

# Moorabool Community Infrastructure Framework

CORE OUTPUT (EXTRACT)

## Strategic Community Infrastructure Priorities for DARLEY, BACCHUS MARSH & MADDINGLEY

(collectively ‘Bacchus Marsh and Surrounds’)

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 across Darley, Bacchus Marsh and Maddingley.

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.

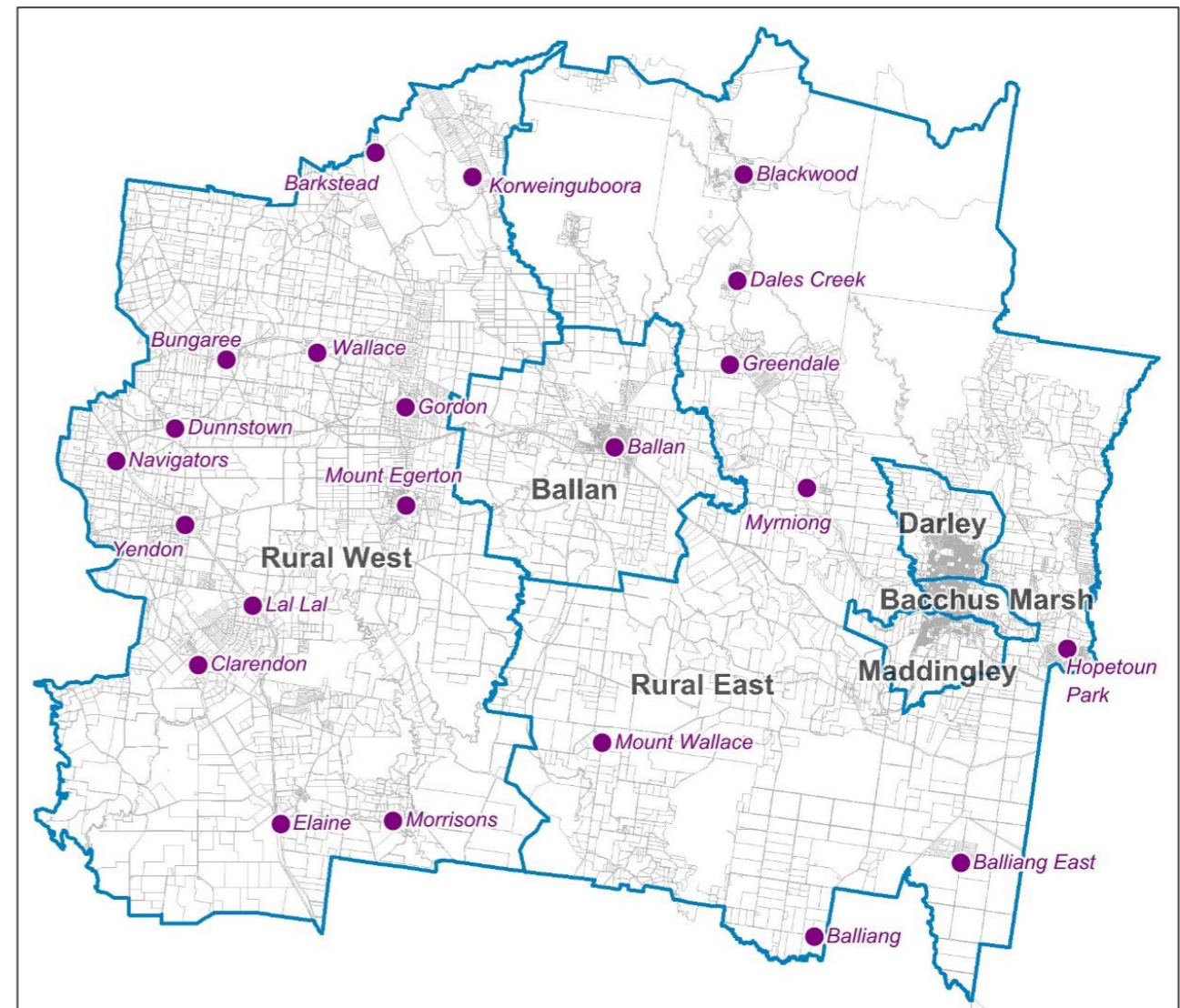
Each project responds to community needs identified through the *Community Infrastructure Needs Analysis Findings and Recommendations* report (August 2019) and the various analyses of community need conducted between March 2018 and April 2019.

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					
		✓	✓		✓						.				

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
Ballan	Rural West	Rural East	Darley	Bacchus Marsh	Maddingley	Aged & Disability	Community spaces & libraries	Children & young people	Early years	Sport & recreation					
												<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>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>Prepare a <b>Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh</b> to investigate the potential for a 'Civic and Community Precinct', potentially co-located with commercial and/or residential uses.</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 Rotary Park, the Andy Arnold Centre and Young Street Kindergarten (see above recommendation). 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>Contemporary community meeting rooms (various sizes); <i>only as an alternative to similar new facilities at the Andy Arnold Centre, not in addition.</i> These may include relocation of the meeting rooms at Lerderderg Library to create space for library expansion within existing library footprint.</li> <li>Expanded Lerderderg Library; up to total 1,000 sqm public and staff floor space.</li> <li>Improvements to parking and disability access for the Bacchus Marsh Public Hall and RSL.</li> <li>Provision of a 2nd accessible emergency exit at the Lerderderg Library (as alternative to main entrance)</li> </ul> <p>Desirable:</p> <ul style="list-style-type: none"> <li>Consulting rooms</li> <li>Large venue / conference centre / indoor performance space (long term, after 2031)</li> </ul> <p>Optional:</p> <ul style="list-style-type: none"> <li>Relocation of Shire Council offices from Darley, creating opportunities to integrate / co-locate civic and community uses. This option would need to address the impact of such a relocation on the Darley Civic and Community Hub oval, pavilion and Darley Early Years Hub.</li> <li>Upgrade, expansion or relocation of the Bacchus Marsh RSL.</li> </ul>	Prepare at the same time as the Master Plan for Rotary Park	Commence 2019 Deliver by 2021	New, no status.  Aligns with Council Plan action '...develop a plan for the Bacchus Marsh town centre revitalisation..'
📍	📍	📍	📍	📍	📍					👤	<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		New, no status.  To be actioned as a proposal for the CIP in conjunction with new Open Space Framework.

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				✓	📍		👤			👤	<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> <li>Sports pavilions</li> </ul>	Ensure the new soccer/cricket sports pavilion at the BM Racecourse Reserve (Stage 2 development) is fitted out suitably and made available as a community venue.	2021	2022	Existing CIP project: programmed for design in 2021-22, construct 2022-23.
		✓		✓	📍		👤			👤	<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>Multipurpose community rooms &amp; venues</li> <li>Sports pavilions</li> </ul>	Improve disability access into the Bacchus Marsh Lawn Tennis Club pavilion.	2019	Required immediately	To be considered through Maddingley Park MP 2019-20.
		✓	✓	📍	✓	👤	👤				<ul style="list-style-type: none"> <li>Multipurpose community rooms &amp; venues</li> </ul>	<p>Carry out upgrade works to Bacchus Marsh Public Hall and Supper Room to address the issues identified by the Suitability Assessment:</p> <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	<p>New, no status.</p> <p>To be considered through a Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh.</p>
		✓	📍	📍	📍					👤	<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	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.
			✓	📍	✓					👤	<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	Upgrade the north eastern 'Siberia' oval at Maddingley Park to better support junior and female competition football and cricket.	2019	2022	New lighting installed 2019. Future enhancements to be considered through future Maddingley Park Master Plan.
📍	📍	✓	📍	📍	📍					👤	<ul style="list-style-type: none"> <li>Sports grounds</li> </ul>	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

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		✓	📍	✓						👤	• 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	<i>As required</i>	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.
			📍	✓						👤	• Netball courts	Consider options for improving the fitness for purpose and increasing the capacity of the netball courts at Darley Park through a review of the Darley Park Master Plan.  <i>Note, additional courts are not currently supported by the Community Infrastructure Framework.</i>	2019	<i>As required</i>	To be considered through Darley Park Management Plan 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.

## 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>	If unmet demand for community meeting rooms is shown to exist in Darley after 2023, Council may wish to consider whether and how to grant community access to the North Wing meeting rooms 1, 2 and 3 at times when they are not being used by Council.	2023	As required	New, no status. For consideration as required.
		✓	✓		✓						<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>Basketball courts</li> <li>Netball courts (indoor)</li> </ul>	Monitor indoor basketball and netball participation rates across Bacchus Marsh and Surrounds following at least 2 years use of any new courts and determine future facility requirements accordingly.	After 2 years use of any new indoor courts.		New, no status. To be monitored as required.
		✓	✓								<ul style="list-style-type: none"> <li>Netball courts (outdoor)</li> </ul>	Construct 4 new outdoor netball courts across the BM Racecourse Recreation Reserve and Underbank development (4 courts in total). <i>Sequencing of the 4 courts will be dictated by the rate of development at Underbank and availability of funding.</i> If additional netball capacity is required by the Bacchus Marsh Football/Netball Club, utilise the new courts at BM Racecourse Recreation Reserve and Underbank.	2025	2029	To be progressed through Underbank Development Plan and future CIP project for stage 3 BMRRR.
		✓	✓		✓						<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.
			✓		✓						<ul style="list-style-type: none"> <li>Skate and BMX parks</li> </ul>	Upgrade the Rotary Park skate park and expand the range of equipment.	2027	2029	To be addressed through proposed Rotary Park master plan.

## 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>	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 <b>Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh</b> 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.