 37 K4	
<b>Name:</b> [REDACTED]	<b>Address:</b> [REDACTED]	<b>Phone:</b> [REDACTED]
<b>Recommended action:</b> No works		
<b>Reasons for recommended action:</b> The tree is a mature specimen with good health and structure. The trunk is single and straight, the roots appear sound. Branch attachments are good and there is a low likelihood for major failure. The complainant's house is ~20-25m away.		
<b>Risk &amp; works priority:</b> Low		<b>Site conditions &amp; equipment required:</b>

**Map:**





<b>Age:</b> Mature		<b>Common name:</b> River She Oak		<b>Botanical name:</b> <i>Casuarina cunninghamiana</i>	
<b>Tree No.</b> 1	<b>Height (m)</b> 17	<b>Spread (m)</b> 7	<b>DBH (mm)</b> 550		
<b>Roots condition:</b> Not observed			<b>Trunk condition:</b> Good		
<b>Limbs condition:</b> Good			<b>Foliage condition:</b> Good		
Amenity value: High			<b>Habitat:</b> <i>Part of habitat corridor:</i> No <i>Hollow bearing:</i> No <i>Native Fauna Use:</i> No		
<b>Distance to building (m):</b> ~13		<b>Do branches overhang buildings?</b> No		<b>Targets</b> Road	
<b>Company:</b> Ryder Consulting		<b>Name:</b> [REDACTED]		<b>Date report written up:</b> 22/01/2023	

Photo 1



Tree 1

**11. COUNCILLOR MOTIONS**

*In accordance with Chapter 3 Division 4 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

There were no Councillor motions received prior to the Agenda being printed.

**12. ITEMS THROUGH THE CHAIR**

**13. REPORTS FROM DELEGATES**

**14. DOCUMENTS FOR SIGNING AND SEALING**

*In accordance with Clause 87 of the Meeting Procedures and Use of Common Seal Local Law 2015, as prescribed by Section 14(2)(c) of the Local Government Act 2020.*

There were no Documents for Signing and Sealing listed for this meeting prior to the Agenda being printed.

## 15. INFORMAL MEETINGS OF COUNCILLORS

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Report Author: Governance Officer  
 Responsible Officer: Director Corporate Services  
 Ward(s) affected: All Wards

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public

### SUMMARY

Chapter 8, Rule 1, of the Governance Rules requires that records of informal meetings of Councillors must be kept and that the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting tabled at the next convenient Council meeting and recorded in the Minutes of that Council meeting.

An 'informal meeting of Councillors' is defined in the Governance Rules as a meeting of Councillors that:

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;
- is attended by at least one member of Council staff; and
- is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

The records for informal meetings of Councillors are attached to the report.

### RECOMMENDATION

***That the records of the Informal Meetings of Councillors, copies of which are attached to the report, be received and noted.***

### ATTACHMENTS TO THE REPORT

1. 4 July 2023 - Council Briefing;
2. 4 July 2023 - Council Forum; and
3. 4 July 2023 - Review of Complex Planning Matters

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Briefing	
<b>Date:</b>	4 July 2023	Start Time:6.16pm      Finish Time: 6.18pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via video conference	
<b>Attendees:</b>	<b>Councillors:</b>	Jim Child, Sophie Todorov, Andrew Fullagar, Tim Heenan, Richard Higgins and Johanna Skelton
	<b>Via Zoom:</b>	Len Cox
	<b>CEO/Directors:</b>	Tammi Rose, Kath McClusky, Jane Price and Andrew Hilson
	<b>Via Zoom:</b>	Hjalmar Philipp
	<b>Officers:</b>	Gina Walter, Sarah Candeland, Tracey Varley and Ben Waterhouse
<b>Apologies</b>	David Eastham and Fiona McAllister	
<b>Disclosure of Conflicts of Interest:</b>	Nil	
<b>Matter/s Discussed:</b>	This briefing covered the following items of business to be considered at the 11 July 2023 Council Meeting.	
	10.1	CT7092 Street & Park Litter Bin Collection & Maintenance Service
	10.2	Rue De Gare and Prospect Road, Wandin North Special Charge Scheme Final Cost
<b>Completed By:</b>	Gina Walter	



# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Forum	
<b>Date:</b>	4 July 2023	Start Time: 7.04      Finish Time: 8.24
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via video conference	
<b>Attendees:</b>	<b>Councillors:</b>	Jim Child, Andrew Fullager, Sophie Todorov, Richard Higgins, Johanna Skelton and Tim Heenan
	<b>Via Zoom:</b>	Len Cox
	<b>CEO/Directors:</b>	Tammi Rose, Andrew Hilson, Jane Price and Kath McClusky
	<b>Via Zoom:</b>	Hjalmar Philipp
	<b>Officers:</b>	Sarah Candeland, Gina Walter, Tracey Varley, Ben Waterhouse, Graham Brew and Kim O'Connor
	<b>Via Zoom:</b>	Alanna Ford, Allison Southwell, Pete Tatterson, Bumeke Jayasinghe, Monika Winston and Jesse Pearman
<b>Apologies</b>	David Eastham and Fiona McAllister	
<b>Disclosure of Conflicts of Interest:</b>	Nil	
	2.1	Action and Agreement Record from 20 June 2023
	2.2	Councillor Discussion Time
	2.3	CT7092 - Street & Park Litter Bin Collection & Maintenance Service
	2.4	Stormwater Management Plan
	3.0	For Noting
	3.1	Lease to Jim Fuller House Inc
	3.2	Capital Works Program Monthly Report - May 2023
	3.3	Indicative Forum & Council Meeting Schedule
	4	Mayor & CEO Update
	5	General Business
	6	Late Items and Urgent Business
<b>Completed By:</b>	Gina Walter	

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Review of Complex Planning Matters	
<b>Date:</b>	4 July 2023	Start Time: 5.31pm      Finish Time: 5.49pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via video conference	
<b>Attendees:</b>	<b>Councillors:</b>	Jim Child, Sophie Todorov, Andrew Fullagar, Johanna Skelton and Tim Heenan
	<b>Via Zoom:</b>	Len Cox
	<b>CEO/Directors:</b>	Tammi Rose, Jane Price, Kath McClusky and Andrew Hilson
	<b>Via Zoom:</b>	Hjalmar Philipp
	<b>Officers:</b>	Gina Walter, Sarah Candeland, Tracey Varley, Amanda Kern and Ben Waterhouse
<b>Apologies</b>	David Eastham, Fiona McAllister and Richard Higgins	
<b>Disclosure of Conflicts of Interest:</b>	Nil	
<b>Matter/s Discussed:</b>	1.2	Councillor Planning Dashboard Discussion
<b>Completed By:</b>	Gina Walter	

**16. URGENT BUSINESS**

*In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

**17. CONFIDENTIAL ITEMS**

*In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

There were no Confidential Items listed for this meeting.

**18. DATE OF NEXT MEETING**

The next meeting of Council is scheduled to be held on Tuesday 8 August 2023 commencing at 7.00pm, at Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference.



**In providing for the good governance of its community, Councillors are reminded of their obligation to abide by the provisions as set within the Local Government Act 2020 and the Code of Conduct for Councillors.**

**When attending a Council Meeting, Councillors should adhere to the procedures set out in the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.**

The following is a guide for all Councillors to ensure they act honestly, in good faith and in the best interests of Yarra Ranges as a whole.

1. Councillors will respect the personal views of other Councillors and the decisions of Council.
2. Councillors may publicly express their own opinions on Council matters but not so as to undermine the standing of Council in the community.
3. The Mayor is the official spokesperson for Council.
4. Councillors will incur expenditure in a responsible manner and in accordance with the Councillor Expenditure and Policy.
5. Councillors will avoid conflicts of interest and will always openly disclose any direct and indirect interests where they exist.
6. Councillors will act with integrity and respect when interacting with Council staff and members of the public.
7. Councillors will demonstrate fairness in all dealings and conduct and be open with and accountable to the community at all times.
8. Councillors will conduct themselves in a manner that does not cause detriment to Council or the Yarra Ranges community.