

# Moorabool Community Infrastructure Framework

## CORE OUTPUT (EXTRACT)

## Strategic Community Infrastructure Priorities

### for the RURAL EAST

August 2019

This document is an extract from the 'Strategic Community Infrastructure Priorities for Moorabool Shire' report. It summarises the recommendations and projects of relevance to communities within the RURAL EAST area of the Shire.

For information about community infrastructure priorities in other parts of Moorabool Shire, please refer to Council's website.

#### A report from the Moorabool Community Infrastructure Framework

This document identifies the highest priority community infrastructure projects for Moorabool Shire now and up to the year 2041, based on current population forecasts. When Council's forecasts are updated, or other data and assumptions change significantly, the needs analyses, findings and recommendations will need to be reviewed and the priorities re-set if required.

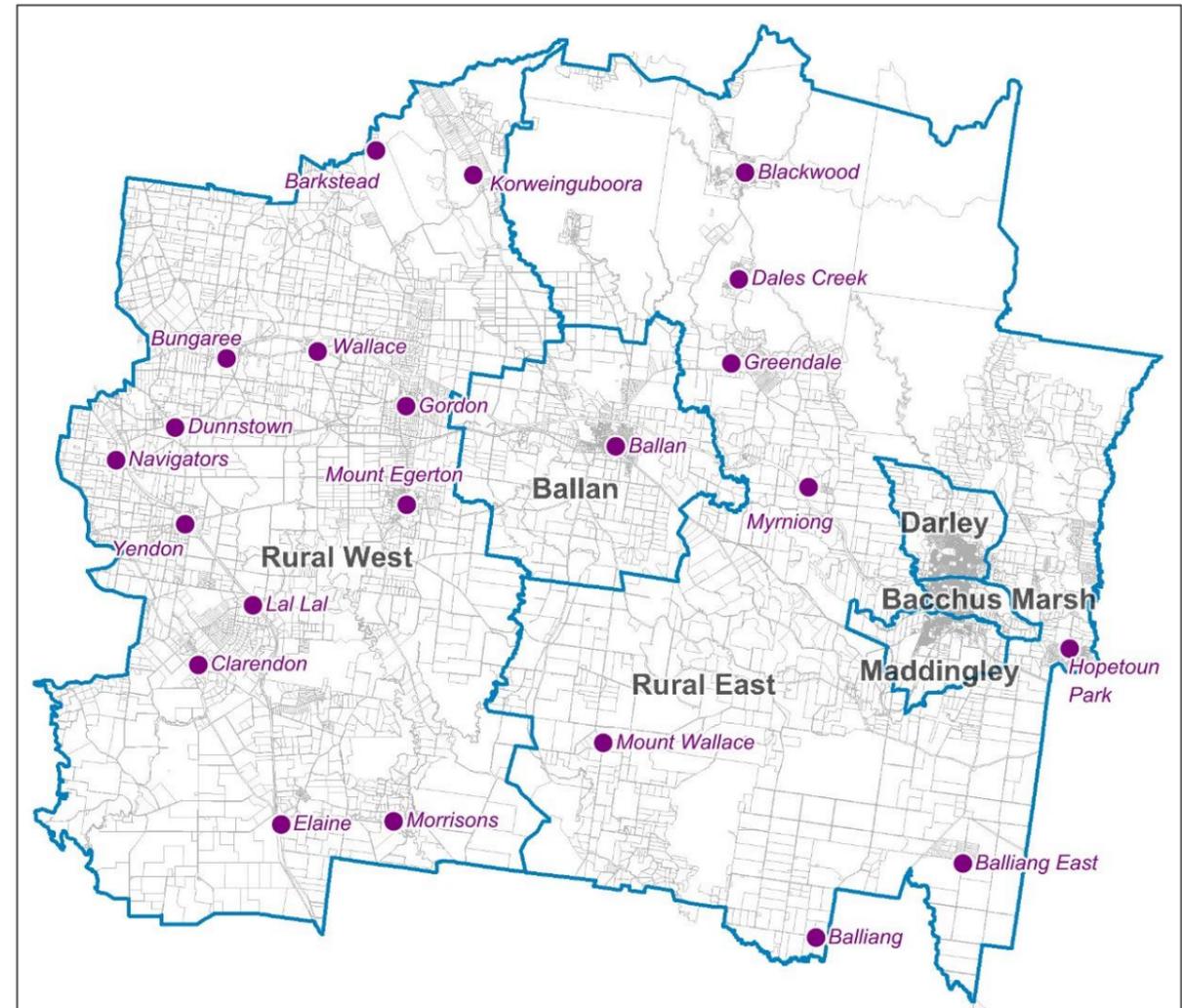
Each project responds to community needs identified through the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019) and the various analyses of community need conducted between March 2018 and April 2019.

For more information about the Community Infrastructure Framework and the assessments used to inform this report, please refer to the Moorabool Community Infrastructure Planning Policy and Community Infrastructure Planning Process on Council's website.

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The following geographic areas referred to in this report are based on the 'small areas' used for Council's forecast.id© population projections at [forecast.id.com.au/moorabool/](https://forecast.id.com.au/moorabool/):



The name 'Bacchus Marsh and Surrounds' refers collectively to the urban areas of Darley, Bacchus Marsh and Maddingley.

## How to read the tables of priorities

Read down these columns to see which location each recommendation applies to (refer to map on preceding page)

**KEY:**

-  recommendation most directly benefits this location or locations
-  recommendation also benefits this location

For background, evidence and rationale for each recommendation, refer to the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019) for each of the service / facility types listed here.

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Current Status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
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Read down these columns to see which service areas each recommendation applies to.

**KEY:**

-  recommended project meets identified needs for this service area

Recommendations are grouped by:

- Short term (3 years); 2019 to 2022
- Medium term (3 to 10 years); 2023 to 2029
- Long term (beyond 10 years); 2030 to 2041

For each recommendation, indicative years for 'commence planning' and 'deliver by' are provided. Other than the above groupings and indicative years for planning and delivery, the order that recommendations appear in the tables is not an indication of the relative priority of recommendations.

CIP = 'Capital Improvement Program'

## Short term priorities (3 years): to be addressed between 2019 and 2022

For background, evidence and rationale for the following priorities refer to the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019).

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Current status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
		✓		✓	📍	👤	👤		👤		<ul style="list-style-type: none"> <li>Centre-based meals</li> <li>Dementia-suitable facilities</li> <li>Kindergarten</li> <li>Libraries</li> <li>Maternal &amp; Child Health</li> <li>Multipurpose community rooms &amp; venues</li> <li>Seniors groups</li> <li>Social support groups</li> </ul>	<p>Proceed with design and construction of the <b>West Maddingley Early Years and Community Hub</b>.</p> <p><i>The design process should consider which of the following uses can feasibly be included and how they work together within the facility. Uses that cannot be included will need to be provided elsewhere in Maddingley or, less preferably, Bacchus Marsh.</i></p> <p>Essential:</p> <ul style="list-style-type: none"> <li>Minimum 2 room kindergarten @ 33 places per room</li> <li>Minimum 2 MCH consulting rooms, ideally 3 rooms</li> <li>2 multipurpose community rooms; 1 large (100 person seated), 1 small (20 person seated) with option to connect rooms together</li> <li>High standards of 'child-friendly', 'age-friendly' and 'dementia-friendly' design suitable for use by seniors groups, social support groups and dementia programs</li> <li>Commercial kitchen</li> </ul> <p>Desirable:</p> <ul style="list-style-type: none"> <li>1 or more consulting rooms for use by visiting health professionals</li> <li>Overall facility design suitable for centre-based meals</li> <li>Local-scale library facility (e.g. PC, internet, item collection and drop-off)</li> <li>Outdoor space connected to interior community space</li> </ul>	2019	Required immediately	Existing CIP project: programmed for design 2020-21 and construct 2021-22.
		✓	✓	📍	✓	👤	👤	👤	👤		<ul style="list-style-type: none"> <li>BMX and skate parks</li> <li>Centre-based meals</li> <li>Dementia-suitable facilities</li> <li>Kindergarten</li> <li>Libraries</li> <li>Maternal &amp; Child Health</li> <li>Multipurpose community rooms &amp; venues</li> <li>Seniors groups</li> <li>Social support groups</li> <li>Youth space and youth support</li> </ul>	<p>Prepare a <b>Master Plan for Rotary Park</b> that includes the Andy Arnold Centre &amp; Quamby Room, Bacchus Marsh skate park and Young Street Kindergarten.</p> <p><i>The Plan should consider which of the following uses can feasibly be included, how they work together within the site and how planning for this site affects plans for the former Council site at Main Street, Bacchus Marsh (see below). Uses that cannot be included will need to be provided elsewhere in Bacchus Marsh and Surrounds.</i></p> <p>Essential:</p> <ul style="list-style-type: none"> <li>Upgraded and modernised (addressing identified fitness for purpose issues): <ul style="list-style-type: none"> <li>'age-friendly' and 'dementia-friendly' facilities suitable for seniors groups, social support groups, dementia-programs and centre-based meals.</li> <li>multipurpose community rooms (x2)</li> <li>Young Street Kindergarten</li> </ul> </li> <li>New youth space with connection to Rotary Park</li> <li>Addition of 2 MCH consulting rooms at Young Street Kindergarten</li> <li>Expanded kindergarten capacity at Young Street Kindergarten (1 additional room @ minimum 22 places)</li> </ul> <p>Desirable:</p> <ul style="list-style-type: none"> <li>'Inter-generational' design, enabling connection between seniors, general community and youth activities.</li> </ul>	2019	2021	Existing CIP project: programmed for 2019-20

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Current status
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												<p>Longer term elements:</p> <ul style="list-style-type: none"> <li>Upgraded and expanded skate park, also suitable for use by BMX</li> </ul>	2022	2029	To be considered through Rotary Park master plan
											<ul style="list-style-type: none"> <li>Playgrounds</li> </ul>	<p>Develop a <b>Play Spaces Improvement Plan</b> that assesses:</p> <ul style="list-style-type: none"> <li>how to fill the identified spatial gaps in provision in small towns, Ballan and Bacchus Marsh and Surrounds (refer to Travel Accessibility Assessment for playgrounds).</li> <li>the viability, feasibility and community support for creating either (a) additional 'district' level playgrounds in Ballan, or (b) a 'municipal' level facility able to serve the whole of Ballan plus towns within a 20 minute drive.</li> <li>the viability, feasibility and community support for creating a local play facility in Dales Creek.</li> <li>the connectivity of existing and potential new playground sites and identify where new pedestrian links are required to optimise access to play spaces.</li> <li>opportunities to introduce natural and/or unstructured play into existing and new play spaces.</li> </ul> <p>means to increase the visibility and catchment of the playgrounds at Gleneagles Court Reserve, Silverdale Drive Reserve, and Barbara Court Reserve, or relocate them elsewhere.</p>	2019		<p>New, no status.</p> <p>To be actioned as a proposal for the CIP in conjunction with new Open Space Framework.</p>
	✓	✓									<ul style="list-style-type: none"> <li>Centre-based meals</li> <li>Dementia-suitable facilities</li> <li>Kindergarten</li> <li>Libraries</li> <li>Maternal &amp; Child Health</li> <li>Multipurpose community rooms &amp; venues</li> <li>Seniors groups</li> <li>Social support groups</li> <li>Youth space and youth support</li> </ul>	<p>Prepare a <b>Community Infrastructure Improvement Plan for Ballan</b> that addresses the following needs and opportunities.</p> <p>Needs:</p> <ul style="list-style-type: none"> <li>Upgrade and modernisation of: Ballan Senior Citizens Centre, Ballan Kindergarten and MCHC, Wallace and District Preschool and MCH, and Ballan and District Community House.</li> <li>Creation of 1 additional MCH consulting room by the year 2031 to service Ball and the Rural West.</li> <li>Expansion and/or relocation of Ballan Library to create an absolute minimum of 214 sqm (but preferably greater than 300 sqm), with space to expand up to at least 500 sqm in future.</li> <li>Creation of a contemporary multi-room community venue that embodies 'age-friendly' and 'dementia-friendly' design suitable for community meetings and events, seniors groups, social support groups, dementia programs and centre-based meals.</li> <li>Create study space, casual space and private consulting spaces suitable for young people and delivery of youth support.</li> </ul> <p>Opportunities:</p> <ul style="list-style-type: none"> <li>The cluster of neighbouring Council-owned and State Government-owned sites between Inglis St and Steiglitz St provide may provide an opportunity for reconfiguration and redevelopment to address the needs listed above. In addition, the site to the immediate west of the Ballan Senior Citizens Centre is currently vacant. The site may suit creation of a 'community hub' with co-located library, community venues (new and the existing Mechanics Institute Hall), community house and Men's Shed. Space suitable for young people can be included within the design of such a hub.</li> <li>The Ballan Kindergarten and MCHC requires works to improve its fitness for purpose. There may be an opportunity to relocate the facility and sell the existing site to fund community infrastructure improvements elsewhere.</li> </ul>	2019	2020	<p>New, no status.</p> <p>Will build on Library Feasibility Study and Ballan Civic Accommodation Plan.</p>

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												<ul style="list-style-type: none"> <li>The Wallace and District Preschool and MCHC requires works to improve its fitness for purpose. These may be conducted at its current site or achieved through relocation of the services to Ballan.</li> <li>At least 2 new rooms for Long Day Care will also be required after 2021.</li> </ul> The Shire Council offices and depot also provide an opportunity as an alternative, or in addition to, the above.			
	✓	✓									<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> <li>Seniors groups</li> </ul>	Create at least 1 fully DDA-compliant toilet at the Ballan Senior Citizens Centre.	2019	Required immediately	New, no status. To be investigated through professional DDA audit.
		✓		✓							<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	Proceed with the construction of 1 competition cricket/football oval at BM Racecourse Recreation Reserve. <i>Ensure the associated sports pavilion is suitable for use as a community venue.</i>	2020	2022	Under construction
		✓									<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	Closely monitor the condition and playability of the surfaces at Darley Park, Maddingley Park and Masons Lane. If there has been any further deterioration of the playing surfaces, commission full soil profile investigations to determine the best treatment and map the layout of irrigation.	2019	As required	Monitoring through Open Space Maintenance Management Plan.
	✓	✓									<ul style="list-style-type: none"> <li>Sports grounds</li> <li>Multipurpose community rooms &amp; venues</li> <li>Sports pavilions</li> </ul>	Identify and acquire land for the future provision of 1 dual-use football/cricket oval or dual soccer pitch sports ground (& associated pavilion / community facility) within the new development areas of Ballan, potentially 'Precinct 5' as per <i>Ballan Strategic Directions</i> (2018).  <i>Refer also to long-term recommendation for the possible provision of a new oval / pitches in Ballan once winter utilisation of the Ballan Recreation Reserve exceeds 90%.</i>	2019	As required	To be progressed through Ballan Strategic Directions.
		✓	✓		✓						<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> </ul>	Carry out upgrade works to Bacchus Marsh Public Hall and Supper Room to address the issues identified by the Suitability Assessment: <ul style="list-style-type: none"> <li>Gravel car park between hall and RSL to be resurfaced as presents a trip/fall hazard, especially to the many elderly users. Resurfacing should also consider means to create disabled parking bays against hall/RSL and loading bay for Public Hall stage.</li> <li>Street frontage would benefit from reconfiguration to improve appearance, increase entrance width, remove seating in alcove, replace rotting woodwork and create DDA-compliant access. New steps to stage and hearing loop required in main hall.</li> <li>Foyer often reported by users as being too small. Opportunity may exist to remodel the foyer to create a bookable 3rd room, while also addressing appearance and DDA issues. Lack of storage for chairs and tables is an important issue to be remedied to improve hall usability.</li> <li>Limited wheelchair access to front entrance: partially non DDA-compliant slope; manual entrance door opens outwards making entry difficult. Stage accessible by steps only. Only 1 disabled car parking space on Main Street to service Hall, library and RSL (possible option to create new spaces between Hall and RSL).</li> </ul>	2019	2022	New, no status. To be considered through a Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh.

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Current status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
		✓	📍	📍	📍					👤	• Sports grounds	Investigate community use of suitable school ovals/pitches for training to relieve pressure on Darley Park and Maddingley Park.	2019	2022	Ongoing through Recreation team.
📍	📍	✓	📍	📍	📍					👤	• Sports grounds	Proceed with sports ground lighting improvements as per Council's planned rollout following the Lighting Audit.	2019	2022	Existing draft CIP proposal for 2019-20
		✓	📍	✓						👤	• Sports pavilions	Darley Park pavilion - upgrade the players change rooms and amenities, including improvements to female-friendliness.	2019	2022	Existing draft CIP proposal (masterplan and pavilion design) for 2019-20.
	📍	✓		📍	📍					👤	• Sports pavilions	Work with sports clubs through the <i>Recreation Reserve Capital Works Contribution Policy (2016)</i> to fund and deliver the required upgrades to pavilions at Wallace, Maddingley Park and Masons Lane athletics pavilion (refer to fitness for purpose assessments for identified issues).	2019	As required	Existing draft CIP proposal (upgrade to athletics pavilion) for 19-20.  Other upgrades to be considered through maintenance, renewal and future CIP.
✓	✓	✓	✓	📍	✓					👤	• Basketball courts • Netball courts (indoor)	Proceed with planning for a maximum of 4 indoor courts in Bacchus Marsh and Surrounds, as per the findings of the <i>Indoor Recreation Facilities Feasibility Study (2018)</i> .  <i>Note, it is assumed the 2 existing courts at Bacchus Marsh Leisure Centre will be replaced through this project.</i>	2019	2022 (or as feasible)	Existing CIP project: design 2019-20, construct 2020-21.
📍	✓	✓								👤	• Swimming pool (outdoor)	Conduct a safety assessment for pedestrians crossing over Simpson St / Blackwood St, between the main township and the Ballan pool. Implement any recommendations as required.	2019	As required	New, no status.  Investigate through DDA audits of community buildings 2019-20.
📍	✓	✓								👤	• Swimming pool (outdoor)	Ballan outdoor pool - Improve disabled access to the main pool	2019	Required immediately	New, no status.  Investigate through DDA audits of community buildings 2019-20.
		✓	✓	📍	✓					👤	• Swimming pool (outdoor)	Bacchus Marsh outdoor pool - Improve disabled access to the main pool and kiosk	2019	Required immediately	New, no status.  Investigate through DDA audits of community buildings 2019-20.

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Current status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
	✓	✓									<ul style="list-style-type: none"> <li>Skate and BMX parks</li> </ul>	Retain 1 skate / BMX facility in Ballan but relocate it to a more central and accessible site within Ballan. Design the new facility to suit use by skate and BMX.	2019	Required immediately	Existing draft CIP proposal (splash park at Ballan). To be considered through a proposed master-planning exercise for Ballan outdoor pool and splash park.
	✓	✓									<ul style="list-style-type: none"> <li>4 year old kindergarten</li> </ul>	Engage with the community to determine whether to upgrade the Ballan and District Preschool (and MCH) or relocate, potentially to the Primary School or another suitable site. <i>Refer to short term recommendation 'Prepare a Community Infrastructure Improvement Plan for Ballan' which may provide a suitable site in Ballan.</i> Any upgrade to the facility must address: Poor layout that hinders service delivery; lack of full range of required spaces and storage; concerns regarding emergency procedures; toilets in need of upgrade.	2019	Required immediately	New, no status. To be considered through the Ballan Community Facilities Improvement Plan.

## Medium term priorities (3 to 10 years): to be addressed between 2023 and 2029

For background, evidence and rationale for the following priorities refer to the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019).

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
											<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> </ul>	Work with State Government and the Reserve Committee of Management to create a community facility at the Greendale Recreation Reserve. The facility will serve Greendale and Dales Creek.	2023	2025	To be addressed through adopted Masterplan for Greendale Recreation Reserve.
											<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> </ul>	Work with developers to create a new community facility serving Hopetoun Park and assesses the viability of a local-scale recreation area with children's play space. The community facility should be suitable for use by seniors groups, social support groups, centre-based meals and dementia programs.  <i>To be partly funded through development contributions and delivered as part of new residential development to the north of the existing settlement.</i>	2023	<i>Prior to completion of new residential areas.</i>	New, no status.  To be considered through developer contributions and negotiation with developers.
		✓	✓		✓						<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> <li>Sports grounds</li> <li>Sports pavilions</li> </ul>	Proceed with the construction of 1 competition football / cricket oval at Underbank.  <i>Ensure the associated sports pavilion is designed to be suitable for use as a community venue. This is particularly important given the lack of any community facilities in western Bacchus Marsh.</i>	2021	2023	To be progressed through Underbank Development Plan.
		✓		✓							<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> <li>Sports grounds</li> <li>Sports pavilions</li> </ul>	Proceed with construction of 2 further soccer pitches (stage 2) at the BM Racecourse Recreation Reserve, with associated sports pavilion.  <i>Ensure the associated sports pavilion is designed to be suitable for use as a community venue.</i>	2021	2023	Existing draft CIP proposal.
	✓	✓									<ul style="list-style-type: none"> <li>Swimming pool (outdoor)</li> </ul>	Ballan outdoor pool - fix the toddler pool shell and create additional space for staff within administration buildings.	2023	2025	New, no status.  Address through maintenance and renewal program as required. Explore staff space needs with Recreation team.
		✓	✓		✓						<ul style="list-style-type: none"> <li>Swimming pool (outdoor)</li> </ul>	Bacchus Marsh outdoor pool - <u>if the pool is to remain in operation beyond 2022</u> , fix the toddler pool shell and upgrade the lighting and floor of the change rooms	2023	2025	New, no status.  Address through maintenance and renewal program as required.

## Long term priorities (beyond 10 years): to be addressed between 2030 and 2041

For background, evidence and rationale for the following priorities refer to the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019).

LOCATION						SERVICE AREA					Service / facility type(s)	Recommendation	Commence planning	Deliver by	Status
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
	✓	✓									<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	When winter utilisation of the Ballan Recreation Reserve reaches 90% of maximum playing capacity, plan for the provision of 1 dual purpose oval within Ballan. This will necessitate the acquisition of land within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018).  <i>See short term recommendation regarding acquisition of land within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018).</i>	As required		New, no status. To be monitored as required.
		✓									<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	Following at least 2 years of active use of the new ovals at BM Racecourse Recreation Reserve and Underbank, and progress with planning for Parwan Station and Merrimu, review the need for additional football and cricket ovals across the east of the Shire.	As required		New, no status. To be monitored as required.
		✓		✓							<ul style="list-style-type: none"> <li>Netball court (outdoor)</li> </ul>	Monitor demand for netball and participation across Bacchus Marsh and Surrounds and if required, develop 2 further courts at the BM Racecourse Recreation Reserve (to total 4 courts).	As required		New, no status. To be monitored as required.
✓	✓	✓	✓		✓						<ul style="list-style-type: none"> <li>Aquatic centre</li> <li>Swimming pool (indoor)</li> </ul>	Develop an indoor pool within Bacchus Marsh and Surrounds.  Prior to or at the same time as developing a new indoor pool at the Taverner Street site, decommission the existing outdoor pool, regardless of which site is eventually chosen for the new indoor pool.	2030	2041	Existing draft CIP proposal (site master plan and schematic design of indoor courts and pool complex).
✓	✓	✓	✓								<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> </ul>	Assess the viability of creating a large event venue / conference centre in Bacchus Marsh or Maddingley.  <i>This recommendation relates to the short term recommendation 'Prepare a Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh to investigate the potential for a Civic and Community Precinct' (see above)</i>	2030	2041	New, no status. To be considered through a Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh.