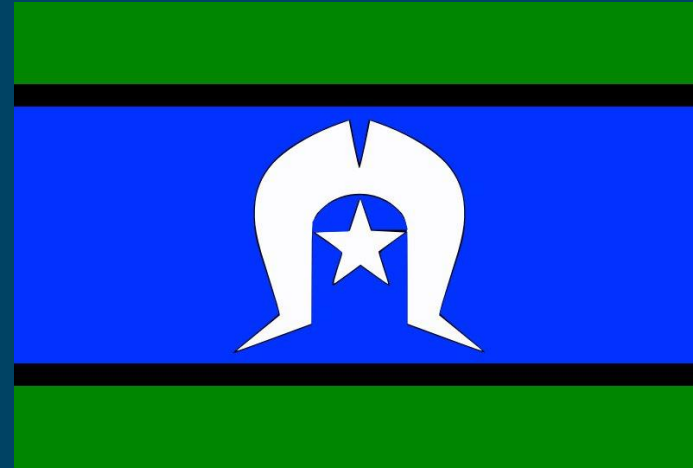




Deliberative Panel – Session Two

Eildon Reserves
Redevelopment

capire



Acknowledgement of Country

Project team

Capire Consulting Group



Denise Francisco
Senior Associate /
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Charlotte Yu
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Murrindindi Shire Council

Stuart Coller

Manager Community Wellbeing

Jamie Carns

Acting Coordinator Project Delivery

Natalie Matheson

Community Engagement
Project Officer

Emma Kubeil

Principle Strategic Planner

Michael Chesworth

Director Corporate and Shared
Services

Ground rules for a great conversation



Be generous with your knowledge and experiences to help shape the outcomes



Participate in constructive conversation, listen respectfully and consider all views shared



Share feedback along the way



Be curious, everyone has something to contribute



Stay on topic



Participate in a way that you feel comfortable

Panel session overview

Panel session 1: Introductory session

Thursday 23 February
5.30pm – 8.30pm

Objectives:

- Introduce panel members to their role, purpose, and outcomes of panel sessions
- Present key project information
- To develop and agree criteria to develop recommendations for Council
- To agree principles for how we are going to work together to make recommendations

Outcome

- Principles for how to work together
- Criteria to develop recommendations for Council

Panel session 2: Assessment of options

Saturday 25 February
2.00pm – 5.30pm

Objectives:

- To build curiosity and explore different ideas and the options
- To ideate, converge and identify common aspirations
- To delve deeper into the impacts of the options

Outcome:

- Identified common aspirations and explore impacts of options for funding the Redevelopment

Panel session 3: Agree and present final option

Saturday 4 March
2.00pm – 5.30pm

Objectives:

- Assess options and agree preferred option through consideration of information presented to date
- Develop recommendations for Council

Outcome:

- Agree preferred option for funding the Redevelopment
- Finalise recommendations to Council

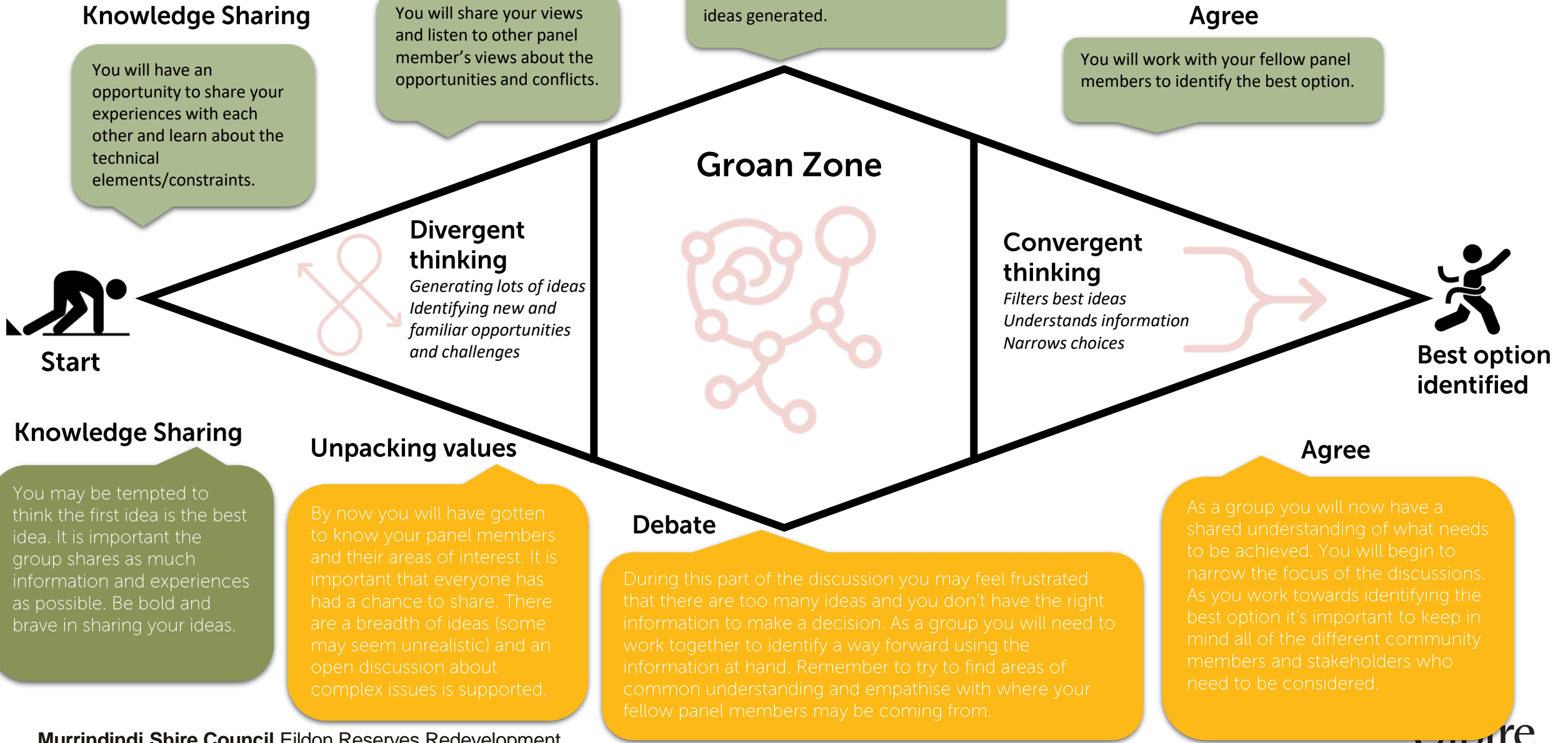
Agenda

Time	Item	Lead
2.00pm	Welcome and introductions	Capire
2.15pm	Discussion 1: Finalisation of criteria to decide the way forward	All
2.30	Council presentation to explore each option <ul style="list-style-type: none">• Q&A	Council
3.20pm	Comfort break	All
3.30pm	Discussion 2: Pros and cons of each option	All
4.30pm	Comfort break	All
4.45pm	Polling activity	All
5.05pm	Review poll and discussion	All
5.25pm	Next steps and close	Capire

Principles to work together

- We will have mutual respect for each other's perspectives, and won't speak over another person when they are speaking.
- We will raise our hands to make a comment and ask questions.
- We will declare any potential conflicts of interest to enable an open and transparent conversation.
- We will be open to the Panel process and to what we might learn about the Project.
- We will keep discussions in the Panel confidential to honour the Panel process, we do not share or post about our conversations on social media.
- We will make an effort to sit with different many panel members for each group activity to understand different points of view.

Option consideration



Discussion 1: Finalise criteria to decide the way forward

Draft criteria to decide the way forward

- The decision must be evidence based, produced through an open and transparent Panel process.
- The decision must benefit all members of the Eildon community, including children, young people, the elderly, people with disability, people from culturally and linguistically diverse backgrounds, and businesses.
- The decision encourages economic growth and addresses community needs in response to population growth in Eildon.
- The decision encourages growth in tourism by attracting new and existing visitors to Eildon all year round.
- The decision provides sufficient green open spaces that is utilised for the whole of Eildon.
- The decision considers funding to be contributed adequately and effectively.
- The decision considers other related impacts, including parking arrangements and surrounding facilities to the site.
- The decision values, protects, and celebrates existing characteristics of Eildon.
- The decision honours the planning and processes that have been done for the Project so far.

What is your level of comfort with each criteria?

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Exploring the options

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Eildon Reserves Redevelopment

Saturday 25 February, 2023

Murrindindi Shire Council

Michael Chesworth, Director Corporate & Shared Services

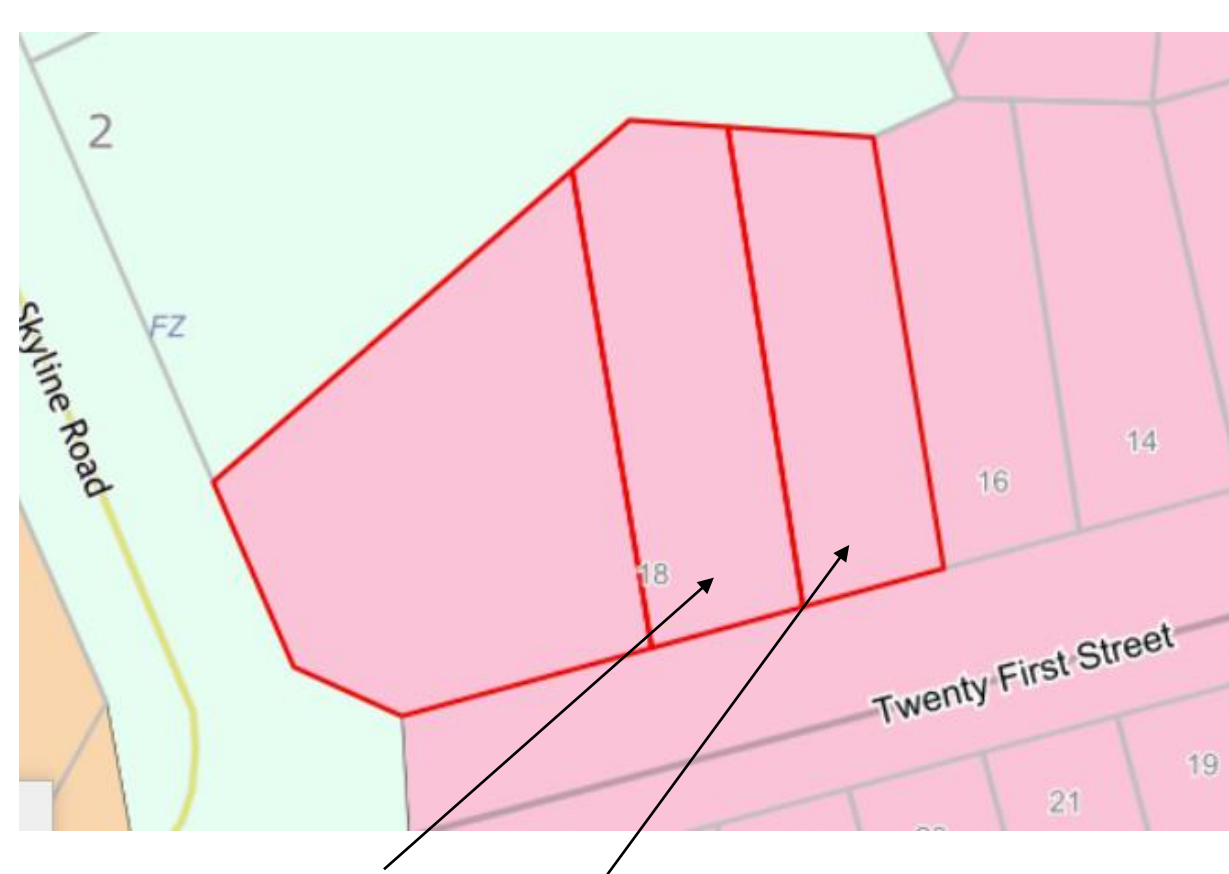
Emma Kubeil, Principal Strategic Planner

Capital Funding Sources (Recap)

Source	Funds
External Grants	
LRCI Round 3 (Federal)	\$400,000
RTIF (RDV - State)	\$3,500,000
LSIF (SRV - State)	\$600,000
DFFH (State)	\$136,800
Sub total	\$4,636,800
Council Funds	
Council Infrastructure Reserve	\$600,000
Shaw Avenue Reserve	\$43,752
Council Public Open Space Reserve	\$150,000
Sale of Council Land – Open Space	\$400,000
Sub total	\$1,193,752
Grand Total	\$5,830,552

Twenty First Street, Eildon

The land was purchased in 1958 from State Rivers & Water Supply Commission



Area of lots 993sqm and 827sqm and parkland 1774sqm

- All 3 parcels subdivided and zoned as General Residential
- A Covenant applies to all parcels (Public Reserve, recreation purposes, playground)

Prepare for sale



Area of lots 993sqm and 827sqm
and parkland 1774sqm

Twenty First Street, Eildon

- A planning permit would be required to allow the removal of the covenant on the land prior to any sale
- If two parcels are sold the existing public space could be retained

HISTORY

Land purchased in 1958 from State Rivers & Water Supply Commission.

In 2000, a planning permit was issued for subdivision and removal of the covenant

Proceeds from the sale helped fund the relocation of the Infant Welfare Centre



Area approximately 3995 sqm

Eighth and Seventh Street

- The covenant is for the purpose of an infant welfare centre, municipal library, or children's playground
- The current use is for Public Space
- The northern section is zoned as General Residential and has a "Reservation status"
- The southern portion is zoned as Public Park and Recreation Zone (PPRZ)

Why is land sale part of the funding mix?

Equity in Funding Allocation

- Council capital funding consisting of equal amounts of “whole of Shire” contribution (\$600,000) and sources already reserved for Eildon and District (\$593,752)

Consolidating Recreational Assets / Facilities

- Transferring the value of two smaller areas (small open space parcels) into an enhanced multi-use recreational offering
- Minimising unnecessary duplication of costs and over-servicing



**Any Questions,
clarification
or reflection
around
Capital Funding
Sources**

Prepare for sale

10 Eighth Street, Eildon



Area approximately 3995 sqm

- A Planning Scheme Amendment would rezone the Public Park and Recreation Zone to General Residential Zone.
- The Planning Scheme Amendment would amend Clause 52.02 to enable the removal of the covenant and the reserve status.

This process is formally known as a Planning Scheme Amendment



**Any Questions,
clarification
or reflection
around the
planning permits associated
with these parcels?**

18 Twenty First Street



Anticipated net proceeds from sale (estimate)

\$80,000 to \$100,000

Includes costs for

- provision of services to lots
- planning processes to remove restrictive covenant
- cost of sale process (legals, valuation, advertising, sale agent costs)

10 Eighth Street and 11 Seventh Street



As is, 2 lots unsubdivided

\$380,000 to \$410,000

Includes costs for:

- planning processes to rezone, remove covenant
- cost of sale process (legals, valuation, advertising, sale agent costs)

10 Eighth Street and 11 Seventh Street, Eildon

Subdivided into 6 lots (as development option)

\$720,000 to \$745,000

Includes costs for:

- costs of providing services
- planning processes to rezoning , subdivide, remove covenant
- cost of sale process (legals, valuation, advertising, sale agent costs)



10 Eighth Street and 11 Seventh Street, Eildon

Summary:

Sale of lots as is \$460,000 to \$510,000

Sale of Lots (with 6 lot subdivision)
\$800,000 to \$845,000



**Any Questions,
clarification
or reflection
around the
estimates**

Town Planning

- Council has a Public Open Space Policy and as part of that design it aligns with the Subdivision Act 1988.
- Should public space be sold, the funds from the sale of the land MUST be put back into enhancing/improving or providing public space.
- Funds from the proposed sale of the land will stay in Eildon to support project delivery
- This proposal complies with the requirements of the PoS policy.

Town Planning

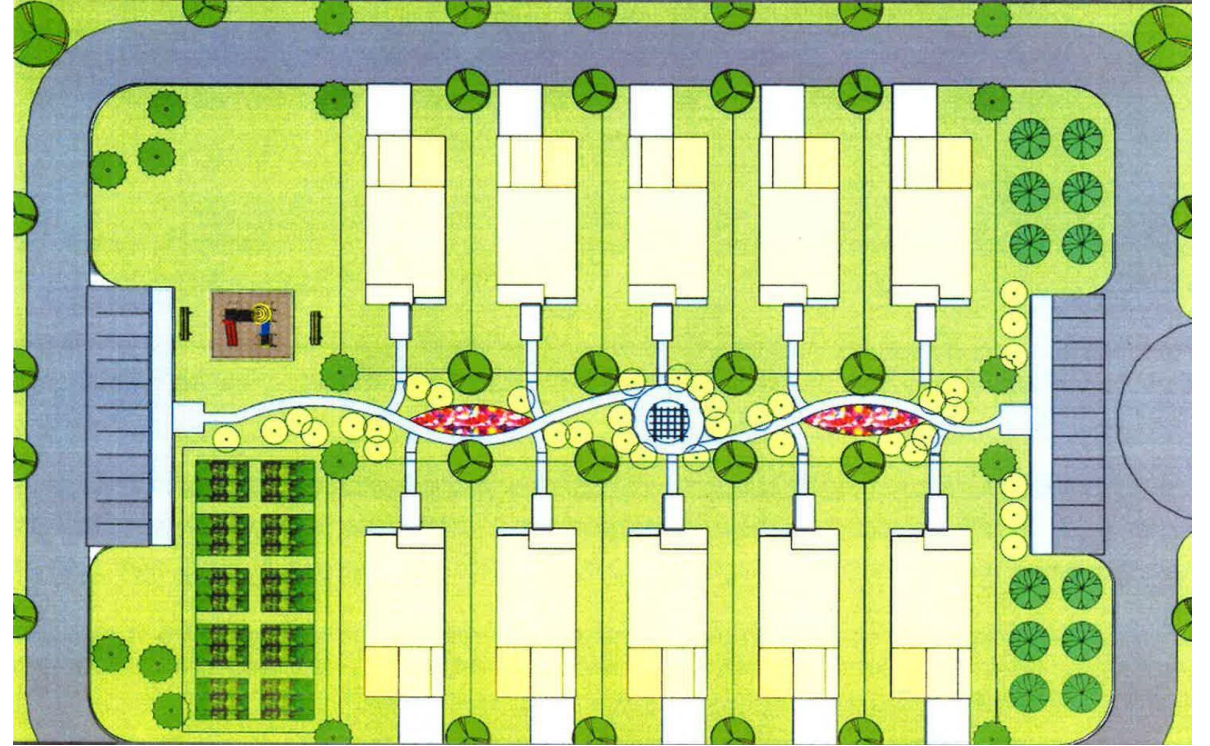
The Housing and Settlement Strategy highlights the gaps/shortage in our housing supply and identified the need for key worker accommodation (smaller and more affordable)

How can Council influence what the land is used for?

- Have appropriate land zoning
- Agreements can be registered on title
- A Planning Scheme Amendment can place planning overlays on land, e.g. Design and Development Overlay



Possibilities – Options?



- Standard residential housing, similar subdivision to neighbouring properties
- Housing for key workers, that are smaller, more affordable residential dwellings
- Provide Landscaping to create green space and tree canopy
- Pedestrian connectivity from Eighth Street to Seventh Street

Comfort break

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Discussion 2: Pros and cons for each option

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Options to be deliberated

Option 1:

Proceed with sale of land to support project delivery within the current scope, as per proposed timelines. This will include considerations for new use opportunities for the land parcels if sold.

Option 2:

Do not progress with the sale of land, and the project either does not proceed, or it proceeds at a much-reduced scale with fewer benefits to the local economy and user experience.

Comfort break

Polling activity

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Level of comfort with each option

- Refer to the pros and cons for each option and criteria to decide on the way forward.
- Indicate your level of comfort for each option.
- Post a sticky note with any comments that describes your selection and why and any suggested ideas for consideration by Council.

Option 1:

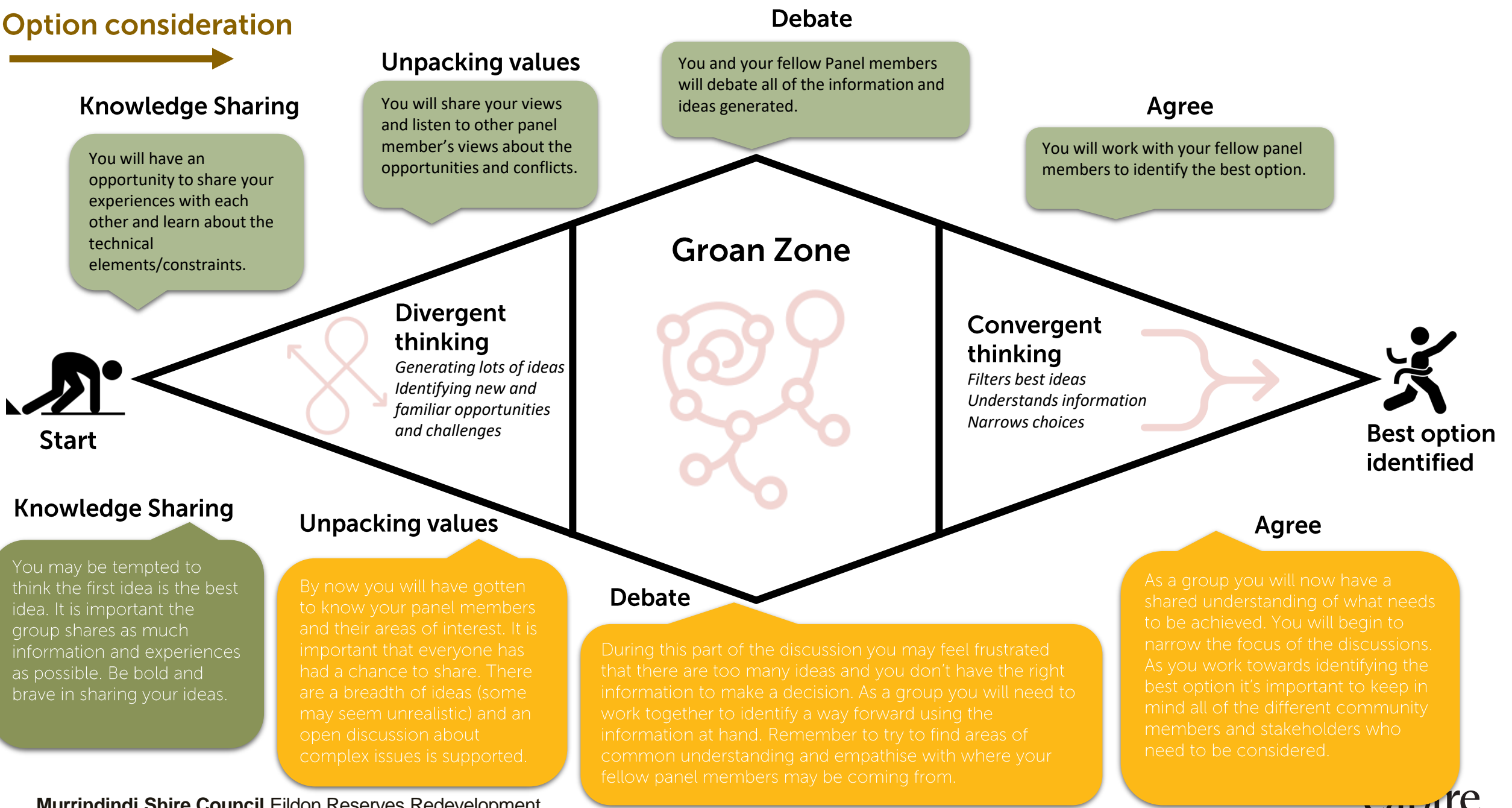
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Next steps

Option consideration



Next steps

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Communication

General questions and discussions:

Panel members' portal on 'The Loop'

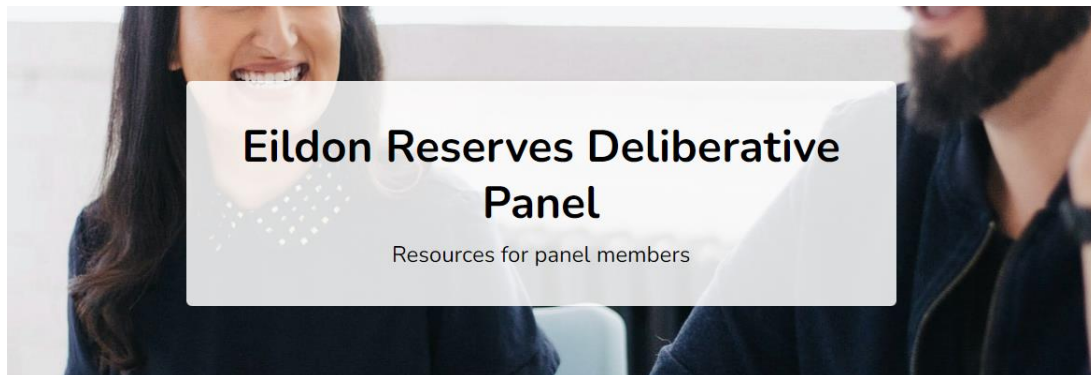


Reading material available on the portal
www.theloop.murrindindi.vic.gov.au/panel
Password: Panel23

Questions and feedback about the Panel:

Email: charlotte@capire.com.au

Phone: 0423 464 824



Thank you

Capire Consulting Group

Wurundjeri Country

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capire
Giving every
person a voice