

MORRISON RESERVE MASTER PLAN - CONSIDERATION FOR ADOPTION

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

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

A draft master plan for Morrison Reserve (the draft Master Plan) has been prepared, providing a 15-year strategic approach to improve recreation facilities at Morrison Reserve in response to identified community needs, opportunities, and externally funded projects. It has been developed following extensive consultation with local Mount Evelyn residents, Morrison Reserve user groups, local schools and community groups, Council's Advisory Groups, and the broader Yarra Ranges community.

Suggested improvements 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 draft Morrison Reserve Master Plan is presented in Attachment 1 for adoption by Council.

RECOMMENDATION

That Council

- 1. Notes the findings of community engagement undertaken for public exhibition of the draft Morrison Reserve Master Plan.***
- 2. Adopts the Morrison Reserve Master Plan 2024 – 2039 in accordance with Attachment 1.***
- 3. Writes to submitters to advise them of the outcome of the Council Meeting.***

RELATED COUNCIL DECISIONS

During the development of the draft Master Plan, the creation of a Youth Activation Space was identified as an exciting new opportunity for the area. The Youth Activation space will include an upgraded playspace, gender-inclusive social spaces and a new bike park offering a range of experiences.

An application to seek co-funding through the Victorian Government's 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 \$2.6 million Growing Suburbs Fund grant and an \$800,000 contribution from Council.

On 25 July 2023 Council resolved:

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.*

The motion was Carried unanimously.

This report provides a summary of the feedback received and community support that underpins the request for consideration by Council to adopt the Master Plan.

DISCUSSION

Purpose and Background

This report provides an update on the outcomes of the community engagement process relating to the draft Morrison Reserve Master Plan, and presents the subsequent draft Master Plan.

The draft Morrison Reserve Master Plan (Attachment 1) was 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 (also included in previous reports):

- Morrison Reserve Stadium Feasibility Study and Master Plan - Issues and Opportunities Report 2018.
- Draft Indoor Sports Facilities Plan 2020.
- Morrison Reserve Synthetic Pitch Feasibility Study 2022.
- Mt Evelyn Bike Park Draft Master Plan 2022.
- Playspace Concept Design 2022.

Matters considered in the preparation of the draft Master Plan include:

Yarra Hills Secondary College – Sports Stadium

In 2018 Council was approached by the Yarra Hills Secondary College, seeking financial support to partner in the construction of a stadium on education land. Gymnastics Victoria was 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 basketball, netball and volleyball demands. During 2018-2019, in discussion with officers 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 undertaken to determine what an appropriate stadium development to support school and community use might consist of. Aligned with the study was the development of a Master Plan for the Morrison Reserve site. The stadium feasibility study determined that the initial school proposal 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.

According to a local community representative, the recent sudden closure of a nearby private Futsal stadium has left “thousands of young people of Mount Evelyn” without an indoor stadium facility. Whilst Council does not have more accurate information on actual numbers, it is a reasonable observation that this facility closure will intensify the community drive, need and justification for the redevelopment of the school stadium to meet current and future diverse needs of youth in the area.

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. This would enable more intensive use of the pitch without increasing maintenance and damage to the surface. The potential to bring the pavilion amenities up to industry standards for gender equity was also considered.

The soccer pitch feasibility study determined that a full-sized competition field with warm up area/training space and technical areas could be provided 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.

Recreation Opportunities

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 study into provision of bike facilities in Yarra Ranges and confirmed in the site-specific Mt Evelyn Bike Park Master Plan drafted in 2022 to inform future development. A range of non-bike recreation opportunities have also been supported to engage a broader range of youth, especially girls and young women.

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 encourage utilisation of current parking provisions.

A separate Traffic and Parking study is being carried out as part of the Youth Activation Space project, which will assist with more specific recommendations to manage increased visitation and address local resident impacts.

Options considered

Officers have considered the following options:

1. Support the Master Plan

In response to support and feedback from community and observed issues and opportunities in the area, the Master Plan will offer a coordinated suite of projects to improve amenity and value for community and respond to growing popularity of the park. This will also strengthen the design inputs into the Youth Activation Space project, which is about to commence design stage.

2. Deliver projects on demand

Whilst 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 traffic management and drainage concerns that need to be considered through individual project development. These are the subject of community feedback and complaints. The role of Morrison Reserve in offering active recreation spaces has increased recently, with the closure of a privately owned indoor sport facility. It would be detrimental to the long-term development of sport and recreation opportunities in Mount Evelyn if the implementation of the Master Plan did not proceed. Therefore, this option is not recommended.

Recommended option and justification

Officers recommend proceeding with adoption of the Master Plan, to allow orderly and integrated delivery of projects in a prioritised program of works and provide an evidence-based platform for advocacy for external funds.

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, informal active recreation opportunities 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, playable landscape features, lineal experiences that encourage movement.
- 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.

The proposed upgrade of the playspace and inclusion of a new Youth Activation and Bike Park with social spaces has already received external (the Victorian Government's Growing Suburbs Fund) and Council funding, with the playspace about to commence construction. However, there is still strong scope for the Master Plan to influence the design for the Youth Activation and Bike Park. Consultation on these projects is aligned with finalisation of the Master Plan but conducted separately due to them seeking funding prior to the Master Plan. The design for the funded Youth Activation Space will be developed this year (2023/2024) and progress to delivery in 2024/2025. Design consultants are about to be appointed to commence this process.

Conversations with other community user groups will be ongoing as future plans in the south-west corner become clearer. Timing and scope will remain flexible until this has been confirmed.

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 master plans, each action must be considered in the context of the full Council program of projects and will be assessed against existing asset condition, demand, available funds and across organisation 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 land, and would be dependent on external funding for this to be viable.

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, Asset New and Improved Reserve funds, co-funding sourced via grant applications and where applicable, contributions from community groups and organisations that would have direct benefit from the improvements.

The ability to advocate for and receive external funding will be strengthened by the evidence-based research and consultation undertaken for the Master Plan if approved. Opportunity exists for the school, in collaboration with external providers/sports associations, to work together with Council support (advocacy, advice) to develop a submission(s) for funding of the proposed stadium.

The Masterplan includes an Implementation and Draft Cost Plan with an indicative funding model, summarised in the following table. It is noted that costs continue to escalate in the construction sector, although less dramatically than recent years, and estimates would need to be updated closer to delivery. A degree of flexibility of timelines is inferred, as there is a high level of competition for Council funds.

Draft Morrison Reserve Master Plan Cost Projections		Proposed Funding Contributions		
Activity Area	Estimated Cost	Council	State / Federal Government Grants*	Other**
Recreation Area	4,841,000	1,733,000	3,108,000	
Sport Area	8,918,000	3,438,000	4,795,000	685,000
Southwest Entrance and Carpark Area	780,000	420,000	340,000	20,000
Total Master Plan Implementation Cost (Council land)	14,539,000	5,591,000	8,243,000	705,000

Draft Morrison Reserve Master Plan Cost Projections		Proposed Funding Contributions		
Less confirmed funding for the Youth Activity Space	(3,400,000)	(800,000)	(2,600,000)	
TOTAL UNCONFIRMED COST COUNCIL LAND	11,139,000	4,791,000	5,643,000	705,000
School Area (Education land)	27,115,000	865,000	16,250,000	10,000,000

* 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's proposed contribution to improvements on education land has been limited to:

- Path linkages to connect users to Council land and activities
- Upgrade of the school oval to provide playable conditions, including for community use (surface restructure, lighting, cricket nets and amenities).

Where possible, efficiencies will be found by aligning projects with regular operational improvements planned at the site.

Council would seek a Joint Use Agreement with the Victorian Department of Education regarding the school oval – this would recognise Council's investment and identify Council's maintenance responsibilities, in return for community use of the oval and support facilities by the community out of school hours. State Government funding would be sought to offset Council's contribution to the oval works.

The draft Master Plan recommendations are underpinned by a need to increase condition of ageing assets and participation (for women, girls 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 Council strategic objective(s):

Council Plan 2021-2025

- 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.

The provision of improved facilities at Morrison Reserve will deliver facilities and infrastructure that meet the growing and diverse needs of our expanding community.

Health and Wellbeing Plan 2021-2025

- Increase active living, and
- 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 and other mobility aids 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; hence a Gender Impact Assessment has been undertaken as part of this work.

Throughout the extensive consultation and development of the Morrison Reserve Master Plan, the identified needs of community members of all ages, gender, abilities, and cultural backgrounds were taken into consideration. The resultant recommendations of the Master Plan have a community wide application benefiting the diverse community and aligned with the equality objectives of Council and the *Gender Equality Act 2020*.

The draft Master Plan has 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 girls. To support and encourage girls to get involved and feel comfortable transitioning into bike activities, the inclusion of contemporary seating and group social spaces is an important aspect of the youth activation space. Girls can have areas to meet and participate in less structured activity, perform, explore, relax, watch and connect 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.

Should the school stadium project receive financial support, this would greatly increase the profile of the school and its offerings in the education and community sport and recreation provider space. Access to indoor stadium facilities has potential to meet the indoor soccer void recently created and address the needs of sports such as volleyball that struggle to find court space in Yarra Ranges during peak after hours and weekend timeslots.

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 Mount 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, and
- 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 affect 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.

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 boys and girls 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 Netball Club
- Mt Evelyn Tennis Club
- Mt Evelyn Cricket Club
- Mt Evelyn Football/Netball Club
- Yarra Hills Secondary College – staff discussions and student workshops
- Yarra Ranges Special Development School
- CIRE Services
- Fernhill Kindergarten
- Morrison House Mens' Shed
- Disability Advisory Committee
- Yarra Valley Water
- Local Community
- Eastside Flyers Dog Club

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.

Consultation and engagement opportunities leading to the current draft Master Plan to be presented for adoption include:

- 2019/20 (during covid): conversations with stakeholders to establish background knowledge.
- May 2022: the community was invited to provide feedback to the Morrison Reserve upgrade priorities, and specifically to inform the playspace redevelopment.
- June 2022: a series of workshops was held involving 60 students (10 girls) from Yarra Hills Secondary College to assist offices in the planning for the Youth Activation Space.
- June/July 2022: primarily through social media, the community was asked to provide feedback on the playspace, and bike park designs under consideration.
- August – September 2023: consultation on the draft Master Plan was undertaken with the key stakeholders (listed above). The community engagement program included:
 - Letterbox drop (750 houses).
 - Pop-up sessions (6): Morrison Reserve (3), Mount Evelyn Library, Mount Evelyn shops, Elizabeth Bridge Reserve Roadshow.
 - Information distribution through the schools (3), Men's Shed and sports clubs (8) networks and Council's Youth contacts.
 - Social media.
 - Online survey (Shaping Yarra Ranges) 1,062 visitors, 98 contributors.
 - Presentations: Disability Advisory Committee and Health and Wellbeing Advisory Group.

Strong support has been received from the latest round of engagement to publicly exhibit the draft Master Plan. The feedback received aligns with the directions of the draft Master Plan and has confirmed support for the Plan and the improvements proposed. Matters raised by the community have already been considered and addressed in the Master Plan. Therefore, significant changes to the recommendations were not required following public exhibition. Key findings from the public exhibition phase include:

- Overall, 93 per cent of the 98 respondents to the survey supported the proposed changes in the Master Plan.
- 91 per cent of 70 respondents felt that the improvements would meet the needs of children and young adults in their care.
- 86 per cent of 87 respondents thought the proposed changes would improve accessibility at Morrison Reserve.

A summary of the engagement and consultation analysis is in Attachment 2. General comments were also made in support of the Master Plan, as well as support for the new Youth Activation Space and new playspace.

Additional suggestions made but not incorporated in the master plan included a designated dog area, outdoor gym and refresh of the community/school garden. Consideration has been given to site suitability and appropriate distribution of facilities across the municipality. Furthermore, a People and Dogs in Parks Plan is being developed, which will inform the provision of designated dog off leash areas in Yarra Ranges.

Key themes to emerge from the engagement and relationship to the master plan are:

Community engagement theme	Relationship to Master Plan
Improve paths, parking, and more park furniture to improve accessibility around the reserve.	The draft Master Plan recommends provision of improved path network and park furniture. It also recommends undertaking a car park study and design to determine parking requirement and layout to support current and anticipated additional usage.
Need toilets near the playspace.	Toilet facilities are recommended in the draft Master Plan, located in proximity to the Youth Activation Space and playspace.
Consider impact on site drainage, water flow and catchment.	The draft Master Plan stipulates that any development of the site must incorporate a stormwater plan to manage flow, retention and reuse to protect nearby neighbours and sports infrastructure at the low levels of the reserve.
Landscape / vegetation opportunities.	The draft Master Plan includes additional landscaping and planting, to enhance biodiversity values.

Earlier student workshops and community consultation informed the concept that was successful in receiving Victorian Government funding. The location and design for the upgraded playspace has been tested through public consultation and project reference group meetings, including the Disability Advisory Committee. Since completion of the community consultation, officers have been coordinating with the Youth Activation Space project to ensure the design aligns closely with the feedback received. In addition, there have been further discussions with key disciplines such

as the stormwater and traffic team to embed the future requirements into individual projects to make sure community concerns are included in the scope.

The draft Master Plan package has been updated with the consultation findings and the Gender Impact assessment reports and has been prepared for presentation to Council for adoption.

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 advice 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.

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 position was negotiated 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 has 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 and water sensitive design initiatives in all major projects proposed, especially where the topography and drainage may be impacted.

It is acknowledged that the development of a bike park on the current open hill area has raised concerns from the local residents, with regard to run-off impacting their properties and traffic disturbance in Mikado Road. These matters will be addressed through traffic investigations and design development. The detailed design of the bike park will be cognisant of the importance to retain the opportunity to take in the views of the countryside and exercise.

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.

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. Community Engagement Summary