



Eildon Reserves Redevelopment

Thursday 23 February
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Reading material available on the portal
www.theloop.murrindindi.vic.gov.au/panel
Password: Panel23

How has Council engaged with the community?

2019: Initial discussions on the future of Thomas Marr and Walter Moore Reserves

2020: Community consultation on an Improvement Plan

2021: December – January: Community consultation on the Concept Design



Read the findings
on the portal

2022: January – August:

- Council reviewed feedback and prepared the final plans
- Grant applications submitted and notified of successfully funding support

2022: August – October: Present the final designs and gather community feedback on the proposal to sell parcels of land in Eildon

2023: 16 February EOI for independently run Deliberative Panel close

Inconclusive feedback on the proposed sale of land

Community engagement:

- 7-week period from 31 August to 23 October 2022
- Four information sessions (pop-up kiosks)
- We talked to approximately 50 people
- 75% of respondents in favour of the sale of land

Online surveys

The survey asked participants whether they were supportive of the sale of land, separately for each of the two sites at 21st Street and 7th and 8th Streets

- 93 surveys were completed online, with 60 contributors, (60 IP addresses).
- Multiple contributors submitted from the same device.
- 70% of respondents against the sale of land.

Session 1 Reading Material contains a summary of the written responses re



Council briefing determined inconclusive results from community and combined with the petition received against the sale a decision was made to postpone a resolution on the sales.

Why has the redevelopment been prioritised

- Revitalisation and economic development
 - Under investment in recent decades impacts of drought and fire across the region
 - Closed shops and businesses in the town centre demonstrate declining business confidence
 - Lake Eildon Master Plan, Splash park identified as a Tier 2 project
- Strengthen Eildon's public tourism infrastructure
 - All season regional level tourism attractor
 - increase tourism spend within township (houseboats, campers)
 - grow visitor numbers and diversity
 - develop business confidence and resilience (shops open, land valuations increase)
 - catalyse private investment
 - decrease seasonality impacts
- Economic Impact Analysis
 - Construction phase anticipated to support 21 jobs and value add \$5.2M within Victorian economy
 - By 2030 the project supports outcomes including 98-146 jobs and value add between \$11-16M across Victoria
 - Developed by REMPLAN to support Grant applications in 2022
- Physical activity, social, health and wellbeing outcomes, and community connection

Why has the redevelopment been prioritised

Examples of successful projects



BRIGHT SPLASH PARK

www.visitvictoria.com/regions/high-country/see-and-do/family/bright-splash-park



Warburton Water World

Funding Model

- Council has been successful in attracting the following grant funding to support delivery of the project:
 - \$3.5 million through RDV's Regional Tourism Investment Fund
 - \$136,800 through DFFH's Changing Places Fund
 - \$600,000 through SRV's Local Sport Infrastructure Fund
 - \$400,000 through the Local Roads and Community Infrastructure Fund
- Council has committed (Dec 2021) to contribute \$1.2 million to the project from a mixture of reserve funds, including proceeds from proposed land sales in Eildon (further info in session 2)
- The Total Project Budget is \$5.83 million with a lower budget available for construction to allow for contingencies and quality assurance
- Until tendering is awarded construction costs will not be fully understood
- Some elements of the design are currently unfunded and not included in the current project scope

Grant overview

- When Council applies for a state government grant, we are required to contribute financially
- Co-contributions are stipulated on a ratio basis e.g., \$1:\$2 or \$1:\$3. For every \$1 we contribute State Government contributes \$3
- Grant agreements have 'milestones' requiring progress by certain dates. These include construction start dates, reporting dates and construction completion dates
- Grant agreements have specific deliverables. These include specified outcomes and outputs

Grant Requirements for the Reserve



- The minimum co-contribution for the RDV and SRV grants were a 1:3 ratio. Council was required to commit to contributing funding at the grant application stage
- The milestones for the Eildon Reserves Redevelopment project include:
 - Award construction contract by April 2023
 - Begin construction by June 2023
 - Complete construction between May 2024 and December 2024 (different dates for different funding rounds)
- The deliverables for the Eildon Reserves grants confirmed to date include:
 - Regional splash park, toilets, change rooms and picnic shelter, upgrades to park furniture, a safe pedestrian link, regional playground including flying fox and swings, senior play space and skate park.

Risks of not accepting the grant

- These grants are significant and highly competitive, particularly the \$3.5M grant from Regional Development Victoria. An opportunity for Eildon to attract this level of funding for the same project would be challenging
- Eildon Reserves Redevelopment project cannot proceed without grant funding
- *Since this time last year, Victoria has already experienced an escalation in construction costs of approximately 12.3% according to Cordell Construction Cost Index (CCCI) findings*
 - the further this project is delayed the more expensive it will be.

Opportunities present if we sell the land

- *To be further discussed in session 2*
- Provide funds to aid in constructing the Eildon Reserves project
- Reduced maintenance/operational costs no longer required from Eighth and Twenty first Street, will be reallocated to maintaining the Eildon Reserves Redevelopment.
- Consolidation open space in Eildon will support improved asset standards for broader community and visitor benefit, guided by the Recreation and Open Space Strategy 2018-2028.
- Additional proceeds from land sale could support co-contributions on other grant opportunities to benefit suitable Eildon projects