



Executive Summary

1. Introduction: Why Council needs a SIP

Moorabool Shire Council needs a Social Infrastructure Plan as an essential tool to manage recent and expected future residential development within the municipality. Much of that growth has been, and will continue to be concentrated around the Bacchus Marsh-Darley area and the township of Ballan. For this reason the Social Infrastructure Plan focuses its attention on these settlements only, although it should be acknowledged that improved social infrastructure provision in these areas will still have flow on benefits for residents of more isolated areas within the Shire

As an important preparatory step towards planning for any one new development area within the Moorabool Shire, there is a need to gain an understanding of existing and likely future community infrastructure provision requirements and usage patterns. To develop this understanding it is necessary to undertake two key tasks:

- Review population and urban growth patterns for the Shire, in this case focussing on the two major settlements of Bacchus Marsh and Ballan;
- Review existing community facilities and services with regard to condition of buildings, relevance and accessibility to services, and to consider optimum strategic directions for future provision.

The outcome of these two tasks is the preparation of a Social Infrastructure Plan (SIP) for the townships of Bacchus Marsh and Ballan. This document deals with the range of social infrastructure typically required to support an existing or future community and is intended to document:

- What community facilities and services are expected to be needed,
- When they will be required,
- Where they should be located and
- How they might be funded.

From a clear illustration of future community infrastructure requirements tied to specific growth areas and projected population growth, presented by a Social Infrastructure Plan, it is then possible to identify likely cost implications and appropriate apportionment of costs and how these might be met, including via what proportion is considered reasonable and equitable to be covered by development contributions. This Social Infrastructure Plan for the communities of Bacchus Marsh and Ballan can be regarded, therefore, as one of three key strategic planning documents for Council, together with the Capital Improvement Plan (CIP) and Municipal Strategic Statement (MSS), as it continues to aim to meet the needs of the communities for which it is responsible.

Three stages were identified for the successful development of the Social Infrastructure Plan. These are:

- A Community Facilities Audit – covering building condition, operational cost and usage trends;



- A Social Infrastructure Plan – covering present and anticipated future needs over the coming 15-20 years, pending confirmation of future population projections / potential residential land yield;
- An Implementation Strategy – consisting of a table listing recommended facilities and services, potential funding sources and recommended timeframe for delivery.

To complete these three stages this Study involved the following tasks:

- A review of population and demographic profile and trends and Council’s urban growth strategies;
- A review of Council strategic documents and policies;
- A review of documented community feedback obtained through the conduct of other related strategic studies, the conduct of consultative forums and presentation of a draft for comments
- Identification, inspection and analysis of existing social infrastructure against established criteria
- An assessment of future needs based on the demographic profile and projections.

From this research and consultation the extensive list of specific recommendations were formed.

2. Policy Basis for Recommendations

Council’s stated vision for the municipality is that:

“By 2009 Moorabool Shire will be characterised by *viable communities* and towns forming an *integrated* Shire with a *strong identity*” (Moorabool Shire Council Plan 2005-2009; pa 5)

As shown in italics in the above quote, for the purpose of determining necessary future social infrastructure requirements, the key words are considered to be: “viable communities”, “integrated” and with a “strong identity”. What constitutes a viable community has not been defined, however this issue has been briefly discussed in section 1.4, in relation to strategic planning objectives versus the flaws in a “population ratio” approach to social infrastructure provision standards, and is considered in more detail in section 5 below.

With specific regard to services and infrastructure the Council Plan also states that these will be supported by:

- Long term financial forecasting
- Sound financial and resource management;
- Performance based land use planning; and
- Key external partnerships.

The above four criteria have been borne in mind in the course of undertaking a review, or audit, of existing community facilities. The findings of this review are presented in section 4 of this report and followed by recommendations for future provision in section 5.

Also of relevance to the preparation of a Social Infrastructure Plan is Council’s fifth objective, which deals with Services and Infrastructure and which states that Council aims:



- “To provide sustainable quality community services to enhance the wellbeing of the community;
- To undertake maintenance and development works on Shire infrastructure to meet current and future needs and
- Recognise and plan to meet needs of target groups (these being) youth, aged, family and children, and disabled.” (ibid; pa 10-11)

It is considered the above elements of the adopted Council Plan provide a very clear direction for determining need and optimum strategic direction for the planned provision of social infrastructure for the Shire’s two main townships of Ballan and Bacchus Marsh.

The recommendations were also informed by a number of other adopted Council policies and recent strategic reviews. These included:

- Moorabool Health and Well-being Strategy 2003-2006
- Disability Access and Inclusion Policy (2002)
- Moorabool Municipal Strategic Statement Review (2004)
- Ballan Urban Growth Strategy (2004)
- Bacchus Marsh Residential Growth Strategy (2004)
- Bacchus Marsh Accessibility, Traffic Management and Parking Study (2003)
- Bacchus Marsh District Trails Master Plan (2005)
- Municipal Early Years Plan
- Library Review

As a result, the SIP recommendations are all consistent with the directions or recommendations of these other Council documents.

It should also be noted that the assessment of existing infrastructure, along with the recommendations for upgrades and new infrastructure, is based on an assessment of geographical and cultural profiles of the study areas rather than straight population ratios. This approach is supported by the author’s experience in need assessment, particularly in Frankston, Camberwell and Laverton, which highlighted the methodological and political inadequacies (and inaccuracies) of using population ratios as the sole or primary determinant of infrastructure need.

Rather, the approach taken in the preparation of the Moorabool SIP has been to respond to extensive previous local community consultation (particularly feedback obtained through the process of preparing a Social Development Plan (2002) and Health and Well-being Strategy (2003) for the Shire over recent years) and guidance provided by a range of relevant Local and State planning policy and guidelines relating to the need to provide infrastructure within walkable communities as a means of optimising community well-being and consolidating infrastructure through improving accessibility and maximising the utilisation of community facilities. (e.g. Safer Design Guidelines (Dept Justice & DSE, 2004) and SEPA Guidelines for Local Government (Heart Foundation, 1999))



3. The Recommendations

In terms of application, the Social Infrastructure Plan should be used by council and developers in particular, as a reference document in the course of preparing structure plans and detailed development proposals. For example, some 18 hectares of land identified in the Growing Moorabool Strategy (refer SGS Economics and Planning 2006; Section 3.3.2) as appropriate for Activity Centre planning relates to much of the area covered by recommendations for Maddingley and Bacchus Marsh contained in this report (refer section 5.3.1-5.3.9). The final implementation strategy for the SIP should therefore be used to inform the project brief for a Structure Plan for this area.

Note also in relation to some of the recommendations below, the intention is to enable Council to become more strategic in responding to community needs by preventing problems occurring in the first place (e.g. pedestrian safety, older adult social isolation or unfunded infrastructure requirements) or reducing the inefficiency of recurrent costs to Council by facilitating improved and pre-emptive capital investment (e.g. aiming to reduce the recurrent costs to Council of supervised crossings while not compromising the level of safety for school children)

General

Note that, wherever applicable, the recommendations herein should be referred to Council for consideration as part of the 20-year Capital Improvement Program, 20-year Financial Plan and Development Contributions Plans (to be prepared). Further, it is intended the Social Infrastructure Plan is used as a reference document in the course of any future preparation of structure plans within the Shire.

5.1.1 Djerriwarrh Health Services and Ballan District Health & Care

- The recommended comprehensive upgrade and expansion of the Quamby Community Centre (refer 5.3.1 below) include provision of consulting rooms and meeting space for a range of “visitor providers” of specialist health services;
- The Shire of Moorabool continue to work collaboratively via the Heath and Well-Being Advisory Committee towards effective advocacy for improved recognition by funding agencies of the population growth and consequent growing demand for health services in both the Bacchus Marsh – Darely and Ballan and District areas;
- The recommended comprehensive upgrade and expansion to the Ballan District Health & Care Primary Care Centre located in Cowie St Ballan include provisions for additional consulting rooms and meeting space for a range of visiting specialist health services;
- The Shire of Moorabool recognise the importance of improved public transport, pedestrian and cycle supporting infrastructure as key determinants of accessibility to health as well as other services and facilities and prioritise improvements in this area of infrastructure provision accordingly.



5.1.2 Affordable Housing and Support Services

- Aim to work with neighbouring municipalities and the State Government to promote a more co-ordinated and preventative approach to dealing with issues of unemployment, family breakdown, mental illness and homelessness.
- In partnership with other key agencies, via establishing a co-ordinating local service provider reference group, seek to advocate for and facilitate improved supply of affordable housing and support services and their provision in locations that are easily accessed by those without a car.

5.1.3 Visitor Accommodation and Tourism Promotion

- Council work co-operatively with existing owners of local hotels, motel and caravan parks and potential investors and nearby tourism promotion agencies in Melbourne, Daylesford and Ballarat, to improve the quality and quantity of visitor accommodation;
- Council more actively promote the townships of Bacchus Marsh and Ballan as attractive short term holiday destinations;
- Council actively encourage new visitor accommodation to be developed within 400m of the Ballan and Bacchus Marsh train stations.

5.1.4 Accessible Housing

- Council amend its Municipal Strategic Statement (MSS) to include a clause to cover (and promote) the provision of affordable and accessible housing, including provision of a map highlighting key sites and precincts (such as those that offer 400m attractive pedestrian routes to shops and public transport);
- Council initiate / convene regular Economic Development Forums, to better promote the social need and housing market opportunities for developers prepared to refine housing product to meet the needs of significant and potentially growing sectors of the community, including older adults and people with disabilities;
- Council use its Capital Works Improvement Programme, together with funding support from Dept of Infrastructure and Dept of Sustainability and Environment, to progressively upgrade identified key pedestrian networks (consistent with the Bacchus Marsh District Trails Master Plan) as a “supporting infrastructure” initiative by Council to attract new housing investment in designated precincts as per amended MSS.

5.1.5 Bus services

- Council, in partnership with local bus operators and with support from the Dept of Infrastructure (Office of Public Transport), review existing bus routes to confirm optimum access and efficiency outcomes for both existing and potential patrons seven days a week;



- Council, in partnership with Dept of Infrastructure and local in-kind community feedback and support, identify key locations which require improved supporting infrastructure such as safer bus stop locations, provision of shelters and timetable information.

5.1.6 Pedestrian and bicycle networks

- Council prepare an integrated Pedestrian and Cycle Plan for Darely – Bacchus Marsh and for Ballan, to rectify existing danger points while more proactively encouraging a healthy and more sustainable transport pattern for existing and future residents. Such a plan would need to identify:
 - The most efficient, safe and attractive routes to key destinations;
 - Adequate pavement widths to accommodate people in wheelchairs, pedestrians and cyclists;
 - Appropriate pavement material to ensure durability, while also safeguarding the comfort of longer distance walkers, the needs of people in wheelchairs and with other forms of disability (e.g. loose gravel can be dangerous for frail aged) and satisfying understandable parental concern regarding the safety of their children.
- Council introduce an overlay control into the Moorabool Shire Planning Scheme to ensure existing and future commercial, institutional and private residences contribute positively to the ambience and sense of public safety of the urban context along the routes that form part of the Bacchus Marsh – Darley and Ballan integrated pedestrian and cycle plan/s by prohibiting extensive sections of blank or high walls and other threats to natural surveillance and consequent public safety.
- To reduce recurrent costs, Council work with VicRoads and other State Government agencies toward reducing the number of supervised crossings by replacing those locations with the highest vehicle volumes and speeds with upgraded pedestrian operated light facilities. Having regard to existing conditions and community feedback, these “priority” locations currently include:
 - Grant St, near Station St and Griffith St;
 - Gisborne Rd, near St Bernard’s Primary School and Lerderderg St;
 - Albert St, opposite Lerderderg Children’s Centre
 - Nelson St, opposite Darley Primary School

Note that future / strategic locations for pedestrian operated lights, to more actively encourage pedestrian activity via improving perceptions of safety, include:

- Grey St, between Dundas St and Darley Plaza;
- Halletts Way, near Durham St and opposite Pentland Primary School-Darley Campus of Bacchus Marsh Secondary College;

Note also that in some high traffic volume locations, including Gisborne Rd near St Bernard’s Primary School, it is likely that continued supervision of the pedestrian crossing will still be required during school start and finish times.



5.1.7 Strategic Planning: Municipal Strategic Statement & Development Contributions

- In line with best practice adopted by a number of other municipalities, including the City of Whittlesea and the City of Hobsons Bay, Council insert additional clauses the Moorabool Shire Council's MSS to cover the following matters:
 - Disabled access
 - Walkable neighbourhoods / Sustainable transport Patterns
 - Housing Diversity - Ageing in Place and Visitor Accommodation
 - Tourism
 - Health Promotion
 - Social Infrastructure Funding and Provision.

- Council, in accordance with relevant provisions of the Planning and Environment Act 1987 (as amended) prepare Development Contributions Plan for each precinct of the existing and future urban areas of the three planning precincts (Darley, Bacchus Marsh and Ballan) for new infrastructure required as a result of all new development, including any redevelopment of existing urban areas.

5.1.8 Social Impact Assessment

- Council, prepare and adopt a Social Impact Assessment policy and requirement for all new significant development.

Darley

5.2.1 Lederderg Multi-purpose Community Centre

- Redevelopment of existing children's centre site to create a permanent and fully integrated early childhood centre, integrated with adjacent Darley primary school.

5.2.2 Pedestrian and cycling network upgrade, Darley

- Establish a priority pedestrian and cycle (off-road or otherwise grade separated) network that links key local community, educational, recreational facilities and connection to Bacchus Marsh. Key routes will include:
 - Gisborne Rd
 - Grey St
 - Halletts Way
 - Albert St,
 - Nelson St
 - Fitzroy St
 - Approach streets to Darley Neighbourhood House

5.2.3 Local Shopping and Community Health services

- Council work in partnership with local traders and owners of Darley Plaza to promote and foster better social, economic and environmental outcomes for both Darley and Bacchus Marsh by improving local provision of community and shopping facilities in Darley as a local complement to the greater range of retail services that should continue to be concentrated in Bacchus Marsh.



5.2.4 Telford Park

- Council commence longer-term planning, by formal designation of a site within Telford Park, for the provision of an additional multi-purpose community centre to provide a range of community services within a walkable distance of most homes within this northern precinct within Darley. This facility could be designed to be integrated with the adjacent Darely Campus of the Bacchus Marsh Secondary College and could conceivably have a commercial component such as café and convenience store.

5.2.5 Darley Neighbourhood House

- Noting that planning for an upgrade has been approved, improve pedestrian access (e.g. minimum 2.5m footpath network) to the facility from some key destination / linkage points including:
 - Darley primary school and Lerderderg children's centre, via Nelson Street and improved pedestrian crossing facilities where Nelson St intersects with Grey St;
 - Jonathon Drive (where the neighbourhood house is located) and adjacent un-landscaped reserve;
 - Grey St and Morrison Drive;
- Create a direct pedestrian link from the south side of Grey St, perhaps at the southern end of McMahon Court, through to the northern side of Jonathon Drive, subject to the views and co-operation of existing residents and relevant landowners.

Bacchus Marsh

5.3.1 Quamby Community Centre (Redevelopment into an integrated community and health care centre)

- Demolish the existing centre and redevelop the site to accommodate a new multi-purpose health and community centre with the following components:
 - Entrance foyer that doubles as exhibition space (estimate 60sqm)
 - Senior Citizens wing that includes all the existing distinct elements but with central access, to allow for broader community use, of the kitchen (refer below) and dance hall;
 - Full commercial kitchen
 - Medium-sized dance hall to accommodate 100 people – table setting and dance floor
 - Maternal and Child Health centre (replacing temporary facility in Gell St) and including consulting room and adjacent small community meeting room (refer below)
 - Relocated Pre-school (from Young Street)
 - Occasional Child Care
 - Integrated health care centre (including consulting rooms for visiting specialists)



BG Urban Solutions

- Small community room – up to 20 adults seated boardroom or theatre style, with kitchenette, to be shared by MCH programme /other community service/ health programme providers;
- Larger community room – up to 60 adults seated theatre style, with kitchenette
- Connecting north and east facing courtyard that serves Senior citizens, small and larger community rooms and entrance foyer
- Office space for Council staff (e.g. Aged Services Division) and other visiting paediatric and / or community health specialist services.

5.3.2 Improving housing choice for older adults and people with disabilities

- Council works with the residential development industry to facilitate medium-density housing and supported accommodation for older adults within 400m of the Main Street shopping precinct, Maddingley Park and Bacchus Marsh train station, underpinned by high quality pedestrian pathways that facilitate easy and safe access to commercial areas.

5.3.3 Rotary Park – Incorporation of permanent in-ground Skate Park

- A permanent in-ground skate ramp facility be established within Rotary Park and within the immediate vicinity of the location of the current temporary facility;
- The current master planning process for Rotary Park (in progress) should also take into account and accommodate the recommendations in relation to the redevelopment of the Quamby Community Centre

5.3.4 Pedestrian and Cycle Network Upgrade

- *A priority pedestrian and cycle network*, designed to suit everyone from the learner cyclist to the slowest pedestrian, be established via the following:
 - Station Street and Griffith St, east and west of Grant Street;
 - Bond St, including the extension of Bond St from Park Street, across Taverner St and all the way through to Simpson St (refer also 5.3.5 below);
 - Grant St - Gisborne Rd (extension of pathway on west side of, at least, as first priority);
 - Labilliere St
 - Graham St – Gell St;
 - Bennett St;
 - Young St;
 - Crock St and
 - Main St.
- The potential for enclosing the Southern Rural Water irrigation channel and turning it into an off-road pedestrian/cycling track that provides north south access between Darley and Bacchus Marsh be investigated. Natural surveillance opportunities should be identified as a way of ensuring this potential arterial connection is safe and well used.



5.3.5 Library / Youth Resource Centre / Civic Centre / Performing Arts Precinct

- A comprehensive redevelopment of this precinct be designed to:
 - Create more efficient land use, including the addition of two to three storey upper levels for Council offices over existing car park area;
 - Better integrate existing and additional community and historic facilities;
 - Consolidate council administration and office requirements;
 - Ensure good physical integration and access to the Youth Resource Centre currently planned for the site of the old Bacchus Marsh Depot building at the rear of council offices;
 - Create an attractive and well designed (minimum 2.5m) promenade that links the civic precinct directly (i.e. due south with no inconvenient meanderings) with the Bacchus Marsh train station via an extension and continuation of Bond St along eastern edge of Maddingley Park, across Werribee River and integration with future subdivision of land between Werribee River and Main St / civic precinct;
 - Improve natural surveillance of Main St via upper level (two – three level staged setback) offices (as per above) and provision of a formal public plaza;
 - Create space for:
 - Mid-sized community meetings (60-100 people)
 - Larger scale events e.g. dance hall/function centre to accommodate 300-700 people table setting for Debutante Balls or other cultural events.
 - Performance spaces for varying scales of production (e.g. 700 seat theatre, 200 seat performance space and ancillary outdoor amphitheatre / north facing public plaza)
 - Community health centre
 - Library and Adult Learning Centre (1000 sqm, with adult learning space being available for use free of charge by The Laurels);
 - Occasional child care
 - Radio Station – relocation of Apple FM.

5.3.6 Maddingley Park and surrounds

- A progressive upgrade of existing facilities continue, to raise the general standard of facilities and to promote the venue as the possible “sentimental heart of Bacchus Marsh” and, therefore, an ideal venue for outdoor cinema, community festivals, Carols by Candlelight or other special events such as occasional live music/ drama/ outdoor cinema performances.
- Council offer a land swap and other supporting initiatives to enable a relocation of existing industrial land uses in Bond St to the existing industrial area on the south east side of Griffith St (e.g. Hillside industrial estate or the Council refuse transfer station) or another suitable location.
- The Moorabool Planning Scheme be amended to accommodate rezoning of the affected precinct to facilitate residential and tourism related medium-density (one to two storey) housing to accommodate existing unmet needs of residents (particularly older adults and others who wish to reduce their dependency on the car) and visitors (particularly hikers,



and other visitors including Melbourne-based residents looking for a readily accessible weekend away). For further details, refer to section 5.1.3 of this report.

5.3.7 Maddingley Primary School

- The site for the new Maddingley Primary School be a 3.5 hectare site (DE&T standard requirement) located to the west of Labelliere St and approaching the Werribee River.
- There are a range of benefits for such a site, including retaining walking access to the Ecolinc centre, which is also located in Labelliere St and on the western edge of the Maddingley campus of the Bacchus Marsh secondary college.
- The task of confirming the actual site for this new school is a matter for the next review of Council's Municipal Strategic Statement and more detailed Local Structure Plan for this part of the municipality.
- The internal layout of the new school be confirmed as part of the Local Structure Planning process with a view to ensuring either co-location or full integration with the Maddingley Community Centre (refer 5.3.8 below).

5.3.8 Maddingley community centre

- A new Maddingley Community Centre be located towards western edge of the existing urban area (Barry Street) and the beginning of the proposed growth area and adjacent to, if not actually fully integrated with, the ultimate site for the recommended Maddingley primary school (refer 5.3.7 above).
- With regard to content the Maddingley Community Centre, depending on whether this facility is physically integrated as part of the recommended Maddingley Primary School, elements would include:
 - MCH / allied health outreach consulting room/s
 - Pre-school
 - Long Day and Occasional Child care*
 - Small and larger community meeting rooms
 - Kitchen (full commercial kitchen maximises range of community uses including Meals on Wheels and other catering functions)
 - Outdoor play and function areas associated with Pre-school, child care and general community uses.
- Detailed planning to confirm the location and timing of this facility be undertaken as part of more detailed Local Structure Plan preparation as the next step in the strategic planning process from the Bacchus Marsh Residential Growth Strategy.

5.3.9 Bacchus Marsh Railway Station

- The Bacchus Marsh train station be internally refurbished, in keeping with its heritage character.



5.3.10 Bacchus Marsh pool

- The Bacchus Marsh pool be upgraded to incorporate the following essential components:
 - 8 lane, heated enclosed facility;
 - Improved change rooms;
 - Ramp disabled access;
 - Associated ancillary activities including café/convenience store and specialist retail outlet (selling swimwear, towels, goggles etc);
 - Associated outdoor BBQ and picnic facilities to complement those in Pepper Tree Park;
 - Waste Water recycling and watering system to improve quality of landscaped surrounds including Pepper Tree Park

Ballan

5.4.1 Ballan MCH/pre-school

- Council implement plans for the upgrade of this facility to improve storage space, staff amenity and increased space for group sessions.

5.4.2 Caledonian Park

- Council, in partnership with DSE, work towards improving the park with regard to the following details:
 - Clarify ownership and maintenance responsibilities between State and Local government;
 - Replace existing toilet block and ensure design in accordance with CPTED principles;
 - Extend formal pathway networks throughout the park;
 - Improve safety priority for pedestrian access across Stead St / Ballan – Greendale Rd.
 - In partnership with State government investigate ways to promote increased community use of this facility.

5.4.3 Ballan Recreation Reserve

Council, in partnership with a local community reference group, prepare a master plan for the reserve, pending findings of current recreation strategy. The master plan should include a comprehensive community consultation process that ensures input from children and youth as well as adults and should address the following issues:

- Investigate the need or community interest in providing any other sporting activities;
- upgrade of toilet, kitchen and change room facilities,
- provide shaded seating areas and
- provide better internal traffic management and
- provide formal pedestrian linkage to nearby Ballan Train Station



5.4.4 Ballan Railway Station

Council, working in partnership with VLine, VicTrack and Heritage Victoria, upgrade existing buildings to provide a better standard of comfort for all patrons including those who require disabled access. Key improvements required include:

- More attractive and spacious sheltered waiting areas on the station platform and within the building;
 - Re-placement of out of character heaters with those more efficient gas heaters of a style in sympathy with building design;
 - Creation of station café and newsstand as a separate commercial business;
 - Improve pedestrian and cycle pathway access and crossings to designate safe routes from town centre and Ballan recreation reserve;
 - Provide bicycle storage / parking facilities within 50m from station entrance.
- Council initiate discussions with key State agencies regarding land owned by VLine as part of the railway reserve, to facilitate some limited residential development of cottage style (one – two storey housing in keeping with the character of the township) visitor and resident accommodation.

5.4.5 Ballan Hospital and Aged Care Hostel

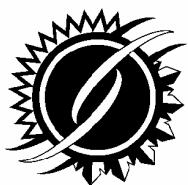
Council continue to facilitate a co-ordinated approach to planning for the increased capacity of the existing hospital and aged care facility. Based on service provider feedback it is anticipated there will continue to be a need for:

- Additional high level care beds for older adults
- Additional independent living / supported accommodation units
- Additional general hospital beds in accordance with DHS population ratio provisions.
- Additional capacity to accommodate local and visiting primary care and specialist health services; and an urgent need for an expanded primary care facility at the existing Cowie St site to create a “one stop shop” for local and visiting health, welfare and family support services.

5.4.6 Ballan Court House

Council seek volunteer input to:

- Confirm a management, use and business plan for the building;
- improve landscaping around court house building and replace existing front fence with a design more in keeping with heritage building style;
- gauge community interest in establishing “Tea Gardens”, art display or some other commercial component to the facility;
- establish adequate display space for the Ballan Historical Society’s existing collection.



4. Implementation

Table 2: Social Infrastructure Plan - Implementation Schedule

Schedule/ Timeframe	Project Description	Est. Cost	Funding Sources & Responsible Agencies
Immediate	“Getting Organised”	C/I time	
Overall	5.1.1 Djerriwarrh & Ballan Health 5.1.2 Affordable housing support 5.1.4 Accessible Housing 5.1.7 MSS & DCP 5.1.8 SIA	as facilitator / strategic planning	Dept Human Services, C/I as advocate DHS, MAV, adjoining C/ls C/I, private developers C/I C/I
Darley	“Part 1 Implementation” 5.2.1 Lerderderg Com Centre 5.2.2 Ped’n & Cycle upgrade 5.2.5 Darley NH	\$2.25m \$40,000 \$1.1m	DHS, DCP, DVC DVC, DS&R, DSE (M2030)
Bacchus Marsh	5.3.1 Quamby 5.3.3 Rotary Park 5.3.4 Ped’n & Cycle upgrade	\$6.25m Minimal \$64,000	**fully funded** ready to go** Fed Aged Care, DHS, DVC, DCP DS&R
Ballan	5.4.3 Recreation Reserve 5.4.5 Hospital and Aged Care		DVC, DS&R, DSE (M2030) DS&R, DCP, C/I advocacy
2006-2011	“Part 2 Implementation”	nil to C/I	
Overall	5.1.3 Visitor Accom etc 5.1.5 Bus Services	“ “	
Darley	5.2.3 Darley Plaza	“	VicTrack, priv. developers, existing ops
Bacchus Marsh	5.3.2 Housing choice 5.3.5 Civic Precinct 5.3.6 Maddingley Park 5.3.9 Train Station 5.3.10 Pool	“ \$15m est \$.5m est \$1m est \$4m est	DoI, existing operators, C/I C/I facilitate private sector investment C/I facilitate private sector investment
Ballan	5.4.1 MCH 5.4.2 Caledonia Park 5.4.4 Train Station 5.4.6 Court House	\$.2m est \$.2m est \$1m est Nominal	DS&R, DVC, Other State Govt DS&R, Heritage Victoria, in kind Heritage Victoria, Private op’s DHS, DS&R,
2012-2021	“Part 3 Implementation”		
Overall	5.2.4 Com Cntr – Telford Park 5.3.7 Maddingley Primary School 5.3.8 Maddingley Com Cntr	\$6.5m est \$5m est \$2.25m	DSE, Parks Vic, In kind, DCP, DHS, DVC, DE&T, DCP, DE&T DVC, DCP
Darley			
Bacchus Marsh			
Ballan			
TOTAL		\$44.35m est. over 15 years	