



SPECIAL COUNCIL MEETING

AGENDA

Tuesday 1 August 2023

Commencing at 9:00am

Remote Via Zoom

**Wayne O'Toole
Chief Executive Officer
Buloke Shire Council**

ORDER OF BUSINESS

1. COUNCIL WELCOME AND STATEMENT OF ACKNOWLEDGEMENT

WELCOME

The Mayor Cr Alan Getley will welcome all in attendance.

STATEMENT OF ACKNOWLEDGEMENT

The Mayor Cr Alan Getley will acknowledge the traditional owners of the land on which we are meeting and pay our respects to their Elders and to the Elders from other communities who maybe here today.

2. RECEIPT OF APOLOGIES

3. DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

In accordance with Section 130 (2) of the Local Government Act 2020 Councillors who have a conflict of interest in respect of a matter being considered at this Meeting, must

- a) Disclose the conflict of interest in the manner required by the Council's Governance Rules 2020; and
- a) Exclude themselves from the decision making process in relation to that matter, including any discussion or vote on the matter at any Council meeting or delegated committee, and any action in relation to the matter.

Disclosure must occur immediately before the matter is considered or discussed.

4. ITEMS OF BUSINESS

4.1 Management Reports

4.1.1 Birchip Community Housing Incorporated - Request to be Guarantor for Loan 4.2
Organisational Reports

4.1.2 Growing Regions Program - Wycheproof Recreation Reseve Multi-Sport Facility

5. MEETING CLOSED

NEXT MEETING

THE NEXT COUNCIL MEETING WILL BE HELD IN WYCHEPROOF SUPPER ROOM, 367 BROADWAY, WYCHEPROOF ON WEDNESDAY, 9 AUGUST 2023 AT 7:00PM.

Wayne O'Toole
Chief Executive Officer

4.1 MANAGEMENT REPORTS

4.1.1 BIRCHIP COMMUNITY HOUSING INCORPORATED - REQUEST TO BE GUARANTOR FOR LOAN

Author's Title: Capital Projects Officer

Department: Infrastructure and Delivery

File No: FM|04|17

Relevance to Council Plan 2021 - 2025

Strategic Objective: Our Built and Natural Environment

PURPOSE

This Report is for Council to support an Expression of Interest (EOI) for the Growing Regions Program Round 1 and consider the approval for Birchip Community Housing Incorporated to apply for a bank loan for the construction of 3 new housing units to be built at 56 Cumming Avenue, Birchip.

The Report also recommends the Council consider acting as guarantor for a 10-year loan in support of the above construction.

SUMMARY

The Australian Government's \$600 million investment over 3 years for the Growing Regions Program was established to invest in critical regional infrastructure and community projects across regional and rural Australia that:

- improves equity
- supports diverse social inclusion
- grows local economies and
- enhances amenity and liveability.

The Growing Regions Program Round 1 provides funding of between \$500,000 and \$15 million for capital works projects which deliver community and economic infrastructure. EOIs close on 1 August 2023 with full applications open from 1 November to 12 December 2023.

To be eligible for funding, a proposed project must:

- be aimed at constructing new community infrastructure or expanding or upgrading existing infrastructure for wider community benefit.
- not have commenced construction.
- not have received Commonwealth funding to undertake the same grant activities.

Examples of these activities include but not limited to:

- community hubs and centres (for example youth centres)
- art galleries, libraries, museums, and cultural facilities
- aquatic and sports centres
- social and community infrastructure which encourages economic and social liveability.

Funding is for up to 50 per cent of total eligible project costs and the applicant must contribute the remainder of total eligible project costs in cash, and from any source including state, territory, and local government grants. The project must be investment ready and commence no later than 15 May 2024 and be completed by 31 December 2025.

This Report recommends support be provided to Birchip Community Housing Incorporated to construct 3 new housing units at 56 Cumming Avenue, Birchip (Project). The proposed Project, if successful, will add new rental dwelling stock to the town's vastly under-supplied rental housing and will enable some larger existing dwellings to be made available to relocating staff of local businesses.

The Project will deliver critical rental housing infrastructure to enable Birchip to retain ageing residents in independent living arrangements and to contribute to the ongoing viability of many town businesses and services. The construction of 3 new dwellings will enable some of the residents on the current waiting list to remain in the area and will deliver up to 3 existing 3+ bedroom dwellings for new workers and their households to move to Birchip.

RECOMMENDATION

That Council:

1. Gives approval to the Birchip Community Housing Incorporated to seek a bank loan of up to \$300,000 to complete the construction, should the funding application be successful;
2. Provides in principle support to act as guarantor for a ten-year loan up to a maximum of \$300,000;
3. Authorises the Chief Executive Officer to negotiate the terms and structure of the guarantor agreement with the Birchip Community Housing Incorporated and the bank.

Attachments: Nil

DISCUSSION

Buloke Shire Council Housing and Economic Development

Buloke Shire has history of population decline, a trend which had extended for a few decades until the 2020s. However, the region is poised for growth through known developments in leveraging natural assets in agribusiness and food product value-adding, renewable energies, new tourism recognition, and mineral sands mining, as recognised in the Mallee REDS Strategic Directions. This growth trajectory has commenced and is confirmed by the recent 2021 Census of Population and Housing results. However, as the Buloke Shire Interim Economic Development and Tourism Strategy 2022-23 emphatically notes, there is a risk that shortages of sale and rental housing could jeopardise the ability to realise this economic diversification. Providing smaller more fit-for-purpose housing for ageing residents is part of the solution. It will free up larger houses for new and relocating worker households.

Buloke Shire's Interim Economic Development and Tourism Strategy 2022-23 reports "in the next 2 years (and probably beyond) the (Shire's) challenge has shifted from attracting population to a 'housing challenge' with the risk of population stabilisation in jeopardy from lack of sale and rental housing". The Strategy goes on to remind stakeholders that moving towards population stability in Buloke will generate new housing demand. Reducing household sizes create demand for additional residential dwellings, offsetting the effect of slightly declining populations. During the 5 years between 2016 and 2021, Buloke's residential housing stock increased by 90 dwellings even though there was a small drop in population. Buloke towns have surplus reticulated infrastructure and affordable properties (compared with metropolitan and provincial city markets), but with limited choice and poor return-on-investment incentives to develop new houses.

Birchip and the Birchip Community Housing Incorporated Project

Birchip specifically had a population loss of just 8 people between 2016 and 2021, while the number of occupied dwellings increased by 11 (ABS Census of Population and Housing 2021). Wimmera Development Association population projections for Buloke suggests that, with known economic

development opportunities, the town will reverse its population decline and will grow at an average annual rate of 0.5% between 2021 and 2026. This will more than double the demand for housing in Birchip.

The Project will increase the number of dwellings managed by Birchip Community Housing Incorporated to 13, which is considered a healthy stock to run the not-for profit enterprise, supporting annual rental income of around \$108,000 in 2025 and providing a base for further investment in additional dwellings over time.

RELEVANT LAW

The *Building Act 1993* and regulations, the *National Construction Code 2019* and all other applicable laws and standards will apply to the construction of the proposed project.

RELATED COUNCIL DECISIONS

Council renewed its commitment to support Birchip Community Housing Incorporated for ongoing developments at its Council Meeting held on 9 November 2022.

OPTIONS

The Council may elect not to support this funding opportunity or act as guarantor for the loan.

SUSTAINABILITY IMPLICATIONS

The proposed modular facility will incorporate sustainable designs features including utilising natural lighting and ventilation, high efficiency water fixtures and lighting.

Additional housing supply will improve the sustainability of the Birchip population.

COMMUNITY ENGAGEMENT

Council has had ongoing engagement with Birchip Community Housing Incorporated and has previously support them on similar funding applications in relation to the proposed Project.

INNOVATION AND CONTINUOUS IMPROVEMENT

The modular building concept allows for an easily adaptable, recyclable and movable facility if ever required.

COLLABORATION

It is noted that the Council has provided support to the Birchip Community Housing Incorporated in previous projects, including through acting as Guarantor for a loan.

A Notice of Motion at the Council's November 2022 Council Meeting identified options available to the Council and the administration for continued and active support of the proposed Project including but not limited to activating support options provided for under the Community Support Policy such as support by waiving fees associated with planning and/or building permits for required works.

FINANCIAL VIABILITY

This request does not require a cash contribution of Council; however, the guarantor and potential liability will sit on Council's financial statements over the life of the grant. The Council is currently acting as guarantor for a loan for Charlton Park Committee, however, does have capacity to guarantee this loan to the value of \$300,000. There is a financial risk on Council if the Committee defaulted on the loan. The Council's Loan Guarantee Policy outlines standards and requirements in relation to requests and agreements which must be met in order for the Council to agree to act as guarantor, including that a guarantor agreement must be negotiated with the Committee to minimise risks associated with loan defaults.

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

The proposed Project aligns with the information released to date by the State Government in relation to the 10-year Strategy for Social and Affordable Housing which is currently being developed in recognition of the need for all Victorians to have access to safe, affordable and appropriate housing.

COUNCIL PLANS AND POLICIES

The Shire's Interim Economic Development and Tourism Strategy 2022-23 states that "there is a shortage of quality housing for employees (especially in professional and technical service sectors) and retirees or semi-retirees looking to locate in the Shire". The proposed Project will assist in both these areas through directly providing additional rental housing for retirees and freeing up larger dwellings for new employees. The Strategy has nominated "meeting the housing challenge" as one of its explicit strategies.

TRANSPARENCY OF COUNCIL DECISIONS

Council has met its transparency obligations by ensuring consultation has been undertaken with relevant stakeholders within the Birchip community.

Council officers have engaged with Birchip Forum and Birchip Community Housing Incorporated regarding the project proposal.

CONFLICTS OF INTEREST

No Officers involved in the preparation of this report have been required to declare a conflict of interest.

4.1.2 GROWING REGIONS PROGRAM - WYCHEPROOF RECREATION RESEVE MULTI-SPORT FACILITY

Author's Title: Director Infrastructure and Delivery

Department: Infrastructure and Delivery

File No: GS|03|50

Relevance to Council Plan 2021 - 2025

Strategic Objective: Our Built and Natural Environment

PURPOSE

This report is presented to Council for consideration to access \$70,000 from the \$200,000 Grant Opportunity Reserve FY24 in addition to a \$1,236,795 Council cash commitment over FY25 and FY26 for the purpose of a co-contribution to support an Expression of Interest (EOI) for the Growing Regions Program Round 1.

The proposed project to be submitted under the EOI is the Multi-sport facility at the Wycheproof Recreation Reserve. The Grant Opportunity Reserve FY24 was established to provide matching funds for unanticipated grant opportunities outside of the annual budget scope.

A further recommendation seeks Council consideration to grant delegation of authority to the Chief Executive Officer to submit an application for the Expression of Interest funding round.

SUMMARY

The Australian Government's \$600 million investment over 3 years for the Growing Regions Program was established to invest in critical regional infrastructure and community projects across regional and rural Australia that:

- improves equity
- supports diverse social inclusion
- grows local economies and
- enhances amenity and liveability.

The Growing Regions Program Round 1 provides funding of between \$500,000 and \$15 million for capital works projects which deliver community and economic infrastructure. EOIs close on 1 August 2023 with full applications open from 1 November to 12 December 2023.

To be eligible for funding, a proposed project must:

- be aimed at constructing new community infrastructure or expanding or upgrading existing infrastructure for wider community benefit.
- not have commenced construction.
- not have received Commonwealth funding to undertake the same grant activities.

Examples of these activities include but are not limited to:

- community hubs and centres (for example youth centres)
- art galleries, libraries, museums, and cultural facilities
- aquatic and sports centres
- social and community infrastructure which encourages economic and social liveability.

Funding is for up to 50 per cent of total eligible project costs and the applicant must contribute the remainder of total eligible project costs in cash, and from any source including state, territory, and local

government grants. The project must be investment ready and commence no later than 15 May 2024 and be completed by 31 December 2025.

This Report recommends the Council use this funding opportunity to support delivery of the Wycheproof Recreation Reserve Masterplan. The accessible multi-sport facility proposed will provide the community with the required modern amenities to support current and future growth of recreation and social connection. Existing organised sporting activities including Netball, Hockey, Lawn bowls, Croquet, Football and Cricket will benefit from amenities that are suited to modern design principles and gender inclusiveness, whilst the broader community will utilise the new facility for a variety of purposes through a gymnasium, kitchen and social area. Also included within the works will be a compliant concrete netball court with lighting and shelters, a sealed car park adjoining the proposed facility, connecting walkways and security lighting will complete the project works.

RECOMMENDATION

That the Council:

1. Approve a financial co-contribution of \$70,000 from the \$200,000 Grant Opportunity Reserve FY24 in addition to a \$1,236,795 Council cash commitment over FY25 and FY26 for the purposes of submitting an EOI for the Growing Regions Program Round 1.
2. Delegate authority to the Chief Executive Officer to apply for the EOI for the Growing Regions Program Round 1; and
3. Authorises the Chief Executive Officer to sign the funding agreement on behalf of the Council should the application be successful.

Attachments: 1 [↓ Wycheproof Recreation Reserve Multi Sports Facility Project Details](#)
2 [↓ Wycheproof Recreation and Racecourse Reserve Master Plan Summary](#)

DISCUSSION

The Wycheproof Recreation Reserve and Racecourse Reserve Masterplan 2021-2033 outlines that sport and active recreation plays a major role in the lives of those within the Wycheproof community, providing opportunities for physical fitness, social interaction, enjoyment, and creation of town pride.

The Masterplan established a series of key issues which are relevant to the discussion of this project:

- Ageing infrastructure
- Safety and risk management
- Governance
- Roles and responsibilities
- Rationalisation
- Volunteers
- Parking and Signage

The Masterplan also outlines opportunities identified throughout the process as:

- Increased usage
- Facility improvements
- Environmental sustainability
- Accessibility

- Reduction in cost to deliver sport and active recreation
- Facility development requirements
- Partnership development

As noted within the Master plan, the majority of built facilities at the Wycheproof Recreation Reserve are in poor to fair condition and do not adequately meet the needs of all current user groups, or the general community, regular users as well as tourists and visitors to the reserve. The opportunity to develop a new multi-sport change facility that incorporates universal design features will:

- Support both existing organised sporting user groups (Netball, Hockey, Bowling, Cricket, Croquet and Football) and their future growth in participation through inclusive and accessible design principles for change room facilities and amenities.
- Drive growth for female participation in sport and recreation by providing appropriate changing facilities and family friendly access and amenities.
- Achieve a variety of benefits associated to shared community spaces and resulting cross-generational volunteer collaboration.
- Allow for the removal of deteriorated infrastructure and drastically alter the physical appearance and presentation of the outdated reserve.
- Compliment the environmental improvements established within the Wetlands area of the reserve and support tourism to this attraction by the provision of public amenities.
- Provide opportunities for increased active recreation and positive ageing activities within the proposed accessible gym facility, amenities, access and outdoor public spaces.

Additional specific issues the project seeks to resolve for established organised sporting clubs within the reserve also include:

- The netball change facilities are inadequate, currently offering 1 toilet facility and 3 showers for the largest female participation base for organised sport within the township, along with the visiting sporting teams also regularly utilising the facility. The change facility and spectator areas as well as the court itself are not accessible.
- The hockey club members do not have change facilities and are forced to access the netball facilities or the public toilet block that is in a state of disrepair, exposed to weather and is not suited to changing.
- The bowling club building does not have a disabled toilet or compliant accessibility.
- The hockey club, netball club and cricket club utilise shipping containers for their storage needs, which present significant barriers for access.
- The ramp leading to the football pavilion does not meet DDA requirements and the away football change rooms are in very poor condition.
- The croquet clubrooms are in a very poor state of repair and need to be completely replaced.
- Growing interest in female participation for football and cricket is not supported within the current facilities due to safety concerns and the child safe policy.
- The existing netball court is deteriorating due to age. Currently only one netball court can be utilised. The existing lighting is also not to standard and is preventative of further growth or new opportunities that allow competition standard netball to be played in the evening.

The following recommendations were identified to improve the safety, risk management and overall useability of the reserve:

- Construction of a second netball court that meets regulations to reduce the risk of netballers injuring themselves due to insufficient run-off. The existing court does not meet regulations.
- Removal of any buildings on site that are no longer structurally sound to reduce the chance of them falling down and injuring reserve users.

The proposed multi-use facility will be positioned in close proximity to the proposed new netball court, bowling green, croquet green and hockey field and carefully considers the accessibility paths, vehicle traffic and safe connections from this new facility to other existing facilities and spaces within the reserve.

There is currently a lack of parking around the reserve and very few signs either directing people to the reserve from the Calder Highway or within the reserve. New parking areas need to be established near the proposed new multi-sport change room facility and near the wetlands area.

The project budget is based on costings obtained for the modular prefabricated building which would include the amenities listed within in the attached concept plan. Additional estimates for works including the proposed netball court, adjoining lighting and shedding accompany estimates for the carparking area and supporting concrete pathways and signage. The total project costings include demolition of existing buildings, tree removal, site prep, drainage, an electrical upgrade, sewer and water connection, carpark, and footpaths.

RELEVANT LAW

The *Building Act 1993* and regulations, the *National Construction Code 2019* and all other applicable laws and standards will apply to the proposed project, including compliance with the Disability Discrimination Act (DDA).

RELATED COUNCIL DECISIONS

The implementation of the Masterplan has been identified within the Buloke Shire Council Advocacy Strategy 2022-23.

The Multi-Sport Facility has been identified in the FY24 Budget as a capital project which is funding dependant.

OPTIONS

The Council may elect not to pursue this funding opportunity.

SUSTAINABILITY IMPLICATIONS

The proposed modular facility will incorporate sustainable designs features including utilising natural lighting and ventilation, high efficiency water fixtures and lighting. The modular building will also enable Council to reuse and recycle any materials in the future.

COMMUNITY ENGAGEMENT

In the preparation of the Masterplan a variety of community engagement sessions were held including:

- Phone calls with 17 user groups and key stakeholders
- 1 user group workshop with 17 attendees
- 2 Council staff workshop with 10 attendees in each
- 2 listening posts with 40 participants
- 1 user group survey filled out by 3 user groups
- 1 community survey filled out by 114 people (on behalf of 258 people)
- 1 meeting with Sport and Recreation Victoria and Regional Development Victoria staff (2 participants)

Since this time, Council has received various requests for updates of progress upon the actions of the Masterplan from community groups.

INNOVATION AND CONTINUOUS IMPROVEMENT

The modular building concept allows for an easily adaptable, recyclable and movable facility if ever required. Participation based sport and recreation has changed considerably over the past 20 years, the opportunities the universal and inclusive design principles apply will ensure that the facility can adapt with a wide range of sports and active recreation at any age or ability.

COLLABORATION

Landowners consent will be required from the Department of Energy, Environment and Climate Action to undertake the proposed works. A planning permit will also be required due to the value of the works and a design and development overlay on the land. These processes will allow community members, regional stakeholders and Traditional Owners the opportunity to give feedback.

Governing bodies of the sporting codes who will utilise the facility and the user groups will be given the opportunity to review the design and confirm their support of the development.

FINANCIAL VIABILITY

The Masterplan seeks to effectively plan the development, management, maintenance and renewal costs associated to the proposed facility upgrades on an ongoing basis. Long term projects such as the proposal of the multi-sports facility will combine the needs of a majority of the user community groups within the reserve that have previously been operating within individual facilities that are not financially sustainable. The establishment of this multi-use facility rationalises a number of small, unsuitable facilities that incur significant ongoing maintenance and insurance fees.

The total budget forecast for the project is \$3,013,590 comprising \$1,506,795 funding from the Commonwealth Government, \$200,000 from the Wycheproof Recreation Reserve Committee and \$1,306,795 Council Cash. \$70,000 of this allocation is proposed to be accessed from the Grant Opportunity Reserve FY24, with \$856,315 Council cash contribution in FY25 and \$387,100 Council cash contribution in FY26. Additional funding will be sought from the State Government to complement the council cash requirements.

It should be noted that any spend committed to through successful funding applications will be subtracted from the available Council funds for capital projects in that financial year. Ongoing maintenance and associated costs contained in Council's operational budget.

REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

Key plans the project takes into consideration:

- Fair Play Code
- Female friendly sport infrastructure guidelines
- Guidelines for Preventing Violence against women
- AFL Central Victoria Facilities Strategy
- Active Victoria
- VicHealth Physical Activity Strategy
- Victorian integrity in sport action plan
- Design for everyone guide

COUNCIL PLANS AND POLICIES

The proposal addresses key elements and actions from the Buloke Shire Inclusiveness Plan whilst also complimenting the outcomes of the Masterplan. The adjoining bowling club membership will support the facility as a multi-use, year round asset in addition to the community access from visitors of the nearby wetlands precinct.

The proposal will allow much greater opportunity for community-based events to promote inclusivity in public open spaces and recreational activity that may be supported through the availability of appropriate facilities.

The proposal demonstrates a collaborative approach between community forum, sporting/recreation-based groups and community members with special needs in order to achieve an outcome with highly beneficial long-term effects for the broader Buloke local government area.

TRANSPARENCY OF COUNCIL DECISIONS

Council has met its transparency obligations by ensuring consultation has been undertaken with relevant stakeholders within the Wycheproof community.

Council officers have engaged with Wyche Alive, Committee members of the Wycheproof Narraport Football, Netball, Hockey Club, Cricket Club, Wycheproof Bowling Club and Croquet clubs to seek support and feedback regarding the project proposal.

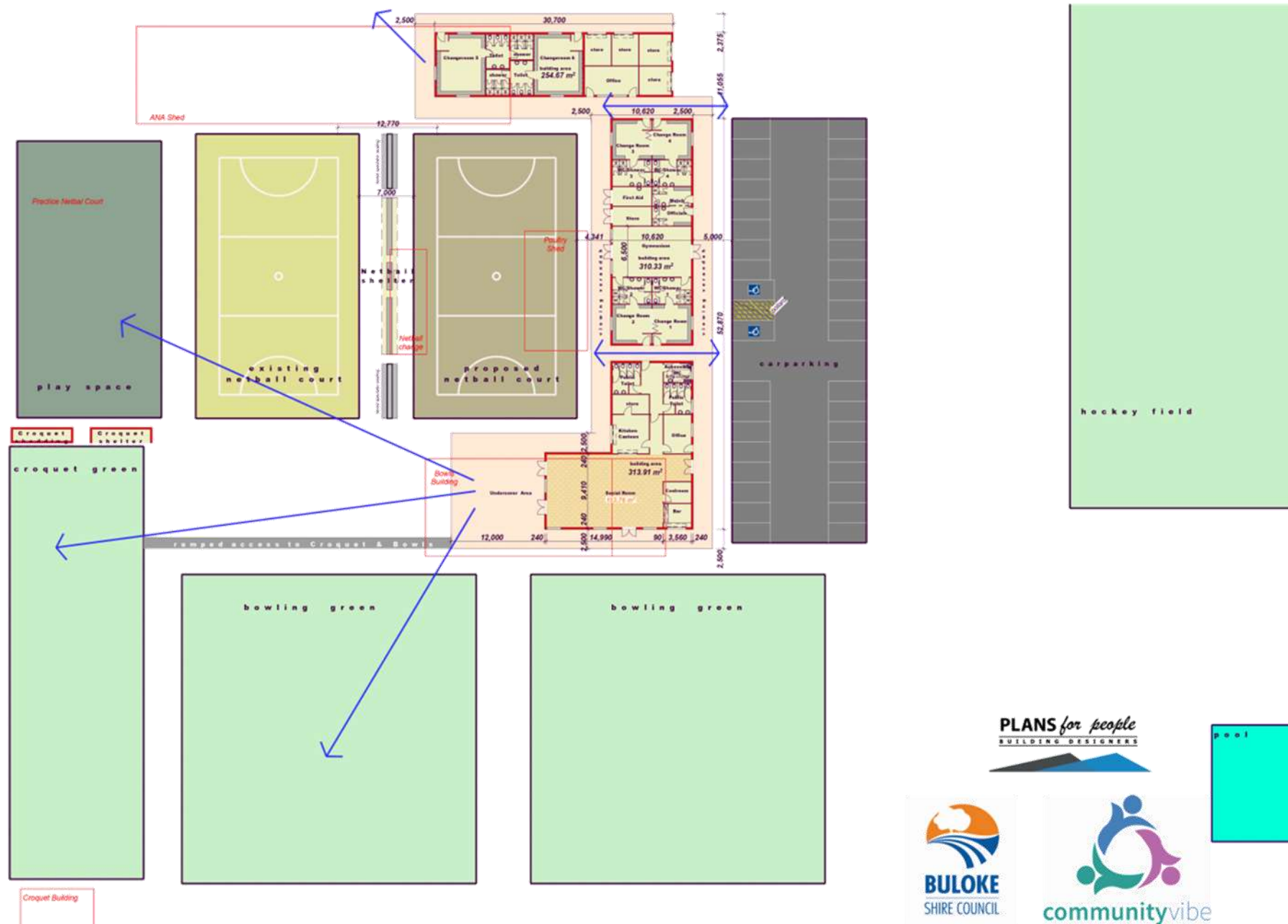
If Council resolve to accept the recommendations to access the required Council funds and apply for this Growing Regions Program Round 1, officers will:

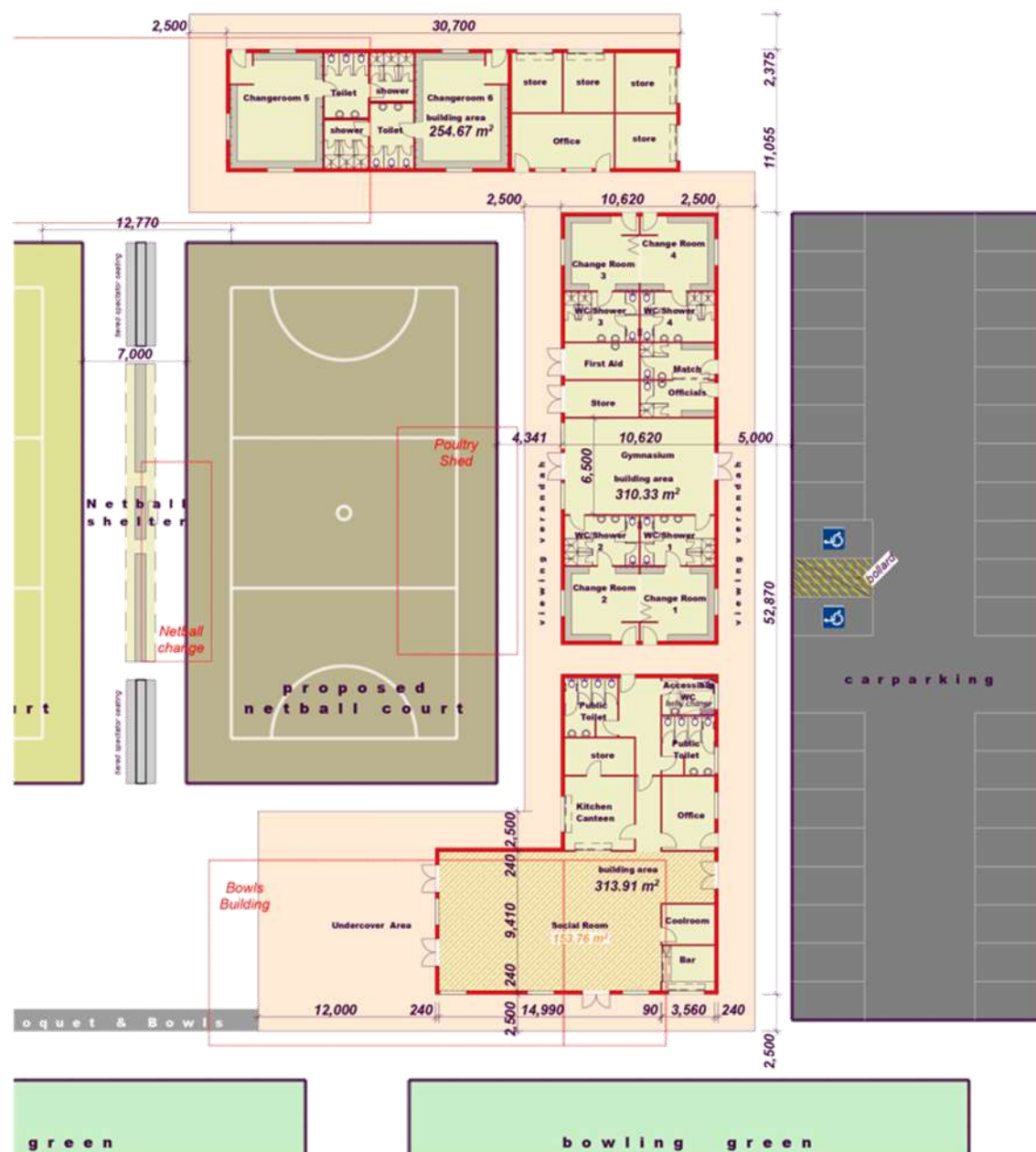
- Establish a formal project advisory group for the project; and
- Undertake a proactive media engagement strategy to explain the rationale for Council's decision, the application process, and long-term benefits for the community if successful.

CONFLICTS OF INTEREST

Trevor Rumbold – Coordinator Project Delivery and Jenna Allan – Manager Community Development have declared conflicts of interest due to their positions on Committees of the Wycheproof Narraport Football and Netball Clubs respectively and will complete conflict management plans with their managers.

No other officers involved in the preparation of this report have been required to declare a conflict of interest.





PLANS for people
BUILDING DESIGNERS



WYCHEPROOF RECREATION AND RACECOURSE RESERVE MASTER PLAN SUMMARY 2021-2033



BULOKE
SHIRE COUNCIL



INTRODUCTION

WHERE IS THE RESERVE?

The Wycheproof Recreation and Racecourse Reserve is located on the Calder Highway in Wycheproof. Not only is the sporting hub of significance to user groups but is also highly valued by the broader community.

WHAT FACILITIES CURRENTLY EXIST AT THE RESERVE?

Football / cricket - A natural turf sports oval with training level lighting, a turf wicket, inground irrigation system, small portable grandstand. Both AFL football and cricket are played on the oval. One multi-purpose 2 storey pavilion featuring change rooms, social facilities, kitchen and bar. Cricket practice wicket with 2 nets

Netball - 2 netball courts with lighting and small clubhouse

Tennis - 12 lawn tennis courts, 2 sand-based synthetic grass tennis courts, lighting and clubhouse

Hockey - 1 hockey field with lights and two shipping containers, player shelters and water tanks

Lawn bowls - 1 lawn bowls facility featuring 2 greens, lights, overhead watering system, player shelters and a clubhouse

Croquet - 1 croquet green, lights, small club house with toilet and water tank, shelter

Swimming pool - 1 25 metre unheated swimming pool, 1 toddler pool, several shade sails and change rooms / kiosk

Golf - 1 18-hole sand scrapes golf course featuring a clubhouse (part of the golf course is inside the racetrack)

Horse racing - 1 racetrack featuring steward's room, bookie facilities, shelter, stables, race calling tower, toilets and bar. Jockeys currently use toilets at golf club

Events - Agricultural show sheds / pavilions (note that the show is no longer operational)

Roadway - Internal roads used by local residents for walking or dog walking.

Public toilets - 2 sets of outdoor public toilets

Caravan park - 1 caravan park (but this is outside the scope of this master plan)



WHO USES THE RESERVE?

Sporting activities such as football, netball, cricket, tennis, hockey, lawn bowls, croquet, golf, and horse racing all take place at the reserve. There are also opportunities for a range of informal non-organised activities such as swimming, play, walking and jogging / running. Although outside the scope of this master plan, there is a caravan park on site too.

WHY IS THIS SITE IMPORTANT TO THE COMMUNITY?

It is recognised that sport and recreation is of significant value to communities – not only for physical activity and health benefits, but for the social connections that can be made through participating, volunteering and spectating. To give sport and recreation the very best chance of surviving and ensuring the community can achieve the benefits that sport and recreation offer, such as improved health and wellbeing and strong social connections, it is important to identify community needs in terms of their desired activities; provide the types of facilities required to enable activities to occur; and support the clubs and organisations that deliver sport and recreation opportunities.

WHY DEVELOP A MASTER PLAN?

A twelve-year strategic master plan has been prepared with input from user groups, Buloke Shire Council, a variety of key stakeholders (government agencies and state sporting association) and the broader community to ensure that Wycheproof Recreation and Racecourse Reserve can continue to cater for the existing needs of its community and the future demands placed upon it. This strategic master plan identifies a number of priorities that the Wycheproof community believes are of critical importance in ensuring sustainability and the continuation of quality sport and active recreation opportunities. The Wycheproof community will use this strategic master plan to guide their decision making in relation to infrastructure developments over the next twelve years.

Buloke Shire, in partnership with Wycheproof Recreation and Racecourse Reserve Committee of Management has therefore developed this strategic master plan in order to identify the key actions that need to occur to ensure that the reserve continues to flourish and meet the sport and active recreation needs of the community both now and in the future.



VISION AND PLANNING PRINCIPLES

WHAT IS THE VISION AND THE PLANNING PRINCIPLES FOR THE RESERVE?

To help guide the future development and management of the Wycheproof Recreation and Racecourse Reserve, a shared vision and planning principles have been developed, utilising information from the staff and user group workshops. These planning principles are as follows:





PLANNING AND ENGAGEMENT

HOW DOES THE MASTER PLAN ALIGN WITH COUNCIL PLANS AND STRATEGIES?

The following Council plans and strategies were assessed, along with various statewide strategic plans, to understand the context in which the reserve exists and any policies or strategies which may impact upon future developments at the site.



HOW DID THE COMMUNITY CONTRIBUTE TO THE MASTER PLAN?

Extensive community consultation took place throughout the duration of this project. The key findings and survey responses are available in the Background Paper. This engagement included:



17 phone calls to user groups and key stakeholders



A meeting with a representative of Sport and Recreation Victoria and Regional Development Victoria



A community survey completed by 114 people



A workshop with 10 staff from Buloke Shire Council



A workshop was held with 17 users of the Wycheproof Recreation and Racecourse Reserve



Two community listening posts held in front of the Wycheproof IGA



One community listening post held at the Wycheproof Recreation Reserve



Two written submissions from local residents



ISSUES AND OPPORTUNITIES

WHAT ARE THE KEY ISSUES THAT THE MASTER PLAN ADDRESSES?

A range of issues have been instrumental in the development of this master plan. Some specific issues that acted as key drivers include:

ageing infrastructure which is nearing the end of its life and therefore requiring strategic decision-making around best investment options over coming years

desire by Wycheproof Golf Club and Wycheproof Racing Club to redevelop their facilities through increased accessibility and providing change facilities for female jockeys

questions around the long-term sustainability of some clubs and what this might look like in the future

potential for club mergers with neighbouring clubs

lack of compliance with Disability Discrimination Act (DDA) requirements and other relevant standards and guidelines (such as accessible toilets)

lack of facilities providing female friendly change facilities

desire to create better linkages with the town and the proposed wetlands area

expand the diversity of active recreational opportunities available on site

desire to reduce the burden on volunteers and the cost of delivering sport

potential safety and risk management issues

desire to incorporate environmentally sustainable design features at the site

desire to improve overall functionality and amenity.





WHAT ARE THE KEY ACTIONS AND OPPORTUNITIES INCLUDED IN THE MASTER PLAN?

KEY PRIORITIES OF THE MASTER PLAN INCLUDE:

Legend:	\$	\$	\$	\$	\$
	= less than \$50k	= \$50k - \$99k	= \$100k - \$249k	= \$250k - \$499k	= \$500k+
Priorities:	Quick win	High	Medium	Low	
	0-12 months	1-3 years	4-7 years	8 years +	

No.	Action	Lead and partners	Indicative cost	Priority
29	Install an electronic scoreboard on the oval.	Wycheproof – Narraport FNC	\$	Quick win
9	Install nets behind football goal posts	Wycheproof – Narraport FNC	\$	Quick win
u 41	Improve governance of WRRR	Buloke Shire Council All user groups	\$0	High
u 42	Identify roles and responsibilities of Buloke Shire Council and user groups	Buloke Shire Council All user groups	\$0	High
3	Undertake improvement works at golf club pavilion: a. Upgrade toilets and develop female jockey change facilities in golf building b. Undertake engagement and potentially develop plans for a shared golf / racing / tennis / community pavilion in 3-5 years' time c. Seek funding in 5+ years' time to develop a shared facility if feasible	a. Lead is Wycheproof Golf Club. Partners are Buloke Shire Council and Mt Wycheproof & District Racing Club b. Lead is Buloke Shire Council. Partners are Wycheproof Golf Club, Mt Wycheproof & District Racing Club, Wycheproof Tennis Club and other existing and potential user groups, e.g. Angling Club c. As above for 'b'.	\$	a. High b. Medium c. Medium low
5	Close entrance near football pavilion and develop new entrance near cricket nets	Buloke Shire Council Wycheproof - Narraport FNC	\$	High
6	Install fence between football oval and caravan park, plant low shrubs and seal roadway.	Buloke Shire Council	\$	High



Legend:	\$	\$\$	\$\$\$	\$\$\$\$	\$\$\$\$\$
	= less than \$50k	= \$50k - \$99k	= \$100k - \$249k	= \$250k - \$499k	= \$500k+
Priorities:	Quick win	High	Medium	Low	
	0-12 months	1-3 years	4-7 years	8 years +	

No.	Action	Lead and partners	Indicative cost	Priority
7	Provide water and power for events on / near the oval and near the racecourse reserve and purchase a mobile sound shell / staging	Buloke Shire Council	\$\$	High
8	Replace the reserve ticket box and add storage for the cricket club in the future if required following closure of existing entrance.	Wycheproof - Narraport FNC Wycheproof Cricket Club	\$	Quick win
13 and 14	Support the development of the wetlands plan, including public toilet construction	Buloke Shire Council	Costed separately	High
15	Construct picnic facilities - shelter, BBQ, picnic tables, public art and grassed area	Buloke Shire Council	\$\$\$	High
16	Install walking paths around the reserve	Buloke Shire Council	\$\$\$	High
17	Construct a pump track and skate park	Buloke Shire Council	\$\$\$\$	High
22	Upgrade the kitchen in the football pavilion	Wycheproof - Narraport FNC Buloke Shire Council	\$\$	High
26	Develop a BBQ area in the Green Mill area	Wycheproof - Narraport FNC	\$	High
30	Develop emergency vehicle access	Buloke Shire Council	\$	High
31	Develop a pedestrian-safe zone	Buloke Shire Council	\$	High
33	Construct a nature-based play area	Buloke Shire Council	\$	High
35	Construct a new netball court, lighting and shelters.	Wycheproof - Narraport FNC	\$\$\$\$	High
37	Develop a multi-sport change facility	Buloke Shire Council Netball, football, hockey, bowls and croquet clubs	\$\$\$\$\$	High
38, 39 & 40	Install additional shade for pool lifeguards, buy pool blanket and fix fence	Buloke Shire Council	\$\$	High



Legend:	\$	\$\$	\$\$\$	\$\$\$\$	\$\$\$\$\$
	= less than \$50k	= \$50k - \$99k	= \$100k - \$249k	= \$250k - \$499k	= \$500k+
Priorities:	Quick win	High	Medium	Low	
	0-12 months	1-3 years	4-7 years	8 years +	

No.	Action	Lead and partners	Indicative cost	Priority
u 43	Potentially employ someone to maintain facilities.	WRRR Committee of Management	\$	Medium
2	Install directional signage on Calder Highway	Buloke Shire Council VicRoads	\$	Quick win
10	Install wayfinding signage in the reserve	Buloke Shire Council	\$	Medium
11	Install interpretive signage	Buloke Shire Council	\$	Medium
12	Install outdoor fitness equipment near the wetlands.	Buloke Shire Council	\$\$	Medium
18	Develop a multi-purpose space	Buloke Shire Council	\$	Medium
19	Construct a fenced off-leash fenced dog park	Buloke Shire Council	\$\$	Medium
20	Demolish the toilet block near the hockey field and construct a storage shed for sports field maintenance equipment.	Buloke Shire Council	\$	Medium
21	Upgrade hockey playing surface, remove shipping containers and construct a basic storage unit with shelter and viewing areas attached.	Wycheproof- Narraport Hockey Club	\$\$\$	Medium
22	Install a shaded viewing area in front of the football pavilion.	Wycheproof - Narraport FNC	\$	Medium
24	Replace the toilet block near the football pavilion with a block of unisex toilets.	Buloke Shire Council	\$\$\$	Medium
25	Install new coaches' boxes next to the oval.	Wycheproof - Narraport FNC	\$	Medium
34	Install lights and shelter on the croquet courts and upgrade one of the courts to A Grade standard.	Wycheproof Croquet Club	\$\$\$	Medium
36	Construct a synthetic bowling green with lights and shelters.	Wycheproof Bowls Club	\$\$\$\$	Medium



Legend:	\$	\$\$	\$\$\$	\$\$\$\$	\$\$\$\$\$
	= less than \$50k	= \$50k - \$99k	= \$100k - \$249k	= \$250k - \$499k	= \$500k+
Priorities:	Quick win	High	Medium	Low	
	0-12 months	1-3 years	4-7 years	8 years +	

No.	Action	Lead and partners	Indicative cost	Priority
4	Construct a storage shed for tennis	Wycheproof Tennis Club	\$	Low
22	Upgrade the bar and cool room in the football pavilion.	Wycheproof – Narraport FNC	\$	Low
22	Modify the football pavilion entrance ramp.	Buloke Shire Council	\$	Low
27	Construct a small covered in grandstand.	Wycheproof – Narraport FNC	\$	Low
28	Resurface football oval.	Wycheproof – Narraport FNC Wycheproof Cricket Club	\$\$\$	Low
32	Develop an informal activity space, e.g. bocce.	Buloke Shire Council	\$	Low
1	Establish designated parking areas.	Buloke Shire Council	\$\$	Ongoing
23	Retain the old pavilion and kiosk.	Buloke Shire Council	\$0	Ongoing
44	Remove any unused buildings – sheep shed, poultry pavilion and ANA Society Pavilion (as new facilities are constructed)	Buloke Shire Council	Costed separately	Ongoing
u 45	Plant additional trees around the entire site.	Buloke Shire Council Landcare	\$	Ongoing



5. MEETING CLOSE