



**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Council Meeting
Under Separate Cover**

Wednesday, 28 September 2022

Table of Contents

PE.1	Romsey Structure Plan - Emerging Options Paper Counsultation Summary Report and Next Steps	
	Attachment 1 Romsey Structure Plan - Emerging Options Paper Consultation Summary Report ~ final 2022 -09-28	4
PE.2	Woodend Community Centre Project – Design Endorsement	
	Attachment 1 Woodend Community Centre Project - Design Pack.....	42
AO.4	Public Toilet and Barbecue Strategy	
	Attachment 1 Public Toilet & Barbecue Strategy.....	92



Romsey

Structure Plan

Emerging Options Consultation Report

August 2022



PLAN2PLACE

 **Macedon
Ranges**
Shire Council

1 Draft Romsey Structure Plan Emerging Options Paper Consultation Summary Report

1.1 Introduction

Romsey is a district town township that is planned to grow to a large district town. The structure plan will provide a vision for the sustainable development of the township to 2050 and set a long term settlement boundary in line with the Macedon Ranges Statement of Planning Policy (SPP).

It will identify the character and environmental qualities of Romsey to be protected while planning for township growth, enlivening the town centre, strengthening the local economy and building community resilience.

A new structure plan will provide certainty about the future of Romsey to landowners, the community, businesses, authorities and stakeholders.

Phase 2 Consultation invited community feedback to help shape the long term future of Romsey through the Romsey Structure Plan Emerging Options Paper (EOP). The EOP builds on the community consultation undertaken for the Issues and Opportunities Paper in 2018.

1.2 Consultation

Consultation began on the Emerging Options Paper on 21 February 2022 and closed on 1 April 2022.

The consultation was promoted through the following channels:

- Mail out of 2598 letters to landholders and occupiers
- Posters distributed around town
- Media releases
- Newspaper advertisement
- Social media posts
- Hard-copy documents available at all Council service centres

Face-to-face drop in sessions were held on 28 February and 16 March 2022.

Council also held an evening online Q and A session on Tuesday 8 March. Council had 92 registrations. A total of 76 attendees were online for Plan 2 Place to present the EOP and take questions. Not all questions were able to be responded to on the night but officers uploaded Q and A document online for participants and the general community to view.

A total of 58 written submissions and 417 survey responses were provided during the consultation period. One submission was included that comprised minutes from a community led meeting.

2 Romsey Structure Plan Emerging Options Paper Consultation Summary – Written Submissions.

2.1 Vision and Objectives

Summary

There was general support of the vision and objectives in the EOP. Submission 49 questioned what an “attractive and affordable place” actually means and stated that high quality design and development outcomes need to be specified. It recommended including an objective ‘to maintain the setting of Romsey as a rural township within a rural landscape’.

Response

General support for the vision and objectives for Romsey is noted. The questioning of “attractive and affordable place” is an aspirational vision and is specifying this through a broad vision for the township. The term ‘rural township’ as opposed to ‘township’ is considered a possible change that may add additional support to the other aspects of the vision or of Romsey becoming a “large district town”.

Action

1. Consider changing Objective 1 “To maintain the setting of Romsey as a rural township within a rural landscape” in the draft Romsey Emerging Options Paper.

2.2 Theme: Landscape and Natural Environment

2.2.1 Protection of Agricultural Land

Summary

The need to protect the surrounding agricultural land of Romsey from urban encroachment was raised in 11 submissions. Concerns raised included:

- farming families being forced to move away
- land use conflict
- loss of highly productive soils,
- climate change impacts and
- interface issues.

Some comments questioned to what ‘agricultural land’ means as many areas are within the Rural Living Zone and that some parcels are not viable for agricultural enterprise.

A need to ensure any growth provides sufficient buffers between residential and rural land were raised. Options include open space buffers or larger densities on the interface.

Response

The good quality soils of the Romsey and Lancefield district and the need to protect these is acknowledged in the Issues and Opportunities Paper, EOP and wider Council policy.

The desire of the community to protect this resource is noted. Rural living developments and fragmentation of land has affected these areas and should form a key consideration moving forward.

The desire to ensure adequate buffers between rural land and residential housing is noted and supported. Adequate measures to ensure that setbacks and interfaces do not cause on-going issues with surrounding rural land will need to be explored and directed as part of the draft Romsey Structure Plan.

Action

1. Minimise extension of the township boundary into high quality agricultural to the north, east and west of the Romsey township.
2. Investigate an appropriate land use buffer between any new residential development and productive farming land to minimise amenity conflicts between the two uses. This should take into account permit triggers within rural zones and setbacks from residential zoned land and sensitive uses.
3. Consider the opportunity to improve urban/rural interfaces and bushfire defence as part of any growth option.
4. Investigate southern growth options for Romsey while keeping the principles of minimising external growth of the existing township boundary.
5. Explore options and policy in protecting rural-residential interfaces within the draft Romsey Structure Plan.

2.2.2 Heritage and Landscape Protection

Summary

Submissions have highlighted the need to preserve the heritage of Romsey and retains its rural character. The preservation of the heritage farmsteads, streetscapes and landscapes within and outside of the township are seen as an important priority for the township.

Response

The setting of Romsey within a rural landscape is acknowledged in the draft vision and objectives in the EOP. The Five Mile Creek and Deep Creek corridors and views to the rural hinterland of Romsey including the Mount William Range, Chintin Hills, Cobaw Ranges, Macedon Ranges and Romsey and Lancefield Plains have all been identified as landscape features that are important to Romsey.

Action

6. The draft structure plan should include an implementation action to undertake heritage reviews for Romsey and surrounding farms as part of Council's future strategic work plan.
7. Ensure growth options avoid areas of landscape sensitivity
8. Improve the rural/urban interface through use of buffers, landscaping, built form and bushfire breaks.

2.3 Urban Structure and Built Form

2.3.1 Maintaining Romsey's character

Summary
Submissions raised the need to protect Romsey's main street character and preserve the streetscape character of the wider township. Some residents feel that recent upgrades such as the Melbourne-Lancefield Road and Barry Street roundabout are out of character for Romsey. The need for better urban design outcomes was also noted. Neighbourhood character of residential areas was also raised as important including lot sizes, road design, infrastructure design and height of buildings.
Response
<p>The desire of the community to maintain the rural feel and character of Romsey and its location within a rural landscape is acknowledged. The Romsey ODP and MRSC Planning Scheme give some direction to the main street. The entrance into Romsey and the 'arrival' into the town is identified as needing direction within the structure plan. A wider urban design framework and review of neighbourhood character controls are also considered necessary to define and protect the character of Romsey.</p> <p>Action</p> <ol style="list-style-type: none">9. The draft Romsey Structure Plan should outline broad urban design principles.10. The draft Romsey Structure Plan should outline future work for a Romsey Urban Design Framework.11. The draft Romsey Structure Plan should outline a neighbourhood character strategy.

2.3.2 Consolidated retail area

Summary
Support was shown for a consolidated, walkable commercial area. Some submissions raised the need for better activation, community spaces and built form outcomes if development does occur. Vacant land and buildings were seen as an issue and further work was need to incentivise development and activation.
Response
<p>The activation and consolidation of the retail area is noted to have some support with concern around vacancy or the lack of options for commercial businesses to establish. A desire for a community square type option is also noted.</p> <p>Action</p> <ol style="list-style-type: none">12. Review planning controls in Romsey commercial centre to ensure they will achieve desired urban design outcomes, support walkability and the possibility of a community space.13. Review activation incentives within Romsey outside of the structure plan process for Romsey Township.

2.3.3 Increase of residential density in centre of town

Summary
There was some support for increased densities within a walkable distance of the Romsey town centre. There was also feedback regarding the need to retain Romsey's character. The desire for options for downsizing and more affordable housing were supported while other submissions raised concern about increased densities detracting from Romsey's character.
Response
It is acknowledged that there is some support for infill development to offer housing diversity and affordability. This infill should only occur where it is appropriate to Romsey's neighbourhood character or clear direction within the draft Romsey structure plan. The current Design and Development Overlay Schedule 18 (DPO18), Development Plan Overlay Schedule 15 (DPO15) or the Heritage Overlay are the current planning controls implemented to ensure outcomes the identified neighbourhood character outcomes within Romsey. Examination of these controls in light of growth options, how the controls interact and constrain development should be further reviewed. It is noted no development plan has been approved under the DPO15 since it was implemented in 2012.
Action
<ol style="list-style-type: none"> Review neighbourhood character and desired outcomes for the Romsey township as part of the draft structure plan. Ensure the planning controls are fit for purpose to achieve desired character outcomes for infill type development within the centre of town.

2.3.4 Protection of heritage

Summary
The community has highlighted the need to protect Romsey's heritage as an outcome of the plan. Preserving original housing within the inner Romsey area, heritage homesteads outside the township boundary and heritage streetscapes are all important to the community if increased density and development is to occur.
Response
It is acknowledged the desire to retain and protect important heritage features of the Romsey Township both within and outside of the town. The Heritage Overlay Schedule 267 (Romsey Town Centre Precinct) identifies sites within the centre of Romsey and provides some protection. Other individual sites are protected such as the Catholic Church on Main Street (HO141), Deep Creek reserve (HO64), Romsey Post Office (HO144) etc. Council is continually undertaking strategic heritage work and a future review can identify sites not currently protected. This includes bringing previous heritage studies up to standard for inclusion in modern planning schemes.
Action
<ol style="list-style-type: none"> Draft structure plan to outline future review of the heritage protections within Romsey and district as part of Council's ongoing heritage work, including: <ul style="list-style-type: none"> assessment of places that are not currently protected review and correction of the protections currently in place; and

- production of supporting work such as Heritage Design Guidelines, to assist sympathetic infill development.

2.3.5 Key Issue: Greening of township

Summary

Generally there was support for more street plantings and opportunity for plantings within private land in Romsey. The need to retain vegetation with any infill development was also seen as desirable. The continuation of avenue plantings along main roads was also supported by some. The planting of a tree within the central Melbourne-Lancefield/Barry Street roundabout was questioned by some submitters.

Response

It is acknowledged that a desire for additional township greening both in the public and private space. The loss of any trees from infill development would need to be carefully managed and offset to achieve a net gain or improvement to current requirements. Minimum garden areas and tree planting requirements could be explored in a review of existing planning controls. Further landscaping works can also be reviewed with the Department of Transport as required.

Action

17. Explore ways to encourage tree planting through planning controls in the draft Romsey Structure Plan.
18. Ensure draft Romsey Structure Plan gives direction on the enhancement and continuation of public street tree plantings within Romsey.

2.4 Activities and Land Use

2.4.1 Need for more retail and services

Summary

Submissions raised the need for more local retail and services within Romsey. The closure of the Romsey Hotel, supermarket and other shops were seen as poor outcomes for the town. It was noted by some that there should be an incentive for land owners with vacant commercial buildings to activate the town centre. Other submissions noted that other towns provided for their retail and service. Some submissions questioned if the increase in retail in town would directly provide employment for locals.

Response

The retail assessment undertaken by Tim Nott to inform the Structure Plan has identified that there is sufficient Commercial 1 zoned land to meet future demand. Submissions have raised the community's desire for an increase in services and retail options. Facilities such as supermarkets, pubs and other retail can be encouraged by providing a sufficient amount of zoned land. Planning controls and policy have a role to play in enhancing commercial development.

Urban design, township character and the amenity of Main Street/Pohlman Street areas will also play a role in activation and economic development of the town centre.

Action

19. Review existing controls applying to C1Z land as part of draft Romsey Structure Plan.
20. Note comments regarding using rates to incentivise landholder to active vacant properties to be considered by Council at next rates review.

2.4.2 Tourism

Summary

Submissions identified the need for improved township entrances and expressed concern with a lack of regional signage directing tourists to Romsey, the lack of accommodation and the need for greater retail and services to enhance the tourist experience.

Response

The Macedon Ranges Visitor Economy Strategy 2019-2029 outlines that the Romsey-Lancefield sub region has the lowest level of visitation within the Macedon Ranges and the lowest visitor expenditure. The availability of regional attractions, accommodation and events will be important to improving Romsey tourism industry. Connection to Romsey's heritage, agricultural industry, local wineries and proximity to surrounding destinations such as Hanging Rock, Mount Macedon Regional Park and other townships such as Lancefield are noted. Adequate land availability to support tourism retail, services and accommodation will remain important.

Action

21. Ensure the draft Romsey Structure Plan provides guidance on town centre and town entrance design to create a greater sense of arrival.
22. Ensure the draft Romsey Structure Plan provides guidance on tourism uses within the Romsey Township.

2.5 Community Infrastructure and Culture

2.5.1 Education

Summary

Providing local secondary education was raised in numerous submissions. Many felt a secondary school should be provided for within the structure plan and Council should do more to encourage the delivery of one. Some residents raised that the modelling and subsequent reports relied upon by the Department of Education and Training needs further review. Some residents felt despite the numbers of students required by the Department to justify a school there are other social and regional reasons to allow students to learn locally.

Response

It has been acknowledged in previous strategic plans for Romsey and the Issues and Opportunities Paper that informed the EOP that a secondary school is a desired service for the region. Council has a role of advocacy to the State Government and to ensure land use does not compromise this long term vision.

Action

23. Advocate for the review and provision of a secondary school for the Romsey/East Ward district.
24. Ensure adequate land is provided within Romsey at the existing primary school site and that adjoining uses do not compromise the long term viability of Romsey's education facilities.

2.5.2 Council facilities – pool, library, parks, services

Summary

Submissions generally raised a desire for a local pool to be provided in Romsey. Others questioned why population growth was needed to provided one as generally they are not cost neutral in other towns. Other submissions noted the library was a positive aspect and parks were also seen as positive feature. A desire for an increase range of sport options for the town was also raised.

Response

It has been acknowledged within the Emerging Issues and Opportunities Paper and EOP that the community desires a pool. Council's 2022 Priority Projects prospectus includes undertaking an Aquatic Facility Feasibility Study for the east of the shire.

The current review of Council's Open Space Strategy will identify open space opportunities and provide guidance on potential upgrades. The draft Romsey Structure Plan will reflect the direction of this strategy.

Action

25. Ensure the Romsey Structure Plan aligns with any direction of the upcoming Open Space Strategy for open space provision.
26. Ensure service upgrades are provided for and captured by open space or development contributions.

2.6 Movement, Transport and Access

2.6.1 Capacity of existing infrastructure

Summary

Submissions raised issue with existing infrastructure including roads, footpaths and cycling facilities as well as servicing infrastructure such as sewerage, water, electricity, telecommunications and gas.

The community has expressed concern that infrastructure has not kept pace with growth, and that the EOP did not examine the adequacy of existing infrastructure in sufficient detail or provide enough detail on what would be required to support growth.

These concerns are linked to submissions that do not agree with local and state policy direction for Romsey to grow into a "large district town", and that other towns with better access to freeways and public transport corridors were better suited to accommodate growth.

Submissions raised that the EOP did not examine the adequacy of infrastructure in sufficient detail or provide a sufficient roadmap for improving infrastructure to support growth. The maintenance of local infrastructure by Council and the need for improvements to regional

connections including Melbourne-Lancefield Road and access to a train station were also raised.

Response

Concerns with infrastructure capacity are acknowledged as an important theme to the Romsey community. Council has a number of plans and policies that identify upgrades and maintenance of its infrastructure assets including drainage, roads and footpaths, such as the shire-wide footpath plan. The Romsey Structure Plan will identify opportunities for improvements to existing infrastructure, as well as highlight future infrastructure needs to support further township growth.

The Structure Plan can identify where Council should be advocating for improvements to infrastructure provided by other government departments and utility agencies.

Romsey is expected to grow into a large district town in the Macedon Ranges Planning Scheme and changing its position in the settlement hierarchy is out of the scope of the structure plan. The role of the structure plan is to guide how this growth is managed.

Limited access to freeway and train corridors is acknowledged. Any new development will be dependent on the sequencing of infrastructure. It is acknowledged the community are seeking greater clarification on the roll out and timing which the Romsey Structure Plan can provide guidance for.

Action

27. Ensure the draft Structure Plan provides detail on what infrastructure is currently needed in Romsey, what is required to accommodate development and the timing of delivery.
28. Continue to work with service providers to identify Romsey's infrastructure needs in the draft Structure Plan.
29. Continue to work with service providers to articulate the infrastructure needs of Romsey in the draft Romsey Structure Plan.
30. Outline advocacy items for improvements to services provided by external agencies such as Regional Roads Victoria and Department of Transport.

2.6.2 Need to upgrade services before additional growth occurs

Summary

Community concerns with 2.6.1 regarding the lack of infrastructure would be compounded by additional population growth within Romsey.

Other submissions noted when growth has occurred previously in Romsey, infrastructure has not kept pace with this growth. Concerns were also linked to the "large district town" designation and that other towns were better suited to accommodate growth outcomes for the Macedon Ranges Shire given greater access to public transport and highway access.

Response

The ability for various types of existing infrastructure to account for growth is acknowledged within the EOP and supporting documents. Romsey is expected to grow into a Large District Town within the Macedon Ranges Planning Scheme. The limitations of having no train station or direct access to the Calder Freeway were acknowledged in designating the growth outcomes for Romsey. Therefore, the designation of Romsey's growth into a large district

town within the settlement hierarchy is not considered negotiable as it is established Council policy.

However, this growth will be dependent on the sequenced provision for infrastructure to account for this growth. New housing would be provided only when sufficient infrastructure services are available to accommodate this growth. Some of these upgrades are generally partly or full paid for by developers to service developments. It is acknowledged that certain regional infrastructure upgrades are dependent on servicing authorities.

It is acknowledged the community are seeking greater clarification on the roll out and timing which the Romsey Structure Plan can provide guidance for.

Action

31. Continue to work with service providers to identify infrastructure needs in the draft Romsey Structure Plan.
32. Clearly articulate the requirement that required infrastructure is upgraded to accommodate development when required in the draft Romsey Structure Plan.

2.6.3 Car dependence, public transport and walkability

Summary

Submissions raised concern on car dependency in Romsey due to the lack of pedestrian and cycling infrastructure and access to public transport. It was raised that walking was often done recreationally but local shopping was undertaken by driving. Children walking to school or to bus stops where there are limited footpaths was also raised as an issue.

Response

Improved pedestrian and cycling infrastructure is required in Romsey. Council's Asset Plan, Shire-wide Footpath Plan (2018), Walking and Cycling Strategy (2014), Community Access and Inclusion Plan (2014-2018), Municipal Public Health and Wellbeing Plan (2021-2025), Road Management Plan (2021), Open Space Strategy and Sport and Active Recreation Strategy (2018 – 2028) all inform on the timing, availability and provision. Development Contributions Plans also inform the provision and funding of some of these upgrades such as along Metcalfe Drive.

Footpath and cycling infrastructure can be both Council provided or as part of any new development.

The realities of infrequent bus services and access to surrounding services in other townships and the greater Melbourne region are noted. Continued work in linking bus services to rail connections to ensure the timing is convenient, accessible and reliable is required. Advocacy by Council to Transport for Victoria and public transport providers is also required.

Walkability within Romsey can be useful for both recreation, exercise and accessing services. The experience could include rest areas, improved shade and pedestrian safety measures such as crossings. Directions in the draft Structure Plan can provide direction on these outcomes.

Action

33. Continue discussions and advocacy with Transport for Victoria regarding improved public transport options for Romsey.
34. Ensure the plan identifies future cycling and walking infrastructure including connections to public transport and services.

35. Provide direction within the draft Romsey Structure Plan on further infrastructure improvements to inform updates to the Romsey Development Contributions Plans.

2.7 Sustainability and Resilience

2.7.1 Romsey Water Treatment Plant and buffer areas

Summary
The capacity of the Romsey Waste Water Treatment Plant was raised by many submitters. The identified growth in proximity with the plant will be discussed below at 2.9.1. The main concern was that the plant requires upgrading before additional growth occurs within Romsey. Submissions from some local farmers raised issue with the impact of the plant's capacity and potential discharge into local waterways which would impact on their operations and pollute the natural environment.
Response
The EOP acknowledges the current limitations of the water treatment plant but also that Greater Western Water are planning to upgrade the facility. This upgrade is expected to address communities concerns regarding existing capacity and to accommodate future growth within Romsey and Lancefield. Finalisation by Greater Western Water on both the required upgrades and buffer areas related to the plant are relevant to the draft Romsey Structure Plan. The buffer areas around the plant are expected to be a constraint with any eastward expansion to the township. It is maintained that other options could be suitable within this buffer area.
Action
<ul style="list-style-type: none"> 36. Continue working with Greater Western Water in finalising the buffer areas around the Romsey Water Treatment Plant to ensure this outcome feeds into the draft Romsey Structure Plan. 37. Ensure the finalised buffer areas are incorporated into the Macedon Ranges Planning Scheme via appropriate planning overlays. 38. Ensure growth in Romsey only occurs when the capacity of the Romsey Water Treatment Plant has sufficient capacity through direction in the draft Romsey Structure Plan.

2.7.2 Water supply

Summary
Submissions raised concerns with water supply and quality in Romsey. Population growth and issues such as drought and climate change were seen as challenges to the town, raising the need to ensure the long term supply of water and improvements to its quality.
Response
The long term resilience of Romsey will be dependent on adequate water supply. The EOP is seeking to implement water sensitive urban design and integrated water management, storm water management and water conservation methods.

The reuse of treated wastewater could also be better utilised depending on the quality of the treated water and its application. Council will need to work with Greater Western Water to ensure there is adequate supply for Romsey, and to work through issues raised in submissions.

Action

39. Continue work with Greater Western Water on the long term water supply in Romsey with consideration given to the impact of climate change.
40. Provide direction for provision of water sensitive urban design in all new development in the draft Structure Plan.

2.7.3 Electricity supply

Summary

Submitters raised concern with the current inadequate power supply to Romsey and impact that future growth will have on this supply. Some residents raised the renewable energy as an opportunity for the township.

Response

The EOP acknowledges that upgrades to the existing energy network would be required to accommodate new growth. Future directions in the Romsey Structure Plan will acknowledge that an upgrade to the energy network will be required before new growth can be accommodated.

Action

41. Continue advocacy and discussions with Powercor regarding the upgrade of existing power supply to Romsey to ensure sufficient capacity for the existing town and any additional growth.
42. Consider opportunities for increased renewables and flexibility such as rooftop solar, micro-grids or a potential community energy system opportunities with Powercor to inform the draft Romsey Structure Plan.

2.7.4 Climate change

Summary

Submissions raised climate change and building resilience to climate change as important issues for the township. Wider issues of extreme weather events, water supply and addressing climate change were raised in the context of Romsey. The loss of rural land to any urban development was also seen as a loss for being able to better respond to climate change.

Response

Council policy regarding Climate Change has been led by its Climate Change Action Plan (2017) and Cool Changes – Romsey and Lancefield project. Any new development outcomes for Romsey will also play a role in both mitigating and responding to climate change. Township interfaces to bushfire prone areas, public greening and shade and better identification of flood risk will need to be directed within the draft structure plan. Issues such as water use and promoting walking and cycling will also be important. The draft Romsey Structure Plan has the ability to ensure greater climate change resilience and direction is built into the planning policy that will inform planning controls.

Action

- 43. Ensure potential responses and settlement principles outlined within the EOP are carried forward.
- 44. Ensure flood risk is appropriately identified within the draft Romsey Structure Plan.

2.7.5 Protection of wildlife and environment

Summary

Submissions highlighted the importance of protecting wildlife, waterways and the local environment. Concerns were raised with the impact of development on areas of environmental sensitivity and the loss of native vegetation.

Response

The EOP outlines the need to protect remnant patches of Plains Grassy Woodlands and protect local waterway environs such as Five Mile Creek and Deep Creek. It was also seen that roadside native vegetation protection was an opportunity and ensuring new vegetation plantings do not contribute environmental weeds to local waterways, adjoining farms and other rural land. It is considered that these outcomes along with existing protections within the Macedon Ranges Planning Scheme will adequately protect wildlife and the environment with any growth option.

Action

- 45. Ensure potential responses and settlement principles outlined within the EOP regarding environmental protection are carried forward into the draft Romsey Structure Plan.

2.8 Settlement Boundary Options

2.8.1 Settlement principles

Summary

The settlement principles were generally supported by submitters however some questioned how these were reflected in the emerging options, and that growth outside the exiting boundary was not responsive to the settlement principles.

Response

The options provided in the EOP were explorations of possible options for the township acknowledging that the draft Structure Plan could incorporate aspects from a number of these outcomes. The draft Romsey Structure Plan will address the settlement principles and how these have influenced the proposed boundary.

It is considered that the principles outlined can be supported and implemented through the draft Romsey Structure Plan. However, demonstration of how these principles have been applied in the draft Structure Plan will also need to be clear.

Action

- 46. Implement the proposed settlement principles into the draft Romsey Structure Plan and ensure the settlement boundary is responsive to these principles.

2.8.2 Population and the growth of Romsey

Summary
Submissions raised the question as to why Romsey must grow into a 'large district town' and why and when it was decided given that other towns are better suited for population growth. Other submissions noted that insufficient demand for land was outlined within the EOP and that additional land would be required
Response
<p>The EOP and future draft Romsey Structure Plan responds to the existing Macedon Ranges Settlement Strategy just as other structure plans for other towns in the Macedon Ranges Shire have done. The role of the structure plan is not to challenge the Settlement Strategy but rather to articulate how Romsey will move into its role as a large district town.</p> <p>During preparation of the Macedon Ranges Statement of Planning Policy it was identified by the state government that further structure planning work was required to set a protected settlement boundary for Romsey. Structure planning work was required to ensure that sufficient land supply is available to enable Romsey to grow to a large district town.</p> <p>Furthermore the Romsey Structure Plan will not list a population 'target' but provide sufficient land to accommodate demand. The amount recommended in the draft Romsey Structure Plan have been determined using Victoria in the Future and Forecast ID projections for the next 15 years.</p> <p>The Macedon Ranges Land Supply and Demand Analysis (January 2020) will form part of the basis for determining the amount of land required for Romsey. A final area for any greenfield development would need to be outlined until 2050 but all supply could be staged for when it is required.</p> <p>Action</p> <p>47. Ensure the draft Romsey Structure Plan finalises the required land area and modelling to inform the proposed protected settlement boundary while also ensuring settlement principals are implemented.</p>

2.9 Growth Options

2.9.1 Option 1: Development within existing town boundary

Summary
<p>Option 1 received 14 submissions in support as opposed to 5 being partially supportive and 1 being not in support.</p> <p>Support was given for a range of reasons including walkability, less of an impact on surrounding farmland and landscapes and activation of the town centre. Some submissions raised concern on the ability of infill development to meet the housing needs of Romsey and questioned the land supply calculations within the EOP. These concerns did not necessarily dismiss option 1 but rather supported option 1 with greenfield land supply becoming available. The existing planning controls within Romsey were raised as a barrier to implemented more infill development within the town. Other submissions raised the impact infill may have on neighbourhood character.</p>
Response
<p>Generally there has been support for Option 1 of the EOP. There was a desire to build infill within the township and avoid impacting surrounding land, improve walkability and seek to</p>

activate the inner township area and provide greater housing options. This reflects the current Romsey Outline Development Plan which expects medium density development to account for 15% of the housing supply needs of Romsey.

This was balanced with planning controls retaining generally a minimum 1200m² lot sizes (through built form controls) within a wider area of Romsey. Detailed investigation of how many lots would be suitable for development and what this development looks like will be important steps in supporting infill within Romsey. The uncertainty of land delivery would be a major constraint to purely infill outcomes and it is dependent on individual land holders looking to develop. Development Contributions would also need to be reviewed to ensure that funding for upgrading infrastructure is available.

Action

48. Ensure further infill opportunities form part of the draft Romsey Structure Plan. This can be undertaken by reviewing existing controls and strategic infill opportunities.

2.9.2 Option 2: North and West Growth

Summary

Option 2 received 18 submissions not in support of the option outright, 2 in support, 3 partially supportive and 1 unsure.

The main themes related to the need to preserve the northern portion of the township between Romsey and Lancefield and protection of agricultural land and landscapes. The submissions in support generally noted the opportunity for land supply and linkages to Romsey including Five Mile Creek.

Other submitters in support of this option own land within this area and see it as suitable for inclusion within the protected settlement boundary.

One submission proposed a site on Hutchinsons Lane as suitable for industrial or employment purposes.

Response

It is noted in past consultations on the Romsey ODP and Romsey Issues and Opportunities Paper that further northward growth of Romsey was not a desired outcome. The EOP also identified possible servicing constraints to the west of Romsey given existing infrastructure.

The area west of Couzens Lane is covered by the Development Plan Overlay Schedule 8 DPO8) which outlines a Romsey Golf Course development plan. This outcome has not been supported in any current Open Space Strategy or recreation plans. This control is a remnant from the Shire of Romsey planning scheme and did not receive any recommendation as part of the ODP. No development plan for this wider area has been endorsed by Council for this land. A golf course is further currently provided within the Romsey Recreation Reserve. This land has linkages to Five Mile Creek and warrants further consideration at least regarding the DPO8.

The location of industrial land to the north of Hutchinsons Lane is at odds with many received submissions noting a desire for maintaining a rural interface to the north of Romsey. It is noted however for a desire for suitable, available industrial land to accommodate local employment and services.

Action

49. Note that further work is to review the DPO8 and its requirements for an additional Romsey golf course as part of the draft structure plan.
50. Note a majority of submissions wish that a protected settlement boundary does not move north of Hutchinsons Lane to retain the rural interface to the north.

Hutchinsons Lane is noted as a suitable northern protected settlement boundary location to inform on the draft Romsey Structure Plan.

51. Note Couzens Lane as a suitable western boundary extent of the protected settlement boundary to inform on the draft Romsey Structure Plan.

2.9.3 Option 3: East and South Growth

Summary

Submissions related to option 3 included 11 outright not in support of the option. 14 submissions provided limited support for southern expansion of the town but some of these were only if option 1 was exhausted. 6 Submissions were supportive of this option.

The loss of farmland, impact and concern regarding the buffers around the waste water treatment plant, loss of heritage and interface issues were all raised for eastward expansion. Some submitters asks that southern growth could extend further than what the EOP outlines as opposed to eastward expansion.

A number of landholders outlined they had no desire for undertaking development and being included within a protected settlement boundary would be detrimental to their existing lifestyle, farming practice or force them to pay the windfall gains tax.

Conversely, a number of landholders expressed a desire to be included within this area citing large parcels of relatively unconstrained land suitable for development. Some argued the agricultural merits of this land were not enough to exclude this area from consideration.

It was further argued that large greenfield residential development could better respond to neighbourhood character, achieve better built form outcomes and provide open space and other community infrastructure. It has been also argued that the land supply demand outlined in the EOP is too low and a higher rate needed to be adopted. A desire for a Development Plan Overlay as opposed to a Precinct Structure Plan was also outlined as desirable by some submissions. The lack of available residential land was raised by many of these submitters as a critical issue for Romsey.

Response

The EOP acknowledges that there are some desirable options for growth to the south and east but also constraints. The finalisation of the water treatment plant buffer areas and if the Industrial 1 Zone (IN1Z) land moves away from Greens Lane are key considerations.

The area south of Romsey has seen both the Lomandra Estate, Autumn Views and Silverdale estates which could create some continuity and ensure better bushfire interfaces. However, this area does reduce walkability to the town centre. The approved development plans for this area provide for road connections to the south. The town entrance into Romsey could also be reviewed with a south growth option to create a better sense of arrival and outcome other than the existing interface.

Submissions generally favoured that a southern option had more preference over an eastern one but much of this support was reliant on exhausting infill development opportunities within the existing township itself.

Action

52. Explore south of Romsey as the preferred greenfield expansion option as part of the draft Romsey Structure Plan. This should be carefully considered to ensure sufficient infrastructure availability, minimise impact on farm land (whether in RLZ or FZ) and ensure suitable buffers with the Romsey Water Treatment Plant and industrial zoned land.

53. Any expansion to the south will need to resolve the location of IN1Z land on Greens Lane.
54. The draft structure plan must include design guidelines for a southern township entrance to Romsey. The role and outcomes on the C2Z land should be clearly considered and revised design guidelines created if the IN1Z is moved.
55. Knox Road and Greens Lane could be explored as a suitable southern protected settlement boundary.
56. Review minimal easterly growth south of Romsey Road to ensure suitable township interfaces and bushfire buffers are created but avoid impacting on the Romsey Water Treatment Plant buffer areas.

2.10 Economic and Employment Growth

2.10.1 Commercial Core

Summary

There has been mixed support for the proposed outcomes in the commercial area. Some submissions supported the concept and principles while other submissions raised there was too much commercial land which does not lend itself to a walkable town centre. One submission was concerned that the commercial facilitation options on page 62 of the EOP could not be assured while others raised that the timing could not be determined. Some submissions suggested that vacant or underutilised landowners should be incentivised to develop commercial land.

A lack of available commercial land was seen as causing high rents for the establishment of potential businesses. Walkability, good urban design outcomes, a central public community space and that building height of no more than two storeys were raised as matters for further consideration.

Other submissions raised concern that large commercial operations and fast food development would detract from Romsey's rural character.

Others noted a desire for a pub to reopen in town and activation of the Main Street in general including the former supermarket on Main Street.

Another submission noted that the commercial land south of Barry Street should be noted and can provide good outcomes for the township. Others raised concern the commercial zoned land south of Barry Street have extended the commercial core too far.

Submissions noted support for medium density within the commercial core and mixed use outcomes while others questioned losing commercial land to residential demand.

Response

The EOP acknowledges that there is sufficient Commercial zoned land within Romsey to support its role as a large district town. Greater clarity on design outcomes in light of heritage features and character could also be better articulated in the draft structure plan and future planning controls. The EOP highlighted that a public open space area could be investigated to accommodate markets or public gatherings.

The area south of Barry Street has been rezoned to Commercial 1 Zone and therefore development outcomes in this area need to be expected and better addressed within the draft Romsey Structure Plan.

Issues and actions under consolidated retail area 2.3.2 are also applicable regarding this issue.

Action

57. Ensure urban design guidelines are provided to guide good outcomes within the Romsey Commercial Core including a review of Development Plan Overlays and the need for other planning controls.
58. Ensure the Draft Romsey Structure Plan provides guidance for the option for a small public open space as a town square for Romsey.

2.10.2 Growing industrial and sustainable services

Summary

Submissions noted that the availability of suitably zoned land could provide opportunity to attract larger employers to Romsey. The opportunity for a solar farm was also raised as an option on the existing IN1Z land on Greens Lane.

Some submissions questioned the need to provide this kind of local employment when many residents work elsewhere or that the jobs created would not serve local residents.

Submissions regarding moving IN1Z to Portingales Lane had a mixed response both in support and not in support. Some viewed removing the industrial land to within the buffer area of the waste water treatment plant would result in a better town entrance and also allow for southern growth unconstrained by INZ1 buffers. Submissions noted a need for industrial land to encourage local employment while others questioned this need at all. Those not in support of the INZ1 moving from the corner of Greens Lane and Melbourne-Lancefield Road noted that industrial land needs main road frontage, concern with the loss of farmland, landscape impacts and amenity issues. One submission noted a site suitable north of Hutchinsons Lane as another option.

Response

Providing local services and employment aligns with Romsey growing into large district town in the east of the Macedon Ranges Shire.

The option of a Portingales Lane industrial estate had been considered in an earlier version of the Romsey Outline Development Plan but was not pursued and the current location was sub sequentially selected. Further work will be needed if the land is rezoned weighing traffic considerations, amenity, design outcomes and southern residential growth options.

Having sufficient industrial zoned land is considered a necessary outcome for Romsey. However, it is also noted the existing site has not been developed to date. Design guidelines could be reviewed for either Greens Lane or Portingales Lane from a design perspective and a clear understanding of traffic impacts for the Portingales Lane option and any requirement for the upgrade of Greens Lane and Portingales Lane to accommodate this option need to be considered. There is also the economic feasibility this upgrade as well.

The option for the Development Contribution Plan collecting funding for the upgrade could also be explored. Alternatively, the usage of IN3Z could be explored noting that being located within a buffer area could effectively limit any sensitive or non-industrial uses establishing in this area. Exploring the benefits of this land to a supply of recycled water and the location of this land in close proximity to surrounding farmland are also potential benefits.

Action

59. Further review traffic and servicing outcomes regarding any rezoning of Portingales Lane or retaining the location of the existing IN1Z land in its current location.
60. Clearly noting any changing of the IN1Z land in Romsey will impact on a southern growth option in the draft Romsey Structure Plan.

61. Ensure the draft Romsey structure plan must clearly articulate a clear outcome in industrial and Commercial 2 Zone land supply in Romsey and its final location.

2.11 Other Matters

2.11.1 Consultation

Summary

A number of submissions raised concern with the EOP consultation and communication during the consultation period of the Romsey Structure Plan project. The lack of broader community meetings, workshops and emphasis of online consultation were the main themes raised. Consultation with the Wurundjeri Woi Wurrung was also raised.

Response

Council is satisfied that sufficient notice and consultation occurred for the EOP. This consultation built on from the Issues and Opportunities Paper consultation undertaken in 2018. A broad mail-out of notices, posters, online media and traditional media occurred. In person drop in sessions and one-on-one options were available with the community.

The emphasis on online consultation being the online Q and A was a result of uncertainty regarding Covid-19 and whether a traditional community 'town hall' meeting was a suitable option. The community town hall meeting undertaken was noted and the minutes received. The feedback has been incorporated into this report. The desire regarding future consultation is noted and will inform future consultation planning.

A Wurundjeri Woi Wurrung Cultural Values report has been prepared and the outcomes of this round of consultation will inform draft Romsey Structure Plan.

Action

62. Note feedback on consultation in formulating the future consultation strategy regarding the draft Romsey Structure Plan.

2.11.2 Windfall gains tax

Summary

A number of landholders have raised the implications of the windfall gains tax introduced by the Victorian State Government and how this may impact on them.

Response

The windfalls gain tax is expected to apply from 1 July 2023 that will apply to land that is subject to a government rezoning resulting in a value uplift to the land of more than \$100,000. The State Government has outlined a number of exemptions and exclusions for this tax. Properties under two hectares and used for residential purposes appear exempt.

Council does not administer or collect this tax, the State Revenue Office is responsible for this.

Council must administer the Macedon Ranges planning scheme, and the potential application of a Windfall Gains Tax are not able to be taken into consideration for the Romsey Structure Plan project.

It must be noted that rezoning of land by Council will be based on sound planning principles in accordance with the relevant acts and requirements of planning in Victoria, rather than avoiding properties who do not wish to be subject to this tax.

Action

63. Note residents concern regarding Windfall Gains Tax and ensure properties within any future rezoning area identified in the draft Romsey Structure Plan are aware of the Windfall Gains Tax.

3 Romsey Structure Plan Emerging Options Paper Consultation Summary – Online Survey Results.

In support of the Emerging Options Paper an online survey was available on the Macedon Ranges website and paper copies were provided at the two pop up sessions and at Council service centres.

A total of 407 people responded to the online survey.

10 hardcopy submissions were provided to Council and will be discussed below.

Engagement graphs

Each graph below presented in this report provides information on how many people answered the specific question on the online survey. It should be noted that more people answered the initial questions than those later in the survey. Comments relating to questions have been reviewed to provide a deeper insight into respondent's attitudes. The broad themes of the comments have been included, these are not necessarily representative of the broader community as they only relate to people who chose to provide greater detail.

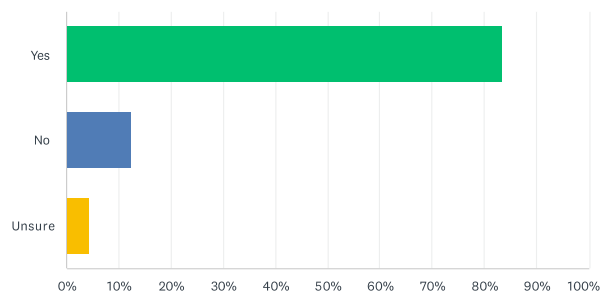
Reviewing the 2018 engagement results

The community survey asked respondents to review the results of the engagement that was conducted in 2018 and indicate whether the key themes identified in 2018 were still relevant today.

The results are outlined in the tables below. In all cases except 'improving housing diversity' there was still a strong commitment to the themes identified in 2018.

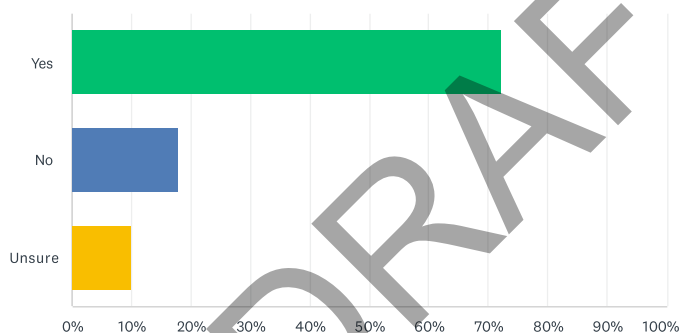
Q1 The community told us reinvigorating the town centre was important?
Is this still the case?

Answered: 401 Skipped: 6



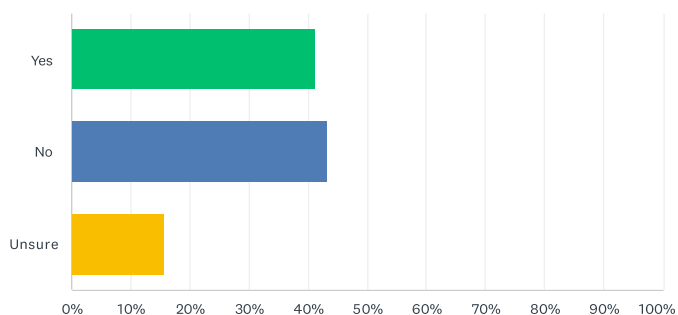
Q2 Is improving Five Mile Creek still important?

Answered: 403 Skipped: 4



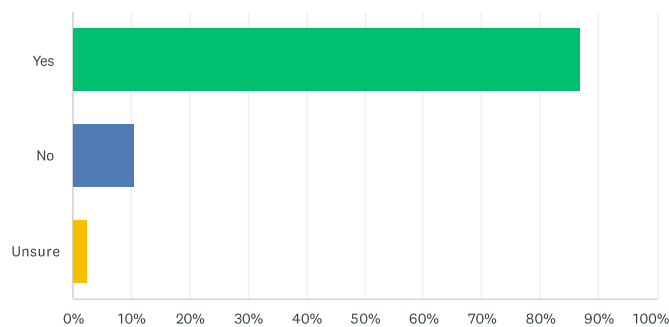
Q3 Is improving housing diversity still important?

Answered: 400 Skipped: 7



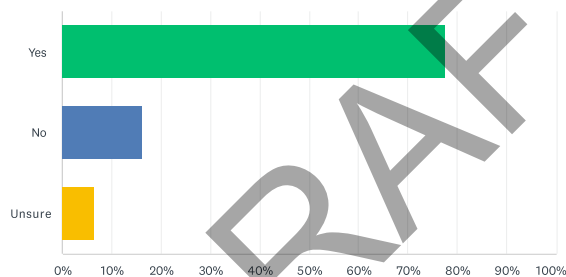
Q4 Is improving servicing and utilities still important?

Answered: 399 Skipped: 8



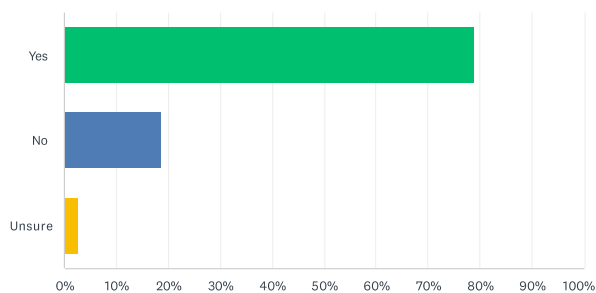
Q5 Is improved public transport service frequency and coverage still important?

Answered: 396 Skipped: 11



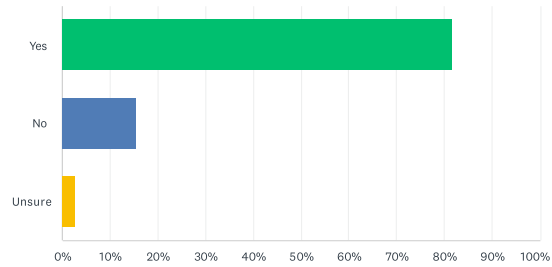
Q6 Is improving walking and cycling infrastructure and safety still important?

Answered: 399 Skipped: 8



Q7 Is providing education and community facilities within Romsey still important?

Answered: 396 Skipped: 11



DRAFT

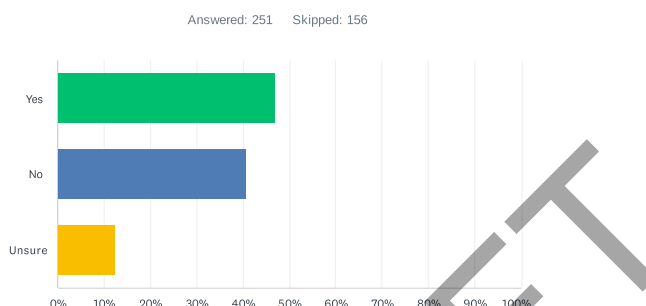
Engagement on the Emerging Themes

Survey respondents were asked to indicate whether they supported the vision, objectives and potential responses to the themes presented in the Romsey Emerging Options Paper.

Vision and Objectives

The response to the vision and objectives for the Romsey Structure Plan was mixed with slightly more people supporting it (47%) than not supporting it (41%) with over 10% unsure.

Q8 Do you support the vision and objectives? These are intended to guide the structure plan.



143 people added additional comments. Of those who indicated that they supported the vision and objectives the reasons given were that growth would ensure better infrastructure and facilities for the community. The need to maintain the rural atmosphere and heritage of the township was also supported as was protecting farmland.

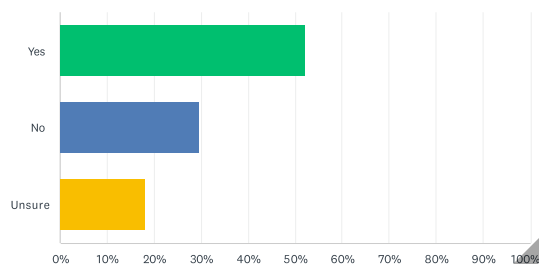
Of those who did not support the vision and objectives the reasons given were a concern that Romsey would grow too large and lose its quiet rural charm. Some people indicated that infrastructure should be improved before the growth is allowed to occur and that farmland would be lost to housing. There were a number of comments indicating a desire for a community led structure planning process.

Landscape and natural environment

There was general support to the landscape and natural environment theme with more people supporting it (52%) than not supporting it (30%).

**Q9 Do you support the potential responses outlined in Theme 3.1
Landscape and Natural Environment?**

Answered: 247 Skipped: 160

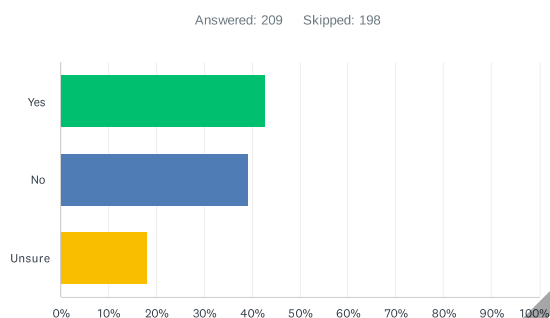


92 people added additional comments. Of those who indicated they supported the potential responses there was a strong indication of the importance of the natural environment and green spaces within the township. Improving street trees and initiatives around Five Mile Creek were particularly supported.

Of those who indicated that they did not support the potential responses, there was concern about the potential for rezoning and compulsory land acquisitions. There was also concern over the management of Five Mile Creek and questions relating to whether the responses were achievable.

Urban structure and built form

The response to urban structure and built form was mixed with slightly more people supporting it (43%) than not supporting it (39%) however nearly 20% were undecided.

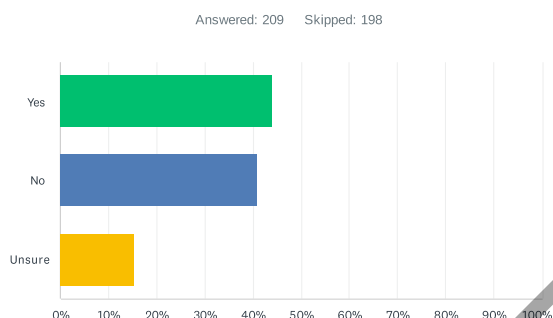
**Q10 Do you support the potential responses outlined in Theme 3.2
Urban Structure and Built Form?**

83 people added additional comments. Of those who indicated they supported the potential responses there was a desire to see more housing density and diversity but only if this could be achieved without losing the rural feel of the town. A number of comments related to the look of the town including the importance of the heritage and better utilising shops.

Of those who indicated that they did not support the potential responses there was concern over high density housing changing the rural appeal of the township and a desire to keep block sizes large. There were some comments relating to the fire and flood risks associated with greater development.

Activities and land use

The response to activities and land use form was mixed with slightly more people supporting it (44%) than not supporting it (41%).

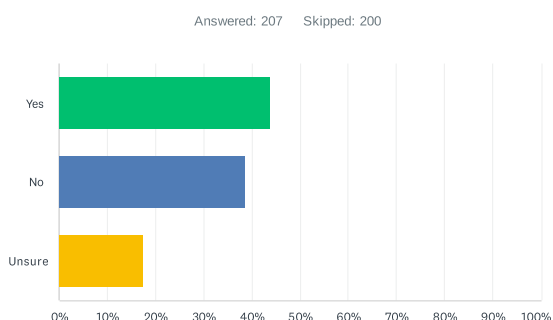
**Q11 Do you support the potential responses outlined in Theme 3.3
Activities and Land Use?**

71 people added additional comments. Of those who indicated they supported the potential responses there was considerable interest in better utilising the town centre and doing something to reduce the number of vacant premises.

Of those who indicated that they did not support the potential responses there was concern over population growth in Romsey and a desire to see the township remain rural. There was some concern over the loss of farming land.

Community infrastructure and culture

The response to community infrastructure and culture was mixed with slightly more people supporting it (44%) than not supporting it (39%).

**Q12 Do you support the potential responses outlined in Theme 3.4
Community Infrastructure and Culture?**

78 people added additional comments. Of those who indicated they supported the potential responses there was a general interest in additional community infrastructure with a strong

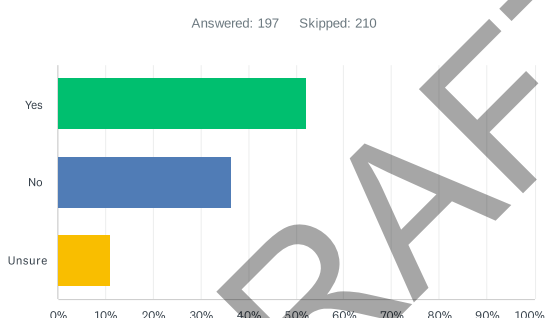
desire for a high school. Other infrastructure that was desired was an aquatic centre, play areas and sporting facilities.

Of those who indicated that they did not support the potential responses there was a desire for more definite timing of when facilities could be expected. There was a strong desire for an aquatic centre and high school from many but not all. Some people indicated that a high school and aquatic centre would change the quite rural feel of Romsey. A number of comments related to Romsey being poorly serviced for infrastructure and the need for infrastructure to come before growth,

Movement, transport and access

The response to movement, transport and access was broadly supported with more people supporting it (52%) than not supporting it (37%).

Q13 Do you support the potential responses outlined in Theme 3.5 Movement, Transport and Access?



84 people added additional comments. Of those who indicated they supported the potential responses there were many comments relating to the need to improve footpaths and pedestrian crossings throughout the town. The need for improved transport options was also strongly supported.

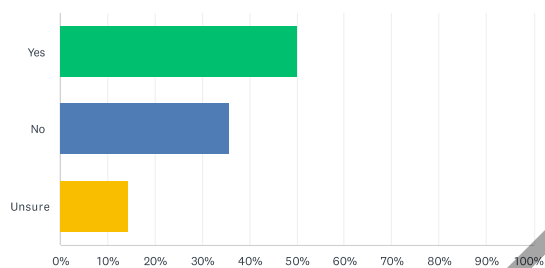
Of those who indicated that they did not support the potential responses there was general agreement that transport choices were poor but a concern the plan would not fix this. There were some comments relating to concerns that increasing the population would make matters worse.

Sustainability and resilience

The response to sustainability and resilience was broadly supported with more people supporting it (50%) than not supporting it (36%).

**Q14 Do you support the potential responses outlined in Theme 3.6
Sustainability and Resilience?**

Answered: 196 Skipped: 211



54 people added additional comments. Of those who indicated they supported the potential responses there was an interest in developing a sustainable town particularly the micro grid. There was some concern over the need to ensure that sewage, water and other infrastructure was improved.

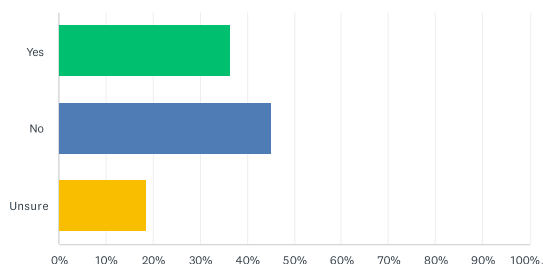
Of those who indicated that they did not support the potential responses there was concern over sewage and water services and how these would manage growth in the town. There was a concern that sustainability could not be achieved without greater local infrastructure and services. There was some concern that the ideas in the plan were not specific enough and were likely to be unattainable.

Settlement principles

The response to the settlement principles was not broadly supported with fewer people supporting it (36%) than not supporting it (45%).

Q15 Do you support the Settlement Principles outlined in Section 4?

Answered: 195 Skipped: 212



68 people added additional comments. Of those who indicated they supported the potential responses there was a desire to see the settlement principles implemented. There was some concern about the potential to lose farming land.

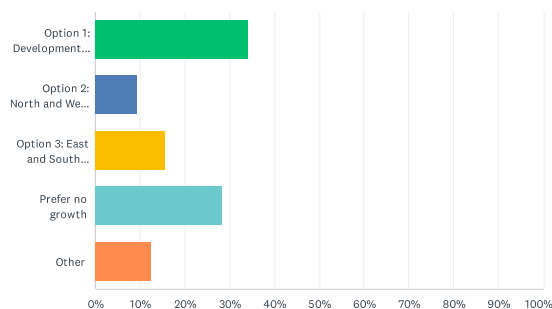
Of those who indicated that they did not support the potential responses there was concern about growth in general from a number of respondents. The potential loss of farming land and the current lack of services was also a concern.

Future development

Response to the future development options was mixed with 34% indicating 'development within the existing boundary', 28% 'no growth' 16% 'east and south expansion' 9% 'north and west growth' and 12% preferring other options.

Q16 The Emerging Options Paper presents three options to consider for the future development direction of residential land in Romsey. Each of these options have positives and negatives. Which is your preferred development option for Romsey?

Answered: 211 Skipped: 196



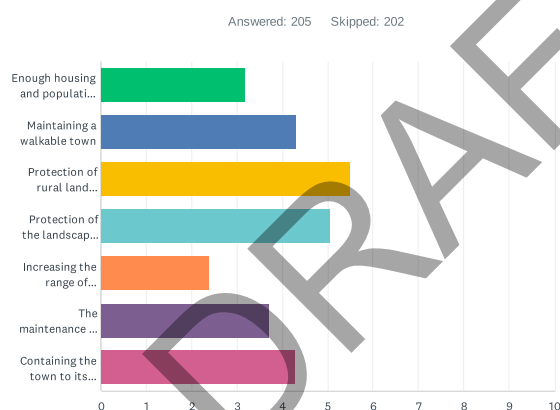
133 people added additional comments. Of the people who supported option one there was a belief that this option would best protect farming land.

Those who would prefer no growth expressed a desire to protect the small rural feel of the township and suggested that there was not sufficient infrastructure to support growth.

Growth options

Respondents were asked to rate the importance of various principles when considering growth options. The results were scored, the highest possible score would be 10. The most popular answer was 'protection of rural land around the town' with 5.51, followed by 'protection of the landscape setting around the town' with 5.05. 'Maintaining a walkable town' (4.30), and 'containing the town to its current size and boundary' (4.29) received similar scores. 'The maintenance of large housing blocks with gardens' (3.72), and enough housing and population to support a high school and other services' (3.18) and 'increasing the range of housing types' (2.38) were less popular choices.

Q17 When thinking about the growth options for Romsey what is most important to you. Please indicate the order of importance (1 = most important).



Other options for growth

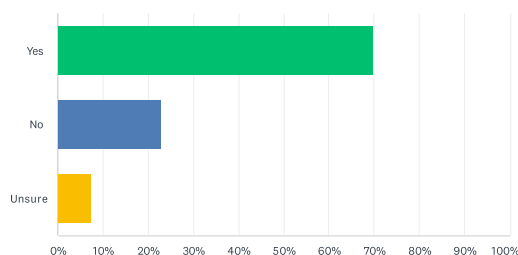
62 people provided comments when asked if there were other growth options or comments. Respondents indicated the need to maintain the country feel of the town, questioned the need for additional growth and indicated that more infrastructure and facilities were needed.

Retail activities

The response to the placement of retail activities was broadly supported with more people supporting it (70%) than not supporting it (23%).

Q19 Do you agree with the idea to keep any additional retail activities in the existing town centre (within the existing Commercial 1 Zone)?

Answered: 202 Skipped: 205

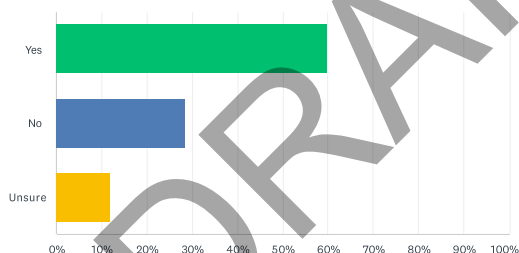


Location of industrial land

The response to the placement of industrial land was broadly supported with more people supporting it (60%) than not supporting it (38%).

Q20 Do you support moving industrial land away from Melbourne-Lancefield Road towards Portingales Lane within the buffer area of the waste treatment plant?

Answered: 201 Skipped: 206



36 people provided additional comments. Comment relating to industrial land placement were mixed with a number of people indicating support for the proposal and the need to generate employment. Of the comments that did not support the proposal some indicated the need to maintain farmland while others indicated a concern that it would be an eye sore or was not needed.

Other comments

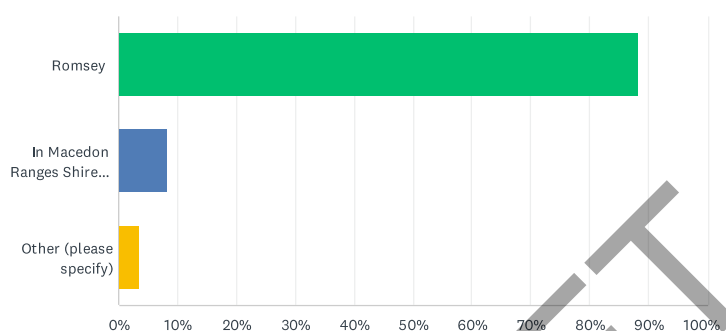
92 people provided 'other comments'. While the 'other comments' broadly reiterated comments that have been covered in other parts of the engagement there were a number of comments relating to the consultation and engagement process being insufficient for community members to have their say.

Survey demographics

The majority of survey respondents (who answered the demographic questions) were living in Romsey. Respondents were representative of a good range of ages and there were roughly equal responses from men and women. Note the demographics are for respondents of the survey only.

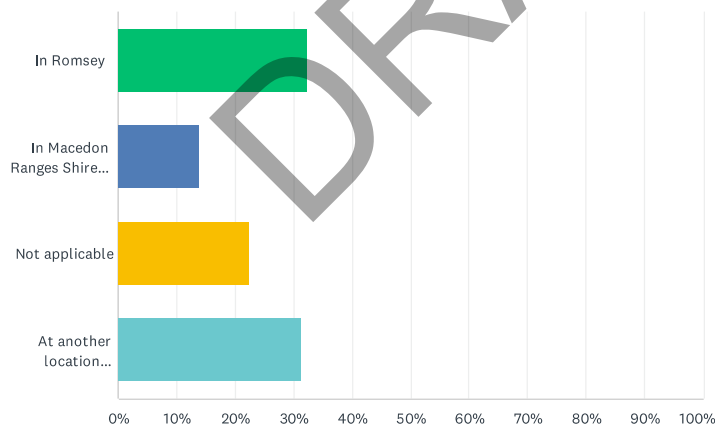
Q22 Where do you live?

Answered: 204 Skipped: 203



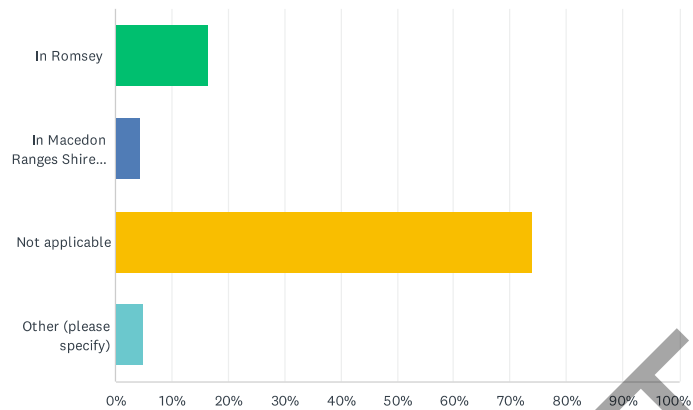
Q23 Do you work or study?

Answered: 201 Skipped: 206



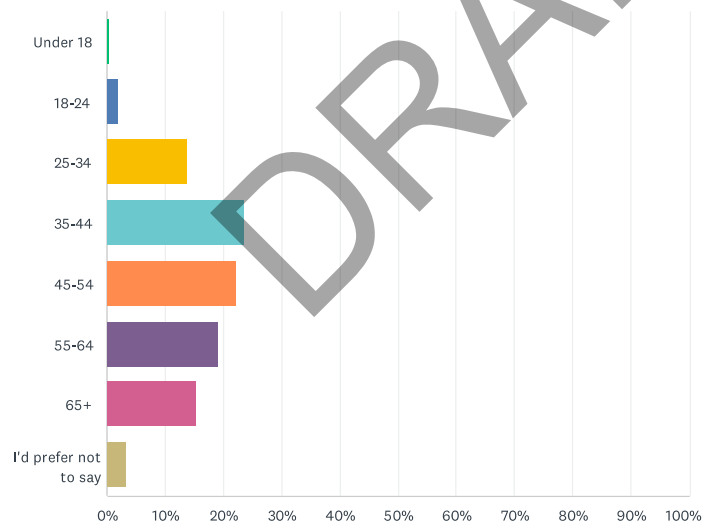
Q24 Do you own/ run a business?

Answered: 200 Skipped: 207



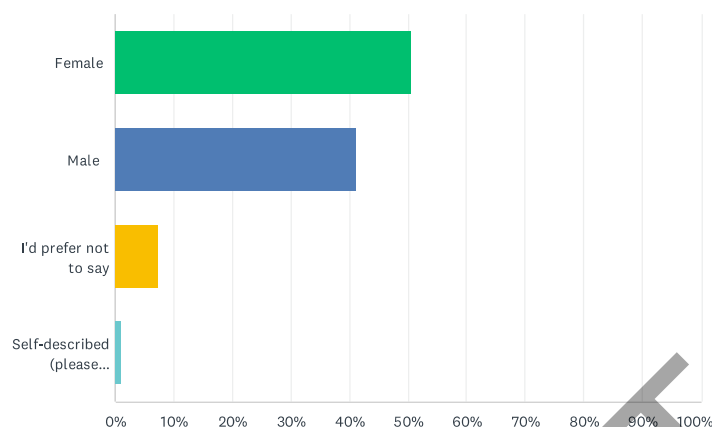
Q25 Age

Answered: 203 Skipped: 204



Q26 Gender

Answered: 202 Skipped: 205



4 Romsey Structure Plan Emerging Options Paper Consultation Summary – Hard copy submissions

10 hardcopy submissions were received from the community as part of the consultation. These figures were not included in the online submission data given the tables above were created by a third party software.

It is considered that broadly the hardcopy submissions were reflective of the larger amount of online submissions. The hardcopy surveys will be displayed and considered along with the written submissions and raw online survey data provided to Council.

5 Romsey Structure Plan Emerging Options Paper Consultation Summary – Online Q and A session

An online question and answer session was held on the evening 9 March 2022. The purpose of this session was to provide an opportunity for community members to ask general questions about the structure plan and the planning process. Participants were encouraged to use the session to clarify any elements of the plan or process that were not clear and then provide feedback via the community survey.

Participants were requested to provide questions in the chat function of the online platform and these questions were answered by consultants or council planners. A review of the

themes of the questions is included below. These will not necessarily be representative of the views of those attending, simply of areas that were unclear to specific attendees.

The themes expressed in the chat included:

- Concern over the capacity of the sewage plant to manage additional population growth.
- Concern over the potential to lose high quality farming land. Concern over maintaining a buffer between farming and residential land.
- Interest in the possibility of planning for a secondary school. Questions over why the population needs to be 28,000 before this will be considered.
- Concern over vacant buildings in the town and how this can be managed.
- Concern over placement of industrial land on the entrance to Romsey being an eye sore.
- Concern that the original issues and opportunity paper is three years old and the data in it no longer relevant.
- An interest in improving footpaths.
- A concern that traditional owners were not being engaged.
- An interest in more dog parks.
- Questions regarding the current population and whether that data used for this plan is current.
- Concern over the size of house blocks being reduced.
- A concern that infrastructure is currently insufficient and that any additional infrastructure should be provided without the addition of additional housing/population.
- An interest in diversity of housing options for all people.
- An interest in forcing land owners to develop vacant or abandoned sites.
- Concern over the retail mix of the town.
- Interest in providing better links to other local towns – beyond cars, more public transport options.
- An interest in where the driver for growth in Romsey came from and how Romsey was designated a Large District Town. Concerns that the current rural lifestyle will be lost.
- Concerns over the Greater Western Water exclusion zone.
- Interest over the planning for an aquatic centre.
- Concerns over the engagement process and whether all Romsey residents had the opportunity to engage meaningfully. Concerns that farmers and rural landowners have not been engaged.
- A concern that the engagement was biased towards high density urban housing.
- A concern that Romsey has less infrastructure than other similar towns.
- A desire to reduce the impact of traffic on the town including engine braking.
- An interest in development going to the south of the township where soil is poorer.

A response was provided regarding most of the questions raised at the Online Q and A session. Residents were welcome to organise one-on-one sessions with planners, attend a pop up session, undertake the survey or make a written submission.

6 Conclusion

The finalisation of the draft Romsey Structure Plan will seek to respond to the provided submissions from both the Issues and Opportunities Paper, EOP and then be further refined through a further round of upcoming consultation and engagement.

The final Romsey Structure Plan when endorsed will then proceed to a planning scheme amendment which will implement it into the Macedon Ranges Planning Scheme.

DRAFT

WOODEND COMMUNITY CENTRE LOOK & FEEL



City
Collective



Woodend Community Centre
Look & Feel
September 2022

City Collective ©2022

TABLE OF CONTENTS

- 1. SECTION 01: DEFINING THE PROJECT PARAMETERS
- 2. SECTION 02: INTRODUCING THE INTERIOR DESIGN CONCEPTS
 - REFERENCING THE ARCHITECTURAL LANGUAGE
 - IDENTIFYING WOODEND’S URBAN CONTEXT
 - WHAT ESTABLISHED QUALITIES ARE IMPORTANT IN THE NEW DESIGN
- 3. INTRODUCING THE INTERIOR DESIGN PALETTE
- 4. SUMMARY

Acknowledgement of Country

Macedon Ranges Shire Council and partners acknowledge the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. We recognise their living cultures and ongoing connection to Country and pays respect to their Elders past, and present.

SECTION 01:

DEFINING THE PROJECT PARAMETERS

UNDERSTATING WHAT IS IMPORTANT TO THE WOODEND COMMUNITY CENTRE

The **Woodend Community Centre** should serve the community, as one of the Macedon Ranges’ **most innovative, well-designed, multi-purpose public spaces**. Our Guiding Principles for the interior design of the Woodend Community Centre are underpinned by the **Guiding Principles** developed for the project holistically through the Concept Design Phase.

Key to responding to these principles was:



RECOGNISE OUR FIRST PEOPLES & EUROPEAN HISTORY

- Integrate Woodend’s history as a timber town and links to Wombat Forest through the space
- Take cues from historic surrounding buildings, the heritage and landscape of Woodend.
- Create a sense of connection to the surrounding natural landscape



BE A GATHERING PLACE FOR OUR COMMUNITY & A DESTINATION FOR VISITORS

- The interior endows an opportunity to contemplate, explore, learn, work, study, meet, buy, discuss, debate, celebrate and take refuge from the elements.
- Establish a consistent material pallet across the entire site
- Create community interaction and engagement opportunities



CREATE DYNAMIC, FLEXIBLE & INCLUSIVE SPACES

- Spaces within the Woodend Community Centre are designed to be multi-use, multi-functional and multi-generational.
- Design and Selections are accessible, equitable for all
- Incorporate highly flexible spaces from large gathering areas to intimate spaces
- Multi-generational areas for children, youth, adults and seniors



DEMONSTRATE BEST PRACTICE SUSTAINABLE DESIGN

- The spaces have been planned with passive design principles to increase access to natural light, ventilation, thermal comfort and orientation
- Utilise quality materials in accordance with environmentally sustainable certifications
- Materials are carefully selected that not only respect the fabric of the locality but are also sustainable and age well into the future
- Align with council’s commitment to sustainable practices

WOODEND COMMUNITY CENTRE: SITE PLAN



SECTION 02:

**INTRODUCING THE
INTERIOR DESIGN CONCEPTS**

A SEAMLESS TRANSITION FROM THE ESTABLISHED EXTERIOR **ARCHITECTURAL LANGUAGE**

THE **WOODEND COMMUNITY CENTRE** **PALETTE** IS A REFLECTION OF THE **SURROUNDING LANDSCAPE**, NESTLING IN WITH RESTRAINED & **TIMELESS MATERIALITY**.

- The design for the Woodend Community Centre features a mass timber structural 'rib cage,' proudly on display. The timber structure draws links to Woodends timber past, respecting the fabric of Woodend.
- The proposal takes cues from surrounding buildings, the heritage and landscape of Woodend.



REFERANCING **WOODENDS'S URBAN & NATURAL**
CONTEXT TO ESTABLISH A DESIGN UNIQUE TO IT'S PLACE

BUILD ON THE OPPORTUNITY TO REFERENCE **A**
CONTEXTUAL LANDSCAPE CONCEPT:

- Naturalistic materials such as decorative stone, gravel and earth
- The selection of materials, both hard and soft creating an arrival experience



WHAT QUALITIES ARE IMPORTANT
IN THE NEW DESIGN

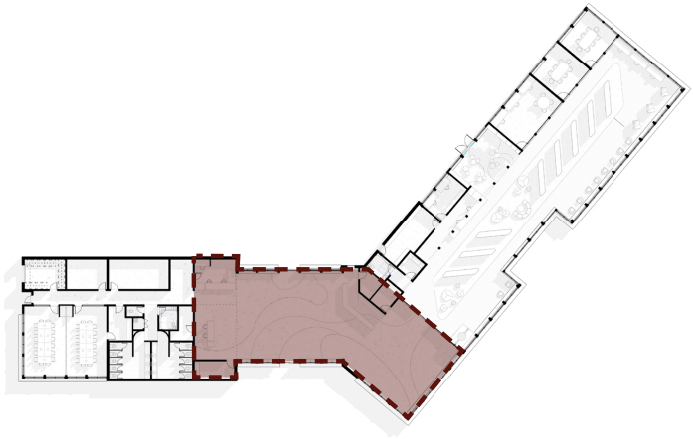
- 1. CLEAR & WELCOMING ENTRANCE
- 2. MULTI-USE, MULTI-FUNCTIONAL & MULTI-GENERATIONAL
- 3. INDIGENOUS THEMED PATTERN PAVING CREATING AN OUTSIDE - INSIDE SPACE
- 4. NATURAL PALETTE TO NESTLE WITHIN SITE CONTEXT
- 5. TRANSPARENT FOYER AND GALLERY WITH VIEWS FROM STREET THROUGH TO NATIVE GARDEN TIMBER & BLACK FEATURE ELEMENTS



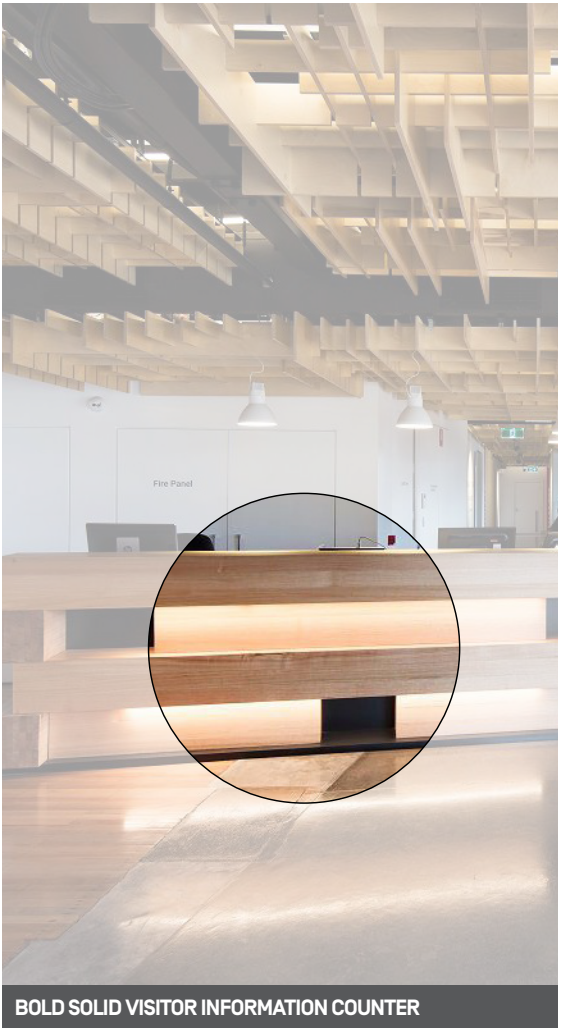
SECTION 03:

**INTRODUCING THE
INTERIOR DESIGN PALETTE**

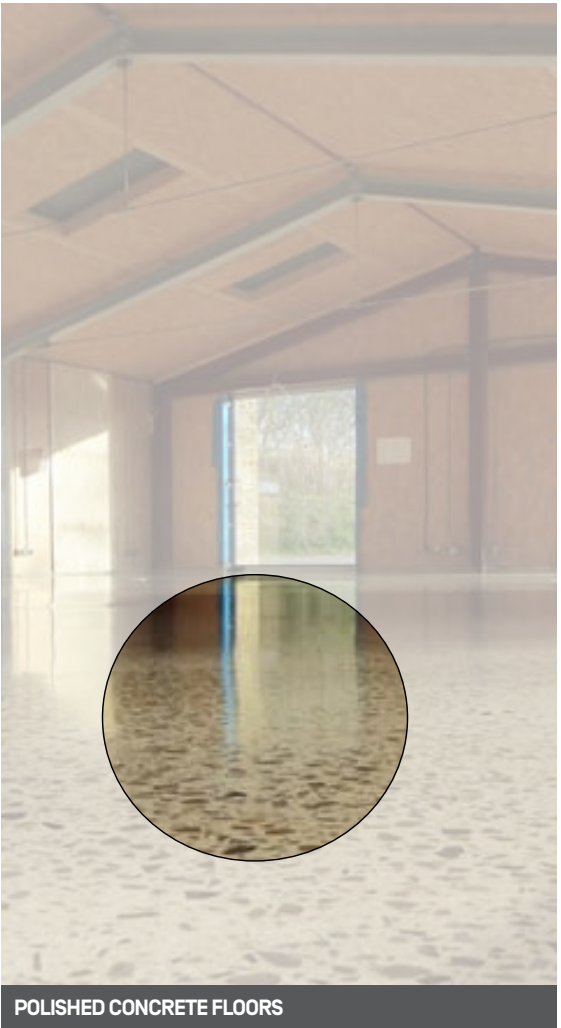
PRECEDENT IMAGES:
THE ENTRY FOYER



CLEAR AND WELCOMING ENTRANCE



BOLD SOLID VISITOR INFORMATION COUNTER



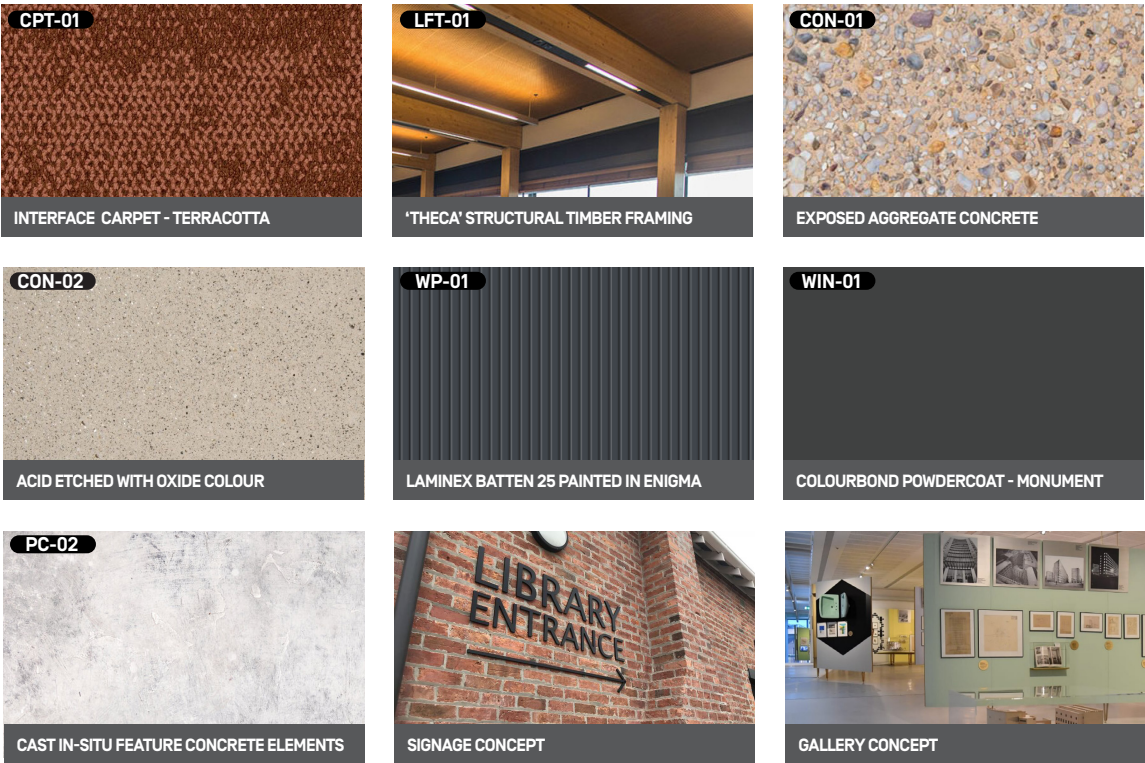
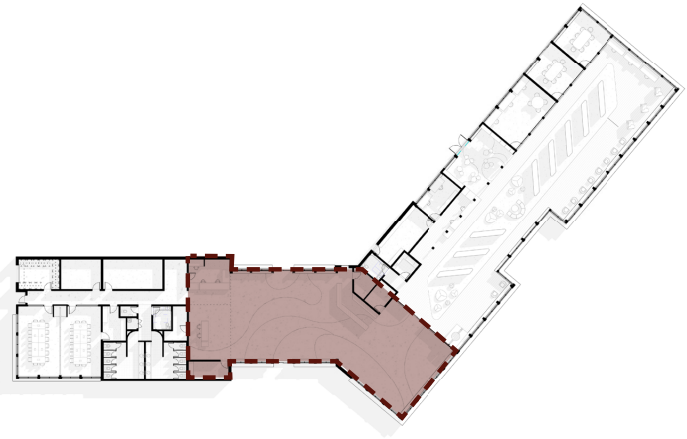
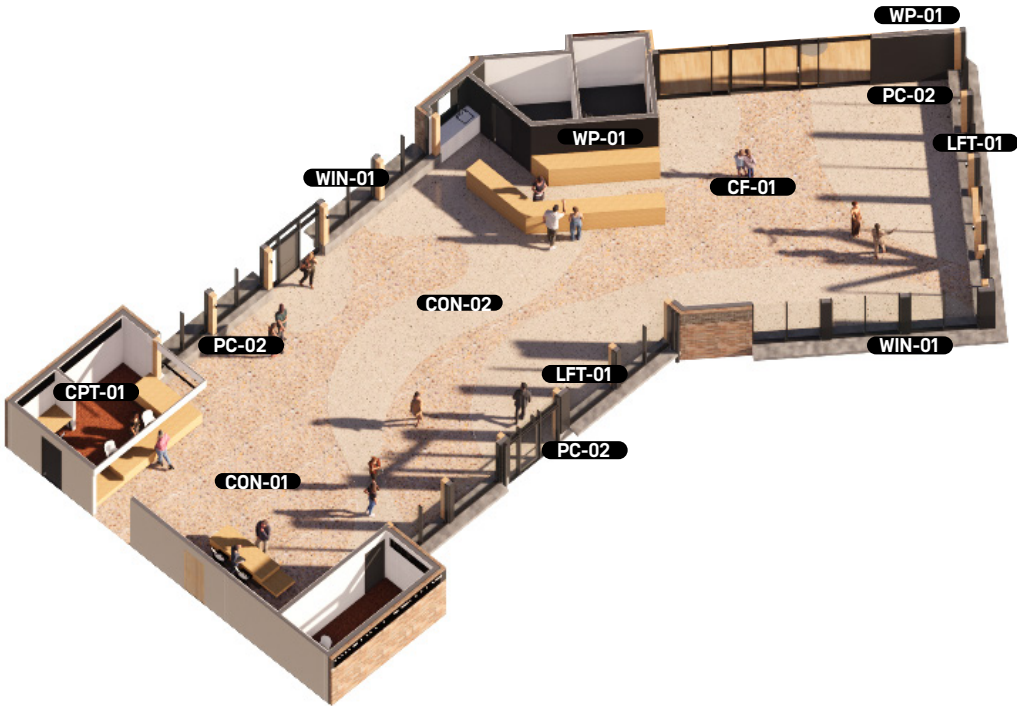
POLISHED CONCRETE FLOORS



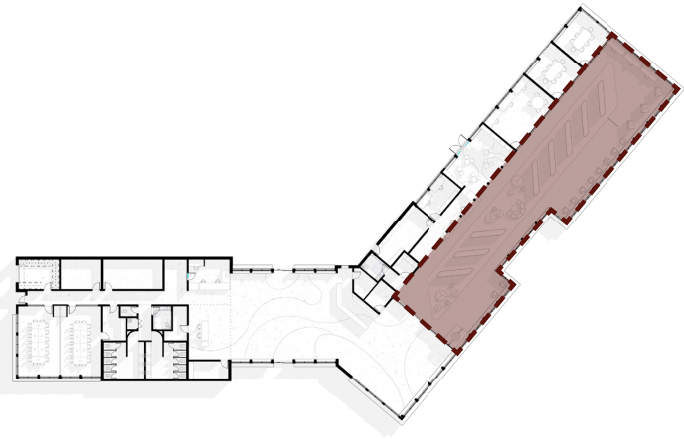
BLACK MULLIONS CONTRASTING NATURAL TONES

THE ENTRY FOYER PALETTE

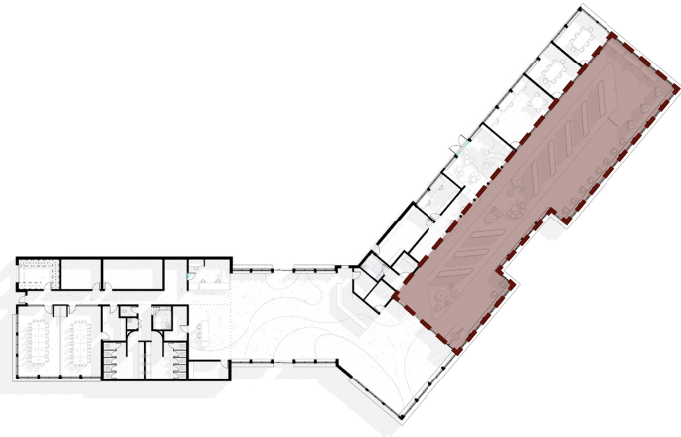
INDICATIVE VIEW



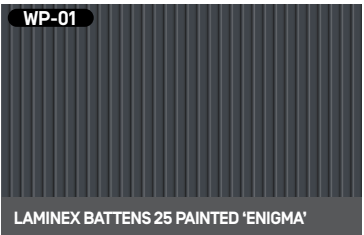
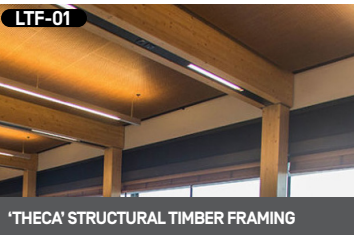
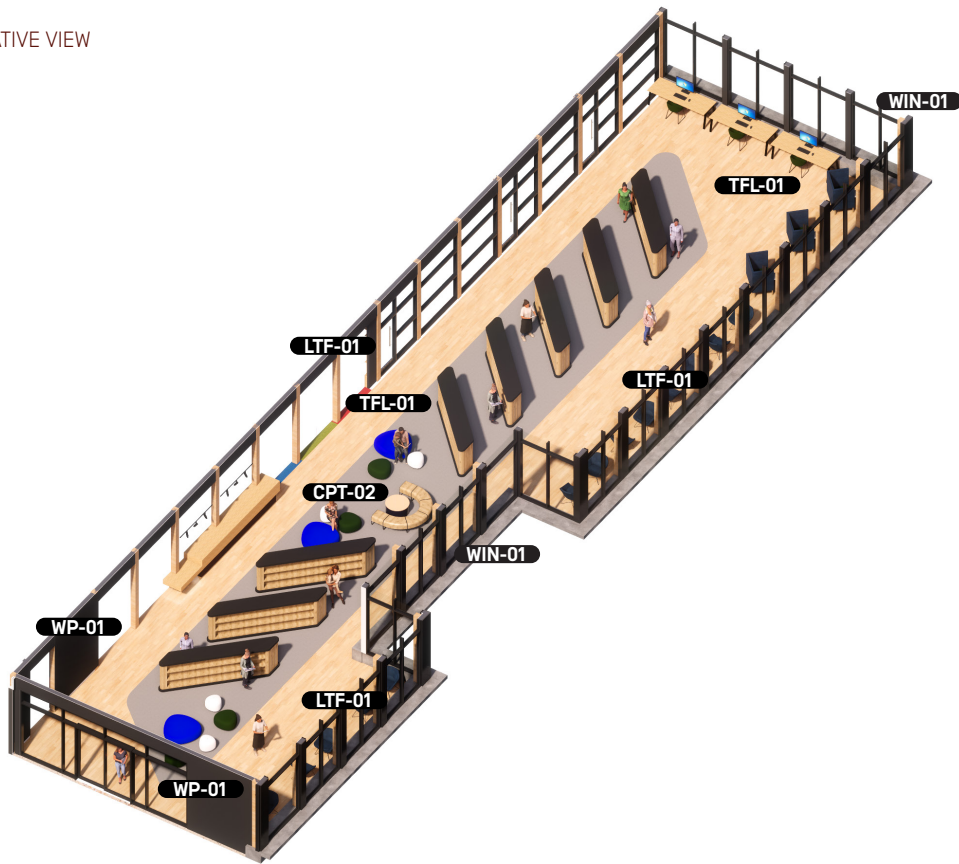
PRECEDENT IMAGES:
THE LIBRARY COLLECTION



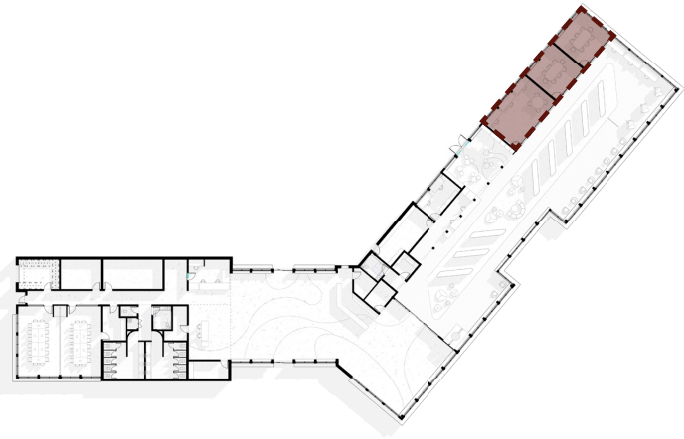
THE LIBRARY COLLECTION PALETTE



INDICATIVE VIEW



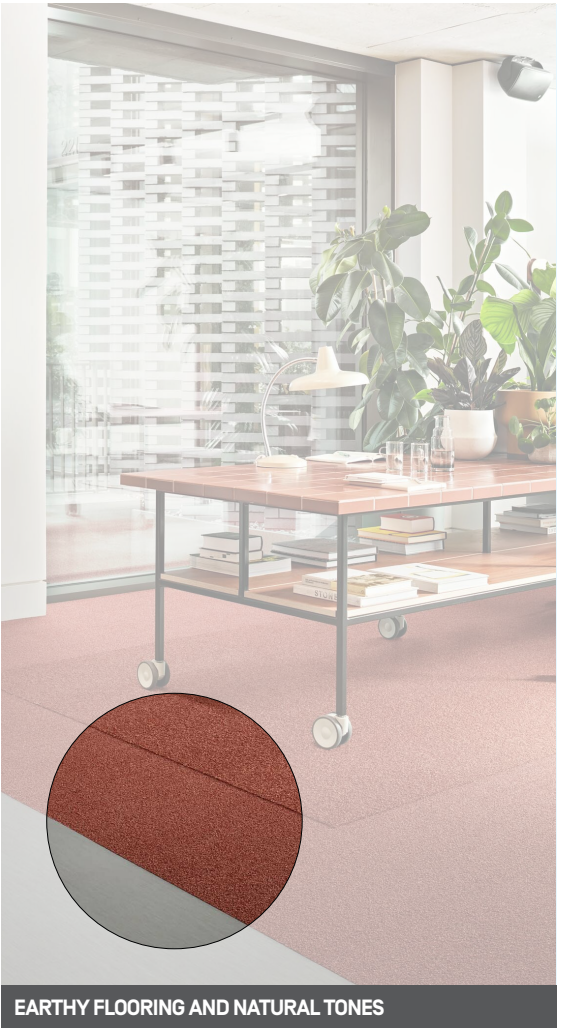
PRECEDENT IMAGES:
MEETING ROOMS, DIGITAL HUB



FEATURE LIGHTING IN MEETING ROOMS



ADAPTABLE MEETING AND STUDY SPACES

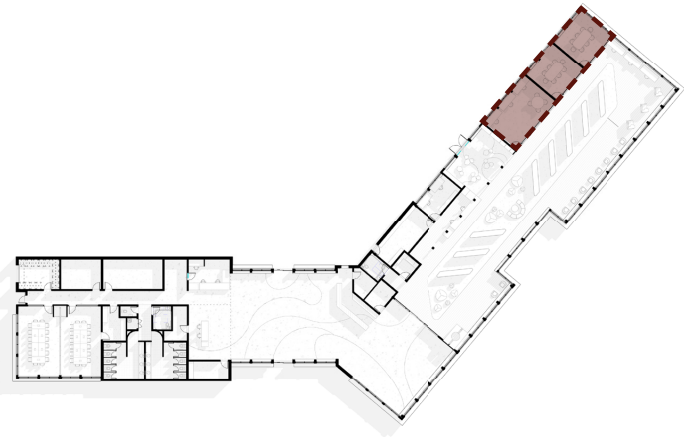


EARTHY FLOORING AND NATURAL TONES

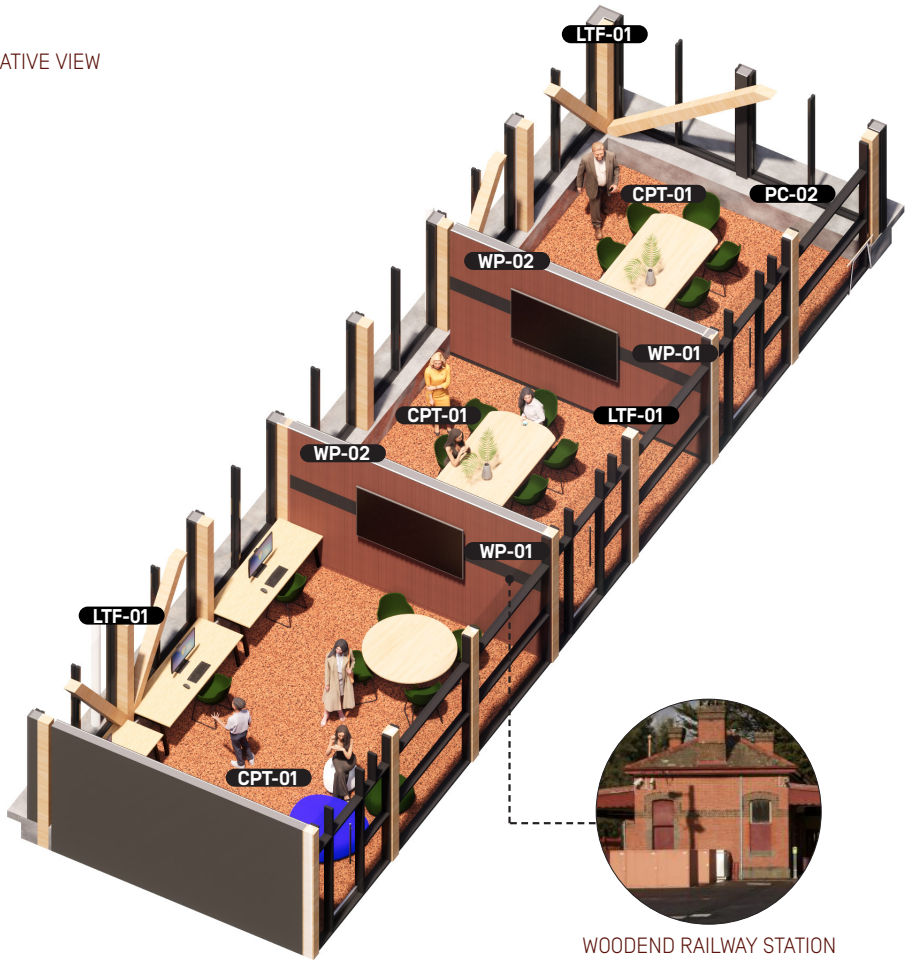


BOLD COLOUR FURNITURE

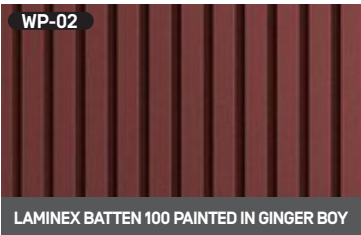
MEETING ROOMS, DIGITAL HUB PALETTE



INDICATIVE VIEW

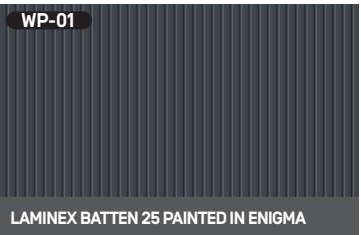


WOODEND RAILWAY STATION
REFERENCE



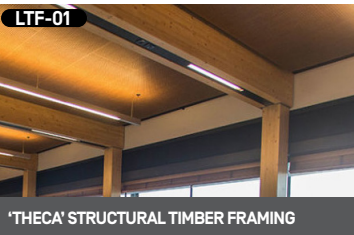
WP-02

LAMINEX BATTEN 100 PAINTED IN GINGER BOY



WP-01

LAMINEX BATTEN 25 PAINTED IN ENIGMA



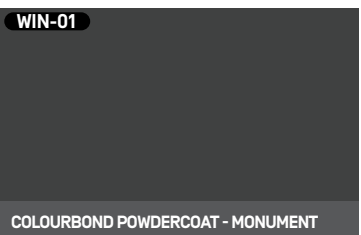
LTF-01

'THECA' STRUCTURAL TIMBER FRAMING



CPT-01

INTERFACE - 'TERACOTTA' CARPET TILE



WIN-01

COLOURBOND POWDERCOAT - MONUMENT



PC-02

CAST IN-SITU FEATURE CONCRETE ELEMENTS



KIPU OTTOMAN - ZENITH

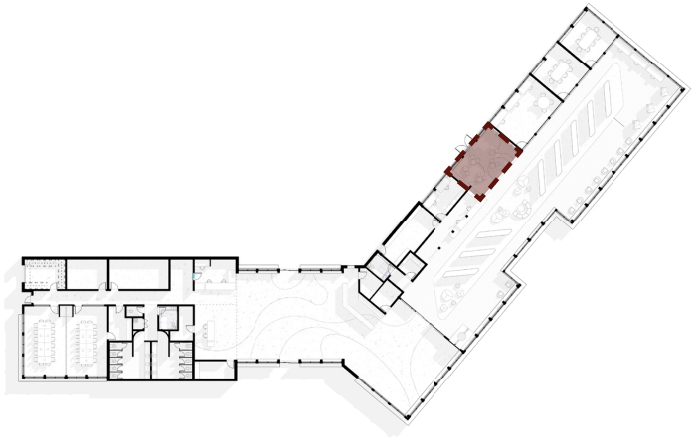


JAC SLED CHAIR 'OLIVE' - ZENITH



KISSEN CONFERENCE TABLE - ZENITH

PRECEDENT IMAGES:
CHILDREN'S AREA



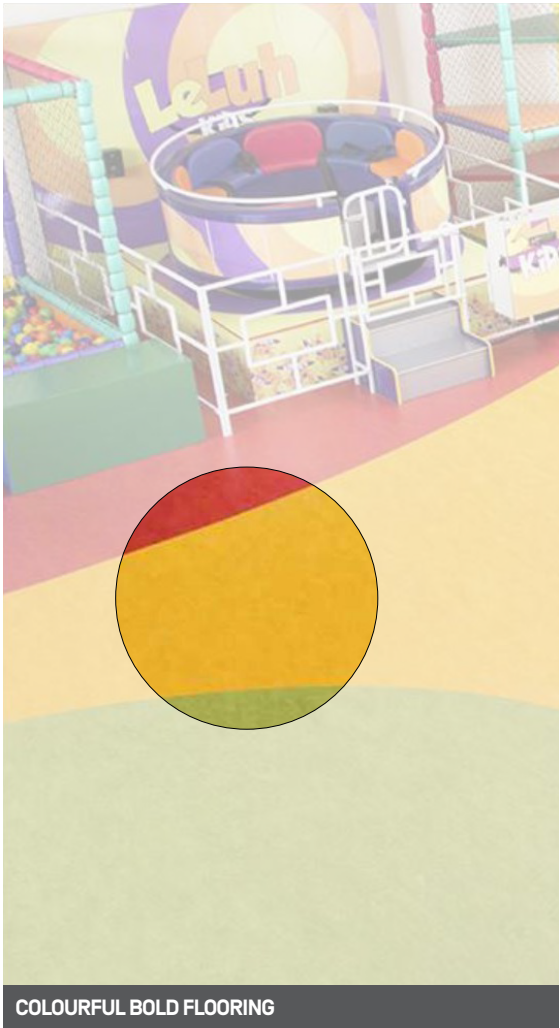
SEATINGS INTERGRATED IN WALLS



FEATURE FURNITURE

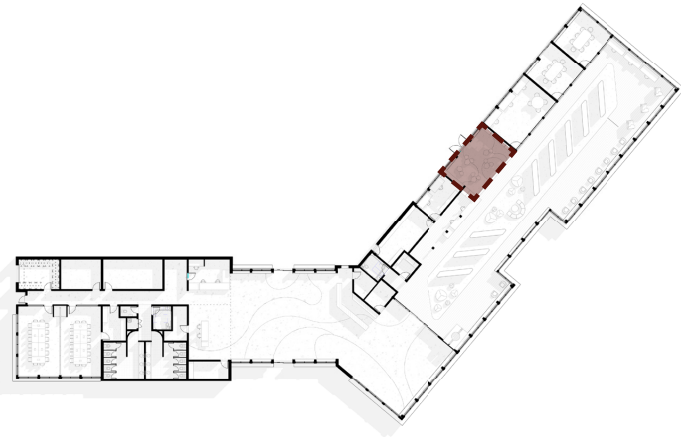


SOLID COUNTER OVERLOOKING THE CHILDREN'S AREA

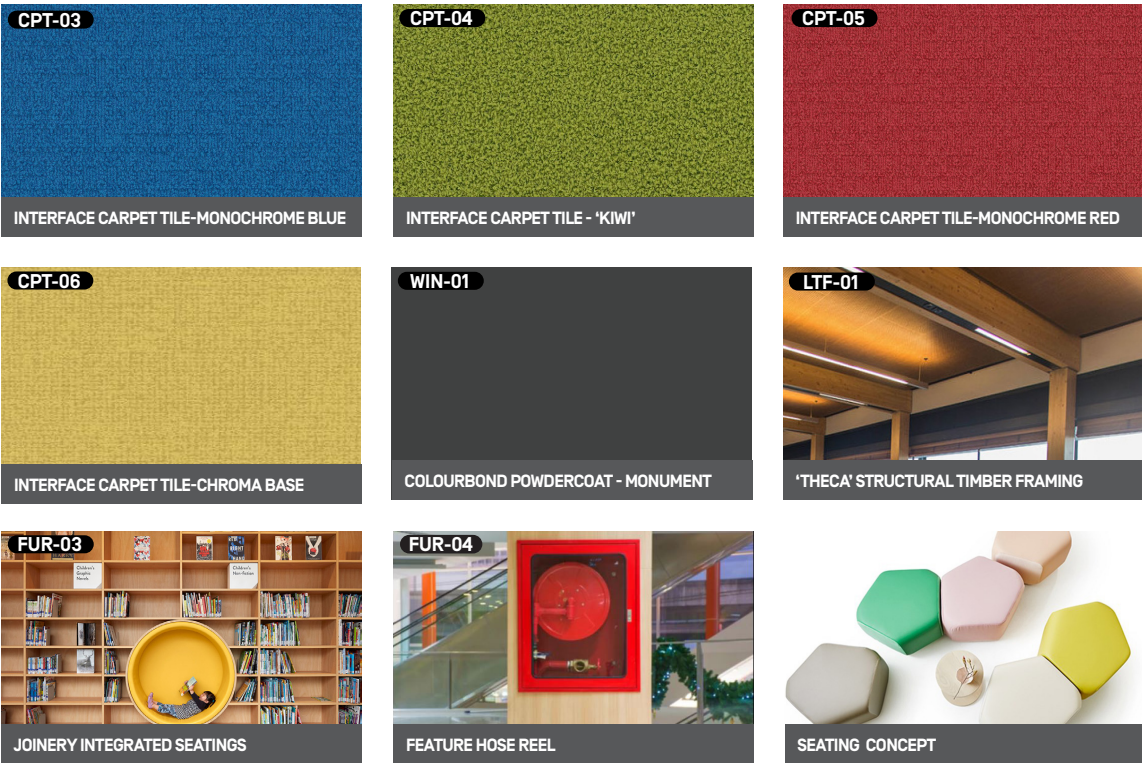
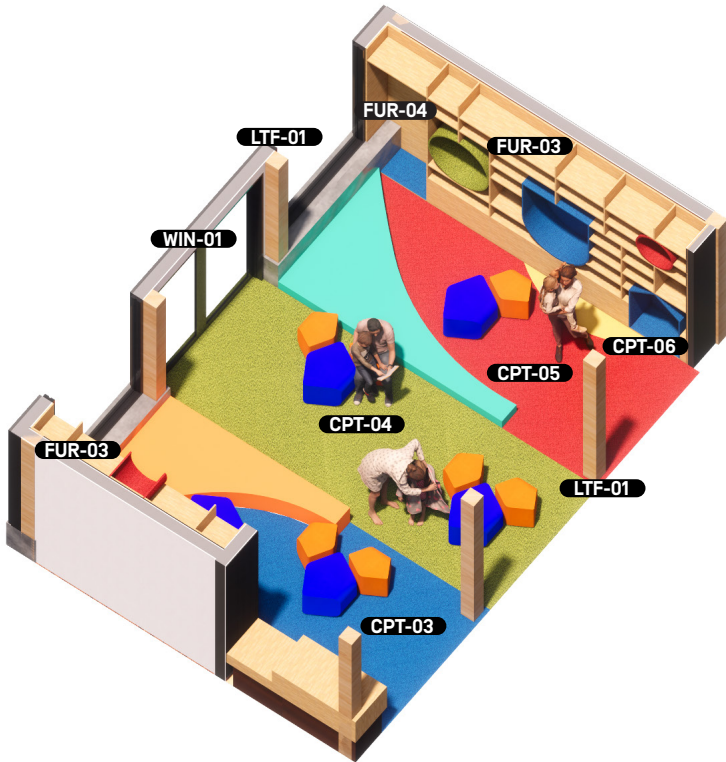


COLOURFUL BOLD FLOORING

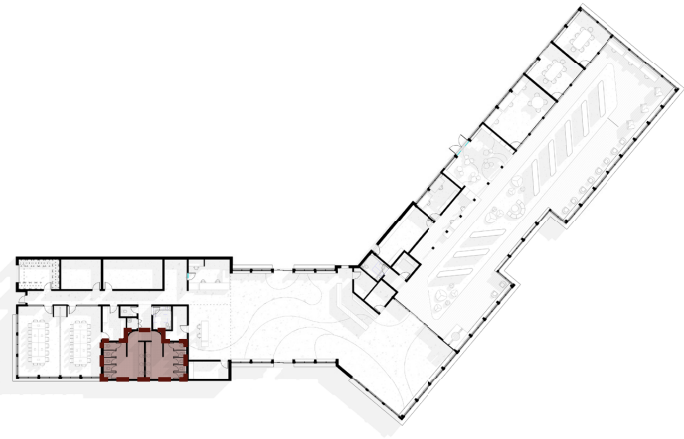
THE CHILDREN'S AREA PALETTE



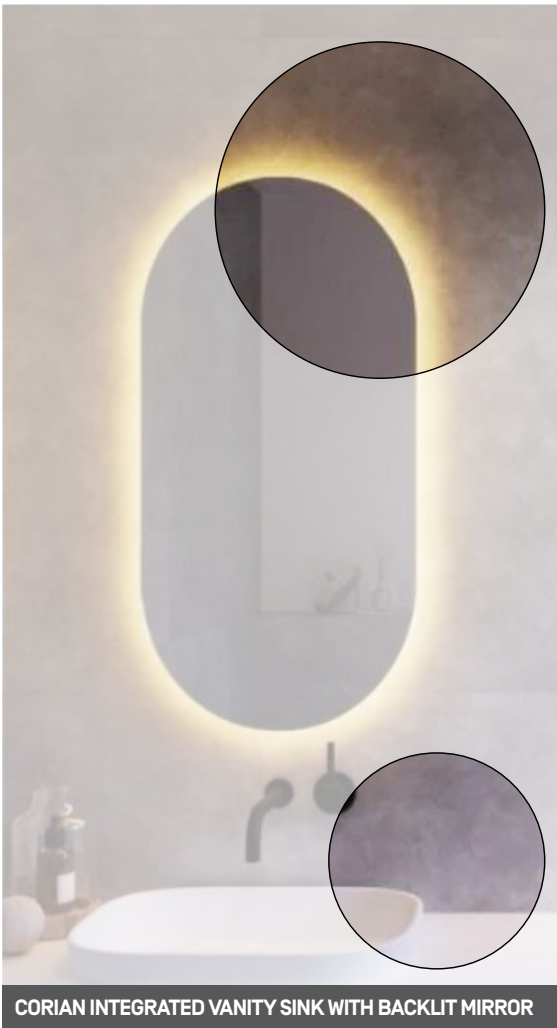
INDICATIVE VIEW



PRECEDENT IMAGES:
WET AREAS



BOLD ENTRY SIGNAGE



CORIAN INTEGRATED VANITY SINK WITH BACKLIT MIRROR

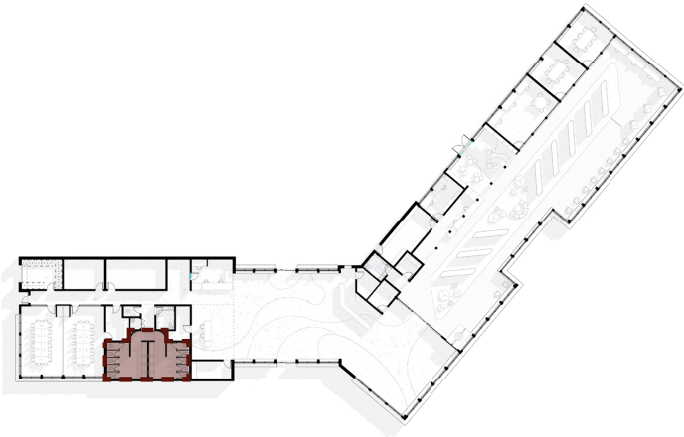


COLOUR BLOCK VANITY AREA

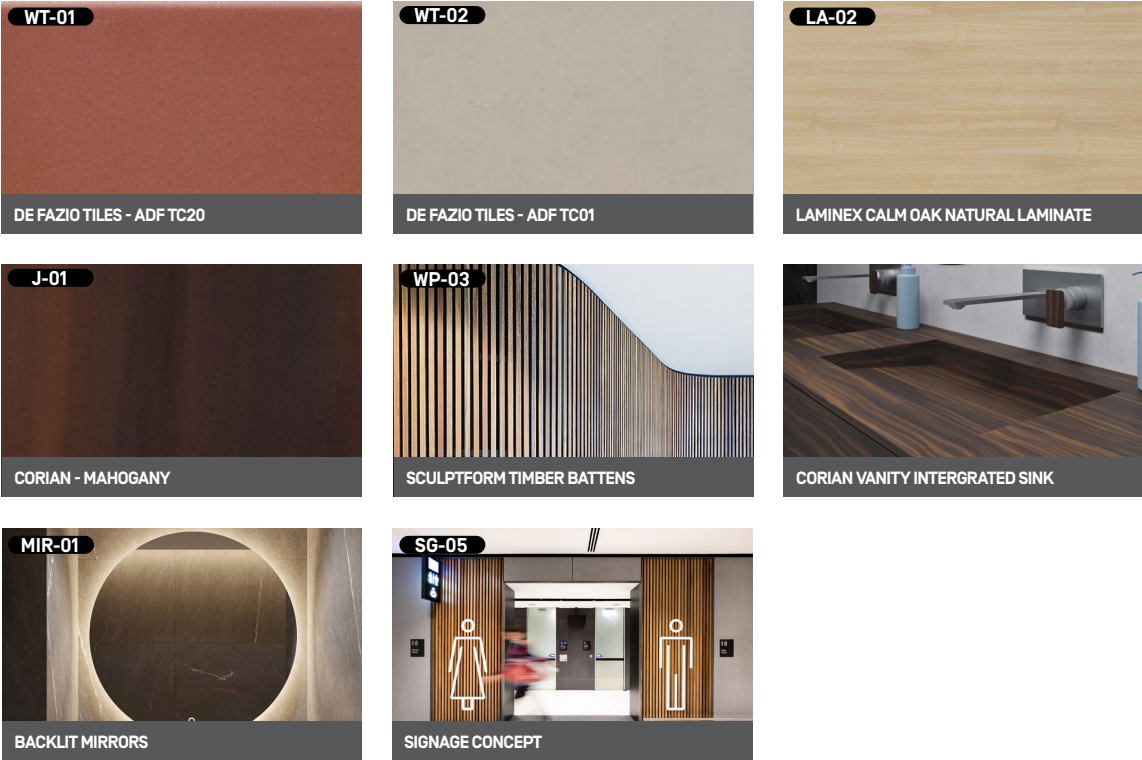
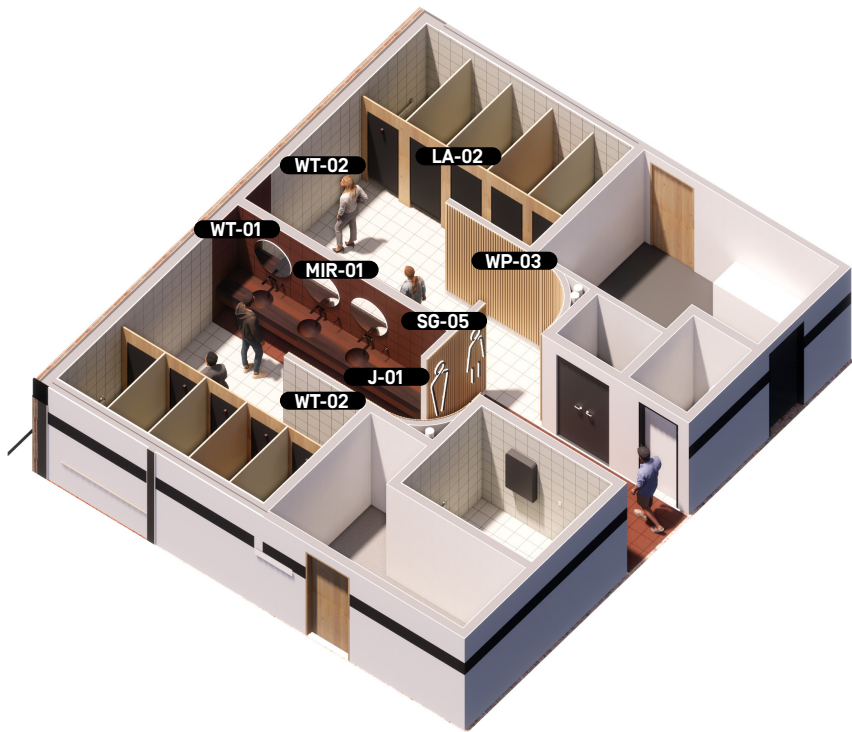


TIMBER CURVED FEATURE WALL AT THE ENTRANCE

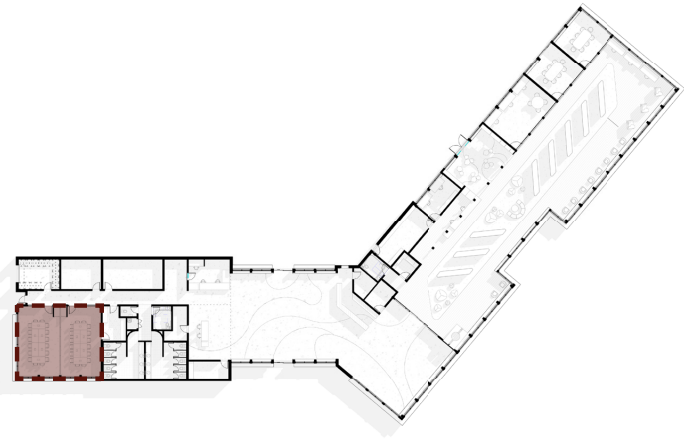
THE WET AREAS PALETTE



INDICATIVE VIEW



PRECEDENT IMAGES:
MULTIPURPOSE ROOMS



BLACK POWDERCOAT WINDOW FRAMES



OPERABLE WALLS

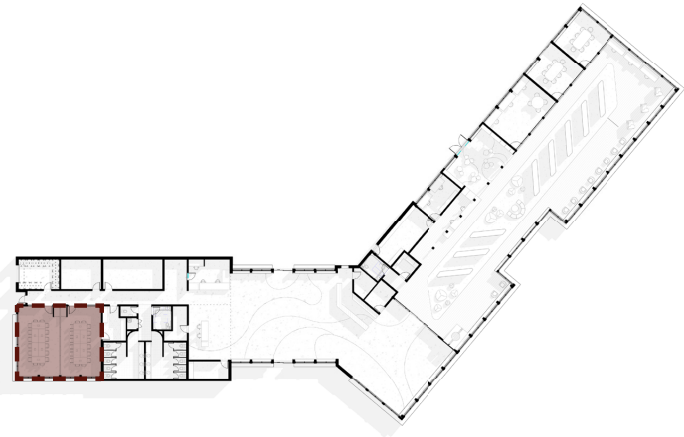


CLEAN FINISHES & ANGLED TIMBER CEILING

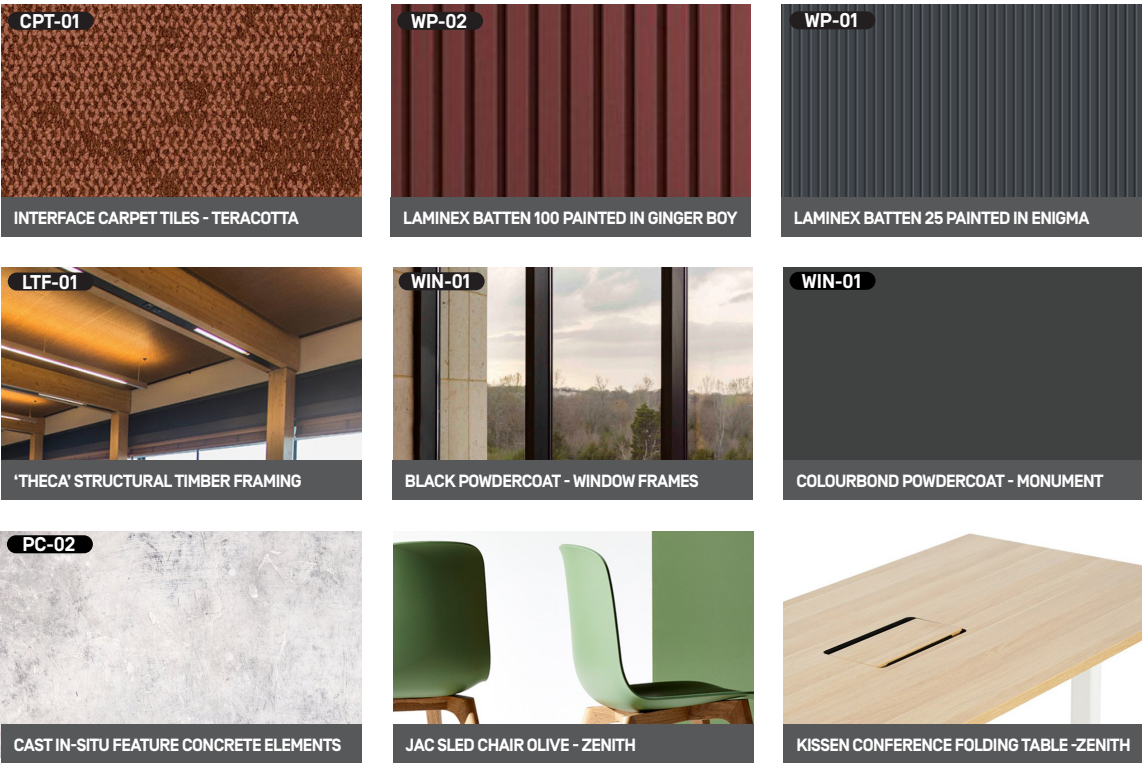
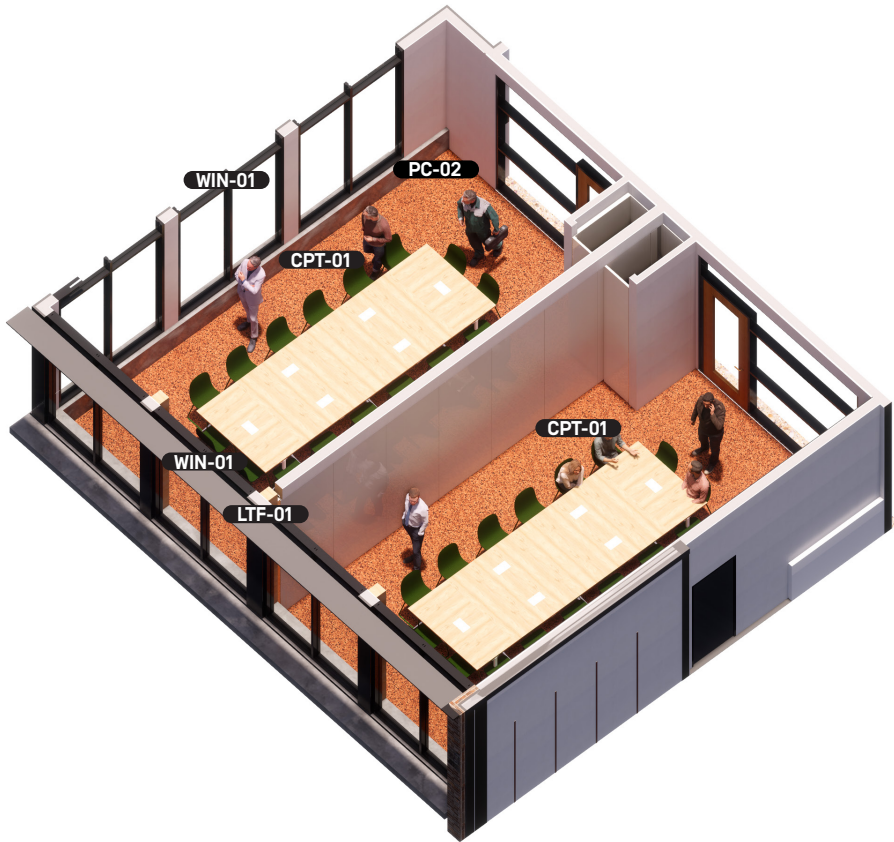


FLEXIBLE, ADAPTABLE SPACES

THE MULTIPURPOSE ROOMS PALETTE

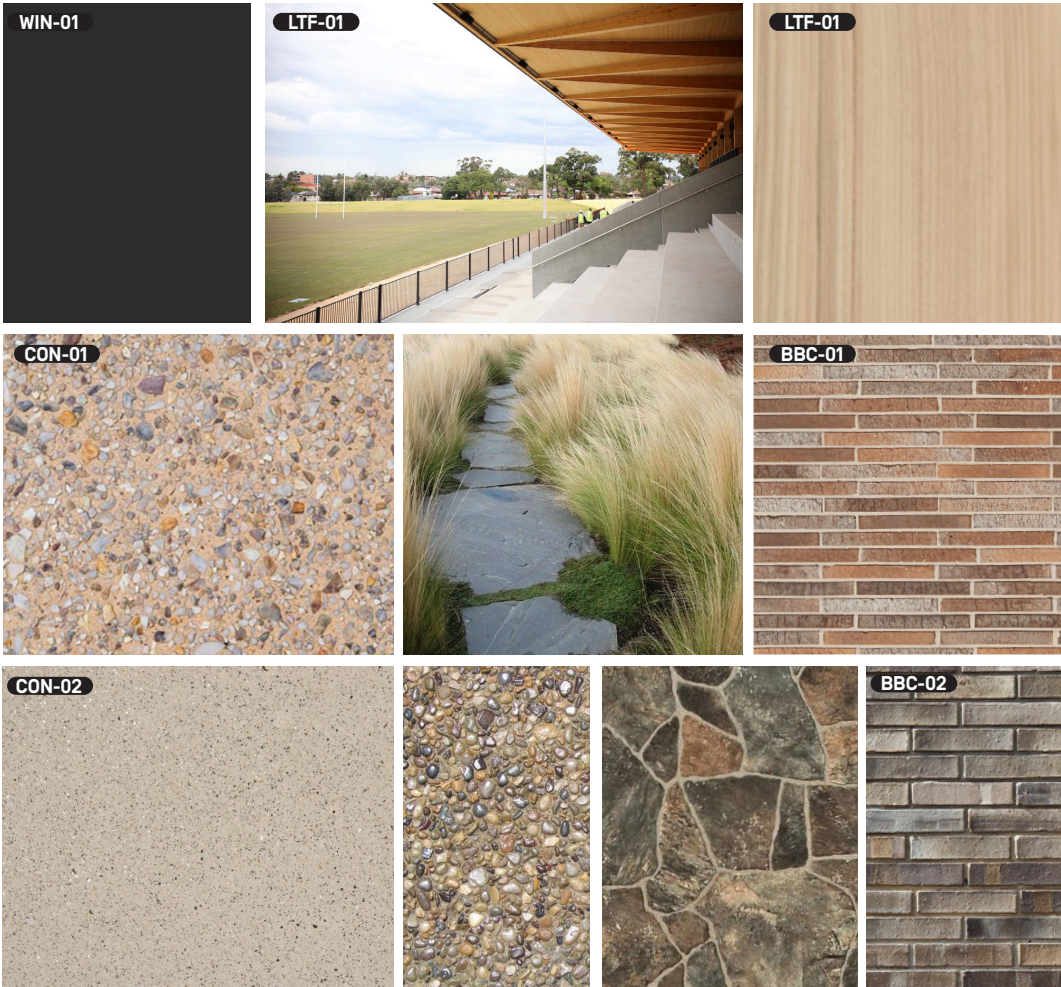


INDICATIVE VIEW



MATERIALS BOARDS COMPARISON

EXTERNAL PALETTE



INTERNAL PALETTE



MATERIALS BOARD INTERIORS



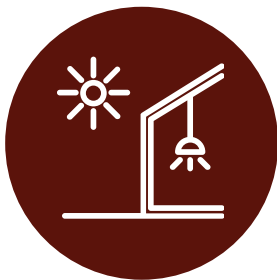


SUMMARY WHAT WE ACHIEVED



A DESTINATION THAT NESTLES WITHIN ITS ENVIRONMENT

- A BALANCED & TIMELESS FORM
- NATURAL INTERIOR MATERIALITY
- UNIQUE DESTINATION WITHIN THE TOWN OF WOODEND



AN ARCHITECTURAL LANGUAGE CONNECTING THROUGH INTERIORS

- A BALANCED BLEND OF WARM & NEUTRAL PALETTE
- MATERIALITY THAT SPEAKS TO THE SURROUNDING CONTEXT
- SELECTIONS THAT ARE RESPONSIBLE AND LONG LASTING



SPACES THAT FOSTER SOCIAL INCLUSION

- NEUTRAL TONES THAT ARE CALMING AND INVITING
- A PLACE TO BE PROUD OF

City
Collective

City Collective

hello@citycollective.com.au

Adelaide

Suite 115 Epworth
Building, 33 Pirie Street
Adelaide, SA, 5000
+61 8 8182 1270

Melbourne

Ground Level
23 Kerr Street
Fitzroy VIC, 3065
+61 3 8582 6759

citycollective.com.au



DISCLAIMER: IMAGE SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE CONCEPT AND VISION FOR THE DEVELOPMENT.

City
Collective



Macedon
Ranges
Shire Council

Woodend Community
Centre

CLIENT:
Macedon Ranges Shire Council

SITE ADDRESS:
117 High Street, Woodend 3442

DESIGN DEVELOPMENT

CITY COLLECTIVE

ARCHITECT
ADDRESS: 23 Kerr St.,
Fitzroy, VIC 3065

TURNER AND TOWNSEND

QUANTITY SURVEYOR
ADDRESS: 136 Exhibition St,
Melbourne VIC 3000

CITY COLLECTIVE

LANDSCAPE ARCHITECT
ADDRESS: 23 Kerr St, Fitzroy VIC,
3065

ONE MILE GRID

TRAFFIC ENGINEER
ADDRESS: 56 Down Street,
Collingwood, VIC 3066

INTRAX

CIVIL & STRUCTURAL
ADDRESS: L4, 469 La Trobe St.
Melbourne VIC 3000

BSGM

FIRE ENGINEER
ADDRESS: Level 1/649 Bridge Rd,
Richmond VIC 3121

INTRAX

SERVICES & FIRE
ADDRESS: L4, 469 La Trobe St.
Melbourne VIC 3000

ARCHITECTURE AND ACCESS

ACCESS CONSULTANT
ADDRESS: Level 5 369 Royal Parade
Parkville VIC 3052

THECA TIMBER

TIMBER ENGINEERING
ADDRESS: 17 The Concord,
Bundoora VIC 3083

RESONATE ACOUSTICS

ACOUSTIC CONSULTANT
ADDRESS: 430 Little Collins Street,
Melbourne VIC 3052

© COPYRIGHT CITY COLLECTIVE
DO NOT SCALE DRAWINGS. WORK ONLY TO
FIGURED DIMENSIONS. ALL DIMENSIONS TO
BE VERIFIED AND CHECKED ON SITE.

General Notes:
1. ALL DRAWINGS MUST BE READ IN
CONJUNCTION WITH GENERAL NOTES
PAGE AND SPECIFICATION.

Client
Macedon Ranges Shire Council
117 High Street, Woodend 3442
(03) 5422 0333

Civil & Structural
Intrak
L4, 469 La Trobe St, Melbourne VIC
3000
(03) 9371 0100

Timber Engineering
THECA TIMBER
17 The Concord, Bundoora VIC 3083

Services
INTRAX
L4, 469 La Trobe St, Melbourne VIC
3000
(03) 9371 0100

Quantity Surveyor
TURNER AND TOWNSEND
136 Exhibition St, Melbourne VIC 3000
(03) 9654 0799

Building Surveyor
BSGM
Level 10/49 Bridge Rd, Richmond
VIC 3121

Acoustics
RESONATE ACOUSTICS
430 Little Collins Street, Melbourne
VIC 3052

Traffic Engineer
ONE MILE GRID
56 Down Street, Collingwood, VIC
3066
(03) 9939 8250

Key Plan:

Revisions:

DD.T	21.09.22	TYPE DESCRIPTION HERE

Rev	Date	Description
-----	------	-------------

City
Collective
hello@citycollective.com.au 08 8182 1270

ADELAIDE Suite 115 Epworth Building
33 Pine Street,
Adelaide SA 5000

MELBOURNE Ground Floor
Kerr Street,
Fitzroy VIC 3000

Project Name:
Woodend Community Centre
117 High Street,
Woodend

Drawing Title:
DRAWING REGISTER & SITE
LOCATION

Drawn By: Author
Checked By: Checker
Scale @ A1:
1 : 10

Project No:
2226
Date:
21.09.22

Status:
Design Development

Drawing No.:
A0002
Revision:
DD.1

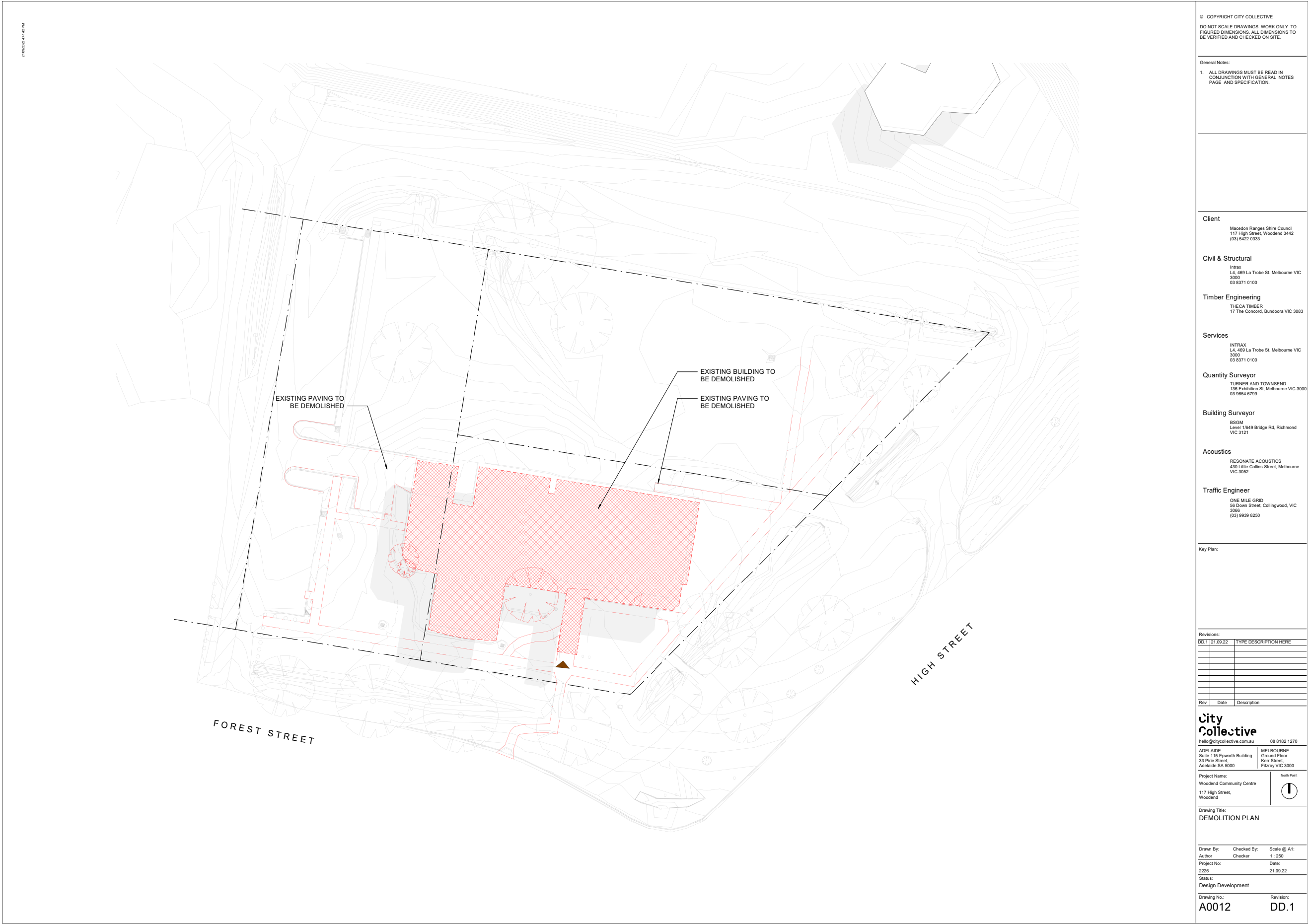
ARCHITECTURAL DRAWING REGISTER			
SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
A000 SERIES			
A0000	COVER SHEET	DD.1	21.09.22
A0002	DRAWING REGISTER & SITE LOCATION	DD.1	21.09.22
A0005	WALL TYPES	DD.1	21.09.22
A0011	SITE PLAN - PROPOSED	DD.1	21.09.22
A0012	DEMOLITION PLAN	DD.1	21.09.22
A1000 SERIES			
A1000	SLAB SETOUT PLAN - FOYER	DD.1	21.09.22
A1001	SLAB SETOUT PLAN - LIBRARY	DD.1	21.09.22
A1100 SERIES			
A1100	OVERALL GROUND PLAN	DD.1	21.09.22
A1101	ENLARGED FLOOR & FINISHES PLAN - FOYER	DD.1	21.09.22
A1102	ENLARGED FLOOR & FINISHES PLAN - LIBRARY	DD.1	21.09.22
A1103	ENLARGED FURNITURE LAYOUT PLANS - FOYER	DD.1	21.09.22
A1104	ENLARGED FURNITURE LAYOUT PLANS - LIBRARY	DD.1	21.09.22
A1300 SERIES			
A1300	REFLECTED CEILING PLAN - FOYER	DD.1	21.09.22
A1301	REFLECTED CEILING PLAN - LIBRARY	DD.1	21.09.22
A1400 SERIES			
A1400	ROOF PLAN	DD.1	21.09.22
A2000 SERIES			
A2000	BUILDING ELEVATION	DD.1	21.09.22
A2100 SERIES			
A2100	BUILDING SECTIONS	DD.1	21.09.22
A3000 SERIES			
A3000	WALL SECTIONS	DD.1	21.09.22
A4000 SERIES			
A4000	INTERNAL ELEVATIONS - LIBRARY	DD.1	21.09.22
A4001	INTERNAL ELEVATIONS - MEETING ROOMS	DD.1	21.09.22
A4002	INTERNAL ELEVATIONS - DIGITAL HUB & CHILDREN'S ROOM	DD.1	21.09.22
A4003	INTERNAL ELEVATIONS - MULTIPURPOSE ROOMS	DD.1	21.09.22
A4004	INTERNAL ELEVATIONS - WET AREAS	DD.1	21.09.22

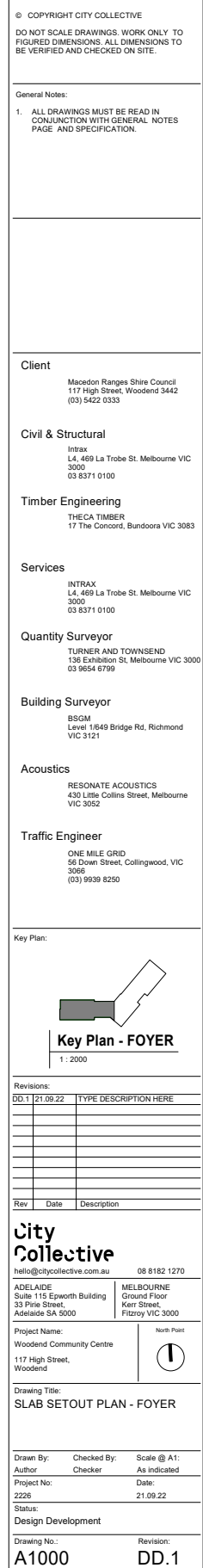


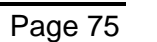
1 | SITE LOCATION PLAN
NOT TO SCALE

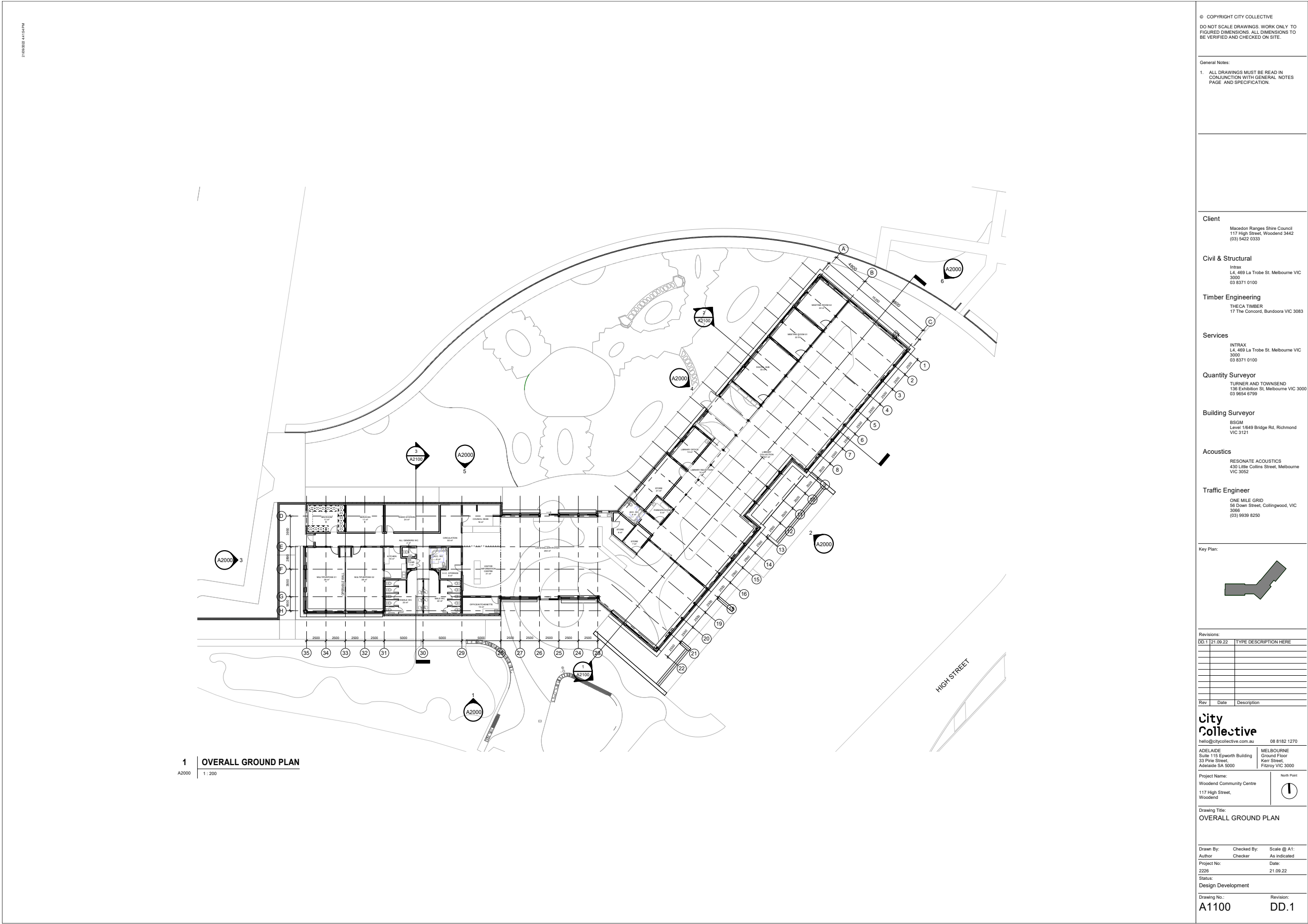
Page 71

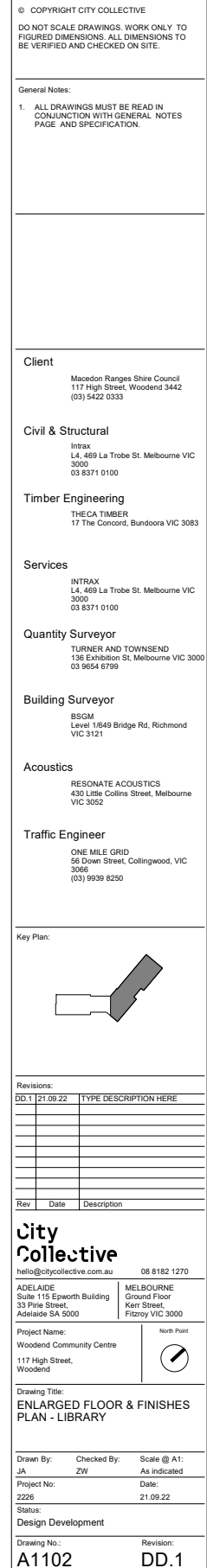








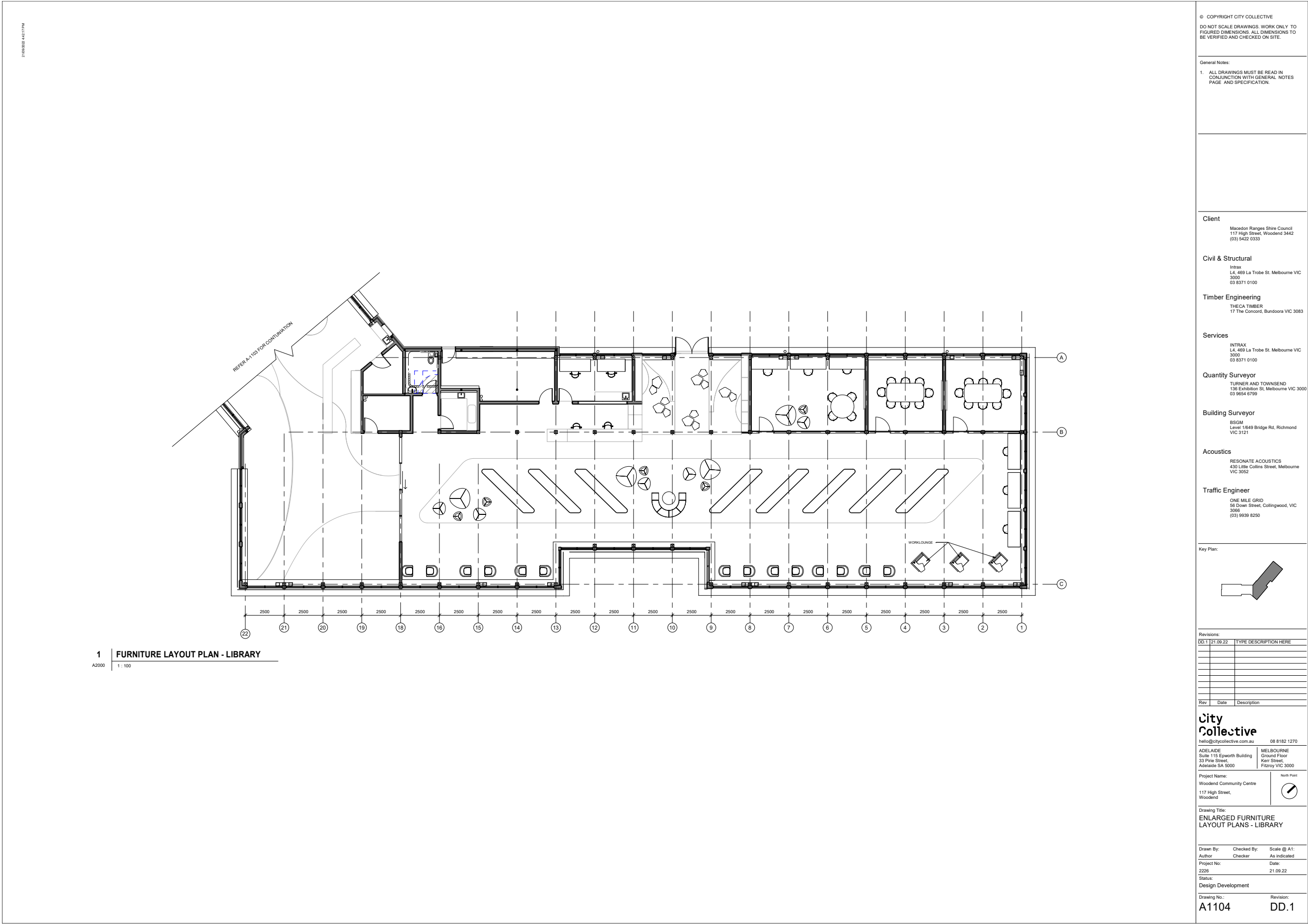


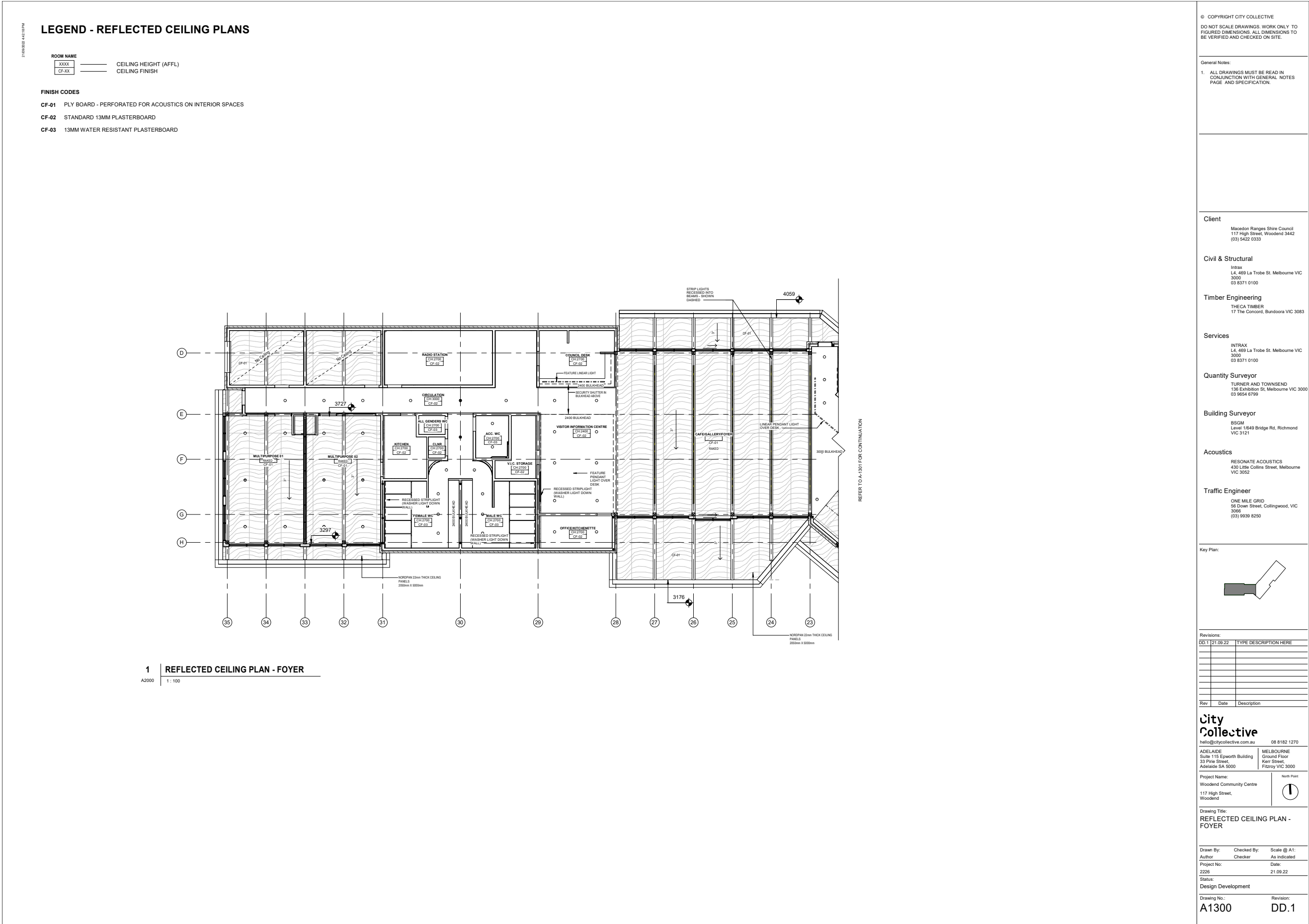




A2000	1 : 100
-------	---------

A1103	DD.1
-------	------





© COPYRIGHT CITY COLLECTIVE

DO NOT SCALE DRAWINGS. WORK ONLY TO FIGURED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE.

General Notes:

1. ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH GENERAL NOTES PAGE AND SPECIFICATION.

Client

Macedon Ranges Shire Council
117 High Street, Woodend 3442
(03) 5422 0333

Civil & Structural

Intrax
L4, 469 La Trobe St. Melbourne VIC 3000
(03) 9371 0100

Timber Engineering

THECA TIMBER
17 The Concord, Bundoora VIC 3083

Services

INTRAX
L4, 469 La Trobe St. Melbourne VIC 3000
(03) 9371 0100

Quantity Surveyor

TURNER AND TOWNSEND
136 Exhibition St. Melbourne VIC 3000
(03) 9654 0799

Building Surveyor

BSGM
Level 10/49 Bridge Rd, Richmond VIC 3121

Acoustics

RESONATE ACOUSTICS
430 Little Collins Street, Melbourne VIC 3052

Traffic Engineer

ONE MILE GRID
56 Down Street, Collingwood, VIC 3066
(03) 9939 8250

Key Plan:

Revisions:

DD.T	21.09.22	TYPE DESCRIPTION HERE

Rev	Date	Description

City Collective

hello@citycollective.com.au 08 8182 1270

ADELAIDE
Suite 115 Epworth Building
33 Pine Street,
Adelaide SA 5000

MELBOURNE
Ground Floor
Kerr Street,
Fitzroy VIC 3000

Project Name:

Woodend Community Centre
117 High Street,
Woodend

North Point

Drawing Title:

REFLECTED CEILING PLAN - FOYER

Drawn By:

Checked By:

Scale @ A1:

Author:

Checker:

As Indicated

Project No:

Date:

2226

21.09.22

Status:

Design Development

Drawing No.:

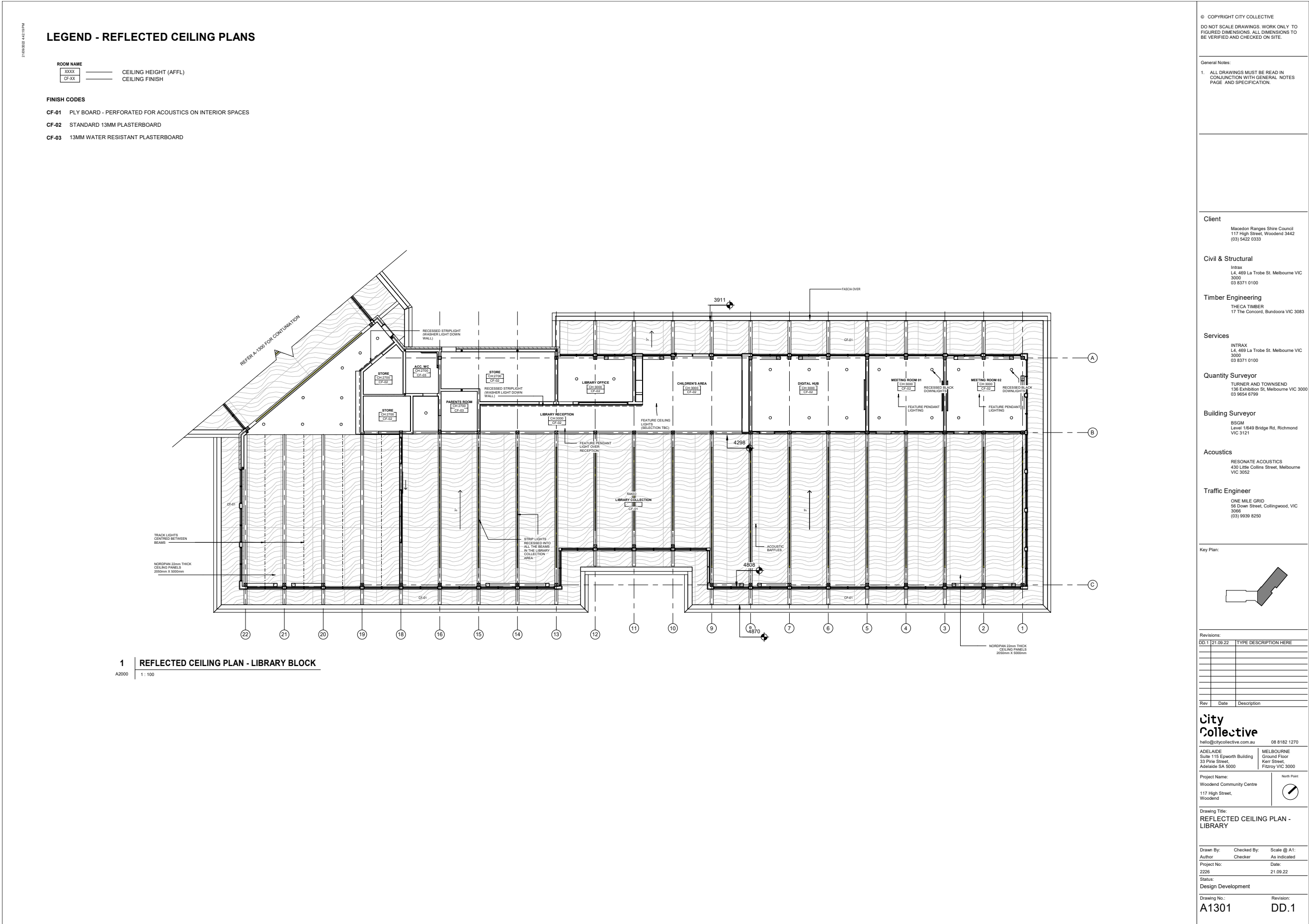
Revision:

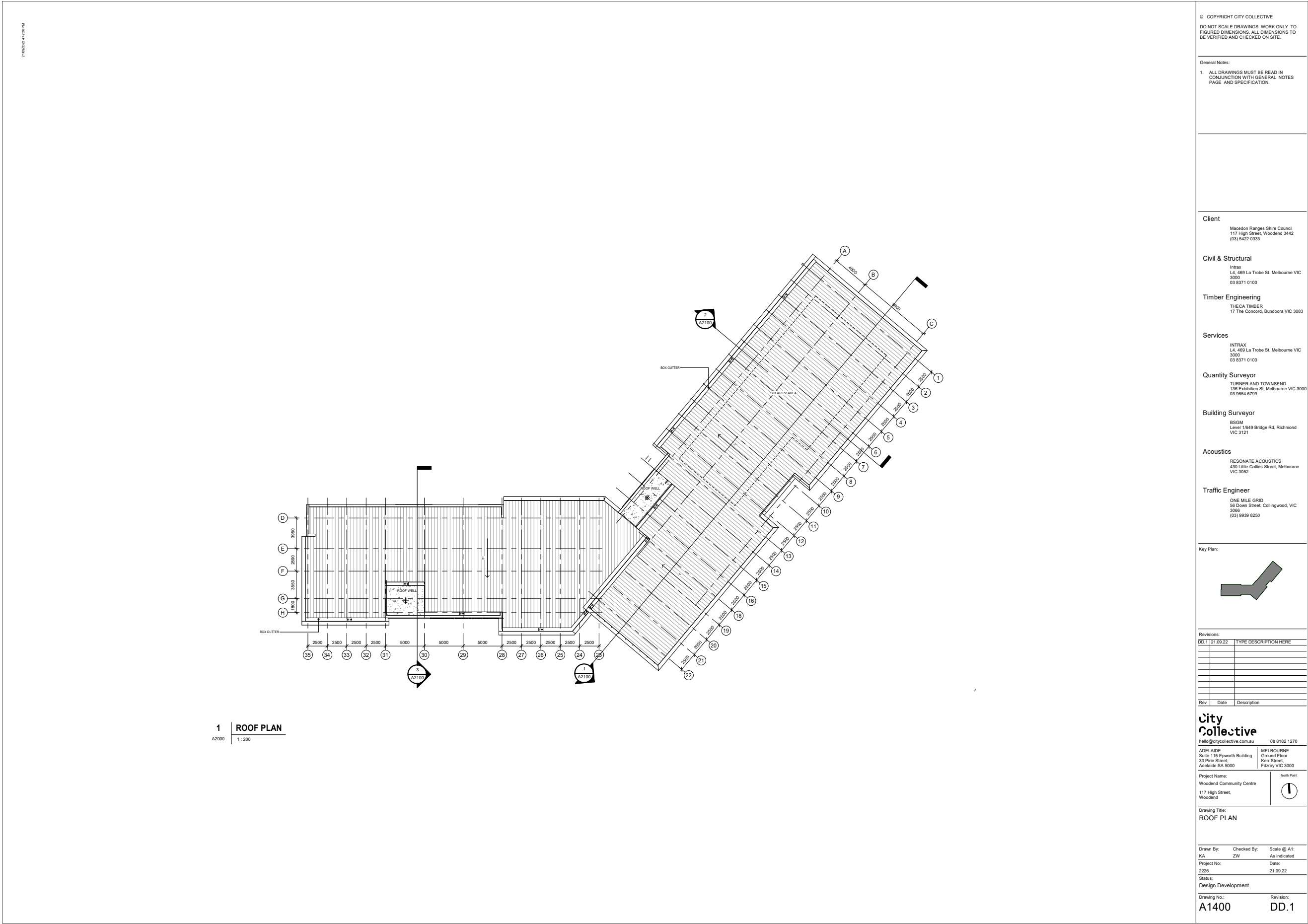
A1300

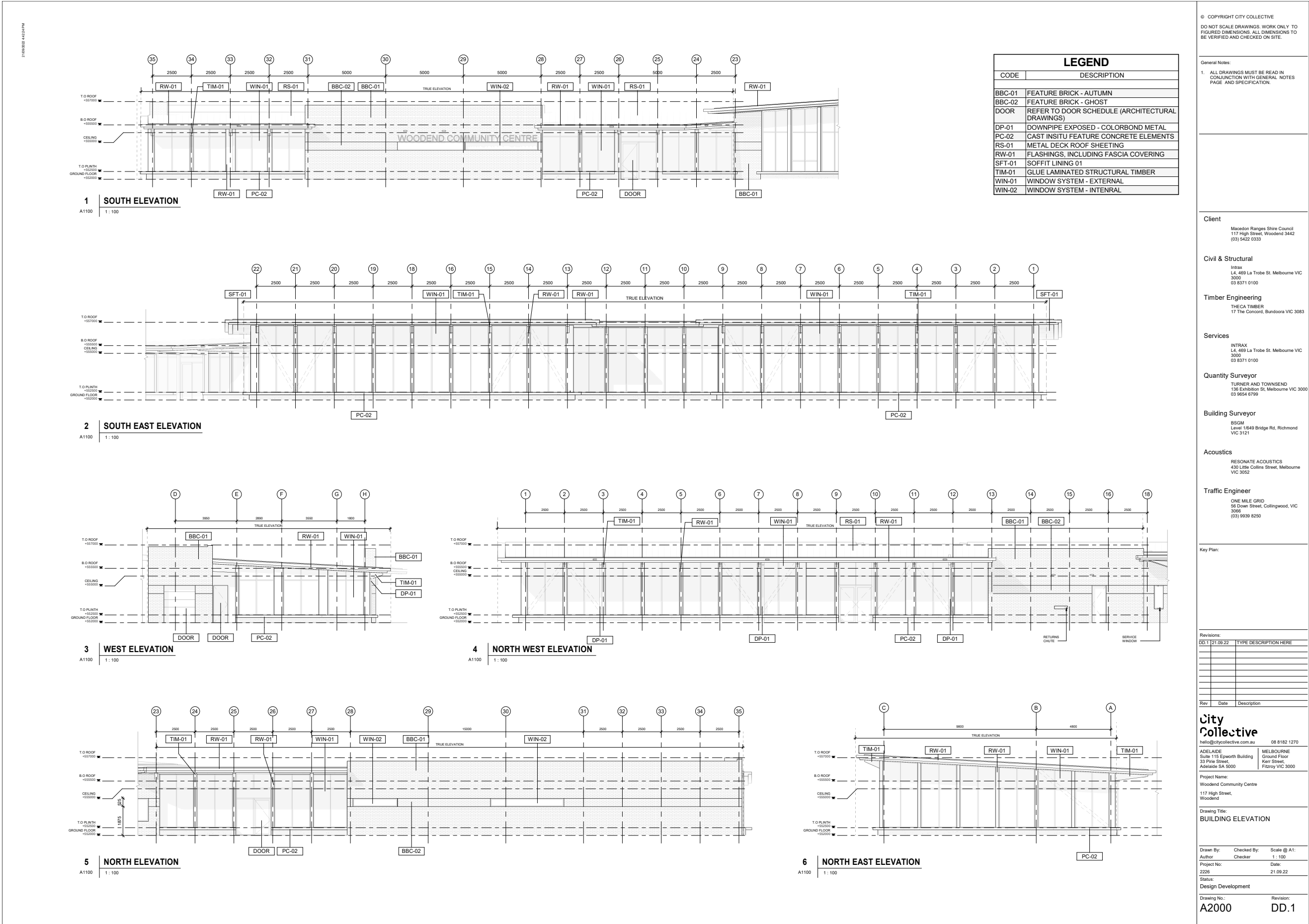
DD.1

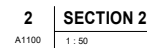
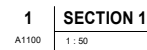
Item PE.2 - Attachment 1

Page 81



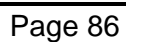






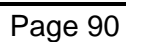
LEGEND	
CODE	DESCRIPTION
BBC-01	FEATURE BRICK - AUTUMN
DOOR	REFER TO DOOR SCHEDULE (ARCHITECTURAL DRAWINGS)
GT-02	EAVES GUTTER
J-01	CORIAN MAHOGANY
LIN-01	PLASTERBOARD
PC-02	CAST INSITU FEATURE CONCRETE ELEMENTS
RS-01	METAL DECK ROOF SHEETING
RW-01	FLASHINGS, INCLUDING FASCIA COVERING
SFT-01	SOFFIT LINING 01
TIM-01	GLUE LAMINATED STRUCTURAL TIMBER
WIN-01	WINDOW SYSTEM - EXTERNAL
WIN-02	WINDOW SYSTEM - INTERNAL

A2100 DD.1













Macedon Ranges Shire Council Public Toilet & Barbecue Strategy

August 2022



Acknowledgment Of Country	5	Barbecue Strategy	30
Introduction	6	Goals & Objectives	30
Terms Used	7	Alignment With Open Space Strategy	30
Scope Of Study	8	Barbecue Provision Matrix	31
Purpose Of The Strategy	9	Location Of Barbecue Facilities	32
Principles Of The Strategy	10	Location Of Facilities Considerations	33
Community Engagement	11	Residential Communities	33
Audit Of Existing Public Toilet & Barbecue Facilities	12	Public Toilets	33
Public Toilet Audit	12	Design Requirements Of Barbecue Facilities	34
Barbecue Audit	13	Siting & Design Of Facilities	34
Open Space Strategy & Hierarchy Of Open Spaces	14	Quality Of Facilities	34
Public Toilet Strategy	16	Accessibility	35
Goals & Objectives	16	Parking	35
Provision Of Council Public Toilets	16	Waste Management	35
Alignment With Open Space Strategy	16	Wayfinding	35
Provision Of New Facilities	16	Access To Barbecue Facilities	35
Removing Existing Facilities	17	Infrastructure Considerations	37
Replacing Or Refurbishing Facilities	17	Maintenance	37
Temporary Events	17	Sustainability	37
Public Toilet Provision Matrix	18	Implementation Costs	38
Location Of Toilet Facilities	19	Implementation Of The PTBS	38
Toilet Facilities In Residential Communities	20	Asset Life	38
Duplication Of Facilities	20	Life Cycle Costs	39
Consideration Of Other Facilities	20	Improving Operational Efficiencies	40
Design & Requirements Of Public Toilet Facilities	21	Public Toilets Facility Implementation	40
General Principles	21	Public Toilet Assessment Flowchart	41
Siting & Design Of Facilities	22	Barbecue Facility Implementation	42
Typologies	23	Barbecue Assessment Flowchart	43
Fixtures & Fittings	24	Appendix A	45
Quality Of Facilities	25		
Accessibility	25		
Gender Requirements	26		
Children & Change Facilities	26		
Parking	26		
Wayfinding	27		
Safety	27		
Opening Hours	27		
Infrastructure Considerations	28		
Maintenance & Cleaning	28		
Sustainability	29		



Gardiner Reserve Public Toilets , Hamilton St Gisborne

Acknowledgment of Country

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, present and emerging. Council also acknowledges local Aboriginal and Torres Strait Islander residents of Macedon Ranges Shire for their ongoing contribution to the diverse culture of our community.

Introduction

Macedon Ranges Shire Council plays a key role in providing and maintaining public toilets and barbecue facilities throughout the Shire. Currently, Council manages 52 toilet facilities and 45 barbecues located in a range of locations including parks, open spaces, sporting ovals and tourist destinations. Council invests funds annually to ensure facilities are available for use by residents and visitors to the Shire.

The Macedon Ranges Shire Public Toilet & Barbecue Strategy (The PTBS) has been prepared to guide the future planning and provision of public toilets and barbecue facilities throughout the municipality. In summary, The PTBS will establish:

- A set of principles to guide the provision of high-quality public toilets that are safe, clean and accessible for all residents, workers and visitors to the Macedon Ranges Shire.
- An plan to guide the delivery of new facilities, the upgrade of, or the decommissioning of existing facilities that are no longer required.
- Identify the infrastructure and operational requirements of public toilet and barbecue facilities.
- A summary of estimated costs to upgrade or replace facilities.
- Guidance for driving efficiencies and cost savings to Council.
- A series of recommendations and principles to improve the standard of public toilets and barbecue facilities.

Terms Used

Australian Standard (AS 1428)

AS 1428 specifies that new buildings must be capable of providing access to people with disabilities. Particular attention is focused on continuous accessible paths of travel for wheelchair users, access for people with ambulatory disabilities and access for people with sensory disabilities.

Building Code of Australia (BCA)

BCA is a manual that is part of the National Building Code (NCC). It includes technical requirements for the design and construction of buildings and other structures throughout Australia.

Changing Places Toilet

'Changing Places Toilets' are public toilet facilities that cater for people with severe disabilities, they are designed to be completely accessible and provide sufficient space and equipment for people who are not able to use the toilet independently.

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design or CPTED suggests that the design of buildings, landscaping and outdoor environments can either encourage or discourage crime.

Disability Discrimination Act (DDA)

The Disability Discrimination Act 1992 is an act passed by the Parliament of Australia which prohibits discrimination against people with disabilities including in employment, education, publicly available premises, provision of goods and services, accommodation, clubs and associations and other contexts.

Gender Neutral

The term gender neutral means something that is not associated with either women or men, it can be used to describe a facility that is accessible to all people regardless of their gender.

Scope of Study

The development of the PTBS involved 4 key stages:

Stage 1 – Background Review

The first stage involved an inception meeting, followed by a background review of all the current and relevant strategic planning documents.

Stage 2 – Site inspection and assessment of existing facilities

The second stage involved site inspections to each existing public toilet and barbecue facility in Macedon Ranges Shire to assess the condition and quality of each facility. The inspections also involved assessing the location of public toilets, their design, accessibility, level of cleanliness and safety.

Stage 3 – Community Consultation

The third stage involved community consultation in the form of a survey, which built upon the findings from the site inspections. The aim of Stage 3 was to understand clearly, what the community thought about the quality, features and distribution of existing public toilets and barbecue facilities within Macedon Ranges Shire and to identify any further issues with these facilities.

Stage 4 – Preparation of The PTBS

The fourth stage involved bringing together all the findings from the background research, site inspections and community consultation to create this comprehensive Public Toilet and Barbecue Strategy.



Purpose of the PTBS

Public toilets and barbecues are essential community facilities, which contribute to the enjoyment, comfort and overall experience of the Macedon Ranges Shire. The Council seeks to ensure a healthier and more equitable community and there is now a greater focus on walkable, accessible and safer public places and spaces. Well located and designed public toilets and barbecue facilities play an important role in achieving this goal.

Council has a responsibility to its ratepayers to provide public facilities to the community and to ensure public funds are appropriately allocated to the provision and maintenance of these facilities. The PTBS provides guidance to ensure the appropriate allocation of public funds for the upgrading, maintenance, renewal and decommissioning of Council owned and managed facilities.

Principles of the PTBS

There are several key principles which have guided The PTBS which can be summarised as follows:

Provision & Prioritisation

- The provision of facilities is based on fair and equitable access to public toilets and barbecues for community benefit and tourism.
- The provision of facilities will be prioritised on Council owned/ and or managed land, however in some instances public/ private partnerships may provide community benefit.
- The provision of facilities will be prioritised at 'community' and 'destination' level open space as determined by The Open Space Strategy discussed in this Strategy.

Design and Distribution of Facilities

- The design of facilities and their locations is guided by the principles and design guidelines outlined in the PTBS.

Maintenance & Management

- Facilities will be cleaned and maintained regularly to meet needs and expectations of the community.
- Hours of operation of facilities should always reflect the needs of the community and respond to demand.

Safety & Inclusive Access

- Council will strive for excellence when it comes to access and safety of facilities, particularly for public toilets.
- Council will aim to transition the provision of unisex/ gender-neutral facilities
- Council will aim to increase compliance with DDA and AS1428 across facilities over time with priority given to facilities with high usage.

Community Engagement

Consultation with the community was undertaken as part of the development and preparation of the PTBS, which involved the wide promotion of an online survey to gather important community views on the provision of public facilities.

In 2021 an online survey was published for a period of six weeks, where the survey asked residents and other users of public toilets in the Macedon Ranges Shire questions regarding public toilet and barbecue facilities, including patterns of usage, location, design and other related considerations.

A poster campaign was also run to advertise the survey, which was open to all residents and visitors to Macedon Ranges Shire, with a key aim to obtain and collect feedback from a wide cross section of local residents and visitors.

Separate surveys were prepared relating to public toilet and barbecue facilities, with survey participants invited to answer both surveys, but with an option to only answer one if preferred.

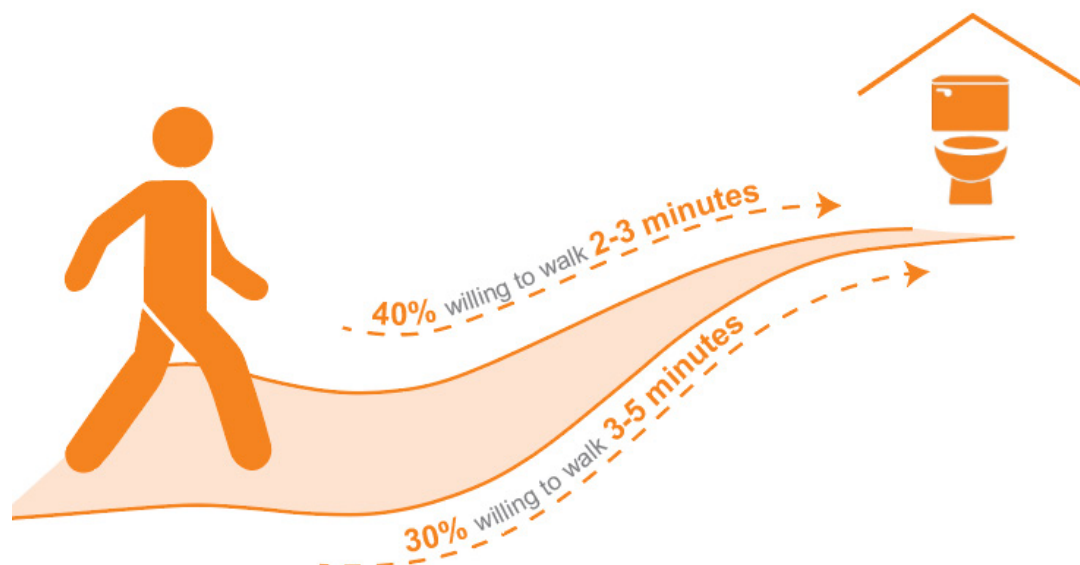
The objectives of community engagements were to:

- Inform the Macedon Ranges Shire community and stakeholders of the purpose and commencement of the PTBS.
- Provide Macedon Ranges Shire community and stakeholders with the opportunity to identify issues and opportunities relating to the provision of public toilet and barbecue facilities.
- Obtain feedback on the existing facilities provision to directly inform and feed into the development and preparation of the PTBS.

Following the conclusion of the online survey, 285 respondents participated in the public toilet survey and 110 respondents participated in the barbecue facilities survey.

One of the key questions respondents were asked to consider was the distance they would be willing to walk to access a public toilet, interestingly, 40% of respondents would be willing to walk 2-3 minutes (200m-300m) to access a facility while 30% would be willing to walk 3-5 minutes (300m-500m).

The community consultation process was invaluable in understanding the issues and concerns raised by the community whose views and aspirations have helped shape the findings and recommendations of the PTBS.



Audit of Existing Facilities

Public Toilet Audit

As part of the development of the PTBS an audit of existing public toilet facilities was undertaken. The audit was intended to gather information relating to building typology, age, architectural quality, proximity to other facilities as well as undertaking an assessment and ranking of the following 16 criteria:

1. Orientation and visibility
2. Lighting
3. Sense of safety
4. Surrounding Environment
5. Condition of building
6. Condition of facilities
7. Contemporary/ modern standards of facilities
8. Disability Access
9. Child Friendly
10. Additional Facilities
11. Hours of Operation
12. Proximity to key destinations
13. Accessibility
14. Services
15. Ability to maintain
16. Adequacy of facility

The 52 Public toilets in Macedon Ranges Shire were individually assessed, and then given an overall rating of either very good, good, average, poor, or very poor with the following results.

- 6 facilities were ranked as 'very good'
- 30 facilities were ranked as 'good'
- 6 facilities were ranked as 'average'
- 10 facilities were ranked as 'poor'
- 0 facilities were ranked as 'very poor'.

From the data gathered from the Audit the following toilets were considered to be the best in Macedon Ranges Shire achieving a final overall rating of 'very good'.

- Romsey Ecotherapy Park - 142 Main Street, Romsey
- Woodend Racecourse Reserve - 1-29 Forest Street, Woodend
- Romsey Recreation Reserve -14 Park Lane, Romsey
- Kyneton Community Park - 17a Mollison Street, Kyneton
- Hanging Rock Reserve (Eastern Paddock), Colwells Road, Woodend
- Gisborne Adventure Park Changing Places – Brantome Street, Gisborne

Audit of Existing Facilities

Barbecue Audit

As part of the development of the PTBS an audit of existing barbecue facilities was undertaken. The audit was intended to gather information relating to structure typology and age as well as undertaking an assessment and ranking of the following 12 criteria:

1. Orientation and visibility
2. Lighting
3. Sense of safety
4. Access
5. Accessibility
6. Functional condition of facilities
7. Contemporary/ modern standards of facilities
8. Context and site planning
9. Associated facilities
10. Access to clean up facilities
11. Proximity to closest toilet facility
12. Adequacy of facility

The 45 barbecue facilities in Macedon Ranges Shire were individually assessed based on the above criteria and then finally given an overall rating of either very good, good, average, poor, or very poor with the following results.

- 5 barbecue facilities were ranked 'very good'
- 24 barbecue facilities were ranked 'good'
- 11 facilities were ranked as 'average'
- 3 facilities were ranked as 'poor'
- 2 facilities were ranked as 'very poor'

From the data gathered from the Audit the following barbecue facilities were considered to be the best in Macedon Ranges Shire achieving a final overall rating of 'very good'.

- Romsey Skate Park (Lions) - 50 Main Street, Romsey
- John Aitken Reserve - 11 Aitken Street, Gisborne
- Hanging Rock Reserve - 139 South Rock Road, Woodend
- Woodend Children's Park - Barbecue Facilities at 14 Nicholson Street, Woodend

Open Space Strategy & Hierarchy of Open Spaces

Macedon Ranges Shire Open Space Strategy 2013

This Strategy is relevant to the current project insofar as it sets out strategies for open spaces within the Shire, where the noted role of open spaces will have an aligned usage profile and facilities requirements. It also sets out a hierarchy of settlements for various townships within Macedon Ranges Shire, and identifies desired open space provision.

Although the Open Space Strategy does not specifically make reference to the provision of public toilets or barbecue facilities, it nevertheless makes broad level commentary around provision of amenities. Noting the age of this document, Council is currently undertaking a new Open Space Strategy.

Macedon Ranges Shire Open Space Strategy 2022

Macedon Ranges Shire Council is developing a new Open Space Strategy to guide the delivery of public open space and the range of services provided at each park. The Open Space Strategy uses this three-tier hierarchy to articulate the types and number of amenities you might expect to find at a park. The hierarchy includes 'Local parks', 'Community parks' and 'Destination parks'.





Malmsbury Botanic Gardens

Public Toilet Strategy

Goals & Objectives

The Goal of the Public Toilet Strategy is:

‘To develop a clear strategy to guide the location, siting and design for public toilet facilities in the Macedon Ranges Shire.’

In achieving this goal, the strategy reflects the following objectives.

- To provide public toilet facilities in locations that will align with Council's Open Space Strategy.
- To provide high-quality, well-maintained public toilets that meet community expectations.
- To ensure public toilets are safe and secure and meet the current expectations in terms of quality, siting and design.
- To reduce the operation and maintenance cost for Council (and residents).

Provision of Council Public Toilets

Alignment with Open Space Strategy

The Public toilet and Barbecue Strategy (PTBS) aims to provide public toilets and barbecue facilities in both community parks and destination parks, where community interaction, socialisation and recreation is encouraged. These parks are often used by people from a large catchment area (e.g. an entire town) often for an extended duration, and are more frequently used by visitors.

Conversely, the PTBS would typically not provide public toilets at local parks as they are used less frequently and often by residents who live nearby.

Provision of New Facilities

When considering if Council should provide a new public toilet facility the following factors should be considered.

- Are there any other existing facilities in good condition within a 5-minute walk (500m) of the location of the requested facility?
- If a new facility is located within an area of public open space, which classification of open space is it within? (local park, community park or destination park).
- Is there a demonstrated community need or community demand for the provision of a new facility?
- Is there a high level of recreational or pedestrian activity in this location?
- Is the location close to other areas of high activity such as food, drink, retail, or entertainment outlets?
- Would the new facility comply with the siting and design guidelines of the PTBS?
- Does Council have the available funds to provide a new facility?
- Does the provision of a new facility align with relevant precinct master plans in conjunction with the guiding principles of the PTBS?

Public Toilet Strategy

Provision of Council Public Toilets continued

Replacing or Refurbishing Facilities

If an existing facility is structurally sound, estimated to have a life span of more than 10 years and is appropriately located, refurbishment is preferred over replacing with a new facility.

When considering if Council should replace or refurbish a public toilet facility, the following factors will be considered.

- Is there a demonstrated community need or community demand for the replacement or refurbishment of a facility?
- Does the facility have a high or low level of usage?
- Are there regular occurrences of antisocial behavior or vandalism?
- Is the existing facility appropriate for this location? (e.g. universal access and gender requirements).

Does the existing facility comply with the siting and design guidelines of the PTBS?

Removing Existing Facilities

When considering if Council should remove an existing public toilet facility the following factors should be considered.

- Are there any other facilities in good condition within a 5-minute walk (500m)?
- Is the existing facility in poor condition?
- Does the facility have a low level of usage?
- Are there any ongoing issues with antisocial behaviour or vandalism?
- Will removing the public toilet create a gap in accessible toilet provision?
- Does the existing facility comply with the siting and design guidelines of the PTBS?
- Is the existing facility close to/at the end of its usable lifespan?
- Is the facility used for special occasions such as events?

Temporary Events

Short-term or one-off events such as festivals held within Council's public parks, and open spaces can often generate large crowds. In these instances, temporary public toilets are required to cater for the increased need. Council's event management process informs of upcoming events. When planning for a large event it is important to consider the scale of the event, duration, anticipated crowd size, location, and proximity to existing public toilet facilities.

For short term events it is common to provide portable toilet facilities opposed to additional permanent toilet facilities unless there is considerable demonstrated community need. Accessibility and DDA compliance should also be considered to ensure all community members including people with mobility and vision impairment are able to participate in and enjoy temporary events. Additionally, it is important to ensure cleaning frequencies and opening hours of existing facilities are modified to suit event requirements.

Public Toilet Strategy

Public Toilet Provision Matrix

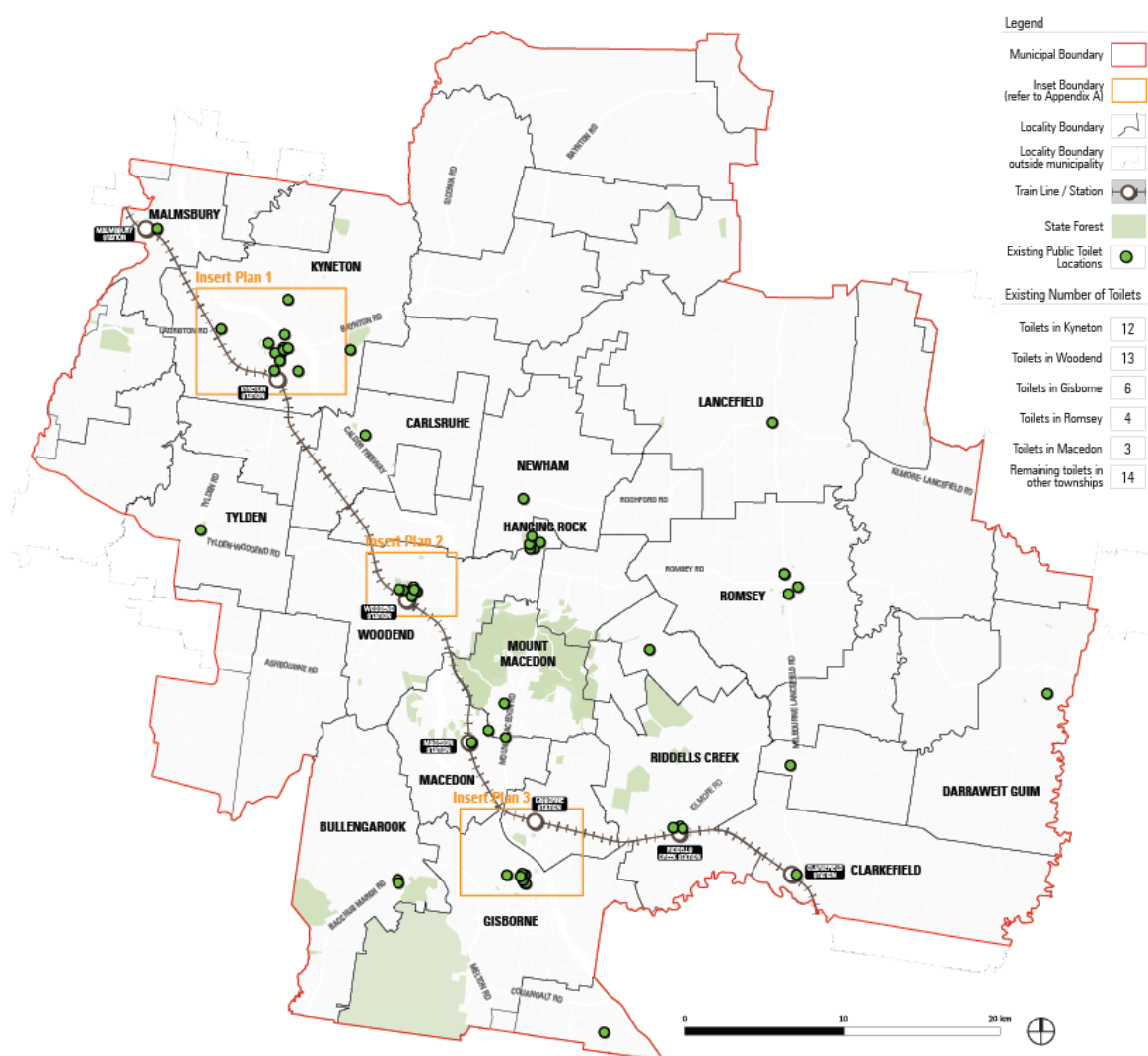
Level of Park	Type of Use	Level of Use	Toilet Facility	Cleaning Frequency
Destination Park	Passive Use	High	L	D
		Medium	S	D
		Low	S	TW
	Recreation/ Picnic Area	High	L	DD
		Medium	L	D
		Low	S	TW & E
	Playgrounds/ Skate Park	High	L	DD
		Medium	S	D
		Low	S	D
Community Park	Passive Use	High	L	D
		Medium	S	D
		Low	X	
	Recreation/ Picnic Area	High	L	D
		Medium	S	TW & E
		Low	S	TW
	Play Area/ Skate Park	High	L	D
		Medium	S	TW
		Low	X	
Local Park	Passive Use	High	X	
		Medium	X	
		Low	X	
	Play Area	High	S	TW
		Medium	X	
		Low	X	
Other	Town Centre/ Info Centre	High	L	DD
		Medium	S	D
	Heritage Area/ Garden	Medium	S	TW
		Low	X	
	Rest Area	High	S	D
		Medium	X	

Key	
Toilet Facilities	
L	Multi-Unit Facility
S	Single Unit Facility
X	No Toilet Required
Cleaning Schedule	
DD	Twice Daily
D	Daily
TW	Twice Weekly
E	After Events

Table 1: Public Toilet Provision Matrix

Public Toilet Strategy

Location of Council Owned and Managed Toilet Facilities



Location of Existing Public Toilet Facilities within Macedon Ranges Shire

Public Toilet Strategy

Location of Toilet Facilities

Toilet Facilities in Residential Communities

The Strategy identifies that public toilets are prioritised in destination and community parks. Generally, local parks service local residential areas, and are not frequented by visitors other than local residents. The provision of public toilets in local parks is therefore considered unnecessary. However, in some circumstances, such as where a local park services a large number of residents within a 10-minute walk, with provision of multiple facilities (e.g., playground and existing barbecue areas) a public toilet may be considered. This would be determined on a case-by-case basis and would be considered only in exceptional circumstances where there is a high volume of local park use.

Where an existing toilet facility of high quality is located in a local park, the toilet facility would be retained until the conclusion of its projected life (typically 20 years). After this time, the toilet facility would likely be removed.

Duplication of Facilities

In a number of locations across the shire, multiple toilet facilities may exist in close proximity with one another.

Servicing and maintaining multiple toilet facilities in close proximity is a cost burden to Council. Consequently, the Strategy aims to minimise duplication through retaining functionally suitable public toilet facilities and removing others (over time and consistent with 'Removing Existing Facilities'). As a general rule, toilet facilities within a 5 minute walk (500m) of one another within a connected park area are considered a duplication. However, the presence of other facilities (such as playgrounds, barbecue picnic areas, or skate parks) will impact on the assessment.

Consideration of Other Locations

It should be recognised that Council isn't the only provider of public toilets within our community. Access to Public toilets can also be provided by other organisations / bodies, including toilet facilities owned or operated by or within:

- Sporting Clubs
- Parks Victoria
- Council Buildings
- Private organisations (cafés, restaurants, shopping centres, pubs)

Where public toilets are provided by other organisations, these may address the toilet needs identified in the strategy for the time being and therefore any further provision would be viewed as a duplication and potentially, unnecessary. In assessing the suitability of non-Council provision, factors covered under the chapter 'Provision of Council Public Toilets' must be considered.

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities

General Principles

The following design principles and requirements have been created to guide the provision of new/ or for upgrades to existing public toilet facilities.



1 Location

Locate toilet facilities in centrally located multi-use community facilities, making use of existing walking catchments and ensuring visibility to the street or surrounding public space.



2 Orientation

Orient building entrances to ensure visibility from public areas to maximise safety.



3 Integration

Consider the relationship of the toilet facility with the surrounding public realm ensuring a harmonised integration with its surroundings, avoiding obstructions to entrances.



4 Local Character

New toilets facilities should reflect the existing local character to appropriately incorporate the provision of artistic designs or public art in areas with many visitors.



5 Fixtures & Fittings

Ensure a consistent and unified approach to fixtures and fittings that meet community expectations, are easy to maintain/ clean, and can improve environmentally sustainability.



6 Accessibility

Ensure compliance with AS1428 and DDA and other best practice accessibility guidelines.



7 Signage

Ensure clear and legible signage that can accommodate people with vision impairments. Signage should provide directional information, contact details and gender availability.



8 CPTED

Incorporate Crime Prevention through Environmental Design (CPTED) principles to minimise opportunities for crime and antisocial behaviour.

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Siting & Design of Facilities

The design and siting of a toilet building is an important consideration and can have an impact on the safety, accessibility and the environmental footprint and sustainability of a facility. In addition to the general principles previously outlined, the following siting and design principles may be considered when providing a new facility or upgrading an existing one.

- Orient the building to increase visibility from public areas to ensure surveillance.
- Ensure facilities are designed to comply with DDA and AS148 standards.
- Design facilities in accordance with the concept of Crime Prevention Through Environmental Design (CPTED).
- Ensure building entrances are located in accessible and convenient locations and will not interrupt the existing pedestrian flow.
- Consider the relationship of the facility with existing buildings in the area and how it can harmonise with the surroundings.
- Consider the shape and orientation of the roof to maximise sun exposure for solar power production.
- Ensure windows and skylights allow for adequate natural light.
- Ensure windows and louvres allow for adequate ventilation.
- Ensure views from the outside are limited to access corridors or common areas.
- The intent is to have a standardised design in order to reduce the cost of installation of toilets and potentially reduce operational costs through standardisation.



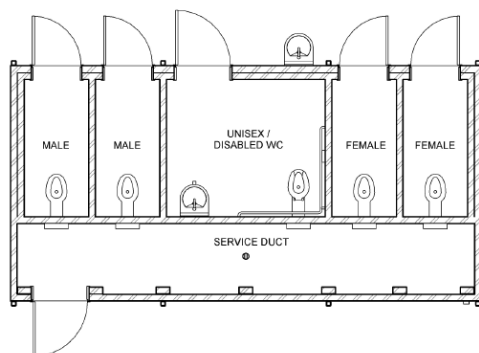
Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Typologies

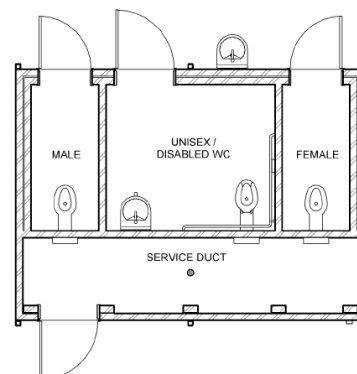
The below is the intended design for toilets. Alternations may be required due to specific site requirements, but should be avoided if possible.

Destination Level Park
1x DDA compliant cubicle (with baby change table)
2x male cubicle (including 1x DDA compliant)
2x female cubicle (including 1x DDA compliant)
1x service duct
OR
4x gender neutral cubicle
1x DDA compliant cubicle
1x service duct



Example of toilet facility at a destination park (guide only)

Community Level Park
1x DDA compliant cubicle (with baby change facility)
1x male cubicle
1x female cubicle
1x service duct
OR
2x gender neutral cubicle
1x DDA compliant cubicle
1x service duct



Example of toilet facility at a community park (guide only)

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Fittings & Fixtures

Throughout Macedon Ranges Shire there are a variety of toilet typologies, which means that there are also a range of different fittings and fixtures used. Council should aim to standardise fittings and fixtures to ensure consistency across the Shire, and in appropriate locations additional features may be necessary or customised to reflect the need and demand.

Category	Internal Features		External Features
Basic & Standard Facilities	Toilet Cubicle <ul style="list-style-type: none"> Stainless steel toilet Toilet seat Dual flush Concealed cistern and pipes 	Amenities <ul style="list-style-type: none"> Stainless steel hand basin Cold water tap Baby change table Non slip surfaces 	<ul style="list-style-type: none"> Signage showing opening hours, gender configuration, basic contact information At grade pathway access Weather protection Low level drought resistant planting
High Use Facilities (Customised features and fittings for high use facilities) (Features in addition to the Basic and Standard Facilities)	Toilet Cubicle <ul style="list-style-type: none"> Larger Rolls 	Amenities <ul style="list-style-type: none"> Electric hand dryer Syringe disposal Sensors to conserve energy and water consumption Mirror Rubbish bins Non-slip surfaces Condom vending machine Sanitary products vending machine Continence pad vending machine 	<ul style="list-style-type: none"> Automatic locking doors Communal hand washing basins Screening Public art
Disabled and DDA Compliant Toilets	In accordance with AS 1428		In accordance with AS 1428
Changing Places Facilities	In accordance with Changing Places guidelines		In accordance with Changing Places Guidelines

Table 2: A General Guide to Fittings and Fixtures

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Quality of Facilities

Each new public toilet built within Macedon Ranges Shire should be of high quality, this includes its design and structural elements such as materials used to construct the facilities.

The quality of fixtures and fittings, each of which have a lasting impact on the look, feel, and viability of these facilities. To ensure facilities are of a high quality and meet community expectations the following should be considered.

- Use high quality and sturdy fixtures and fittings to ensure they do not require premature replacement.
- Provide electric hand driers in preference to paper towels.
- Provide good quality lighting in public toilets. The use of low temperature, warm lighting (2400K LED) is preferred to high temperature LED or fluorescent lighting. Consider using automatic sensor controlled lighting in preference to switches.
- Use low maintenance, durable and easy to clean materials.
- Ensure wall and floor materials are suitable for cleaning with a high-pressure hose.
- Use dark, natural tones or speckled floor finish to disguise dirt and marks.
- Use anti-graffiti paint/surfaces where possible.
- Ensure easy to clean, non-slip floors are used.
- Ensure adequate floor gradient to provide sufficient drainage.
- Provision of Solar panels to support lighting and power requirements where possible.

Accessibility

An important consideration for public toilets is universal accessibility. New public toilet facilities must meet current standards for accessibility, ensuring they meet all standards required by the Building Code of Australia and are compliant with AS1428 and the DDA. In providing new public toilets the following considerations apply:

- Access for mobility and vision impaired people (paths and access requirements)
- Provision of dedicated toilet cubicles for people with mobility impairments
- Provision of toilets for young children (with adult supervision)
- Investigate appropriate locations for 'Changing Places' toilets through Macedon Ranges Shire.

A 'Changing Places' facility is a facility which caters for people with a high level of disability that require special fixtures, fittings and customised requirements. These facilities differ from typical accessible toilets given they feature full sized changing tables, ceiling hoists and larger spaces to manoeuvre. In noting the space and maintenance requirements of such facilities, consideration of their provision is needed to be prioritised within major community building/multi-purpose hub locations.

Of note there are currently two 'Changing Places' facilities within Macedon Ranges Shire, one is located at Gisborne Adventure Playground (Jacksons Creek Reserve) and another one is located at the Kyneton Aquatic Centre.

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Gender Requirements

The location and placement of male/female and unisex toilets should be considered on a case-by-case basis as gender specific facilities may not be suitable or required in all instances. The following considerations are important regarding gender specific requirements of public toilet facilities:

- To accommodate increased user demand urinals may be provided.
- Provide a baby changing area in a common space accessible by both males and females.
- Provide dedicated female and male toilets where possible. This should be supplemented by gender-neutral provision.

Children and Change Facilities

It is important to consider the needs of all community members and visitors to Macedon Ranges Shire. This includes children and young families. Public toilets with family changing facilities should be considered in Community Parks and Destination Parks in areas frequented by young families and children including areas with playgrounds or adventure parks and particularly areas with water play.

Parking

Many of the public toilet facilities within Macedon Ranges Shire are in large areas of public open space such as Destination Parks and Community Parks. It is expected that many users of these parks will drive to these locations, and as a result it is important to provide adequate car parking to ensure convenient and safe access. Ensuring adequate paths from car parks to facilities that are clear of obstruction is also important in ensuring universal accessibility for all users.

Public Toilet Strategy

Design & Requirements of Public Toilet Facilities continued

Wayfinding

To maximise accessibility and usage, clear and legible signage and wayfinding is an important consideration. Each facility should include clear and easy to understand signage that includes gender specifications, opening hours and maintenance contact details. 'Infograms' are preferred over written signs. Directional street signage including distances to the nearest facilities should also be considered to assist people in locating public toilets in the vicinity.

Signage should also accommodate people with vision impairments by providing materials with contrasting colours and tones, they should also include graphics, tactile elements and be clearly legible.

Safety

Safety is an essential consideration regarding public toilets, and it can often determine if a person decides to use a facility or not. There are several factors which contribute to the overall safety and perception of safety including the location, condition, and the design of toilet facilities.

- To ensure surveillance, position public toilet facilities in locations with high visibility from other public areas such as paths roads or parks and ensure they are not obstructed by other structures, signage, or vegetation.
- Avoid designing facilities with long or narrow corridors and include sensor lights to increase visibility at night-time.
- Ensure all refurbished or new facilities apply the principles of the Crime Prevention Through Environmental Design (CPTED).
- Ensure good lighting to areas surrounding toilets. This lighting should contribute to good colour rendition and facial recognition.

Opening Hours

Hours of operation of facilities should always reflect and respond to the needs and demand. Opening hours should also consider the Open Space Hierarchy, and the likely use periods. These will largely depend on the role of the adjacent park.

As part of current management, from time to time, identified public toilet facilities in Macedon Ranges Shire are locked overnight, this is often necessary to limit vandalism and anti-social behaviour. However, the hours of operation of facilities should always reflect and respond to need and demand.

Although demand for all-hours access to public toilet facilities within Macedon Ranges Shire is highly unlikely, the potential for extended hours of use should be considered on a case-by-case basis.

Public Toilet Strategy

Infrastructure Considerations

There are several key infrastructure requirements that are necessary to ensure the provision of public toilet facilities including:

- Access to water, this can be achieved through connection to the local water main or by providing of a rain water tank in areas where plumbing is unavailable.
- Connection to the sewerage system is similarly necessary and in remote locations with no access to the sewer system, a dedicated micro treatment or composting toilets should be considered as a viable option. Septic systems should not be considered as an option for new builds.
- Access to power, to provide sufficient lighting after hours. In remote areas where access to the power grid is not available solar power with a battery backup may be considered a viable and sustainable alternative.
- Access for maintenance vehicles. All Public toilets require vehicle access to an area close by to enable on going cleaning and maintenance. Vehicle access needs to be considered in identifying a suitable location for the toilet facility.

It is also important to ensure that toilet facilities are safely and easily accessible for pedestrians and people with limited mobility. Paths should be concrete or asphalt, and graded to meet Australian accessibility standards. This also includes ensuring pathways are adequately lit.

Maintenance and Cleaning

The maintenance of public toilets contributes to the image, functionality, and perception of safety of existing facilities. It is important to ensure that all facilities are well maintained, with working fixtures, are free of graffiti and are cleaned often to meet the expectations of the community.

Facilities which are dilapidated, past usable life and/or require a high level of maintenance should be considered for refurbishment or decommission.

Frequency of cleaning of public toilets should relate to their current usage, which is often influenced by their location. The following management approach applies broadly, however may be subject to change based on usage (refer to Public toilet provision matrix table 1).

- Public toilets within township central business districts such as Kyneton or Gisborne are often cleaned and serviced once or twice daily.
- Public toilets located within Parks and Bushland reserves are generally cleaned and serviced three times a week.
- Public toilets that are opened intermittently for use by community groups are cleaned once per week or at the request of the user group.

Facilities that are used more frequently require more regular cleaning and should be monitored for maintenance more closely. Similarly, if facilities are not used frequently, it may be necessary to consider decommission, given that it is costly to frequently clean and maintain public toilets.

Cleaning schedules should also consider seasonal usage, with some facilities used more frequently during the warmer months.

Public Toilet Strategy

Sustainability

There a number of ways high levels of sustainability can be achieved for both new and existing public toilet facilities across all stages of their life cycle, including:

- When providing a new facility use low-cost but durable materials to reduce the need for frequent maintenance and early replacement.
- Assess if a building or structure considered for decommission could be re-used or re-purposed for another function.
- Ensure vegetation planted on site is native and preferably indigenous to the area to support local flora and fauna species.
- Source materials from industry recognised sustainable and local sources.
- Use sustainable or energy efficient fixtures and fittings such as low-flow faucets, waterless urinals, and energy efficient light bulbs.
- The provision of solar panels to support power and lighting requirements where possible.

Barbecue Strategy

Goals & Objectives

The Goal of the Barbecue Strategy is:

‘To develop a clear strategy to guide the location, siting and design for barbecue facilities in Macedon Ranges Shire.’

In achieving this goal, the strategy reflects the following objectives.

- To provide barbecues in locations that will align with Council's Open Space Strategy.
- To provide high-quality, well-maintained barbecues that comply with community expectations.
- To ensure barbecues are safe and secure and meet the current expectations in terms of quality, siting and design.
- To reduce the operation and maintenance cost for Council (and residents).

Alignment with the Open Space Strategy

The Public Toilet and Barbecue Strategy aims to provide public toilets and barbecue facilities in both community parks and destination parks, where community interaction, socialisation and recreation is encouraged. These parks are often used by people from a large catchment area (e.g. an entire town) often for an extended duration, and are more frequently used by visitors.

Conversely, the strategy would typically not provide public toilets or barbecues at local parks as they are used less frequently and often by residents who live nearby.

Barbecue Strategy

Barbecue Provision Matrix

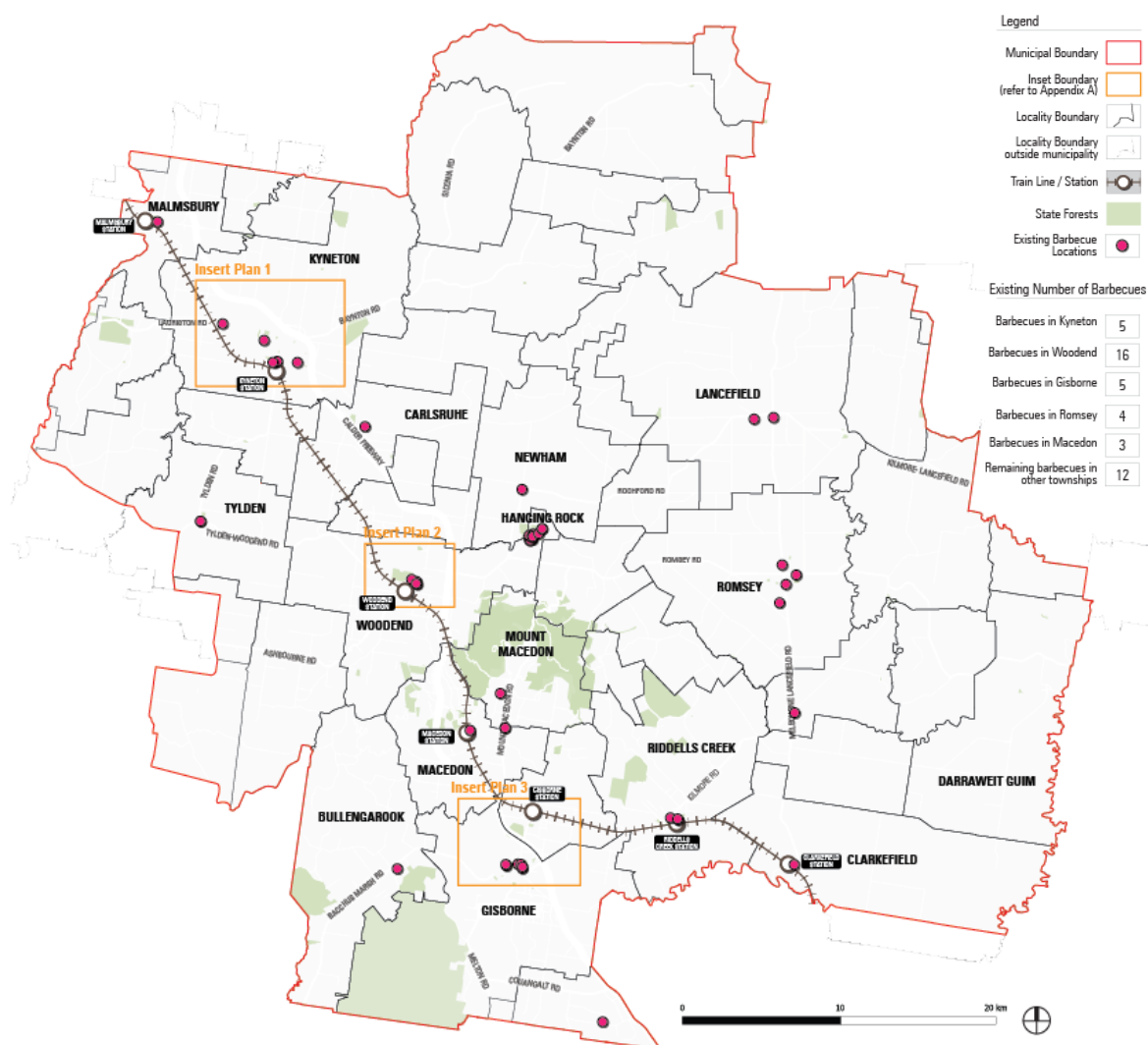
Level of Park	Type of Use	Level of Use	BBQ Facility	Cleaning Frequency
Destination Park	Passive Use	High	D	D
		Medium	D	W
		Low	S	M
	Recreation/ Picnic Area	High	D	W & E
		Medium	D	M
		Low	X	M
	Playgrounds/ Skate Park	High	D	W
		Medium	X	
		Low	X	
Community Park	Passive Use	High	D	W
		Medium	S	M
		Low	X	
	Recreation/ Picnic Area	High	D	W
		Medium	X	
		Low	X	
	Play Area/ Skate Park	High	D	W
		Medium	S	M
		Low	X	
Local Park	Passive Use	High	S	W
		Medium	X	
		Low	X	
	Play Area	High	X	
		Medium	X	
		Low	X	
Other	Town Centre/ Info Centre	High	X	
		Medium	X	
	Heritage Area/ Garden	Medium	X	
		Low	X	
	Rest Area	High	X	
		Medium	X	

Table 3: Barbecue Provision Matrix

Key	
BBQ Facilities	
D	2+ Hotplates
S	1 Hotplate
X	No BBQ Required
Cleaning Schedule	
D	Daily
W	Weekly
M	Monthly
E	After Events

Barbecue Strategy

Location of Council Owned and Managed Barbecue Facilities



Location of Existing Barbecue Facilities within Macedon Ranges Shire

Barbecue Strategy

Location of Barbecue Facilities continued

Location of Facilities Considerations

When considering the provision of barbecue facilities, it is not only important to consider the Open Space Hierarchy but it is also important to consider other activities or uses that attract more visitors which may result in an increased need for barbecue facilities, these include:

- Picnic areas
- Large bush reserves
- Botanic gardens
- Playgrounds
- Tourist attractions (e.g., Hanging Rock)
- Adventure parks

Residential Communities

The PTBS identifies that barbecues are prioritised in destination and community parks. Generally, local parks service local residential areas and are not frequented by visitors other than residents. The provision of barbecues in local parks is therefore considered unnecessary. However, in some circumstances, such as where a local park services many residents within a 10-minute walk, with provision of multiple facilities (e.g., playground and existing public toilets) a barbecue facility may be considered. This would be determined on a case-by-case basis and would be considered only in exceptional circumstances where there is a high volume of local park use.

Where an existing barbecue facility of high quality is located in a local park, the barbecue facility would be retained until the conclusion of its projected life (typically 20 years). After this time, the barbecue facility may be removed.

Public Toilets

It is important to consider the provision of public toilets in relation to barbecue facilities. Barbecue facilities are used by visitors who tend to spend an extended period cooking and dining, as a result are likely to require public toilets in close proximity. When considering a new or existing barbecue facility ensure that a public toilet is located a short walking distance (500m).



Indicative image of Public Barbecue facility

Barbecue Strategy

Design & Requirements of Barbecue Facilities

The following design principles and requirements for barbecue have been created to guide the provision of new barbecue facilities or for upgrades to existing barbecue facilities.

Siting and Design of Barbecue Facilities

The design and siting of barbecue facilities is an important consideration and can have an impact on the safety, accessibility and the environmental sustainability of a facility. The following siting and design principles should be considered when providing a new facility or upgrading an existing one.

- Orient the barbecue facility to increase visibility from public areas to ensure surveillance.
- Ensure facilities are designed to comply with DDA and AS148 standards.
- Design facilities in accordance with the concept of Crime Prevention Through Environmental Design (CPTED).
- Locate barbecue facilities so that users have an outlook onto the natural surroundings.
- Provide drinking fountains in close proximity to facilities.
- Ensure barbecue facilities are in accessible and convenient locations and will not interrupt the existing pedestrian flow.
- Ensure access to barbecue area is not obstructed by walls, posts, or furniture.
- Ensure paths and spaces between furniture are accessible to all users.
- Consider the relationship of the barbecue facility with existing buildings in the area and how it can harmonise with the surroundings.

- Ensure barbecue cooking area has a roof with generous eaves to protect users from rain, wind and for shade on sunny days.
- Consider how frequently a barbecue facility is frequented and provide adequate seating/dining areas based on usage.
- Consider how multiple groups could use the cooking and seating/dining areas while allowing adequate space between them for certain levels of privacy.

Quality of Facilities

Each barbecue facility within Macedon Ranges Shire should be of high quality, this includes its design and structural elements such as materials used to construct the facilities, the quality of fixtures and fittings, each of which have a lasting impact on the look, feel, and viability of these facilities. To ensure facilities are of a high quality and meet community expectations, the following should be considered.

- Use high quality and sturdy fixtures and fittings to ensure they do not require premature replacement.
- Provide good quality lighting at barbecue facilities. The use of low temperature, warm lighting (2400K LED) is preferred to high temperature LED or fluorescent lighting. Consider using automatic sensor controlled lighting in preference to switches.
- Use low maintenance, durable and easy to clean materials.
- Ensure materials are suitable for cleaning with a high pressure hose.
- Use anti-graffiti paint/ surfaces where possible.
- Ensure adequate floor gradient to ensure sufficient drainage.
- Do not install gas-powered barbecues.

Barbecue Strategy

Design & Requirements of Barbecue Facilities continued

Accessibility

An important consideration for the provision of barbecue facilities is universal accessibility, to ensure that all people including those with mobility impairment have safe and easy access. When providing new barbecue facilities, compliance with both the DDA and AS148 standards for accessibility is essential as well as ensuring that paths and spaces between furniture are free from obstruction and accessible to all users.

Parking

Many of the barbecue facilities within Macedon Ranges Shire are located in large areas of public open space such as Destination Parks and Community Parks. It is expected that many users of these barbecue facilities will drive to these locations, and as a result it is important to provide adequate car parking to ensure convenient and safe access. Ensuring adequate paths from car parks to facilities that are clear of obstruction is also important in ensuring universal accessibility for all users.

Waste Management

Provision of both waste and recycling bins near facilities may be considered to ensure correct disposal of waste, as use of barbecue facilities can often result in a large amount of waste. In many instances, Council encourages users to take any waste with them upon leaving.

Wayfinding

Signage and wayfinding is an important consideration. Each facility should include clear and easy to understand signage that includes maintenance contact details and signage indicating whether a water supply is drinkable or not. 'Infograms' are preferred over written signs.

Signage should also accommodate people with vision impairments by providing materials with contrasting colours and tones, they should also include graphics, tactile elements and be clearly legible.

Access to Barbecue Facilities

As barbecue facilities may be located in close proximity to public toilets, it is important to understand the potential issues and opportunities associated with placing these two facilities near each other.

- Assess potential conflict between the two facilities including noise, odour, loitering and cross movement.
- For safety reasons, ensure there is visibility between the two facilities with no obstruction from vegetation, signage and other structures. Day and night time blind spots should also be minimised.
- Take advantage of the benefits of placing nearby to services as sharing electrical, plumbing, solar power or water collection services etc.
- Ensure accessibility requirements are considered including other 'furniture' that would be required - eg picnic tables.



Ash Wednesday Park, Macedon

Barbecue Strategy

Infrastructure Considerations

There are several infrastructure requirements that are necessary to ensure the provision of barbecue facilities including:

- Provide sufficient lighting.
- Gated or chained access for maintenance vehicles. All barbecues require vehicle access to an area close by to enable on going cleaning and maintenance. Vehicle access needs to be considered in identifying a suitable location for barbecues.

It is also important to ensure that barbecue facilities are safely and easily accessible for pedestrians and people with limited mobility. Paths should be concrete or asphalt of a gradient to meet Australian Accessibility Standards. This also includes ensuring pathways are adequately lit.

Sustainability

There a number of ways high levels of sustainability can be achieved for both new and existing barbecue facilities across all stages of their life cycle, including:

- When providing a new facility use low-cost but durable materials to reduce the need for frequent maintenance and early replacement.
- Ensure vegetation planted on site is native and preferably indigenous to the area to support local flora and fauna species.
- Source materials from industry recognised sustainable and local sources.
- Use sustainable or energy efficient fixtures and fittings such as tamper proof low-flow connections and energy efficient light bulbs.
- Provide Solar panels to generate electricity where possible.
- Installation of electric barbecues.

Maintenance

The maintenance of barbecues contributes to the image, functionality, and perception of safety of existing facilities. It is important to ensure that all facilities are well maintained, with working fixtures, are free of graffiti and cleaned often to meet the expectations of the community.

Facilities, which are dilapidated, past usable life and/or require a high level of maintenance should be considered for refurbishment or decommission.

Facilities that are used more frequently require more regular cleaning and should be monitored for maintenance more closely. Similarly, if facilities are not used frequently, it may be necessary to consider decommission, given the cost of cleaning and maintenance.

Cleaning schedules should also consider seasonal usage, with some facilities used more frequently during the warmer months.

Implementation & Costs

Implementation of the PTBS

To facilitate the implementation of the recommendations outlined in the PTBS, the following actions should be taken.

- Review and develop a plan for implementing key recommendations.
- Prepare a budget analysis/time line for the delivery of recommendations outlined within the PTBS and update Council financial plan.
- Undertake on-going audits in the future to ensure the prioritisation of maintenance and future investment.
- Ensure the PTBS is considered in future budget allocations for maintenance and upgrade of existing facilities and provision of new facilities.

Asset Life

As non-habitable buildings, public toilets typically have a usable life of 20 years before they require substantial renovation or renewal. This lifespan has been adopted by numerous councils around Melbourne (e.g. Moreland City Council) and reflects both the quality of the building and the community expectations with respect to quality of fittings and sanitation.

Implementation & Costs

Life Cycle Costs

A life cycle cost analysis assists in understanding the broad costs of providing a new or refurbished cost. Assuming a life cycle of 20 years, the total cost can be estimated over the life of the building or barbecue.

The cost of refurbishing an existing toilet is generally the most cost-effective alternative. However, often existing toilets reflect an outdated design and despite refurbishment, do not meet current community expectations with respect to quality and accessibility.

Type of Facility	Capital Cost	Annual Maintenance & Cleaning	Annual Operating Cost	Total Annual Cost	20 Year Total Cost
New Build Standard Public Toilet	\$230,000	\$13,500	\$1,200	\$26,200	\$524,000
New Build Custom Public Toilet	\$260,000	\$13,800	\$1,200	\$27,700	\$554,000
Refurbished 'traditional' Public Toilet	\$90,000	\$14,000	\$1,200	\$26,700	\$234,000
Electric barbecue	\$14,000	\$1,600	\$1,500	\$3,800	\$76,000

Table 3: Life Cycle Costs of Toilet and Barbecue Facilities

(2021 cost estimates: note, these costs assume supporting infrastructure already in place. Does not include purchase of land, design or planning fees)

Implementation & Costs

Improving Operational Efficiencies

On-going operations of public toilets and barbecues contributes substantially to their overall life cycle cost.

These costs include the following considerations:

- Electricity fees
- Water supply
- Cleaning and graffiti removal
- Waste management
- Consumables (paper, toilet tissue etc.)

These costs can be managed through adopting the following strategies:

- Low wattage LED lighting (10,000 + globes)
- Use of natural daylight in toilet facilities to reduce lighting requirements.
- Daylight sensors and automatic timers for lighting.
- Dual flush toilet pans.
- Use of captured rainwater for toilet flushing.
- Use of smooth matt surfaces (enabling easy cleaning and graffiti removal)
- Washable floor surfaces with a floor drain.
- Hand dryers in preference to paper towels.

Public Toilet Facility Implementation

The Public Toilet & Barbecue Strategy provides guidance for locating Council owned public toilets throughout the Macedon Ranges Shire.

This includes the following:

- Where toilets should be located.
- Where existing toilets are of poor quality and require replacement or refurbishment.
- Where there are gaps in the provision of toilets that need to be met.

To assist Council in determining if a new facility should be provided, replaced, removed or refurbished assessment flowcharts (on the next page) have been developed. The flowcharts have been designed as a general guide, intended to simplify the overall process, providing the initial first step in assessing existing facilities as well as requests for new or additional facilities.

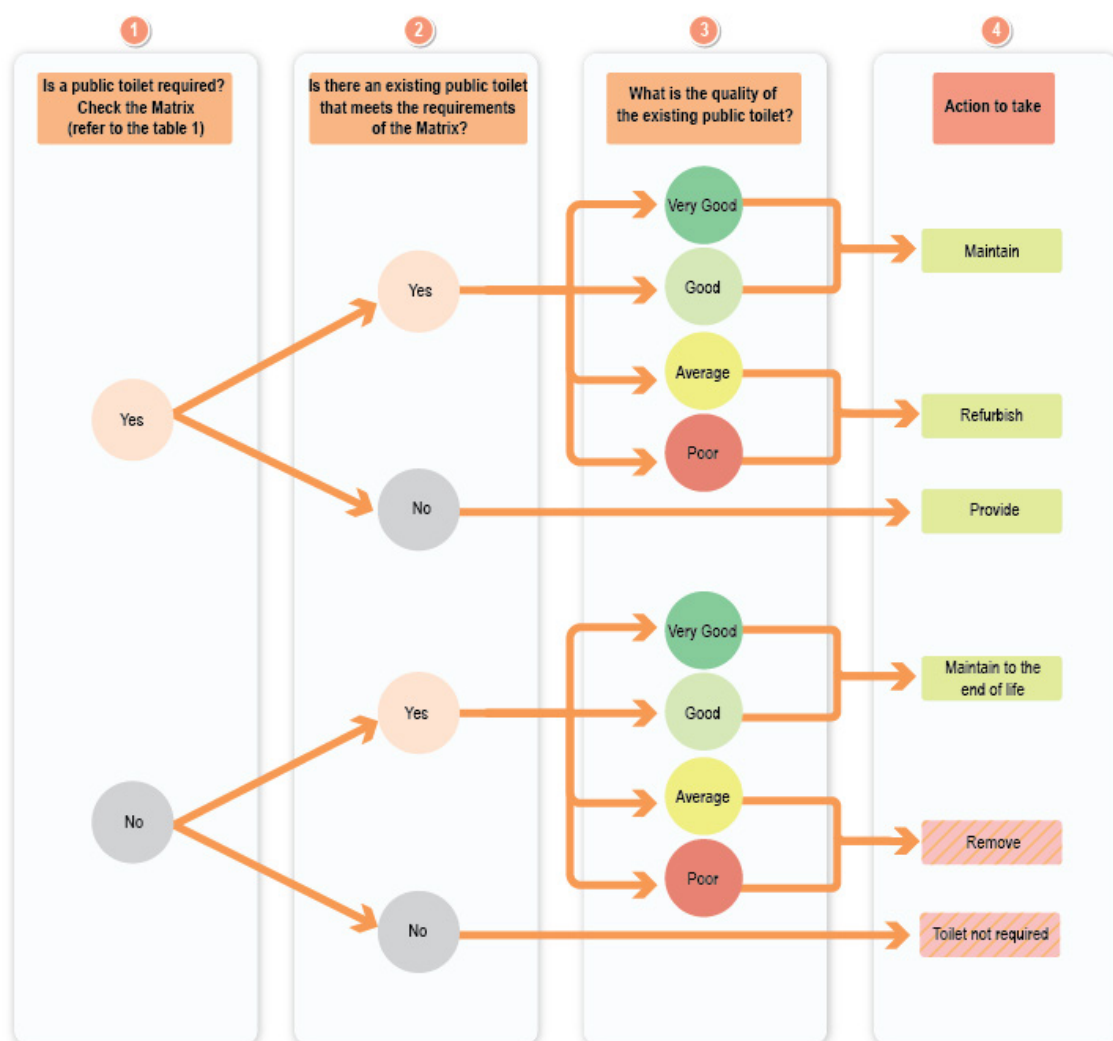
The provision of toilets also requires some important site considerations including:

1. Is the required infrastructure available (water, sewerage, electricity)?
2. Is accessibility available for maintenance vehicles?
3. Will the toilets be accessible to all visitors?
4. Is the site conducive to constructing a toilet facility (e.g. planning considerations, protection of trees, safety, heritage factors, foundation conditions)?
5. What type of toilet facility is required (size, type, no. of cubicles etc.)

Councils across Victoria typically provide one public toilet facility for every 2000 – 4000 residents. Within Macedon Ranges Shire Council there is currently 1 toilet per 980 residents

Implementation & Costs

Public Toilet Assessment Flowchart



Public Toilet Facility Assessment Flowchart

Implementation & Costs

Barbecue Facility Implementation

The Public Toilet & Barbecue Strategy provides guidance for locating Council owned public toilets throughout the Macedon Ranges Shire.

This includes the following:

- Where barbecue facilities should be located.
- Where existing barbecues are of poor quality and require replacement or refurbishment.
- Where there are gaps in the provision of barbecues that need to be met.

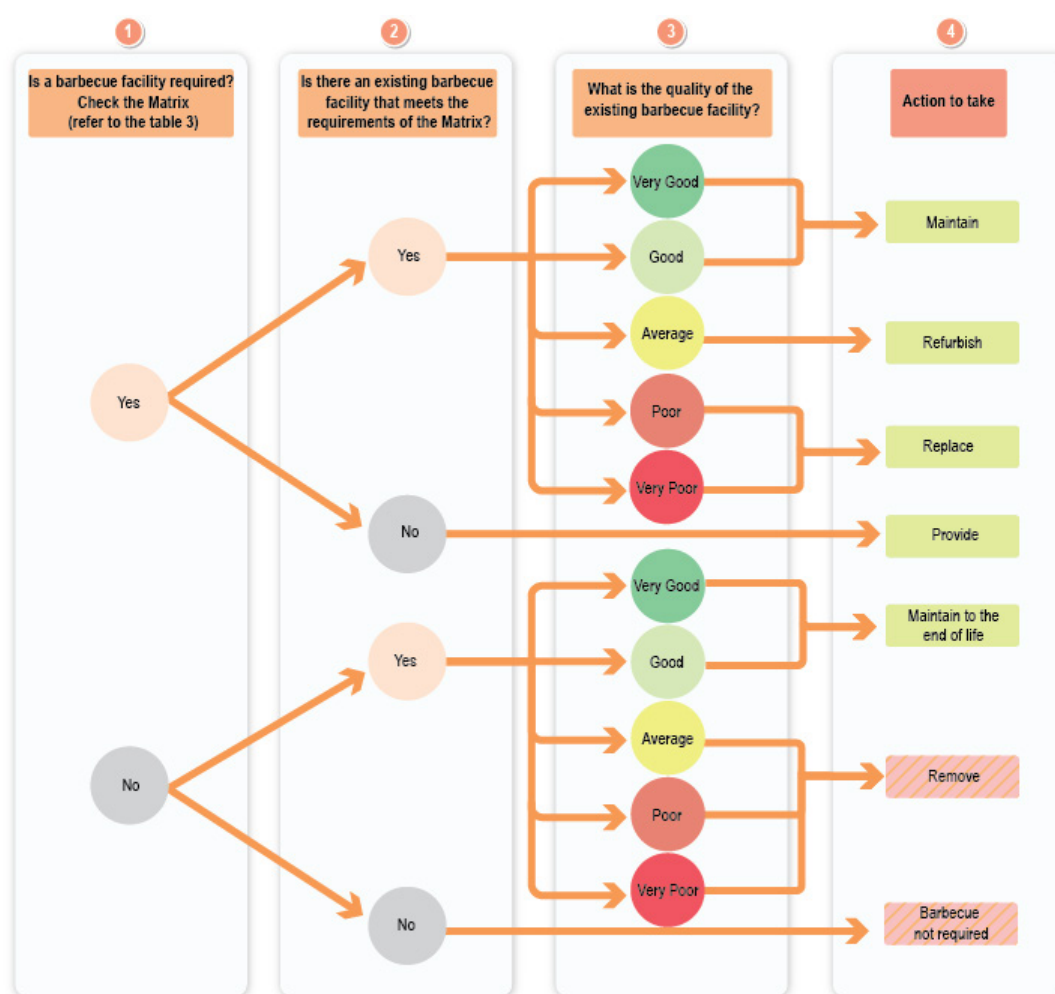
To assist Council in determining if a new facility should be provided, replaced, removed or refurbished assessment flowcharts (on the next page) have been developed. The flowcharts have been designed as a general guide, intended to simplify the overall process, providing the initial first step in assessing existing facilities as well as requests for new or additional facilities.

The provision of barbecues also requires some important site considerations. These include:

- Is the required infrastructure available (water, electricity)?
- Is accessibility available for maintenance vehicles?
- Will the barbecues be accessible to all visitors?
- Is the site conducive to constructing a barbecue facility (e.g. planning considerations, protection of trees, safety, heritage factors, foundation conditions)?

Implementation & Costs

Barbecue Assessment Flowchart



Barbecue Facility Assessment Flowchart

Macedon Ranges Shire Council | Public Toilet & Barbecue Strategy

THIS PAGE INTENTIONALLY LEFT BLANK

Appendix A

The following 3 maps within Appendix A provide a more detailed snapshot of the existing toilet and barbecue facilities that currently exist within Kyneton, Woodend and Gisborne.

The maps identify the location of the facilities and their overall condition, which has been determined by the audits conducted as part of background research for this PTBS.

The maps also indicate walking distances to toilet facilities within 100m, 200m, 500m and 1km to reveal how accessible they might be for a pedestrian. As a note it will take approximately:

- 1 minute to walk 100m.
- 2 minute to walk 200m.
- 5 minutes to walk 500m.
- 10 minutes to walk 1km.

