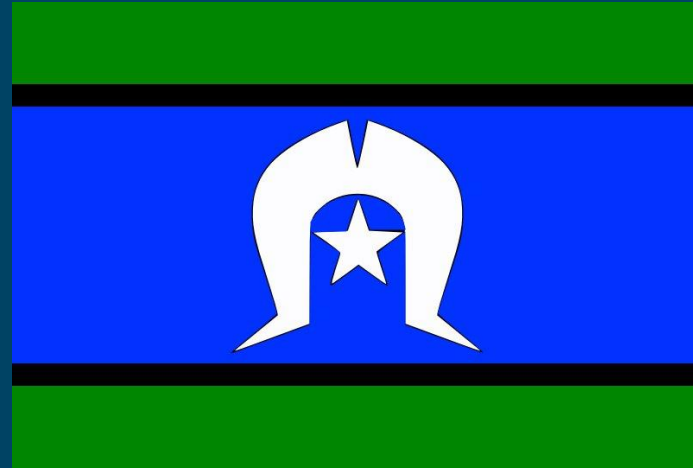




# Deliberative Panel – Session Three

Eildon Reserves  
Redevelopment

capire



Acknowledgement of Country

# Project team

## Capire Consulting Group



**Denise Francisco**  
Senior Associate /  
Client Development Lead



**Charlotte Yu**  
Consultant

## Murrindindi Shire Council

### **Natalie Matheson**

Community Engagement  
Project Officer

### **Kate Siebert**

Interim Director Engagement

# 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

# Agenda

Time	Item	Lead
2.05pm	Welcome and introduction	Capire
2.20pm	Group reflections	All
2.35pm	Information to be considered	Capire and Council
3.00pm	Brainstorming ideas	All
3.20pm	Comfort break (sign-in forms)	All
3.35pm	Putting ideas to themes	All
4.35pm	Recommendation rating	All
4.55pm	Refine and finalise recommendations	All
5.15pm	Panel reflections	All
5.25pm	Thank you and next steps	All

# Session Two recap

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# 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.

# Criteria to inform decision making

- 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.



# Pros and Cons of Option 1

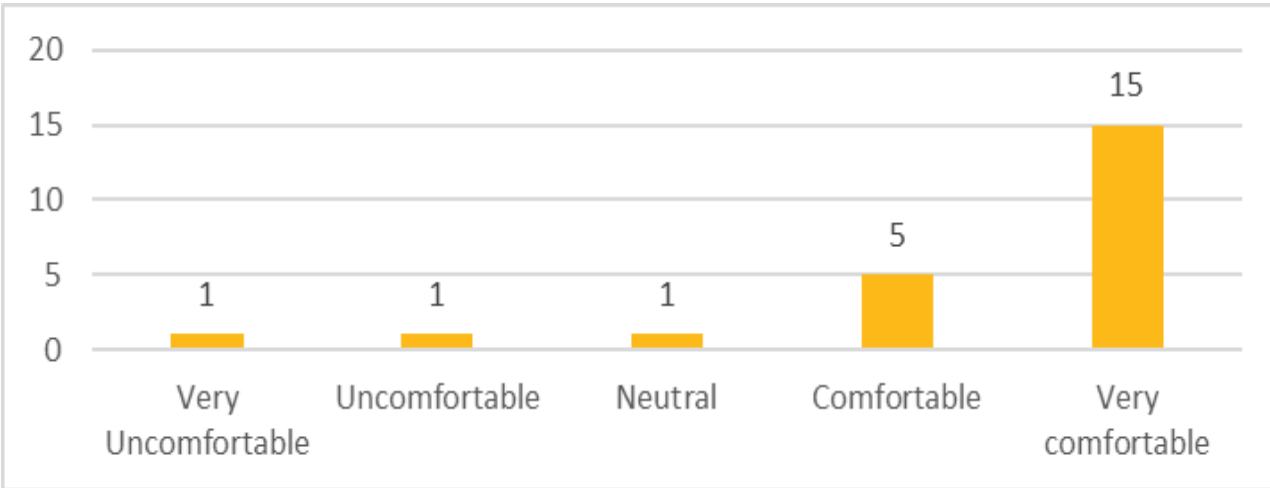
Pros	Cons
<p><b>Funding</b></p> <ul style="list-style-type: none"><li>• ensures the Project is being delivered in full scope with sufficient funding</li><li>• secures State grants</li></ul> <p><b>Benefit to the Eildon community</b></p> <ul style="list-style-type: none"><li>• adds a key attraction to the Eildon town centre</li><li>• provides high quality open space for young people and people with disability</li><li>• attracts existing and new visitors to Eildon</li><li>• increases employment opportunities</li><li>• stimulates economic growth in Eildon</li><li>• improves overall image of Eildon</li></ul> <p><b>Opportunities for land sale</b></p> <ul style="list-style-type: none"><li>• provides opportunities to diversify housing options in Eildon to address housing demands from key workers and the growing population</li><li>• reduces cost required to manage current underutilised open spaces</li><li>• retains sufficient open space at Twenty First Street</li><li>• gains potential extra funding for other future opportunities in Eildon</li></ul>	<p><b>Risks to the Eildon community</b></p> <ul style="list-style-type: none"><li>• amplifies existing transport issues, including traffic congestion, limited parking spaces, and pedestrian safety around the Project site</li><li>• causes disturbance to local residents with increased visitors to Eildon</li></ul> <p><b>Land sale</b></p> <ul style="list-style-type: none"><li>• risks loss of valuable open space if land being sold is not developed to diversify housing options to support the growing population and key workers</li><li>• reduces open space available for residents around land parcels proposed to be sold</li></ul>

## Pros and Cons of Option 2

Pros	Cons
<ul style="list-style-type: none"><li>• retain existing open space that is valuable to the Eildon community</li><li>• ensure Twenty First Street open space is available for local community members to enjoy activities such as footy and cricket</li></ul>	<ul style="list-style-type: none"><li>• risk of losing State grants</li><li>• continued delay of the Project</li><li>• waste of resources and effort dedicated to the Project so far</li><li>• damage to the reputation of Eildon</li><li>• declining economy of Eildon</li><li>• lost opportunities to provide quality open space for young people</li></ul>

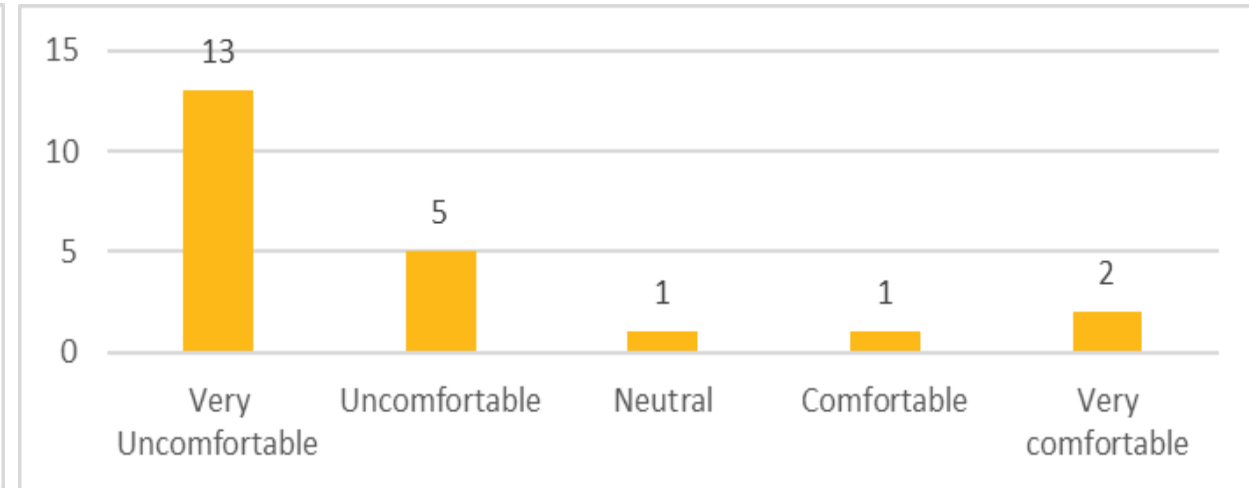
# Level of comfort poll

## Option 1



- Comfortable or very comfortable: 20 (87%)
- Neutral: 1 (4%)
- Uncomfortable of very uncomfortable: 2 (9%)

## Option 2



- Comfortable or very comfortable: 3 (14%)
- Neutral: 1 (5%)
- Uncomfortable of very uncomfortable: 18 (82%)

# Further considerations mentioned for Option 1

- 10 Eighth Street and 11 Seventh Street site be subdivided for more funding.
- Prioritise sale of land parcel on 10 Eighth Street and 11 Seventh Street over sale of 18 Twenty First Street if sufficient funding is secured
- Excess funding from the Project to be allocated to upgrade other open spaces in Eildon, including 18 Twenty First Street, Gum Tree Gully Reserve, and Eildon Pondage
- Land parcels being sold should be developed as unit housing to provide more diverse housing options targeted at key workers, elderly, and young families.
- Further exploration of Utah Place to remain open for vehicle access to be considered to reduce traffic congestion on the main street

# 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

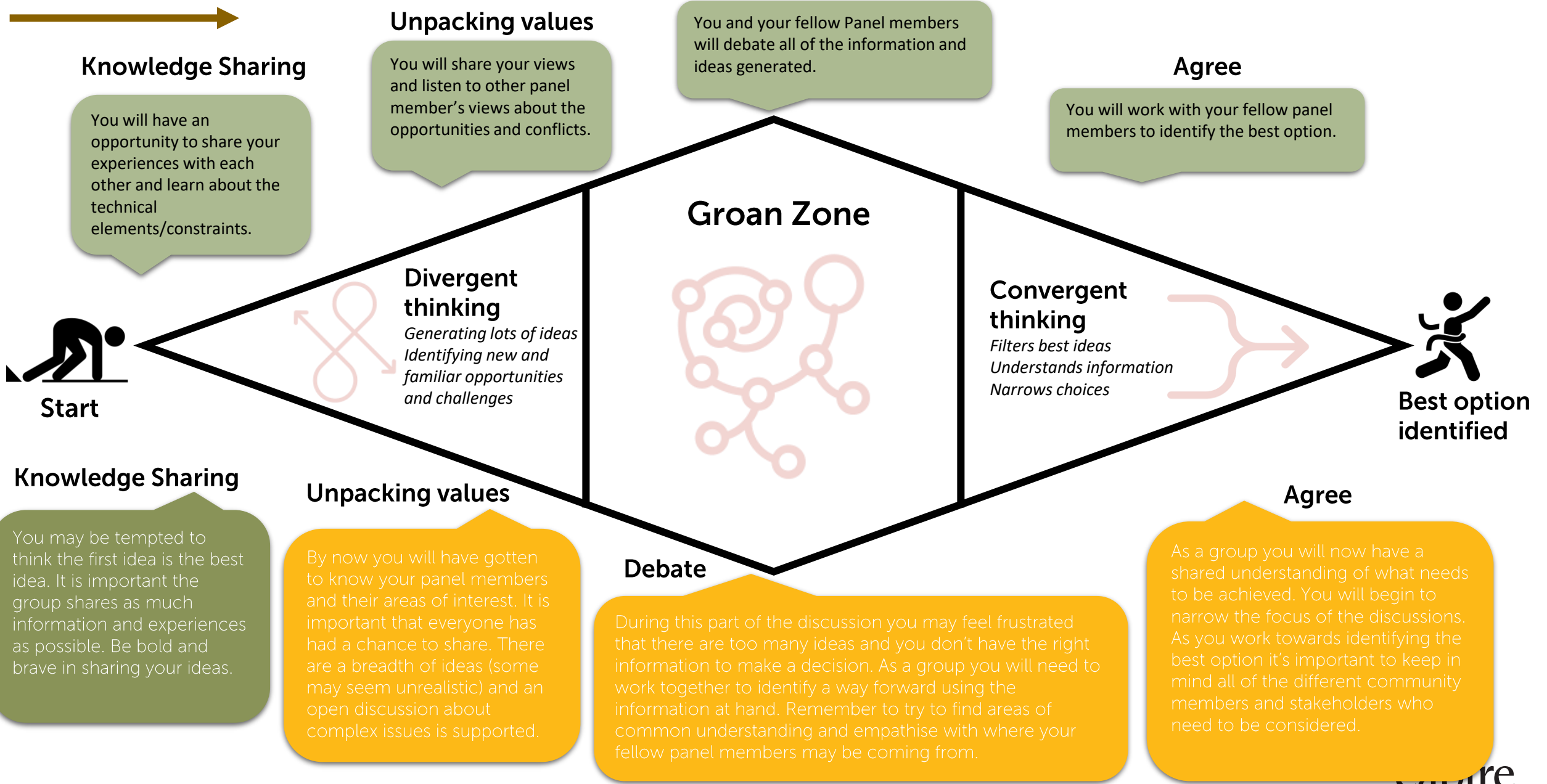
### Objectives:

- Consider information presented to date
- Develop recommendations for Council

### Outcome:

- All information provided is considered
- Finalise recommendations to Council

Option consideration



What Panel Members can expect to experience and some tips to help you along the way

# Group reflections

**Since we last met, I have been  
thinking...**



**Information to be considered**

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Bess Nolan-Cook, CEO of [Tourism North East](#),  
Tourism North East is the regional tourism board for Victoria's High Country.

**In 2016/17 Mitchell Shire Council completed the development of a Splash Park at Hadfield Park Wallan. The Annual report for that year notes:**

*One of the most exciting projects delivered in 2016/17 was the new Community Adventure Playground and Splash Park in Wallan. The playground has become a real focal point for our community and proved to be extremely popular with locals and thousands of visitors from across the State over summer. It has become an unexpected economic driver and won the Major Playspace Award*

## **Council's youth officer held a lunch time engagement activity**

20 young people from Eildon and Alexandra attended

The young people

- support selling the land to contribute to the reserves redevelopment
- would like to see more township housing available
- feel its important to have a play space for them and are wanting to see the pump track included in the parks delivery (currently not funded)

## Pedestrian link across Utah Place

- The pedestrian link will make Utah Place a no-through road. We've included this change based on feedback from community members who expressed safety concerns for pedestrians moving between the two reserves
- The final designs were available for feedback from August – October 2022
- Changes to park design is out of scope for panel deliberations. *The group (separate from the recommendation) could reference their concerns. For example: Please consider the inconvenience of road closure overlay to safety concerns and flow/park connection.*

# How can Council influence small scale density?

Lot #1 and Lot #2 Twenty First Street, Eildon

The Planning Scheme can contain a Design and Development Overlay.

This overlay specifies how the land can be developed and provides guidance for potential buyers.

If the panel would like to see small scale accommodation they could request Council list the land for sale with a Design and Development Overlay, or if the panel are comfortable with current lot layout, they could recommend Council list the lots with current sub division (2 blocks).

# Lot #0 Park - Twenty First Street

Estimated revenue (from sale) is \$80-100,000

The playground improvement (if cost neutral) could support:

- a small amount of park equipment (swing)
- Landscaping, and
- basic seating / rocks
- Council will communicate and engage the community on this in the future.

**Brainstorming ideas**

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# Option 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.

## Further considerations mentioned for Option 1

- 10 Eighth Street and 11 Seventh Street site be subdivided for more funding.
- Prioritise sale of land parcel on 10 Eighth Street and 11 Seventh Street over sale of 18 Twenty First Street if sufficient funding is secured
- Excess funding from the Project to be allocated to upgrade other open spaces in Eildon, including 18 Twenty First Street, Gum Tree Gully Reserve, and Eildon Pondage Caravan Park
- Land parcels being sold should be developed as unit housing to provide more diverse housing options targeted at key workers, elderly, and young families.
- Further exploration of Utah Place to remain open for vehicle access to be considered to reduce traffic congestion on the main street

# Instructions

- In groups, brainstorm your ideas for the Options
- Write down your ideas on the cards
- Pick the top three ideas and present to the whole group

**Comfort break**

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# Putting ideas into themes

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# Drafting recommendations

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# Refining recommendations

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# Finalising recommendations

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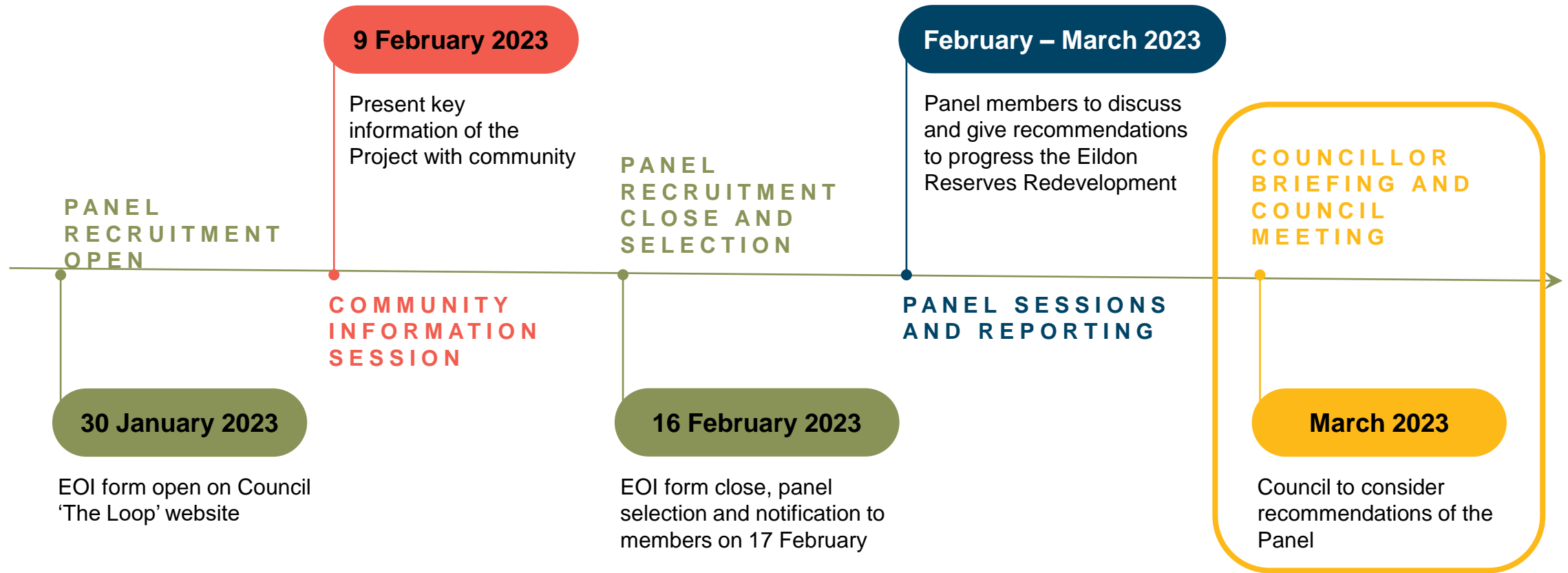
# Panel reflections

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**Next steps**

**Volunteers to present to Council**

# Next steps



- Session summary and overarching summary report
- Council briefing on **Wednesday 15 March** to present findings of the Panel to Council officers and Councillors
- Council Meeting on **Wednesday 22 March** to consider Panel recommendations

# Thank you

**Capire Consulting Group**

Wurundjeri Country

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Giving every  
person a voice