

# **ATTACHMENT TO AGENDA ITEM**

**Ordinary Meeting**

**16 August 2016**

<b>Agenda Item 5.1</b>	<b>Endorsement McLennan Street Mooroopna Landscape Concept Plan</b>	
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## Section 1 – Feedback specific to McLennan Street blocks

Block Reference No.	Stakeholder Feedback	Officer Comments
Block 1	1. Continue 2 lanes out to Joseph Street	Noted. Feedback provided to VicRoads. VR – to investigate
	2. We need flagpoles to promote events at both entrances.	Flagpoles have not been considered for the Western entrance due to the busy intersection with Echuca/Murchison Road. Possibly consider for the new car park design at Ferrari Park.
	3. Ferrari car park/road near skate park is in terrible condition. Bike path does not continue so you need to ride on the road to continue to intersection. Safety concern for kids on their way to school.	A draft concept has been developed by Council. VicRoads have indicated there may be potential for a financial contribution to the site. Further follow up discussions to take place. A project bid is sitting in IPM for potential budget consideration. VR – noted and support
	4. Clean up and paint lines for designated parking	Refer Block 1, No 3
Block 2	5. Clean up garden area	The Landscape Concept Plan proposes improved landscaping.
Block 3	6. Fencing along Blocks 3, 4 and 5 are expensive and unnecessary.  Funds could be better used towards a double sided digital screen in Block 6, retaining the clock tower	The Project Team has recommended fencing for pedestrian and Council works staff safety. Fencing will include opportunities for local indigenous history to be captured on perforated copper look panels.  A digital clock has already been considered for Block 6. The Landscape Concept Plan recommends removal of the clock tower. The project working group have suggested it be donated to the Mooroopna Historical Society.
	7. Parking for post office and Cricketers Arms Hotel	Post Office is moving to the corner of Mill Street. The Hotel has car parking on main road, side street and on its own premises.
	8. Priority need for carparking in Block 3	Additional car parking has been proposed for Block 3, located at the traffic lights to enable safe crossing.
	9. Need new town entry signage boards like Shepparton have just got (or a led screen like Geelong) we want to promote our events in a better and safer way. The current ones are old and out dated. They provide a welcoming environment.	Town entry signage has already been captured in the Landscape Concept Plan. Event signage is listed in Councils IPM system for future possible budget consideration.
	10. Removal of clock tower - Interested in seeing the cost of maintaining the clock tower as it's a piece of Mooroopna history. Believe more effective cost saving measure would be less garden beds and green spaces, saving water, labour and money	Refer Block 3, No 6 regarding the clock tower.  Garden beds will be simple in design and drought tolerance species. The purpose of the Landscape Concept Plan was for improved water savings, design, plantings and irrigation while being more appealing to residents resulting in a sense of pride, increased visitors and attracting further economic investment within Mooroopna.
	11. Look at parking west side Jack's bike. Extra lanes urgently required west side Echuca/Toolamba Road.	Post office is moving location opposite the Block 5 car park. Supermarkets have purpose built parking. The Hotel has parking in front, side streets and within its premises.
	12. Agree more work could be done to improve the centre of town as more parking is and will be necessary in the future. Does not need a path from one end to the other, as no one will use the west end of it. On the eastern half, we need more parking than the 20 allotted where the current clock area is. The outlet for that area into Morrell/ Young St is already hard to negotiate as it is a cross road, with cars turning left or right. Trying to get in or out of Block 4 at the same intersection would be dangerous and difficult. Could be improved as a rest area, leaving the Bike alone and art work placed west of it to Doonan St.	Noted Noted VicRoads and Council input was received and considered in the design of this space. VR noted (the situation is existing and there is no crash history).  The Landscape Concept Plan recommends the area be developed into a picnic/rest area.
	13. Fully constructed pedestrian crossing on both sides of McLennan Street at Blocks 3 and 4.	While McLennan Street remains a highway, opportunity for constructing pedestrian crossings is limited.  Vicroads does not generally allow wombat crossing on an arterial roads however would considered POS, alternatively the ped outstands are the most suitable when POS are unavailable. VicRoads would need to look at walking desire lines and ped

			volumes to determine if POS were appropriate in this location.
	14.	A small car park at western end of Block 3	Need for a car park at the western end was not identified as a need.
	15.	Access to tables need to have safe pedestrian passage Change to car park only if it is properly signed and safe for pedestrian passage and only if not more grassed area is used	An existing pedestrian indent and path already exists. Also, traffic lights are in place at the corner of Morell and Young Streets.
Block 4	16.	Fencing along Blocks 3, 4 and 5 are expensive and unnecessary. Funds could be better used towards a double sided digital screen in Block 6, retaining the clock tower	Comments as above in Block 3, no 6.
	17.	Mill street should have a set of traffic lights to make crossing easier for older people to cross	Noted. Feedback provided to VicRoads. VR – As per comment 11, would consider POS if need proven. VicRoads currently has not appropriate funding for project proposals of this type, however can investigate.
	18.	Upgrade toilets	The toilet upgrade is already captured in the Landscape Concept Plan and Public Toilet Strategy. The project funded under Council's 2015/16 budget.
	19.	Fully constructed pedestrian crossing on both sides of McLennan Street at Blocks 3 and 4.	Road is owned by VicRoads, information will be forwarded on.
	20.	Agree as toilets are a disgrace and need updating and security	Refer Block 4, no 18
Block 5	21.	Fencing along Blocks 3, 4 and 5 are expensive and unnecessary. Funds could be better used towards a double sided digital screen in Block 6, retaining the clock tower	Comments as above in Block 3 and Block 4.
	22.	On page 33, table 10, Risk Plan Block 5 Danger to contractors constructing additional carparks – Please advise where these additional carparks are being constructed – Can only see carparks being removed	Please refer to Car Park gains and losses Spreadsheet (attached to Executive and Council reports).
	23.	Should not be divided in the middle with the loss of 14 carparks. It is a good drive through as is, and the seating would not be used for outdoor dining as the plan shows, particularly if it is fenced on both sides.	As per Block 5 no 22.
	24.	Carpark almost full during footy season on Wednesday nights between 7:30 and 8:00pm Believes the pedestrian area will receive much use, it will cause congestion after a casual ENTRY-EXIT. Now we cannot handle reduced parking	Consultation Landscape Concept Plan design.
	25.	Don't remove through traffic as a lot of caravans and trailers stop there to go shopping	Recommend considering an option to allow through traffic to drive through this space.
Block 6	26.	Incorporate Kaieltheban Park signage	Noted. The Landscape Concept Plan recognises the need for improved signage and promotion of river access. Further planning work required in regards to upgrading Kaieltheban Park as a safe and attractive destination for residents and visitors before signage is considered.
	27.	Can proposed digital screen include River Heights – especially when environmental flows are scheduled?	As per Block 6, no 29.
	28.	No giant trees	Trees have been planned with input from Landscape architects with feedback from Council specialist staff and VicRoads. Council's Works department support tree planting in spaces where underground drainage and grated drains are not affected by roots and debris.
	29.	A digital clock and temperature gauge would be good and also a digital advertising sign	Council Officers recommend removing digital clock from the Landscape Concept Plan. The cost of a digital clock is significant considering people have phones, car clocks and access to the internet for items such as river heights. It would also require resources to manage and maintain content.  VR consent will be required consent
Block 7	30.	Require carparking for long vehicles, including, RV's, caravans and trucks	Long vehicle parks are captured in the Landscape Concept Plan for Block 7. Alternate long vehicle parks also exist at Ferrari Park with proposed plans for this space to be formally developed dependant on available funds.
	31.	School bus stop required	School bus stop is already captured in the Landscape Concept Plan.
	32.	Fruit salad day relocation??	Community input into the draft plan suggested the preferred option for Fruit Salad Day to be relocated to Ferrari Park. Ferrari Park is established as an event space. The Fruit Salad Day event was not held in 2015 or 2016 to date. Further discussion required with organisers.

33.	Leave car park as is. Freers, Verongs and McDonalds require car parking for staff. Freers require parking for tow trucks. Freers will need to park on footpath in front of business.	Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.
34.	Safety issues into McDonalds should be addressed first.	Noted. Feedback provided to VicRoads.  What are the safety issues at this location? Please forward and VicRoads will investigate. When VicRoads assessed the Planning Permit the developer provided an assessment that signals were not required at the Midland/Elizabeth Street intersection, Council supported this view, VicRoads would have preferred signals constructed at the cost of the developer.
35.	Removing car parking opposite Freers and McDonalds would be a huge mistake. Taking away car parking for longer vehicles within easy distance of the town centre and remove parking for local businesses in the vicinity.	As per Block 7, no 33.
36.	There is no parking on the other side of the road for people wanting to go to Verong Vittles or Freers panel works.	Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.
37.	Removal of car parking for outdoor picnic areas – reasons people come to Mooroopna is for the free car parking, removing undermines this attraction.	Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.
38.	Cafes/bakeries/eateries have outdoor dining options so no need for additional ones. Middle of a busy, noisy highway not an inviting place.	Car Parking exists along the majority of cafes, eateries and dining options. Additional car parking is proposed in Block 3 where traffic lights support safe crossing. Until a bypass is constructed the road will remain busy and noisy. The Landscape Concept Plan has attempted to address aesthetics, car parking and a welcoming space through careful design.
39.	Need to improve Block 7	The Landscape Concept Plan has attempted to improve Block 7 based on community and stakeholder input into its design.
40.	Parking opposite Freers Panels needs to be improved/stay. Don't need to lose another Mooroopna business to Shepparton.	Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.
41.	Has a great carpark now, which is easily seen from the highway for the use of through traffic to support local businesses. I do not agree with the proposed long vehicle parking stop because to step from such a vehicle here is downright dangerous at this place.	Noted. Feedback provided to VicRoads. VR – Appropriate widths will to be constructed to met VR requirements
42.	Existing peppercorn trees should be left as they are healthy and part of the heritage of Mooroopna  The reduction of parking spaces is a step back we need more not less – with the upgrade of information and parking in short supply.  The scented gum is too large of a tree for the area.  Also there is no facility for the many mobile travellers (caravan & motor home) This area should have had some parking for them – the biggest asset to the town and they are pushed away.	The Peppercorn trees have attracted lengthy discussions with stakeholders and the Project Working group. Observations of the trees indicate they are aged and are declared an environmental weed, however, they do represent local history and are an established cover. Council officers recommend maintaining these trees until a time where they are no longer salvageable. In the meantime, a progressive tree removal/planting management plan be developed for McLennan Street.  Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.  Lemon scented gum trees have been used in the landscaping plan to keep consistency with those existing on Block 2. However, the project working group suggests the species be reconsidered due to risk of limb dropping.  Car parking in Block 7 has has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space. Ferrari Park also offers alternate site for long vehicle parking as well as toilets and bbq/picnic facilities.
43.	Incredible, you have a long vehicle right next to a major highway, imagine a truck or caravan opening their doors onto a	Noted. Feedback provided to VicRoads.



		<p>major highway (kids opening and running out), people have been killed in car accidents right where you have the proposed long vehicle parking. A local policeman was heard to say at a meeting that when travelling east, drive in the right lane as you have to watch out for people turning left into the McDonalds drive through.</p> <p>Don't remove parking opposite Freer's Panel Works.</p> <p>Don't remove peppercorn trees as they are mature trees and create a lot of shade (they do Make a little mess).</p> <p>Don't shift bus stop to proposed long vehicle bay, shift to service road as to where school buses used to park.</p> <p>Don't have a pedestrian crossing just for McDonalds.</p> <p>Fence the centre and edge of road to force people to cross as lights where it is safe to do so.</p> <p>Develop parallel parking in service road for long vehicles and caravans.</p> <p>Don't have nose to kerb parking as a lot of people walk anywhere along the service road and could easily be hit by reversing cars.</p> <p>Maybe change intersection at bridge to allow long vehicles to get back onto highway easily as it is a very busy road.</p>	<p><b>Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.</b></p> <p><b>As per Block 7, no 42.</b></p> <p><b>Noted. Feedback provided to VicRoads.</b></p>
	44.	<p>The speed of traffic movements along this area can be dangerous and to install a traffic refuge island would create an obstacle and possible restriction of traffic flow. This coupled with a long vehicle parking area (which will mean a slow vehicle entering fast traffic) could spell trouble.</p> <p>The removal of many car parks in the centre is also a concern as these are utilized throughout the day. Buses also park on the service road which would interfere with the proposed parallel parking bays. These buses are used to transport children from the various schools to and from events organized between Shepparton and Mooroopna walking tracks.</p>	<p><b>Traffic Island already exists, fencing has been proposed in the Landscape Concept Plan to increase safety.</b></p> <p><b>Car parking in Block 7 has been redesigned with the same number of parks to improve safety, aesthetics and response to community input into the Landscape Concept Plan for improved landscaping and green space.</b></p>
<b>Block 8</b>	45.	Need new town entry signage boards like Shepparton have just got (or a led screen like Geelong) we want to promote our events in a better and safer way. The current ones are old and out dated. They provide a welcoming environment.	<b>Town entry signage has already been captured in the Landscape Concept Plan.</b>
	46.	We need flagpoles to promote events at both entrances.	<b>Flag poles already captured in Block 6. Flagpoles have not been considered for Western entrance, however, future consideration can be made for possible placement within the Ferrari Park car park design.</b>
	47.	I'm not for taking away carparking near the war memorial.	<b>Noted. Community feedback expressed need for beautified entrances from the West and East. The car parking space is used for walkers and cyclists (small numbers), Council occasional small events and Anzac Day. The Landscape Concept Plan proposal will cater for occasional visitors and events, however, a traffic management plan should be investigated for this and other memorial events throughout the municipality.</b>
	48.	War memorial should be left as is. The monument is highlighted because of simple, colourful rose gardens created by Council and Returned Service Men ( <i>and Women</i> ) of Mooroopna RSL and appropriate plaques. Upgrading is unnecessary and a waste of ratepayers money.	<b>The RSL, together with Rotary and local community members have been driving a redevelopment of the Mooroopna War Memorial site, well before the Landscape Concept Plan commenced. The Landscape Concept Plan considered the draft plans for the site and has made further recommendations to tie it into the remainder of the McLennan Street designs and broader community input.</b>
	49.	Mooroopna Fire Brigade has concerns with access located at the Eastern end of Mooroopna at the end of the causeway, known as Chinamans Gardens. In the event of fire houses located at No's 3, 5, & 7 is critical that a safe unobstructed access be provided. The only viable access in the event of fire in the bush area bounded by the township, river and the swing bridge west of the Kids Connection via a track located at the end of the current car park. It is critical this access is maintained. The only water available is located at the front of No 3 & 17 McLennan St the trucks are constantly moving in and out of the bush via this track so its very important that turn around and waiting areas are adequate. Whilst the plan seems to encompass these concerns any small deviations from it may cause issues for Firefighters.	<b>Council Officers suggest re-working this space to enable trucks turning and the number of emergency vehicles required in the case of fire (this is the only access available should a fire break out in the western section of the Goulburn River area).</b>
	50.	<p>The bus stop should not be moved.</p> <p>Needs more car parks than allotted; according to the plan, it will lose about 30 spaces.</p> <p>The Chinese Gardens could be further developed for example, to cater for an overnight caravan stop for the grey nomads which is badly needed.</p>	<p><b>As per Block 8, no 47.</b></p> <p><b>Noted. Information provided to RiverConnect and Investment Attraction.</b></p>

51.	<p>The proposed development of <b>Block 8</b> is to be commended. However, it makes reference to the World War I memorial ONLY and makes no mention of memorials for World War II, the Korean, Vietnam and Middle East wars.</p> <p>The absence of a memorial to soldiers lost in other conflicts is a bone of contention in Mooroopna and at least one proposal has been made (by Les Young) for an additional memorial. With this in mind, the proposals from Bruce Mactier are welcome, but should be modified:</p> <p>(a) <u>An additional memorial</u> should be established to meet the above-mentioned needs. Perhaps it could be erected at the eastern end of Block 8 in the proposed 'Orientation Park'.</p> <p>(b) <u>The crowds attending ANZAC Day ceremonies have become very big</u> and struggle to be accommodated on the current site. Bruce Mactier's suggestion, especially the memorial walls, seem to limit the space available.</p> <p>(c) The lawns around the rotunda are flat and afford limited viewing of the ceremonies. Perhaps some <u>contouring of lawns</u> would enhance the experience for the hundreds at the back of the crowds.</p> <p>(d) The proposed <u>temporary fence option</u> must be changed to permanent installation. The Midland Highway is too busy and too dangerous to even contemplate occasional movement from lawns to the street.</p>	<p><b>Noted.</b>  <b>Detailed design to capture this.</b>  <b>Officers recommend the Landscape Concept Plan report highlight history of Mooroopna being captured in the Landscape Concept Plan design.</b></p> <p><b>The Landscape Concept Plan has considered and consulted with Rotary and RSL ideas.</b></p> <p>a) <b>Noted. To be considered in the detailed design process.</b></p> <p>b) <b>Popularity and support for war memorial events is increasing across the country, however, creation of car parking to service War Memorial Days is not feasible. It requires a traffic management approach with relevant stakeholders such as the RSL and land authorities.</b></p> <p>c) <b>Considered in detailed design??</b></p> <p>d) <b>The Landscape Concept Plan identifies a permanent fence to be installed????</b></p>
52.	Needs a toilet	The public toilet strategy does not identify the site to receive a new toilet block. Public toilets are located in the centre medium strip at the Water Tower and Ferrari Park.
53.	<p>There should be some rose plants in the existing garden as they soften the approach to town. And more parking. Remember this is supposed to be long term plan in 5 years if it is a success where will people park? To look at or will they just keep on going like now.</p>	<p><b>Include Roses in design?? If not, donate roses to?????</b></p> <p><b>Popularity and support for war memorial events is increasing across the country, however, creation of car park to service War Memorial Days is not feasible. It requires a traffic management approach with relevant stakeholders such as the RSL and land authorities.</b></p>
54.	<p>Remove bus stop and put into block 7 and make a slip lane for long vehicles, buses and general traffic to turn easily (I turn there regularly and you have to give plenty of time for people to see you are turning and I still go up to lights as sometimes I think somebody will run into the back of my car).</p> <p>Council must know of the proposal from Rotary to establish a memorial in that area so the design of garden beds must take into account of this.</p> <p>Agree to the signage down to Chinaman's Gardens as it is very underutilised, also solar lighting of some description would be helpful around the BBQ area.</p> <p>That parking area is used a lot for people parking to walk or ride to Kidstown (they have bike racks and trailers of bikes on the back of their cars), Council organised functions also utilise this parking and is used a lot.</p> <p>Don't make this area any smaller, make it larger for parking and paint parking lines to designate where to park.</p> <p>Also with the removal of this parking I am especially disadvantaged as I bought and invested a lot of money into my home as it had plenty of room to reverse in as I have a 10 metre long trailer and it gave me room to move. With the proposed design I don't think I would be able to reverse in and buses would probably not get around the turn.</p> <p>We have had trucks, caravans, motor homes and backpackers in that area as they feel safe as it is out in the open and is a lighted area. The only problem, occasionally they leave some rubbish there, but mostly they are pleasant to talk to and do the right thing.</p>	<p><b>Noted. Feedback provided to VicRoads.</b></p> <p><b>The design undertaken by Bruce McTier, supported by the RSL, has been taken into account in the Landscape Concept Plan. The design has been altered to fit with broader planning proposed for the space.</b></p> <p><b>Noted. Information provided to RiverConnect.</b></p> <p><b>Noted. The numbers and use of this space has been considered into the design of the car park.</b></p> <p><b>As above.</b></p> <p><b>As above. The width of a two lane local road, plus car parking and a bike/walking lane will remain.</b></p> <p><b>As above.</b></p>
55.	<p>To the East end the existing car park is used on a very regular basis and is quite often full, especially when there are council arranged events between Mooroopna and Shepparton, the Kids Town Centre and the various schools that organize nature walks etc. This parking together with the area in front of Block 7 is further taken up with bus parking. Although the existing area is not formally marked as a car park, it could be and there would be a greater orderly use. Your proposed plan would drastically remove a large number of potential car parking bays and place greater strain on parking in front of residences facing into McLennan Street.</p>	<p><b>Council events staff have been consulted indicating the proposed car parking will provide the level required for events held from the site.</b></p>

		The Landscaping area to the East of the cenotaph on the proposed plan does not provide for enough open area for attendees to the Anzac Day and Remembrance Day events. Speakers at the events address the crowd to the east side and not on to the west. The plans do not show where the flag poles are to be relocated. This is a feature at these events and needs to be well located away from the road side to prevent any possible accidents.	The Landscape Concept Plan has been based on concept plans provided by the RSL and Rotary. Heritage advice has highlighted the intent of the war memorial is circular, therefore, landscaping plans should reflect this.
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## Section 2 - General Comments

Topic		Stakeholder Feedback	Officer Comments	
Clean up/Renew	1.	Clean up old hospital site	Refer 23 and 24 in General Comments – Mooroopna Hospital below	
	2.	Clean up old service station	The old service station has been demolished.	
	3.	Paint silos with photo of fruit salad day	Noted. Information provided to the Mooroopna Community Planning Group.	
	4.	Re-vamp railway station with more seating and lighting	Noted. The Mooroopna Community Planning Group is currently working on this issue. Information will be forwarded to V-Line.	
Car parking	5.	The plan would see businesses struggle and move to another town, visitors will drive onto Shepparton. We need to help local business, not kill it off.	Community and stakeholder consultation was undertaken in the development of the draft Landscape Concept Plan and during the public exhibition period. All businesses were invited to attend two business breakfasts and also speak to project consultants and Council officers. Discussions with VicRoads have highlighted that until the northern By-pass is developed, parking along the roadsides is restricted. An attempt has been made with this Landscape Concept Plan to seek a balance with expressed community need for a functional yet aesthetically pleasing environment.	
	6.	Want Mooroopna to flourish, not die off for some grass and plants.	As above.	
	7.	Why lose more parking for local business. Do Councillors want custom to go elsewhere.	As above.	
	8.	Carparking issues effect business in Mooroopna and stop new business growth and investing. Many locals continue to travel to Shepparton to shop because of a lack of parking in Mooroopna.	As above.	
	9.	Grey Nomads – “We travel all over Australia and come across some lovely towns (makes you want to stop and look around, buy things, easy parking with caravans. Draft has missed point to cater for the biggest industries in Australia (Grey Nomads) (amount of vans going through is huge)”	Ferrari Park has been developed to cater for visitors and residents. A new toilet block, seating, bbq’s, shade and parking area. A draft concept has been developed by Council for the car parking space. Further follow up discussions to take place with VicRoads. A project bid is sitting in IPM for potential future budget consideration. Discussions are also taking place within Council regarding expressed need for dump points.	
	10.	Need more parking for businesses	As above.	
	11.	As far as parking goes Council advertised an expression of interest for a parcel of land at the rear of 56/58/60 McLennan Street with signage could be made into more parking at a very little cost	Noted. Feedback provided to Investment Attraction.	
	12.	Generally the ability to distinguish available car parking in Mooroopna is poor. Only when you are past the car parking in the centre median strip do you realize there were some available.	Noted.	
	Leave the way it is	13.	Like McLennan Street the way it is.	Noted.
		14.	If it isn’t broken don’t fix it.	Noted.
		15.	Leave the town alone. We don’t want our rates to skyrocket again just because the Council decides they want to blow stacks of money on ‘beautification works’!	Noted. The plan considers available Council resources and potential for grants.
		16.	Can we please leave McLennan Street Mooroopna just as it is. There are many things this area needs and wasting money on tizzying up the streets is not the way to go.	Refer above.
Safety	17.	Install CCTV cameras and additional loading zones for shops.	Not currently identified in Council’s Community Safety Strategy.	
Tourism	18.	Why not make Mooroopna RV friendly. Bring money into Mooroopna. We travel and spend money in caravan friendly towns with dump points. Utilise park grounds for overnight stays.	As per Car Parking, no 9.	
	19.	City of Greater Shepparton should promote Mooroopna not all Shepparton. Mooroopna is overlooked a lot, councillors need to get their head out of the sand and have a look around.	The Shepparton Chamber of Commerce and Council’s Small Business Centre have been involved in consultations and input into the plan.	
History	20.	Was the local Aboriginal community consulted about the plan? The name of the town is itself a Yorta Yorta	All sectors of the community were invited to provide input into the plan.	

		<p>word.</p> <p>The Vision reads: 'Display the pride the community has for Mooroopna by telling the story of it's origins, the influential events and contributions by its citizens over the years.</p> <p>In 'Design Opportunities' is included: '• Mooroopna has a very rich and interesting history which should be captured in the design process.'</p> <p>We see in the Mooroopna Action Plan 2015 a goal with a high priority: 'Identify opportunities to promote Aboriginal art and history into public spaces.' The McLennan St development provides a wonderful opportunity to include some recognition of Mooroopna's First People.</p>	<p>Rumbalara was consulted and as a result indigenous history has been proposed to be captured through design of the Block 3 meeting space and safety fence perforated panels.</p> <p>Officers recommend information be added to the Landscape Concept Plan report to highlight indigenous art on fence panels and that the river walk and meeting space is based on the river and history of Mooroopna, including indigenous history.</p>
Green Area	21.	Increasing the green area, also increases the need for more water and maintenance/ mowing, therefore increasing the ongoing costs to Council	The Landscape Concept Plan is proposing a well-designed space to allow more effective maintenance and addresses OHS issues for Council staff. It also addresses the need for improved irrigation system that will save water and be more efficient in the areas watering is required. Plantings will be more drought tolerant varieties.
Fixtures and Fittings	22.	Concerning none of the fixtures and fittings are sourced locally	There has not been any fixtures or fittings purchased for the projects within the Landscape Concept Plan. Once detailed project planning is undertaken, Council's Procurement policy will be adhered to and local materials and services sourced where possible.
Mooroopna Hospital	23.	We have enough high cost cows in Mooroopna. The unfortunate joke is the current state of the old Mooroopna Hospital. Why upgrade anything nearby when this is eyesore exists?	As per Councils 2016 Commercial Activities Centre Strategy recommends the Mooroopna Hospital site could be used for commercial purposes. Councils Planning Department are looking at opportunities to work with the current or future owners to redevelop the site and find a new use for the buildings within the complex that is respectful of its cultural heritage.
	24.	<p>The Mooroopna Hospital is the dominant contributor to the history of Mooroopna. At least three books have been written about the hospital and its staff.</p> <p>The old building, despite retaining the grandeur of greatness, now lies a derelict shell and a blight on the landscape. (If this same building was sitting in Wyndham Street, it would have been resuscitated many years ago.)</p> <p>The proposal to honour WWI nurses in the development of Block 8 is very much appreciated and a possible tourism 'must see'. However, I think the old Mooroopna Hospital deserves a much greater accolade.</p> <p>My suggestions:</p> <p>(a) <u>Greater Shepparton Council should consider purchasing the site</u>, refurbishing the main building to comply with all local regulations, develop the whole site (including the historic Athenaeum Hall) as a <u>cultural destination</u> (consider the diversity of ethnic groups in this region), which has no comparable competitor in Victoria and , of course, beautifying the gardens and car park. The old hospital site and building is a community asset, which cannot be left to crumble away. I expect the cost would be \$5-10 million.</p> <p>Several local organisations already operate from the refurbished nurses home.</p> <p>(b) The Mooroopna Hospital achieved <u>state-wide fame and recognition</u> in the first half of the 20<sup>th</sup> century. The staff was a family of <u>devoted people</u>, but three doctors stand out:</p> <ul style="list-style-type: none"> <li>- <u>Dr J.W. 'Hoppy' Florance</u>, before and during the First World War brought x-rays to the region in 1898;</li> <li>- His cousin, <u>Dr Annie Bennett</u> (1928-1940), one of Australia's first female doctors, built a private hospital adjacent to the rotunda, and</li> <li>- Her successor, <u>Dr Duncan Mackellar</u> who, during the Second World War, developed the world's first direct blood transfusion service in Mooroopna.</li> </ul> <p>Two other personalities made Mooroopna's history:</p> <ul style="list-style-type: none"> <li>- <u>Matron Elsie Jones</u> (OBE), matron for 46 years.</li> <li>- <u>Geoff Nice</u>, Manager/Secretary for 35 years.</li> </ul>	Noted. Feedback provided to Councils Investment Attraction and Planning Departments.
Heavy Transport	25.	Get heavy transport out of McLennan Street	Noted. Feedback provided to VicRoads. Proposed bypass will alleviate heavy traffic from McLennan Street.



Positive Feedback	26.	"The plan will provide a much needed face lift to McLennan Street. Well done on a viable plan that captures a wide stakeholder groups thoughts. I really like the layout of the implementation schedule."	Noted. Positive comments appreciated.
	27.	Congrats on the draft I like it	Noted. Positive comments appreciated.
Technical Future Considerations	28.	<p>Mooroopna's McLennan Street looks great but overlooks that this is the 21<sup>st</sup> Century and what once worked oiling social and commercial processes is becoming out of step with the needs of the coming decades.</p> <p>Shepparton was clearly wrong when it turned its back on the Goulburn River, ignoring the reason for its existence and likewise but for a different reason, Mooroopna has turned its back on the towns railway line and station.</p> <p>Rail will become a vastly more important way or arriving at and leaving the town as energy(that's oil. Primarily) becomes increasingly scarce and so expensive.</p> <p>Although it may be difficult to imagine now, the Mooroopna of tomorrow, just as it will be for all regional towns and cities, will depend almost entirely on public transit, that is small electric solar powered driverless vehicles that will respond to citizen's needs in that they will take both goods and people to wherever required and then return a central charging station where they will be recharged and ready to answer another transportation request; a request that will be made by smart phone through an electronic booking system.</p> <p>Any change to McLennan Street must see the centre of town opened up to the railway station or clear and obvious access to the station by both pedestrians and cyclists directly from McLennan Street to station or at least the railway line with the station itself being accessed by an above/below track walkway or through modern pedestrian gates.</p> <p>Morphing from the thoroughly inefficient system of privately owned vehicles to a fleet of fleet small electric "pods" will be challenging in every way, but a bold Council needs to make the first move and rather than create a street catering for 20<sup>th</sup> Century ideas, it needs to embrace the future and create a street that is about tomorrow and it needs to begin by at least reducing traffic to just one lane either side, making the first step toward making central Mooroopna, at least, and place for people and not a lair for machines.</p> <p>As mentioned earlier, viewed through 20<sup>th</sup> Century eyes, what is intended looks wonderful, but in considering what is a head of us this century, it is clearly wrong and inappropriate</p>	Noted.
Road Issues	29.	<p>Extra lanes urgently required west side Echuca/Toolamba road.</p> <p>Turn lane required to Football Reserve and slot Joseph Street out to Elsie Jones Drive.</p> <p>A consistent 50km limit full length McLennan Street.</p> <p>More signage and curb work to discourage right hand turns from Elizabeth Street onto highway</p>	Noted. Feedback provided to VicRoads.
	30.	A barrier of some kind along road side and in middle of road to stop people just crossing the road where ever they want to.	Fencing has been identified in the Landscape Concept Plan for key locations where safety is perceived a risk.
Have Your Say	31.	I cannot see even ONE of my answers from the "have your say" listed. I guess you only want answers that line up with a pre-determined answer set or something. I'm not sure.....	Council Officers replied to this feedback, apologising that feedback was missed and could the feedback be re-sent for inclusion into the plan. A response has not been received. There was an internet glitch with Council's internet system for a few days during the public exhibition period, therefore, the feedback may not have been received.
	32.	<p>You haven't advertised and given enough time for residents to have a look at plan, I was talking to my daughter who lives near Mooroopna Secondary College on Monday 14 March and she knew of nothing of the Draft Plan.</p> <p>There has been another project that has been around for years and that is lighting of the causeway.</p>	<p>The Landscape Concept Plan was paced on public exhibition for 28 days and promoted accordingly.</p> <p>Noted. Feedback provided to VicRoads. VR NER was unsuccessful in obtaining funding street lighting however is regularly apply for funding for Road Safety projects on the Midland Highway.</p>



	33.	<p>Over the years plans have come and gone from all sorts of ideas and proposals, you talk of history and beautification of the entrances of Mooroopna and develop a sense of pride. Mooroopna residents have a sense of pride and fighting spirit, after being the so called Shepparton West for many years, Years ago (approx.. 25) there was a plan to change McLennan Street for all traffic to pass on the south side McLennan Street with the north side to become a service road but that came and went and was not implemented (I was not in favour of that Proposal). What we need is a Council to get into gear and follow up on these types, plans and proposals.</p> <p>The old hospital is a prime example of something Council could have purchased and developed with help from the service clubs (it could have been bought for \$500,000.00 approximately), but after approaching some Councillors they said it wouldn't happen because the ongoing up keep would cost too much. Well don't you think that would have made a great entrance into Mooroopna from the east, as you drive into Mooroopna from the east, as you drive into Mooroopna you would see public open space and the history of Mooroopna Hospital similar to Port Arthur (maybe it is not too late for something like that to happen).</p> <p>I digress, let me get back to the draft plan, there are some good ideas and some not so good, but it is a start for something to happen if it is followed through. As a result of the plan, all grassed areas and garden beds should get the same attention to detail as the Victoria Lake precinct (we will wait and see if they do). Mooroopna's founder were founders brilliant in design of McLennan Street as they left room for traffic and a wide medium strip and open space right down the centre of their town.</p>	<p><b>Noted</b></p> <p><b>Noted. Feedback provided to Investment Attraction and Planning departments.</b></p> <p><b>Noted. The space is categorised within Councils star rating system according to hierarchy.</b></p>
South Side	34.	<p>When the north side of McLennan Street was modernised about 10 years ago, we were told the south side would follow very soon afterwards. This has not happened and does not rate a mention in the Landscape Concept.</p> <p>a) The south side of McLennan Street is subject to regular <u>inundation and flooding</u> after heavy rain (at the Young Street corner, opposite the water tower and at the offices of Goulburn Valley Water); I believe major improvements need to be made to the drains.</p> <p>b) The <u>footpath is irregular, broken and contains "nature strips" of grass</u>. I know this leads to frequent sprained ankles and is totally inappropriate for a shopping precinct. The footpath, which now caters for many more pedestrians than 10 years ago, needs to be reconstructed to the standard of the north side footpath.</p> <p>c) The ugly power poles and lines were placed underground in the reconstruction of the north side, not so in the south. The poles and lines on the south side constitute a growing hazard with the large and increasing volume of traffic and should, I believe, also be placed underground.</p> <p>d) I was pleased to see the proposed addition of <u>a few trees</u>, but far too few to supplement the changes proposed for the median strip blocks.</p>	<p><b>Stage 1 implementation has been complete, however, Stage 2 tree planting has not yet commenced. The McLennan Street Landscape Concept Plan supports continued tree planting on the southern side and has reviewed the locations.</b></p> <p>a) <b>Noted. Feedback provided to VicRoads.</b></p> <p>b) <b>Footpaths are regularly assessed in Councils ongoing asset inspections and renewals program. This section has not been identified as a risk. The section has recently been replaced.</b></p> <p>c) <b>Noted. Feedback provided to Powercor.</b></p> <p>d) <b>Noted.</b></p>
	35.	<p>McLennan Street Development</p> <p>There is still a sign in the McLennan St advertising the unfinished plan of many years ago. I would suggest that it would be a good start to finish off that plan by developing the Southern Side of McLennan St as per that plan.</p> <p>The trees should be added as per plan on the southern side.</p> <p>Power should be put underground on the southern side as has been done on the north side.</p> <p>Additional fences should be added to stop pedestrians crossing the roads in too many places.</p> <p>Additional parking could be added on part of the longest centre area from Young St to the Post Office.</p>	<p><b>The sign recognises contributors to the Stage 1 implementation of the Streetscape Landscape Concept Plan which concentrated on the northern side of the street.</b></p> <p><b>Completion of tree planting as per streetscape Landscape Concept Plan has been noted in this Landscape Concept Plan.</b></p> <p><b>Fencing has been identified to be put in place where safety has been identified as an issue for Council staff and the community by the working group.</b></p> <p><b>Car parking has been identified based on consultation and research.</b></p> <p><b>A new car park has already been captured in the Landscape Concept Plan design for Block 4.</b></p>
McLennan Street Traffic	36.	<p>McLennan Street traffic is already very heavy, rivalling or exceeding the vehicle movements in Wyndham Street. A priority for changes should include every possible <u>safety option</u> available, especially when a Western Bypass of Shepparton is built, increasing through traffic to Shepparton.</p> <p>I propose:</p> <p>(a) <u>Reduced speed limits</u> from Echuca Road to Elizabeth Streets, as now apply in Wyndham Street.</p> <p>(b) <u>Fixed speed cameras</u> and noise abatement devices in the same area.</p> <p>(c) Fully constructed pedestrian crossing on both sides of McLennan Street at Blocks 3 and 4.</p>	<p><b>a, b, c – Feedback provided to VicRoads for consideration.</b></p> <p><b>VR is happy to review the speed limit. VicRoads has moved to a movement and place framework and Mooroopna would be an example of the place movement having a priority of the movement.</b></p> <p><b>d – Fencing has been identified to be put in place where safety has been identified as an issue for Council staff and the community by the working group.</b></p>

		(d) Construction of <u>fencing around Block 3</u> , similar to that on Block 4.	
<b>Billboard Signage and Flags</b>	<b>37.</b>	<p>Two main things from a major event and tourism perspective.</p> <ul style="list-style-type: none"> <li>- New community event billboard signage – this would match the Shepparton ones. Within the plan footprint it would be only one as the other three entry points are outside scope but I think it would be a good thing to have and when there are no events on it we may be able to promote some Mooroopna attractions like the historical society etc just like we do Sam etc on the Shepp ones.</li> <li>- Flags – ideally I would love to see two sets of six at each entry. Or at least one set of six somewhere. We have them in Shepp and Tat but not in Mooroopna so would be worthwhile. One thing we are working on for the CBD is a city plan for them so having them around the municipality allows good consistency in promotion and messaging. Also good for pride of the town as we could have same Mooroopna type ones as fillers in off peak times.</li> </ul>	<p>Event signage is listed in Councils IPM system for future possible budget consideration.</p> <p>Advertising other than Council businesses are not permitted due to VicRoads specifications.</p> <p>Already captured in the Landscape Concept Plan.</p>
<b>Trees</b>	<b>38.</b>	<p>Lemon Scented trees should not be used as they drop limbs.</p> <p>The trees that were placed in McLennan Street when the upgrade was done to the footpaths was wrong as they drop leaves and blossom twice a year and make a lot of mess (ask any of the retailers), they should be evergreen trees.</p> <p>The trees planted on the north side of McLennan Street covers the awnings/shop fronts and passer by traffic cannot see the retailer's signs. The trees drop leaves and when they are pollinating they absolutely stink and the pollen is swept in shop keepers doors by the passing wind. Not a good feel for shoppers or traders. In the winter/wet periods the pollen also makes the concrete slippery.</p>	<p>Lemon scented gum trees have been used in the landscaping plan to keep consistency with those existing on Block 2. However, the project working group suggests the species be reconsidered due to risk of limb dropping.</p> <p>As below.</p> <p><b>Tree species were determined by the McLennan Streetscape Landscape Concept Plan. Council officers will further discuss as part of a proposed Tree species recommendation report for McLennan Street.</b></p>
<b>War Memorial</b>	<b>39.</b>	Don't lose any room around War Memorial as it needs room even though it is only used a few times a year	Plans developed in response to input from community, RSL, Rotary
<b>Mechanics Hall</b>	<b>40.</b>	<p>What 'gripes' me is – on entering Mooroopna from Peter Ross Edwards Causeway I – that drab and grotty looking Mechanics Hall on the left and the hall beside it isn't much better. When were they last painted? These colours and style take me back to 1940's. Would it be possible to give them a coat of paint? A coat of paint in the appropriate colours to put 21<sup>st</sup> century would work wonders toward giving Mooroopna a fresh clear appearance to all those who enter from the east.</p>	These buildings are privately owned. They are also included in the Heritage overlay (HO44) and paint controls apply. A planning permit would be required to change colours.



# McLennan Street Landscape Landscape Concept Plan 2015

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## EXECUTIVE SUMMARY

### Introduction

In February 2015 the Greater Shepparton City Council initiated the McLennan Street Mooroopna Landscape Concept Plan .

The Landscape Concept Plan covers the central open space median strip from Echuca Road (West) through to the commencement of the Causeway (East)

### Objectives

The Landscape Concept Plan set out to achieve the following objectives:

1. maximise opportunities for use of the open space
2. guide contemporary design of open space areas within McLennan Street
3. ensure access to all and consider safety
4. address ageing infrastructure
5. respond to issues and opportunities for improved parking and pedestrian access through the open space areas
6. identify improved linkages to other open space areas (such as the Goulburn River, Ferrari Park and the Mooroopna Recreation Reserve), community facilities and businesses.

### Landscape Concept Plan Vision

As a result of the stakeholder consultations, the vision developed for the Landscape Concept Plan is to:

***Display the pride the community has for Mooroopna by telling the story of its origins, the influential events and contributions by its citizens over the years.***

### Process Undertaken

The process used in the design of the Landscape Concept Plan has been:

1. to engage with the community and the key stakeholders through three key stages - analysis, design and narration
2. analysis of the current situation including desk top reviews and stakeholder engagement
3. preliminary drawings were then created, taken to the various community groups and stakeholders for further consultation

4. it was at this stage the narration of the story began to take shape and has been articulated in blocks 3 and 8, highlighting the importance of the river to Mooroopna and the people who have shaped the town and the War Memorial

The community were active and assisted in supplying rich sources of historical information which helped to shape the design elements contained in the Landscape Concept Plan.

The Landscape Concept Plan development process undertaken is shown in the graphic.

#### Stakeholder Consultation

The extensive consultations undertaken gave an in depth understanding of the issues, needs and wants of the community. The consultations involved individual and group meetings, online surveys and a series of workshops with the following groups:

- Project Steering Committee
- Mooroopna Community Plan Committee
- Mooroopna Farmers Market Retailers
- Shepparton Chamber of Commerce
- Various Council Departments
- Community groups including service clubs
- Event managers
- VicRoads
- Goulburn, Broken Catchment Management Authority
- Goulburn Murray Water
- Local retailers and businesses
- Sunday market retailers
- General community



#### Elements for consideration in the Landscape Concept Plan

An assessment and analysis was made in relation to stakeholder feedback, research into current planning documents and outcomes from various site visits, to determine future opportunities for McLennan Street.

As a result, themes identified to guide the development of the Landscape Concept Plan include:

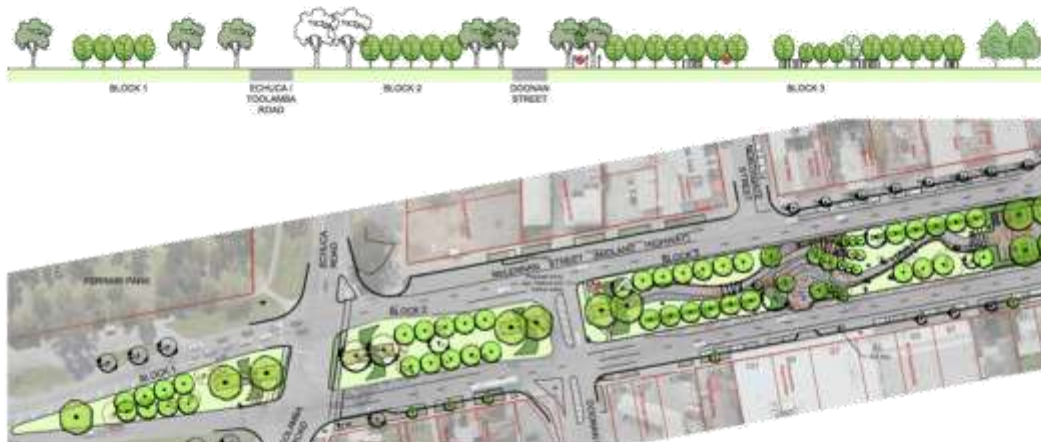
1. Improved accessibility
2. Addressing ageing infrastructure, such as the toilet block and Rodney Place
3. Improved passive recreation facilities such as picnic and bbq facilities, seating and sheltered areas
4. Creation of events space to support events such as pop-up-markets that could be open on Friday evenings or on weekends selling fresh produce and encouraging potential start-up businesses
5. Highlight existing features, such as the water tower with improved landscaping and lighting to be able to tell the story of Mooroopna.

An overall theme for McLennan Street arose from the consultations, identifying the town as family friendly town, i.e: **"park easy, play easy and eat easy."**

#### Outcomes

The Landscape Concept Plan breaks McLennan Street into 8 separate blocks. Each block has its own uniqueness, however, a consistent landscaping plan throughout will tie them together.

#### Blocks 1 - 3



#### Block 1 - Ferrari Park Link

Creation of a landscaped gateway to Mooroopna with a visual link from Ferrari Park through to the town centre.

#### Block 2 – Toolamba Road to Doonan Street

As for Block 1, creation of a landscaped gateway to Mooroopna with a visual link from Ferrari Park through to the town centre.

### Block 3 – Doonan Street to Morell and Young Streets

Creation of a gathering space and pedestrian crossing space including interpretation of the many features and stories of Mooroopna. Highlight the existing Jack Findlay memorial. Proposal for additional car parking and safety fencing.

### Blocks 4 - 6



### Block 4 – Morell & Young Streets to Mill Street

Redevelopment of the existing toilet block to meet accessibility standards, maintenance requirements and stakeholder expectations. Reposition street furniture to encourage use. Improve safety fencing and landscaping, inclusive of artwork depicting Mooroopna.

### Block 5 – Mill Street to Archer Street

Redevelop car park space to be inviting with increased tree planting and landscaped seating space, overlooking the silo illumination.

### Block 6 – Archer Street to O'Brien Street

Creation of a landscaped area as per Block 1 and 2, including events flag poles, time and temperature clock and Greater Shepparton cows.



**Blocks 7 - 8****Block 7 – O'Brien Street to start of Elizabeth Street**

Redevelop Block 7 to increase green space and better respond to long vehicle parking and public transport requirements. Car parking will be reduced in Block 7, however, additional parks to be provided in Blocks 3 and 8.

**Block 8 – Elizabeth Street to Causeway Entrance (Chinamens Gardens)**

Redevelop block 8 to further highlight and improve access to the War Memorial, including additional structures recognizing local history. Develop landscaping and interpretive signage reflecting the war memorial, the fruit growing industry and the Chinamen's Gardens.



### Probable Costs

The following table is a schedule of probable costs for the proposed streetscape works described above in McLennan Street, Mooroopna.

A mixture of existing Council budgets, State and Federal Government funding, community fundraising and Council capital project bids are anticipated to support the implementation of recommendations.

**Table 1: Summary of probable costs of streetscape works**

Block	Probable Costs
1	\$28,566
2	\$34,899
3	\$698,739
4	\$320,840
5	\$174,285
6	\$55,517
7	\$176,971
8	\$308,458
	\$3,200
<b>Total Costs</b>	<b>\$1,801,475</b>

### Implementation Plan

The timing of the Landscape Concept Plan implementation is very reliant on the available funds and success of budget bids to Council.

The proposed implementation schedule could see the project completed under the following scenario, should Council budget and funding bids be successful:

**High:** Works completed within Council budget in Blocks 1 and 2, with the possibility of detailed design for Blocks 3 and 8.

**Medium:** Works to be completed will be on Blocks 3, 4 and 5, with possible financial support from Regional Development Australia (RDA) and Regional Development Victoria (RDV)

**Low:** Works to be completed on Blocks 6 and 7, with possible funds from RDA and RDV.

## INTRODUCTION

McLennan Street is the main road through Mooroopna With the mid-section between the east and west lanes made up of linear open space. It also links to other open space, walking tracks and recreation facilities including the Goulburn River, Ferrari Park and the Mooroopna Recreation Reserve.



Council has identified the need to develop a Landscape Concept Plan to:

- maximise opportunities for use of the open space
- guide contemporary design of open space areas within McLennan Street
- ensure access to all and consider safety
- address ageing infrastructure
- respond to issues and opportunities for improved parking and pedestrian access through the open space areas
- identify improved linkages to other open space areas (such as the Goulburn River, Ferrari Park and the Mooroopna Recreation Reserve), community facilities and businesses.

In undertaking the McLennan Street Landscape Concept Plan Council has requested that:

- previous relevant planning documents be reviewed, which include the previous Landscape Concept Plan, current relevant Council planning, and relevant State planning such as VicRoads
- an audit be undertaken to assess open space areas available for further development or non-development, improved management and preservation

- ageing infrastructure be identified with development options to address issues around these facilities, particularly in relation to future planning and development
- wherever possible maximise opportunities for multi-use across the open space areas
- value-add opportunities be identified to open space infrastructure and attractions, including opportunities for and feasibility of festivals, exhibitions and events
- vehicle and pedestrian traffic management options in relation to open space areas be assessed
- possible future management and operational considerations and develop facility plans accordingly be assessed
- issues such as risk management, occupational health and safety, relevant anti-discrimination legislation such as the Disability Discrimination Act be considered
- feasible recommendations and an achievable implementation plan that will provide information to guide future development and management of the open space areas, relevant infrastructure and linkages over the next 10 years be provided.

The engagement of the Mooroopna community has been a high priority of the Greater Shepparton Council. The aim of involvement was to ensure the community had ownership over the future of the public space. They were asked what was important to them, to identify what could stay, what could go and what would enhance the precinct in the future.

The depth and quality of the consultations with the community have been very rewarding for the community and the design process.

Key community stakeholder contributors were:

- Project Steering Committee
- Mooroopna Community Plan Committee
- Mooroopna Farmers Market Retailers
- Shepparton Chamber of Commerce
- Various Council Departments
- Community groups
- Event managers
- VicRoads
- Goulburn Broken Catchment Management Authority
- Goulburn Murray Water
- Local retailers and businesses

- General community



## APPROACH AND METHODOLOGY

The methodology undertaken in the project involved the following stages:

Stages	Activities
1	<p><b>Project Inception/Data Collection/Literature Review/Site Assessment/Analysis of Open Space/Infrastructure Audit/Existing Conditions Plan:</b></p> <ul style="list-style-type: none"> <li>• Initial on site and round table meeting with the Project Sponsor and Project Committee for briefing purposes. This initial site meeting established the direction for the project in relation to the community and Council needs/requirements.</li> <li>• Collate and review previous relevant planning documents/Landscape Concept Plans and all other relevant data, confirming with the Council officers what part(s) of the existing plans are still relevant.</li> <li>• Confirm any capital works and maintenance budgets for the project to ensure design proposals can be effectively maintained by Council after construction.</li> <li>• Discussion in relation to identifying appropriate budget values for the project.</li> <li>• On site assessments and analysis of the streetscape including furniture, pavements, infrastructure, services, vegetation, car parking and traffic, open space location, values and qualities, linkages to adjoining open space and other relevant precincts.</li> <li>• Use of Council survey/infrastructure/civil plans and site measurements/assessment to prepare accurately scale plans for the project area.</li> </ul>
2	<p><b>Consultations</b></p> <ul style="list-style-type: none"> <li>• Undertake consultation with relevant stakeholders including: Project Board, Mooroopna Planning Group, Mooroopna Traders Association, Council Departments, community groups and event managers. Also VicRoads, Catchment Management Authority, Goulburn Murray Water, retail and businesses in the area with any further stakeholders identified as well as the Greater Shepparton general community being included in the process.</li> <li>• Consultation methods may include: facilitation of a workshop where all key stakeholders are invited to attend / listening post to provide an informal consultation environment – particularly good for 'the general public'.</li> <li>• consultation and research to determine what facilities and services are required to meet identified community needs within McLennan Street Mooroopna on a short, medium and long term basis.</li> </ul>

3	<p><b>Preliminary Landscape Concept Plan</b></p> <p>Development contemporary design ideas for the streetscape, presented in a preliminary streetscape Landscape Concept Plan, which included:</p> <ul style="list-style-type: none"> <li>• Development of design options that maximise integration opportunities, multi-use spaces, site access and the open space potential within the McLennan Street median.</li> <li>• Improved linkages through the space and beyond to the Goulburn River, Ferrari Park and Mooroopna Recreation Reserve.</li> <li>• Consideration of and recommendations for existing elements including car parking, open space infrastructure and vegetation.</li> <li>• Consideration of and recommendations for vehicle and pedestrian traffic management options.</li> <li>• Assessed the risk management, OH &amp; S and relevant anti discrimination issues / legislation associated with the existing function of the space and proposed design proposals.</li> <li>• Identified ageing infrastructure within the site.</li> <li>• Assessed the environmental aspects of the proposed design response including consideration of the current situation and future recommendations.</li> <li>• Developed the concept design within the constraints of Council's identified capital works and maintenance budgets.</li> <li>• Investigated durability, anticipated lifespan and sustainability of existing and proposed furniture, paving and infrastructure.</li> <li>• Prepared preliminary cost estimate (based on commercial contract rates) for the preliminary Landscape Concept Plan to assist / guide Council in their decision making regarding the design proposals.</li> <li>• Presented preliminary plan to the Project Committee for approval and comment and incorporate feedback into preliminary Landscape Concept Plan before it is placed on public display.</li> </ul>
4	<p><b>Presentation to Stakeholder Groups</b></p> <ul style="list-style-type: none"> <li>• Presentation of draft Landscape Concept Plan to key stakeholders.</li> <li>• Reviewed the community feedback from "Have our Say" and included their feedback in association with the Project Committee into the Landscape Concept Plan .</li> <li>• Confirmed that the direction of the streetscape design is in accordance with Council expectations, budgets and guidelines.</li> </ul>

5	<p><b>Landscape Concept Plan</b></p> <ul style="list-style-type: none"> <li>• Developed the Landscape Concept Plan addressing all issues outlined within the Preliminary Landscape Concept Plan stage which included the following presentation methods: <ul style="list-style-type: none"> <li>• Detailed Landscape Concept Plan of the site including enlarged plans of key areas, where additional detail is required.</li> <li>• Sections/elevations at key locations showing the proposed landscape treatments and relationships between the proposed streetscape and adjoining land uses</li> <li>• Vehicle and pedestrian traffic management recommendations.</li> <li>• Planting, furniture, materials and finishes palette.</li> <li>• Sketch-up images / Photoshop images of proposed design options.</li> </ul> </li> <li>• Prepared final cost estimate (based on commercial contract rates).</li> <li>• Prepared an accompanying report detailing project research/design recommendations/an actionable set of recommendations for implementation over a 10 year timeframe including timelines, staging, priorities, and project responsibilities.</li> <li>• Met with Project Committee for final feedback.</li> </ul>
6	<p><b>Final Presentation to Project Committee</b></p> <ul style="list-style-type: none"> <li>• Finalised streetscape Landscape Concept Plan , project costings and comprehensive report.</li> <li>• Presentation of the streetscape Landscape Concept Plan , project costings and comprehensive report to the Project Committee/Council.</li> <li>• Submitted digital and hard copy plans and documents to Council.</li> </ul>

## MCLENNAN STREET AUDIT

### Summary status of McLennan Street

#### North Side

Many of the projects from the previous Landscape Concept Plan appear to have been completed, particularly throughout the commercial sector including:

- uniform tree planting
- seating
- lighting
- pavement upgrades (which appear to be working well).

#### South Side

The previous Landscape Concept Plan proposed:

- additional street tree planting
- a bus stop near Archer
- grassed median with concrete pedestrian pathway

#### The Median Strip Blocks

McLennan Street contains a total of 8 blocks in the study area - Ferrari Park in the west to the commencement of the causeway in the east.

#### Block 1 - Ferrari Park Link

Open grassed area with randomly planted mixed trees and pathway for crossing and there is a garden bed with bladed native plants along eastern edge.

Formal linear planting design with exotic deciduous trees – incomplete

#### Block 2 – Toolamba Road to Doonan Street

Open grassed area with randomly planted mixed trees & pathway for crossing with a garden bed along eastern edge & beneath the Lemon Scented Gums. This block is dominated by two large Lemon Scented Gums which are well established and quite striking in their presence as part of the entry to Mooroopna. The western end is managed by traffic signals for safer pedestrian crossing.

Formal linear planting design with mixed species – incomplete.

#### Block 3 – Doonan Street to Morell and Young Streets

Open grassed area with scattered random mixed species planting. There are connected paths at each end of the block with a central path and the Jack Findlay monument. The Rodney Place

memorial has bluestone walls, mixed seating, brick paving & various elements including a clock and flagpoles. The eastern end is managed by traffic signals for safer pedestrian crossing.

Random planting design & formal section with mixed species. Redesign of Rodney place proposed with pavement, seating, lighting etc - incomplete.

#### **Block 4 – Morell & Young Streets to Mill Street**

This block is dominated by the large concrete water tank which has been featured with uplighting and downlighting. There is an existing toilet block, visitor information signage, two well used carparks and a good amount of seating and picnic tables & lighting. There are several crossing point and the western end is managed by traffic signals for safer crossing. The landscape is well established with the large shady Camphor Laurel trees, screens with climbers & extensive garden beds throughout the site.

All proposed design elements undertaken & appear well used and established. Planting design linear, exotic and evergreen. Provides welcome shade and softness to the streetscape.

#### **Block 5 – Mill Street to Archer Street**

There is a large asphalt carpark with gravel garden beds on the north & south sides. Ornamental Pears have been planted within these spaces, they do not provide much shade to vehicles and is unlikely to change into the future given their columnar shape. The environment still feels hot and exposed.

Formal linear planting design with Camphor Laurels proposed to be planted within the carpark zone to provide shade for users.

#### **Block 6 – Archer Street to O'Brien Street**

Open grassed area with two cows and a small garden bed. The western end is managed by traffic signals for safer pedestrian crossing.

The Landscape Concept Plan proposes three bands of small trees planted in a formal linear arrangement. It also proposes to move the square clock to Block 6.

#### **Block 7 – O'Brien Street to start of Elizabeth Street**

This block is dominated by an asphalt carpark and a large concrete paved area which is currently utilised by the school buses as an interchange point. The concrete pavement area is shaded by established Peppercorn trees. The carpark is used by adjoining businesses. The rest of the area is open and grassed with large Peppercorns shading the space. They do not appear to



be in the best of health. There is entry signage on the northern side welcoming people to Mooroopna & providing information on the various community groups.

The Landscape Concept Plan proposes to remove the asphalt carpark & the concrete pavement and replaced with open grassed areas with formal exotic tree planting including blocks of Crepe Myrtle. Parallel car parking to be provided in the service road in McLennan Street and a service lane on the northern side with street trees is proposed.

#### **Block 8 – Elizabeth Street to Chinaman’s Gardens**

The War Memorial rotunda is striking and simple in its location and it creates a strong part of the entry experience into Mooroopna. The rose gardens are well maintained and provide beautiful colour and interest. There is a large expanse of asphalt near the entry to the Chinaman’s Gardens. This area appears to be well used by cyclists and joggers exercising along the river. There are a number of large gum and plane trees sitting within the asphalt. The view for motorists to the towers at Ridley Agri products form part of this strong entry experience with a unique quality to the town.

The reduction in the area of asphalt and formalisation with line marking is proposed near the Chinaman’s Garden with a block of small exotic trees (Crepe Myrtles) planted as a backdrop to the memorial. A service lane on the northern side of McLennan Street and street trees are proposed.

#### **Literature Review - Summary of Findings**

There were approximately 40 documents reviewed as part of the Landscape Concept Planning process with the main themes being related to:

- **vehicle movement** - parking, accidents and flows
- **planning** - last Landscape Concept Plan, Greater Shepparton 2030 Strategy, streetscapes, Way-finding strategy, Ferrari park toilet block development and a number of civil drawings
- **monuments** - War Memorial, Jack Findlay and Victoria’s 150 anniversary plaque

The main issues arising from this review being:

- the population and the local traffic use in McLennan Street will grow significantly over the next five years, especially with a new housing estate near the western entrance
- an ad hoc approach to planning along the median strip
- the war memorial planning is underway
- many of the actions from the previous Landscape Concept Plan being completed

- the difficulty for visitors to orient and be able to stop and explore the retailer and historical features along McLennan Street
- VicRoads have completed preliminary planning for a bypass of Mooroopna for heavy vehicles in particular, however there are no firm dates for the diversion within the next 3 - 5 years
- the Ferrari Park toilet block planning has been completed and work is underway
- previous planning of traffic movement suggests a small increase in the number of car parks would be beneficial.

The design opportunities:

- revisit this Landscape Concept Plan in approximately five years or when funding for the bypass is known, with the main aim being to design better cycling connections from Ferrari Park along the McLennan Street connecting to Kidstown and Shepparton
- the tree Landscape Concept Plans and database be updated
- Mooroopna has a very rich and interesting history which should be captured in the design process.
- continue the Ferrari Park toilet block theme into block 4
- consolidate the various monuments (except the War memorial), plaques, and recognition of the community's history into one themed block
- improve signage throughout McLennan Street making it easy for tourists and the community to easily identify parking and areas of interest. To also include well designed sculptures at the east and west entrances to Mooroopna.

The details of documents reviewed can be found in the Appendix C.

### **McLennan Street Traffic Accidents**

On average there are approximately 18 traffic accidents along McLennan Street each year, with 15 fatal accidents recorded in the last 25 years. Appendix B.

In 2013 the average daily traffic flow was higher on weekends, for example on Saturday approximately 17,492 vehicles per day travelling east and west along McLennan Street. Private cars made up the majority of traffic (94.7%) with 6.1% being commercial class vehicles (trucks).

On Monday approximately 13,394 vehicles travelled along McLennan Street, again peak times were between 11.00 - 14.00, and private vehicles making up 92.45 and commercial trucks 6.6%.

Peak traffic morning times occur between 11.00-12.00, and afternoon peaks occurring between 12.00-13.00.

There remains a constant stream of traffic throughout the day between in McLennan Street which is a 50 kilometre an hour zone. The mean average speeds on weekends from the west are 47.2kph and the east 46.3kph with a mean of 46.3kph both ways. Average speeds are slightly higher 47% during the week.

Pedestrian crossings are located at intersections controlled by traffic lights, however according to community surveys many pedestrians cross at random locations depending on where they would like to go. This does increase the risk of traffic accidents.

Details of the above can be found in Appendix B.

## COMMUNITY FOCUS

### Stakeholder Consultations

The extensive consultations undertaken gave an in depth understanding of the issues, needs and wants of the community. The consultations involved individual and group meetings, online surveys and a series of workshops with the following groups:

- Project steering committee
- Mooroopna Community Planning Committee
- Shepparton Chamber of Commerce
- Various Council Departments
- Community groups including service clubs
- Event managers
- VicRoads
- Goulburn Broken Catchment Management Authority
- Goulburn Murray Water
- Local retailers and businesses
- Mooroopna Farmers Market retailers
- General community

Consultation methods included:

- individual and group meetings
- workshops with key stakeholders
- surveys "Have your Say"
- 1 on 1 meetings in conjunction with Council officers
- on-site visits

### Elements for consideration in the Landscape Concept Plan

An assessment and analysis was made in relation to stakeholder feedback, research into current planning documents and outcomes from various site visits, to determine future opportunities for McLennan Street.

As a result, themes identified to guide the development of the Landscape Concept Plan include:

- Improved accessibility
- Addressing ageing infrastructure, such as the toilet block and Rodney Place

- Improved passive recreation facilities such as picnic and bbq facilities, seating and sheltered areas
- Creation of events space to support events such as pop-up-markets that could be open on Friday evenings or on weekends selling fresh produce and encouraging potential start-up businesses
- Highlight existing features, such as the water tower with improved landscaping and lighting to be able to tell the story of Mooroopna.

An overall theme for McLennan Street arose from the consultations, identifying the town as family friendly town, i.e: "**park easy, play easy and eat easy.**"

### Outcomes

The Landscape Concept Plan breaks McLennan Street into 8 separate blocks. Each block has its own uniqueness, however, a consistent landscaping plan throughout will tie them together:

#### **Block 1 - Ferrari Park Link**

Creation of a landscaped gateway to Mooroopna with a visual link from Ferrari Park through to the town centre.

#### **Block 2 – Toolamba Road to Doonan Street**

As for Block 1, creation of a landscaped gateway to Mooroopna with a visual link from Ferrari Park through to the town centre.

#### **Block 3 – Doonan Street to Morell and Young Streets**

Creation of a gathering space and pedestrian crossing space including interpretation of the many features and stories of Mooroopna. Highlight the existing Jack Findlay memorial. Proposal for additional car parking and safety fencing.

#### **Block 4 – Morell & Young Streets to Mill Street**

Redevelopment of the existing toilet block to meet accessibility standards, maintenance requirements and stakeholder expectations. Reposition street furniture to encourage use. Improve safety fencing and landscaping, inclusive of artwork depicting Mooroopna.

#### **Block 5 – Mill Street to Archer Street**

Redevelop car park space to be inviting with increased tree planting and landscaped seating space, overlooking the silo illumination.

#### **Block 6 – Archer Street to O'Brien Street**



Creation of a landscaped area as per Block 1 and 2, including events flag poles, time and temperature clock and Greater Shepparton cows.

**Block 7 – O'Brien Street to start of Elizabeth Street**

Redevelop Block 7 to increase green space and better respond to long vehicle parking and public transport requirements. Car parking will be reduced in Block 7, however, additional parks to be provided in Blocks 3 and 8.

**Block 8 – Elizabeth Street to Causeway Entrance (Chinamens Gardens)**

Redevelop block 8 to further highlight and improve access to the War Memorial, including additional structures recognizing local history. Develop landscaping and interpretive signage reflecting the war memorial, the fruit growing industry and the Chinamen's Gardens.

**Buildings/facilities needing improvement**

- the toilet block
- Rodney Place
- the War Memorial
- irrigation
- traffic lights
- the old Mooroopna hospital and residential development does need to improve its appearance to make it more welcoming for the area
- Clean up some of the vacant shops
- Maybe one could be a council drop in shop 1 day a week to keep our community connected to the council.

Detailed responses to surveys can be found in the Appendix A.

## THE MCLENNAN STREET LANDSCAPE CONCEPT PLAN

### A Vision

*Display the pride the community has for Mooroopna by telling the story of it's origins, the influential events and contributions by its citizens over the years.*

### McLennan Street Landscape Concept Plan

#### Block 1 - Western entrance to Mooroopna



#### Block 1

Existing Conditions	Design proposal
Mixed and randomly sited tree species.	Create a vegetated gateway / entrance to Mooroopna.
Open grassed median.	Provide visual link from Ferrari Park to town centre.
Well maintained median.	Non-pedestrian zone.
	Proposed tree species: <ul style="list-style-type: none"> <li>• Corymbia citriodora (Lemon-scented Gum) - uplit</li> <li>• Corymbia citriodora (Lemon-scented Gum) - uplit</li> <li>• Proposed garden bed with selected low growing under planting.</li> </ul>

Table 3: Risk Plan Block 1

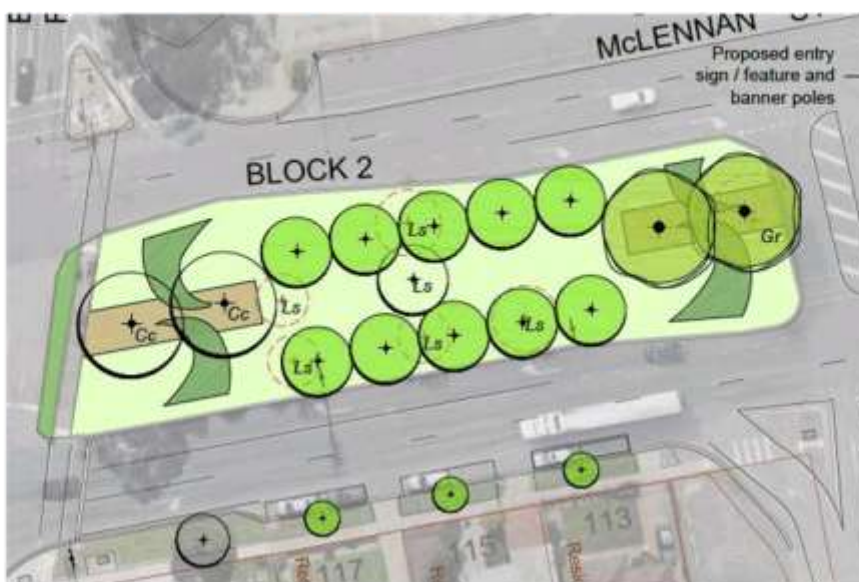
	Probability (1 - 5)	Severity (1 - 5)	Score (Px5)	Mitigation
Potential for vehicle accidents	1	2	2	Ensure tree plantings do not obstruct visibility. Plantings on Slip lanes to be 3.6m clearance from kerb. Lane merging to also have plantings on Slip lanes to be 3.6m clearance from kerb VicRoads to review narrowing of the road
Potential for pedestrian accidents	1	4	4	Contain pedestrian traffic to traffic light crossings.
Potential for Council work crew injury mowing lawns and maintaining garden beds.	1	4	4	Council work crews to adhere to OH&S guidelines
Environmental	1	1	1	Design to accommodate habitat and biodiversity goals and continually improve tree health
Demolition work, tree removal and garden bed plantings	1	4	4	Traffic control and road work warnings

Table 4: Block 1 Cost Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>A</b>	<b>BLOCK 1</b>				
<b>1.00</b>	<b>Demolition</b>				
1.01	Tree removal and stump grinding	ea	6	\$400	\$2,400
<b>2.00</b>	<b>Grassing</b>				
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	1213	\$2	\$2,426
<b>3.00</b>	<b>Garden Bed Preparation and Planting</b>				
3.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	61	\$40	\$2,440
3.02	Steel garden bed edging	lm	105	\$40	\$4,200
<b>4.00</b>	<b>Tree Planting</b>				
4.01	Supply and install advanced trees	ea	11	\$200	\$2,200

<b>5.00</b>	<b>Paving</b>				
5.01	Gravel pavement	m <sup>2</sup>	112	\$35	\$3,920
5.02	300mm wide concrete mower strip to back of kerb	lm	216	\$30	\$6,480
<b>6.00</b>	<b>Lighting</b>				
6.01	Uplighting of Lemon-scented Gums	ea	3	\$1,500	\$4,500
<b>Sub Total - BLOCK 1 Works</b>					<b>\$28,566</b>

**Block 2 - Echuca Road - Doonan Street**



**Block 2**

Existing Conditions	Design proposal
Mixed and randomly sited tree species.	Extend the median theme using feature tree planting, granitic sand pavement and low under planting.
Striking Lemon Scented Gums with uplighting.	Lemon-scented Gums with uplighting to be used as a repetitive theme throughout McLennan Street to provide visual continuity.
Open grassed median.	Retain open grassed parkland feel to the space

Well maintained median.	Assess existing tree species for relevance and develop a 0-5 year tree removal strategy.
	Proposed tree species: <ul style="list-style-type: none"> <li>• <i>Corymbia citrifolia</i> (Lemon-scented Gum) - uplift</li> <li>• <i>Brachychiton populneus</i> x <i>acerifolius</i> 'Jerilderie Red'</li> </ul>
	Proposed garden bed with selected low growing under planting.

Table 5: Risk Plan Block 2

Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Entrance signage restrict visibility	1	2	2	Design to be compliant with Vic Road signage guidelines.
Bike lane accidents	3	4	12	SmartRoads network fit assessment in conjunction with VicRoads traffic team
Potential for Council work crew injury mowing lawns and maintaining garden beds.	1	4	4	Council work crews to adhere to OH&S guidelines
Environmental	1	1	1	Design to accommodate habitat and biodiversity goals and continually improve tree health
Demolition work, tree removal and garden bed plantings	1	4	4	Traffic control and road work warnings

Table 6: Block 2 Cost Estimates

BLOCK 2					
<b>1.00</b>	<b>Demolition</b>				
1.01	Tree removal and stump grinding	ea	6	\$500	\$3,000
<b>2.00</b>	<b>Grassing</b>				
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	1457	\$2	\$2,914
<b>3.00</b>	<b>Garden Bed Preparation and Planting</b>				
3.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	164	\$40	\$6,560



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3.03	Steel garden bed edging	lm	149	\$40	\$5,960
<b>4.00 Tree Planting</b>					
4.01	Supply and Install advanced trees	ea	12	\$200	\$2,400
<b>5.00 Paving</b>					
5.01	Gravel pavement	m <sup>2</sup>	161	\$35	\$5,635
5.02	300mm wide concrete mower strip to back of kerb	lm	181	\$30	\$5,430
<b>6.00 Lighting</b>					
6.01	Uplighting of Lemon-scented Gums (2 existing Lemon-scented Gums are already uplit. The cost estimate is for uplighting to proposed trees)	ea	2	\$1,500	\$3,000
<b>Sub Total - BLOCK 2 Works</b>					<b>\$34,899</b>

## Block 3 - Doonan Street - Morrell Street

## Block 3

Existing Conditions	Design proposal
High pedestrian use across McLennan Street, due to adjoining supermarkets and Post Office.	Create a gathering and pedestrian crossing space including orientation and interpretation of the many features and stories of Mooroopna.
Mixed tree species in varying levels of health / condition.	Proposed pavement is inspired by the shape of an eddy in the river.
Jack Findlay memorial appears isolated and the current site of Rodney	The central paved area is located at the pedestrian crossing point between the supermarkets and Post Office. Provide a pedestrian outstand aligned with the proposed crossing in front of the supermarket.
Place is dated and visually unattractive.	Proposed arbors will provide shade over picnic tables and seat walls. The structures may reference history and culture of the area e.g. River Red Gum timber and the sawmill history in the area; the posts may be illustrated with historical information relating to the fruit growing industry in Mooroopna.
The existing clock tower is expensive to maintain and may be donated to the Mooroopna Historical Society.	Proposed seat wall to retain a low grassed mound. The seat wall will offer visual interest along the path as well as physical separation from the traffic.

	The walling can be sand blasted with text and images referencing important people, events and memories that have shaped the town of Mooroopna.
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Table 6: Risk Plan Block 3

Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Safety of children running onto the road	2	4	8	Fencing to be included in design as above
Bike lane accidents	3	4	12	SmartRoads network fit assessment in conjunction with VicRoads traffic team
Accidents to pedestrians crossing road	1	4	4	Pedestrian crossing will be located opposite Post Office and supermarkets
Danger to contractors constructing additional car parks	1	3	3	Adherence to OH&S standards Notices to the community prior to works Cautionary signing during construction
Bulk earthworks Demolition work, tree removal and garden bed plantings	1 1	4 4	4 4	Traffic control and road work warnings

Table 7: Block 3 Cost Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>C BLOCK 3</b>					
<b>1.00 Demolition and Services</b>					
1.01	Tree removal and stump grinding	ea	11	\$750	\$8,250
1.02	Demolish and remove existing foot path	m <sup>2</sup>	130	\$10	\$1,300
1.03	Demolish and remove existing Rodney Place	item	1	\$10,000	\$10,000
1.04	Demolish and remove kerb for outstand on south side of McLennan St	item	1	\$500	\$500
1.05	Relocate Jack Findlay memorial	item	1	\$3,000	\$3,000
1.06	Remove clock tower (no allowance for re-installation on site)	item	1	\$2,000	\$2,000
1.07	Location / decommission / relocation of underground services	item	1	\$7,500	\$7,500
<b>2.00 Grassing</b>					
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	2372	\$2	\$4,744

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2.02 Mounding	item	1	\$7,500	\$7,500
<b>3.00 Garden Bed Preparation and Planting</b>				
3.01 Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	637	\$40	\$25,480
3.03 Steel garden bed edging	lm	296	\$40	\$11,840
<b>4.00 Tree Planting</b>				
4.01 Supply and install advanced trees	ea	45	\$200	\$9,000
<b>5.00 Paving</b>				
5.01 Gravel pavement	m <sup>2</sup>	137	\$35	\$4,795
5.02 300mm wide concrete mower strip to back of kerb	lm	289	\$30	\$8,670
5.03 Feature paving with exposed aggregate concrete	m <sup>2</sup>	995	\$120	\$119,400
5.04 Feature paving with selected pavers	m <sup>2</sup>	288	\$160	\$46,080
<b>6.00 Car park</b>				
6.01 Bulk earthworks / traffic control	item	1	\$2,500	\$2,500
6.02 Asphalt	m <sup>2</sup>	678	\$60	\$40,680
6.03 Kerbing	lm	162	\$75	\$12,150
6.04 Linemarking allowance	item	1	\$1,000	\$1,000
6.05 Drainage allowance	item	1	\$15,000	\$15,000
<b>7.00 Pedestrian Crossing (outstand on south side of McLennan Street)</b>				
7.01 Feature paving with exposed aggregate concrete	m <sup>2</sup>	25	\$120	\$3,000
7.02 Kerbing	lm	14	\$75	\$1,050
7.03 Pedestrian safety fencing	lm	6	\$400	\$2,400
7.04 Pedestrian crossing lights (2 sets)	item	1	\$75,000	\$75,000
<b>8.00 Structures</b>				
8.01 Arbour (allowance for 28 frames / 4 structures)	item	1	\$80,000	\$80,000
8.02 Retaining wall 500mm high	lm	104	\$500	\$52,000
8.03 Seat wall 500mm high	lm	25	\$500	\$12,500
8.04 Entry sign / sculpture	item	1	\$30,000	\$30,000
8.05 Banner poles	ea	3	\$500	\$1,500
<b>9.00 Fencing</b>				
9.01 750mm high perforated steel fence with painted timber posts (including selected feature panels)	lm	123	\$300	\$36,900
<b>10.00 Furniture</b>				
10.01 Picnic setting (re-position + refurbish existing seats)	ea	2	\$400	\$800
10.02 Bench seats	ea	2	\$1,800	\$3,600

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10.03 Reclaimed hardwood seats	ea	6	\$2,000	\$12,000
10.04 Drinking fountain	item	1	\$5,000	\$5,000
10.05 Removable bollards around car park	ea	2	\$350	\$700
<b>11.00 lighting</b>				
11.01 Uplighting of Lemon-scented Gums	ea	2	\$1,500	\$3,000
11.02 Post top lights	ea	5	\$5,000	\$25,000
11.03 LED strip light within track to retaining wall and seat wall	lm	129	\$100	\$12,900
<b>Sub Total - BLOCK 3 Works</b>				<b>\$698,739</b>

**Block 4 - Morell Street to Mill Street**

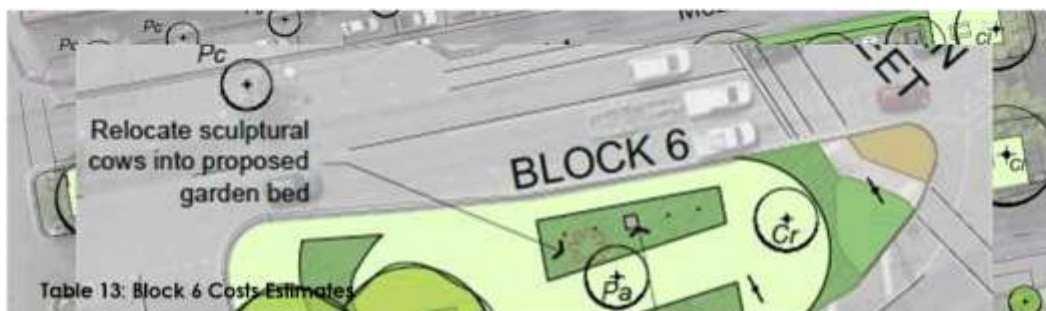


Table 13: Block 6 Costs Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>F BLOCK 6</b>					
<b>1.00 Grassing</b>					
1.01	Rehabilitation of existing grass areas	m <sup>2</sup>	696	\$2	\$1,392
<b>2.00 Garden Bed Preparation and Planting</b>					
2.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	152	\$40	\$6,080
2.02	Steel garden bed edging	lm	155	\$40	\$6,200
<b>3.00 Tree Planting</b>					
3.01	Supply and install advanced trees	ea	2	\$200	\$400
<b>4.00 Paving</b>					
4.01	Gravel pavement	m <sup>2</sup>	95	\$35	\$3,325
4.02	300mm wide concrete mower strip to back of kerb	lm	104	\$30	\$3,120
<b>5.00 Structures</b>					
5.01	Banner poles	ea	4	\$500	\$2,000
5.02	Digital screen (single face) allowance	item	1	\$30,000	\$30,000
<b>6.00 Lighting</b>					
6.01	Uplighting of Lemon-scented Gums	ea	2	\$1,500	\$3,000
<b>Sub Total - BLOCK 6 Works</b>					<b>\$55,517</b>

Existing Conditions	Design proposal
The striking presence of the water tower dominates this space.	Re-deisgn / replace toilet facilities with all abilities access and low maintenance for Council (including suitable roof pitch to avoid leaf build up).



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The trees in this space offer good shade and relief.	Provide additional lighting beneath the Camphor Laurel trees around the toilet block.
The toilet block is aging and poorly designed	Potential to provide Wi-fi hotspot from existing public telephone boxes.
Current car parks are well used.	Minor realignment of footpaths.
Street furniture could be better positioned	Reposition street furniture.
Tourist signage is not very informative.	Additional garden bed planting with selected low growing species.
	Proposed tree species: <ul style="list-style-type: none"> <li>Malus ioensis 'Plena' (Crab Apple)</li> </ul>

Table 8: Risk Plan Block 4

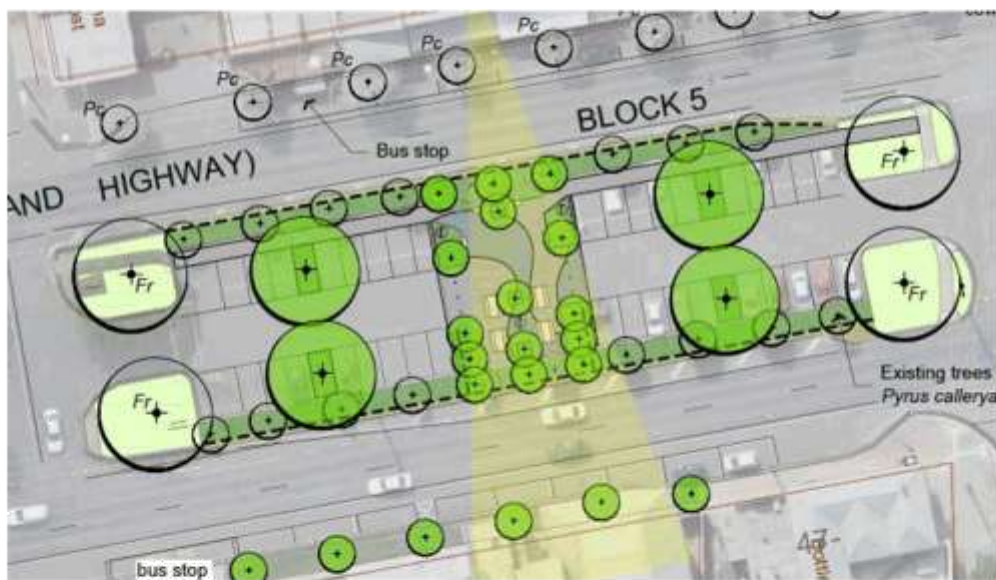
Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Safety of children running onto the road	2	4	8	Fencing and art work along the kerb side included in design as above
Bike lane accidents	3	4	12	SmartRoads network fit assessment in conjunction with VicRoads traffic team
Demolition work, tree removal and garden bed plantings	1	4	4	Traffic control and road work warnings

Table 9: Block 4 Cost Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>D BLOCK 4</b>					
<b>1.00 Demolition</b>					
1.01	Demolish and remove existing foot path	m <sup>2</sup>	98	\$10	\$980
<b>2.00 Grassing</b>					
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	505	\$2	\$1,010
<b>3.00 Garden Bed Preparation and Planting</b>					
3.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	265	\$40	\$10,600
3.03	Steel garden bed edging	lm	24	\$40	\$960

<b>4.00 Tree Planting</b>					
4.01	Supply and install advanced trees	ea	2	\$200	\$400
<b>5.00 Paving</b>					
5.01	300mm wide concrete mower strip to back of kerb	lm	25	\$30	\$750
5.02	Feature paving with exposed aggregate concrete	m <sup>2</sup>	242	\$120	\$29,040
<b>6.00 Fencing</b>					
6.01	750mm high perforated steel fence with painted timber posts (including selected feature panels)	lm	22	\$300	\$6,600
<b>7.00 Furniture</b>					
7.01	Picnic setting (re-position + refurbish existing settings)	ea	3	\$500	\$1,500
7.01	New picnic setting	ea	1	\$4,000	\$4,000
<b>8.00 Lighting</b>					
8.01	Post top lights	ea	3	\$5,000	\$15,000
<b>9.00 Toilet</b>					
9.01	Redevelopment of the existing toilet block to meet accessibility standards, maintenance requirements.	item	1	\$250,000	\$250,000
<b>Sub Total - BLOCK 4 Works</b>					<b>\$320,840</b>

**Block 5 - Mill Street - Archer Street**



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## Block 5

Existing Conditions	Design proposal
Harsh, hot and exposed car park with minimal planting.	Provide sufficient car park spaces for local businesses as well as increased opportunities for informal gathering and alfresco dining within the median.
Existing Ornamental Pears in gravel mulch.	Planting design and species selection allows for future illumination of the Ridley silos from the north side of McLennan Street.
Existing Ash Trees at either end of the median.	Create a central elevated area for pedestrian use and outdoor dining with picnic tables, seats, feature pavement and planting.
	Several car parks are proposed to be removed for large sized shade trees and small sized feature trees.
	Establish selected trees to maximise shading of seating area and allow light projection above canopy onto concrete silos.
	Retain existing Ash and Ornamental Pears, Proposed tree species: <ul style="list-style-type: none"> <li>• Cinnamomum camphora (camphor Laurel)</li> <li>• Citrus x limon (Lemon Tree)</li> <li>• Lagerstroemia sp. (Crepe Myrtle)</li> </ul>
	Proposed garden bed with selected low growing under planting.

Table 10: Risk Plan Block 5

Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Danger to contractors constructing additional car parks	1	3	3	Adherence to OH&S standards Notices to the community prior to works Cautionary signing during construction
Bike lane accidents	3	4	12	SmartRoads network fit assessment in conjunction with VicRoads traffic team
Demolition work, tree removal and garden bed plantings	1	4	4	Traffic control and road work warnings

Table 11: Block 5 Cost Estimates

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Item	Description	Unit	Qty	Rate	Amount
<b>E</b>	<b>BLOCK 5</b>				
<b>1.00</b>	<b>Demolition</b>				
1.01	Tree removal and stump grinding	ea	4	\$400	\$1,600
1.02	Demolish and remove existing asphalt pavement / traffic control	m <sup>2</sup>	503	\$20	\$10,060
<b>2.00</b>	<b>Grassing</b>				
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	325	\$2	\$650
<b>3.00</b>	<b>Garden Bed Preparation and Planting</b>				
3.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	514	\$40	\$20,560
3.03	Steel garden bed edging	lm	6	\$40	\$240
<b>4.00</b>	<b>Tree Planting</b>				
4.01	Supply and install advanced trees	ea	19	\$200	\$3,800
<b>5.00</b>	<b>Paving</b>				
5.01	Gravel pavement	m <sup>2</sup>	81	\$35	\$2,835
5.02	300mm wide concrete mower strip to back of kerb	lm	36	\$30	\$1,080
5.03	Feature paving with exposed aggregate concrete	m <sup>2</sup>	246	\$120	\$29,520
5.04	Feature paving with selected pavers	m <sup>2</sup>	94	\$160	\$15,040
<b>6.00</b>	<b>Car park</b>				
6.01	Wheelstops to car park bays fronting onto proposed path	ea	20	\$180	\$3,600
<b>7.00</b>	<b>Fencing</b>				
7.01	750mm high perforated steel fence with painted timber posts (including selected feature panels)	lm	150	\$300	\$45,000
<b>8.00</b>	<b>Furniture</b>				
8.01	Picnic setting	ea	4	\$4,000	\$16,000
8.02	Bench seat	ea	4	\$1,800	\$7,200
8.03	Removable bollards around car park	ea	6	\$350	\$2,100
<b>9.00</b>	<b>Lighting</b>				
9.01	Post top lights	ea	3	\$5,000	\$15,000
<b>Sub Total - BLOCK 5 Works</b>					<b>\$174,285</b>

## Block 6 - Archer Street to O'Brien Street

## Block 6

Existing Conditions	Design proposal
Neat grassed median with semi-mature trees and minimal low under planting and sculptural cows.	Proposed digital screen to be located in the median. The display could show time, current temperature and promotion of local events. The use of wireless / digital technology would allow the screen to be remotely controlled.
	Additional tree planting to strengthen streetscape planting theme.
	Proposed tree species: <ul style="list-style-type: none"> <li>• <i>Corymbia citriodora</i> (Lemon-scented Gum)</li> </ul>
	Proposed garden bed with selected low growing under planting

Table 12: Risk Plan Block 6

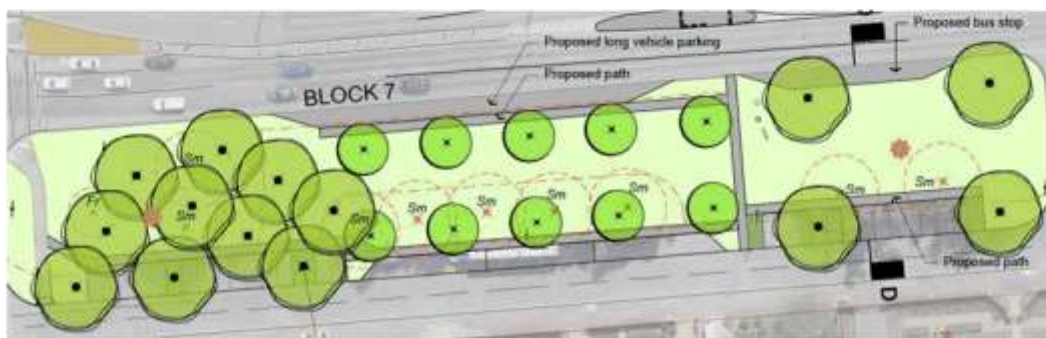
Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Bike lane accidents	3	4	12	SmartRoads network fit assessment in conjunction with VicRoads traffic team
Danger to contractors constructing additional car parks	1	3	3	Adherence to OH&S standards Notices to the community prior to works Cautionary signing during construction
Bulk earthworks	1	4	4	Traffic control and road work warnings
Demolition work, tree removal and garden bed plantings	1	4	4	



**Block 7**

Existing Conditions	Design proposal
Expansive areas of asphalt within median providing parking for predominantly local businesses.	Restore grassed median to create visual consistency along the street.
Existing Peppercorn Trees Identified by Council as reaching end of useful life expectancy	Create a safe pedestrian crossing point across the Midland Highway with a refuge island and fencing (subject to VicRoads approval).
Outdated identification signage and confusing community events board.	Consolidate the north & south bus stops to this central location (subject to liaison with V-Line and Jacobson Buses)
	Simplify the parking and provide both truck and long vehicle parking.
	Utilise Ferrari Park for future community events i.e. Fruit Salad Day
	Opportunity for sculptures within the median
	Proposed paths to provide access and circulation within the median.
	Removal of existing Peppercorn Trees.
	Additional planting of Lemon-scented Gums at the ends of each median and Pin Oaks to extend the planting theme through the streetscape.
	Proposed tree species: <ul style="list-style-type: none"> <li>• Corymbia citriflora (Lemon-scented Gum) - uplit</li> <li>• Brachychiton populneus x acerifolius 'Jerilderie Red'</li> </ul>

**Block 7 - O'Brien Street - Elizabeth Street**



**Table 14: Risk Plan Block 7**

Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Pedestrians crossing the road	2	4	8	Pedestrian crossing at this intersection to be installed
Pedestrians crossing from the car parks on south side of McLennan Street to McDonalds.	2	4	8	Installation of island and safe waiting place between the full width dual lanes. Island standards to be highlighted in detailed design.
Traffic flow confusion in service road.	3	1	3	Signage to indicate two way traffic Road markings to give clear indication of traffic flow.
Bulk earthworks Demolition work, tree removal and garden bed plantings	1 1	4 4	4 4	Traffic control and road work warnings

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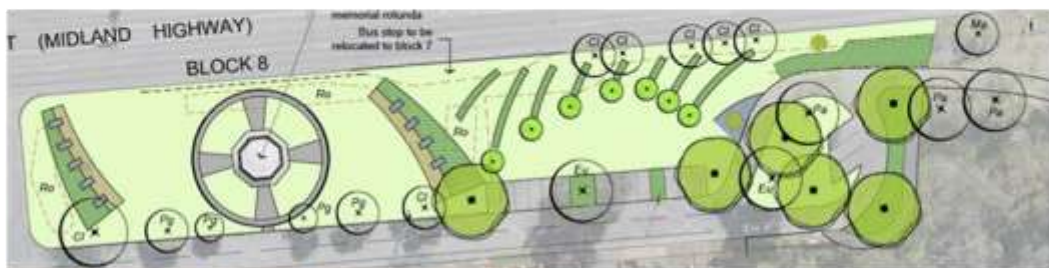
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Table 15: Block 7 Cost Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>F</b>	<b>BLOCK 7</b>				
<b>1.00</b>	<b>Demolition</b>				
1.01	Tree removal and stump grinding	ea	10	\$1,000	\$10,000
1.02	Demolish and remove existing asphalt pavement	mC	847	\$10.00	\$8,470
1.03	Demolish and remove existing concrete pavement	mC	496	\$10.00	\$4,960
1.04	Demolish and remove existing kerb	lm	172	\$10.00	\$1,720
<b>2.00</b>	<b>Grassing</b>				
2.01	Rehabilitation of existing grass areas	mC	1848	\$2	\$3,696
2.02	New grass area mC 1366 \$ 5.00 \$ 6,830.00	mC	1366	\$5	\$6,830
<b>3.00</b>	<b>Garden Bed Preparation and Planting</b>				
3.01	Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	ea	40	\$60	\$2,400
<b>4.00</b>	<b>Tree Planting</b>				
4.01	Supply and install advanced trees	ea	24	\$200	\$4,800
<b>5.00</b>	<b>Paving</b>				
5.01	300mm wide concrete mower strip to back of kerb	lm	91	\$30	\$2,730
5.02	Grey concrete pavement - foot path mC 367 \$ 65.00 \$ 23,855.00	mC	367	\$65.00	\$23,855
<b>6.00</b>	<b>Car Park (including bus stop and long vehicle parking)</b>				
6.01	Bulk earthworks / traffic control / services location	item	1	\$10,000	\$10,000
6.02	Asphalt - car parking on service road (allowance for repair/upgrade of existing asphalt)	mC	370	\$40	\$14,800
6.03	Concrete paving - bus stop & long vehicle park (McLennan St)	lm	316	\$90	\$28,440
6.04	Kerbing	lm	340	\$75	\$25,500
6.05	Linemarking allowance	item	1	\$500	\$500
6.06	Drainage allowance	item	1	\$5,000	\$5,000
<b>7.00</b>	<b>Pedestrian Crossing</b>				
7.01	Concrete paving mC	mC	93	\$90	\$8,370
7.02	Kerbing	lm	64	\$75	\$4,800
7.03	Pedestrian safety fencing for refuge island	lm	14	\$400	\$5,600
<b>8.00</b>	<b>Lighting</b>				
8.01	Uplighting of Lemon-scented Gums ea 3 \$ 1,500.00 \$ 4,500.00	ea	3	\$1,500	\$4,500
<b>Sub Total - BLOCK 7 Works</b>					<b>\$176,971</b>



**Block 8 - Elizabeth Street - Causeway entrance**

**Block 8**

Existing Conditions	Design proposal
Existing World War 1 memorial has excellent presence in the streetscape and is unique and well maintained.	Create a strong sense of entry into Mooroopna.
Large expanse of asphalt at the east end.	Create an orientation point to the many features of Mooroopna.
Bike path which terminates at McLennan Street.	Develop interpretive signage and landscapes that describe local stories and events including.
Extensive Rose Gardens.	The Goulburn River and the people who have lived & worked nearby.



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Small obscured signage to the Chinamans Gardens & the Goulburn River.	The Chinaman's Gardens.
Weak sense of entry into Mooroopna.	The Mooroopna Hospital & the pioneering work developed there.
Mixed and typically small-sized tree species with various levels of success.	The timber saw-milling history.
	Remember and honour those who have served our nation. Memorial walls to record history.
	Proposed entry signage with simple underplanting. Signage to notify visitors to the orientation park to the left.
	Redirect pedestrians and bikes along service road.
	Proposed tree species: <ul style="list-style-type: none"> <li>• Platanus x acerifolia (London Plane Tree)</li> <li>• Malus ioensis 'Plena' (Bechtel Crab Apple)</li> <li>• Rosemary in gardens beds</li> </ul>

Table 16: Risk Plan Block 8

Risk	Probability (1 - 5)	Severity	Score (PxS)	Mitigation
Lack of funding for detail design work required for Memorial	1	4	4	Rotary to assist

Table 17: Block 8 Cost Estimates

Item	Description	Unit	Qty	Rate	Amount
<b>H</b>	<b>BLOCK 8</b>				
<b>1.00</b>	<b>Demolition</b>				
1.01	Demolish and remove existing asphalt pavement	ea	1115	\$10	\$11,150
1.02	Demolish existing garden beds and relocate Roses	m <sup>2</sup>	256	\$6	\$1,536
<b>2.00</b>	<b>Grassing</b>				
2.01	Rehabilitation of existing grass areas	m <sup>2</sup>	1611	\$2	\$3,222

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2.02 New grass area	m <sup>2</sup>	1250	\$5	\$6,250
<b>3.00 Garden Bed Preparation and Planting</b>				
3.01 Ground preparation, supply and install of planting (allowance for 150mm container size), guarding, mulching and fertilising	m <sup>2</sup>	520	\$40	\$20,800
3.02 Steel garden bed edging	lm	356	\$40	\$14,240
<b>4.00 Tree Planting</b>				
4.01 Supply and install advanced trees	ea	13	\$200	\$2,600
<b>5.00 Paving</b>				
5.01 Gravel pavement	m <sup>2</sup>	99	\$35	\$3,465
5.02 300mm wide concrete mower strip to back of kerb	lm	264	\$30	\$7,920
5.03 Feature paving with exposed aggregate concrete	m <sup>2</sup>	97	\$120	\$11,640
5.04 Feature paving with selected pavers	m <sup>2</sup>	32	\$160	\$5,120
<b>6.00 Car park</b>				
6.01 Bulk earthworks / traffic control / services location	item	1	\$7,500	\$7,500
6.02 Asphalt (allowance for repair/upgrade of existing asphalt)	m <sup>2</sup>	486	\$40	\$19,440
6.03 Kerbing	lm	241	\$75	\$18,075
6.04 Linemarking allowance	item	1	\$500	\$500
6.05 Drainage allowance	item	1	\$5,000	\$5,000
<b>7.00 Structures</b>				
7.01 Mooroopna World War I memorial - by others	Item		\$80,000	\$80,000
7.02 Mooroopna Nurses memorial including 'Digiglass' interpretive panel, lighting, plinth and paving	ea	10	\$5,000	\$50,000
7.03 Entry sign	item	1	\$30,000	\$30,000
7.04 Interpretive signage	item	1	\$10,000	\$10,000
<b>Sub Total - SOUTH SIDE OF McLENNAN ST Works</b>				<b>\$308,458</b>
<b>I SOUTH SIDE OF McLENNAN ST</b>				
<b>1.00 Tree Planting</b>				
1.01 Supply and install advanced trees	ea	16	\$200.00	\$3,200.00
<b>Sub Total - SOUTH SIDE OF McLENNAN ST Works</b>				<b>\$3,200</b>

## Summary of Cost Estimates

Table 18: Summary of Cost Estimates

Sub Total - BLOCK 1 Works	\$28,566
Sub Total - BLOCK 2 Works	\$34,899

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Sub Total - BLOCK 3 Works	\$698,739
Sub Total - BLOCK 4 Works	\$320,840
Sub Total - BLOCK 5 Works	\$174,285
Sub Total - BLOCK 6 Works	\$55,517
Sub Total - BLOCK 7 Works	\$176,971
Sub Total - SOUTH SIDE OF McLENNAN ST Works	\$308,458
Sub Total - SOUTH SIDE OF McLENNAN ST Works	\$3,200
<b>Grand Total</b>	<b>\$1,801,475</b>

Table 19: Implementation Schedule

No.	Activities	Priority		Responsibility
		High	Medium Low	
1	Approach relevant funding bodies and local members, including but not limited to RDV, RDA, DOI to identify potential funding sources	H		Grants Parks, Sports and Recreation Community Planning Investment Attraction
2	Discuss with VicRoads the potential for reduction of the speed limit in McLennan Street to 50kmh	M		Works VicRoads
3	Work with local community groups to identify possible fundraising opportunities for items such as creation of alfresco area in Block 3, fence panels in Block 4, War Memorial works in Block 8.	M		Parks, Sport and Recreation Community Planning
4	Assess tree species for relevance and develop a 5 year tree removal strategy.	H		Parks, Sport and Recreation
5	Concrete mower strips, irrigation works Undertake detailed design for town entry signage  Submission for construction of entry signage required through Council's Town Entry Signage Program with works completed alongside landscaping works for Blocks 1 - 3. Also consider installing the entry signage in Block 8 at the same time.	H  H		Recreation Parks, Sports and Recreation Parks, Sports and Recreation
6	Block 3: Central landscaping detailed design  Pathways and car parking detailed design  Landscaping, pathways and car park works	H  H  H		Parks, Sports.& Recreation Parks, Sports.& Recreation Parks, Sports.& Recreation
7	Seek potential funding	M/L		Parks, Sport and Recreation Community Planning Parks, Sport and Recreation

Table 19: Implementation Schedule

No.	Activities	Priority			Responsibility
		High	Medium	Low	
	Install digital screen upon successful funding		M/L		
8	Block 8 Undertake detailed construction design for the War Memorial precinct		H		Parks, Sport and Recreation
9	Detailed designs for car parking and pathways and associated infrastructure		M		Works
10	Blocks 4 : Complete renewal works around Water Tower. Make a screen to hide electrical kiosk box on Water Tower.		M		Parks, Sports.& Recreation,
11	Block 4: Upgrade toilets in line with the Council's 1 - 3 year Toilet Strategy.		M		Projects
12	Discuss with community the opportunity to develop fence panels as an arts project and seek possible arts funding		M		Parks, Sport and Recreation
13	Block 4 & 5: Complete landscaping and tree works for Blocks 4 and 5		M		Parks, Sport and Recreation
14	Block 5: Detailed design works		M		Works
15	Block 6 & 7: Complete landscaping works including concreting		M		Projects
16	Block 7: Complete car and long vehicle parking opposite Freers		L		Projects
17	Block 7: Detailed design for refuge island two lanes of traffic both ways		L		Works VicRoads



Table 19: Implementation Schedule

No.	Activities	Priority			Responsibility
		High	Medium	Low	
18	Block 7: Marking of road to make it clear service road is two way			L	Works
19	Block 8: Complete landscaping works			L	Projects

## IMPLEMENTATION SCHEDULE

## Appendix A

While Strong Consulting remains solely responsible for the contents of this report, they are very grateful to the following individuals/groups who made specific or direct contributions or helped facilitate this project.

### Members of Project Steering Group

Chris Dack VicRoads  
Geraldine Christou GSCC  
Ian Boyle GSCC  
Ian Ridgewell VicRoads  
Katie Wallace GSCC  
Kevin Jones GSCC  
Mel Sporry GSCC (Project Sponsor)  
Michael Caraffa GSCC  
Raelene Stratton VicRoads  
Stacey Cole GSCC  
Tim Zac GSCC

### Other Key Stakeholders

#### Rumbarala

Luke Bock & Leo Saunders

#### GSCC

Amanda Tingay  
Belinda Conna  
Colin Gleeson  
Jason Watts  
John Hocking  
Karen Dexter  
Kendall Grace  
Louise Dwyer  
Marilyn Howley  
Maree Glasson  
Deborah Kemp  
Tony Tranter

#### Goulburn River Valley Tourism (GRVT)

Wendy Jones

**Victoria Police**

Leading Senior Constable Glenn Gibson

**Historical Society**

Barry Campbell

**Local Businesses:**

Talisman Menswear - Paul Jerome  
Mooroopna Pharmacy - Paul Wickham  
Shepparton Chamber of Commerce - Lucy Cerrone  
Freers' Smash Repairs - Trent Freer  
Business Breakfast attendees

**Mooroopna Planning Group**

Allan Parker  
Amy Jones - GSCC  
Barb Joyce  
Jim Douglass  
Kim Bamfield (Chair)  
Nicole Reidy  
Rob Heath  
Severin Duhring  
Ted Davies

**Jack Findlay Memorial**

Peter McPhee

**Service Clubs:**

Kiwanis Club of Mooroopna  
Lions Club of Mooroopna  
McLennan Kiwanis  
Rotary Club of Mooroopna

**Community Responses**

The following responses are the direct quotes from the community "Have-your-Say" survey and GSCC Depot Staff working in the McLennan Street Precinct.

### **GSCC Recreation Depot Staff**

The main concerns from Depot staff are the access and safety for themselves and others whilst they continually groom and maintain vegetation along McLennan Street.

As they are frequent the area they are keen observers of traffic

Areas discussed:

- the section opposite the panel beaters body works is difficult to mow
- flicking stones and gum nuts
- corner near Freers is dangerous as cars park on the concrete strip
- corner just prior to McDonald's and a turnoff into McDonald's is considered dangerous
- police report no major issues out the normal along McLennan Street
- shops between O'Brien in Mill Street had been vacant for many years. This may change soon with the introduction of a 24/7 gym
- transport in the next 10 years is likely to change we are already seeing hybrid cars in use at GSCC
- Talisman – the future of traditional high street retail stores is likely to come under threat as most purchasers are being made online
- two phones in McLennan Street one outside the pizza shop the other at the front of the car wash on the south side, it has been suggested that these phone boxes could be converted to Wi-Fi hotspots
- new playgrounds – trend is towards more challenging items of equipment, more fun than generic type playgrounds.
- Challenging equals climbing, balance, spinning, basket swings
- the morning traffic gets banked up at the lights at Ferrari Park
- westbound lanes go from two lanes to one which causes problems
- the area around the old hospital seems to attract some undesirable types, not sure what the future is of this site
- space available is the old Ardmona building
- suggestion to open up the river area with some barbecues and easier access to the boat ramp this is all DSE land
- Echuca has made a real feature of their river Mooroopna should do the same. Offer Ridley an incentive to relocate

### **40 Responses to the Have Your Say Survey**

The survey highlighted the value to the community of the water tower, especially when it is lit at night, the very well maintained gardens and trees and local parking.

The survey confirmed the need for the toilet block to be replaced, the need to do something about some of the sculptures (Rodney Place) and to give the precinct more character.

For future planning the focus is on the removal of trucks from McLennan Street, once this happens improved bike paths could be installed with the river being opened up for recreation and tourism at the eastern end of McLennan Street (near Ridleys).

**Question 1 - what do you like most about McLennan Street**

- the size of the grass area has potential to become a fantastic area
- established trees and water tower gardens
- plenty of area to work with to make a great main street
- established trees
- the lights on the tower
- grass in the middle of the road
- the lights on the water tower at night
- the street scape in between Morrell St and O'Brien Streets
- the easy parking in the center of the street
- the lights on the tower
- the lawned seating area around the tower
- lit up water tower
- duplication between morrell and mill street (parking, seats)
- usually find a car park. Wide paths
- the grass median strip. I love that we have grass and trees in the middle to give the illusion we have a park/garden as a feature in the Main Street
- the trees all new footpaths
- our water tower at night best thing that was ever done
- it's openness
- the parking in the middle of the street
- good to have 2 lanes and wide road
- tidy town and always kept green - looks well maintained (town pride)
- lighting on water tower
- the well kept gardens and trees that line the street
- the wide Street on both sides with also the wide medium area down the centre
- water tower looks great at night and is an attraction
- it's trees, parks and width.



- usually easy to get a park
- free-lined street, particularly pretty when in bloom
- the trees which are only on the South Side & hedges surrounding the car parks
- the Tower & the lights at night. Council maintain their interests quite well
- free parking
- the lights on the water tower. The sense of space
- free and easy parking. The lights at night on the tower
- love the tree's and open spaces
- wide open median strip space - the envy of the majority of Victorian towns. Also the northern streetscape as we wait too patiently for planned treatment south of the west-bound carriageway
- small town feel. Not great distances for access to shopping needs
- contains food shopping needs, bakery for social coffee also, not far from other services such as library in Morrell Street
- the wide street
- the parking in the middle of part of it, and the lawn area in the middle of another section
- the parking in the middle being so wide - it makes it easy to get in and out
- the country town feel
- the water tower and the lights on it
- mature street trees; wide footpaths; ample seating for pedestrians who need to rest or meet others; ample rubbish bins, bike racks which do not obstruct the footpath
- the parking and the trees
- open space in cbd please do not replace with car parking
- water tower lit at night... wide centre strip with seating
- the coloured lights on the water tower, the trees along the footpath and the centre median strip. The width of the centre median strip and available parking

**Question 2 - what you like least about McLennan Street?**

- the toilets
- the lack of under canopy flora
- very open
- toilet block
- Rodney Place
- the toilets at Ferrari Park need upgrading

- the shrubs near the middle of the road parking as it is too hard to see traffic
- the median strip in between Echuca Rd and Morrell St
- the lawned area at the west end, this could be used for parking
- the toilets
- lack of parking opposite Post Office area - I rarely stop there now - continue on to Shepparton!
- definitely needs to be parking in centre of the road there! Hardly stop there now that its so busy! Mooroopna missing out sorry!
- its ugly. It has no soul. No quirky character
- the unoccupied properties near the old hospital that have a horrible temporary fence and overgrown weeds
- the burnt car wash needs an escalation with insurance too
- our toilets
  - not enough disabled parking at the other end near post office bakery
  - lighting
  - the Public Toilets are a disgrace!!!!!!
  - strip between bridge and O'Brian Street. McDonald and turning into store from McLennan Street a danger and blind if coming around corner heading east
- corner of O'Brien McLennan St lights are brief cycle if looking to cross to go to Watts Rd from O'Brien St
- TRUCKS! have you ever tried to work in a shop all day on McLennan St, or even just a coffee? Very noisy
- undeveloped corner opposite Ferrari park - a chatty looking car park and eyesore even when vacant as an entry point to city
- the bottleneck near police station heading towards Tatura
- heavy truck traffic and some very untidy shop fronts particularly the vacant ones.
- overhead power lines. The poor state of the whole southern pavement and also the pavement west of Northgate Street and East of O'Brien Street. The very rare seating opportunities
- looks old
- awful toilets
- limited shopping, so the majority of the time I shop elsewhere
- the Old Hospital used to look quite nice but the property lacks maintenance and now spoils the look of Mooroopna as you pass. Something needs to be done and site offers great potential to develop the new SAM

- where narrows into one lane near St.Marys school.it is very dangerous and I have had near accidents as drivers from other places get caught every time. Also the turn in to the football ground needs an upgrade very dangerous also
- not enough parking in main street
- the public toilets , desperately in need of a renovation, many people traveling through use them and they are a disgrace as are the ones near the football oval. Unoccupied shops.old dilapidated buildings
- empty shops
- not enough "street life". There needs to be more places for people to meet - more restaurants, more cafes, perhaps a wine bar, some night life
- far too much of the median has been desecrated by car-parking - the eastern two sealed medians never fully utilised
- empty shops
- evidence of vandalism in shop front in McLennan- would like to see those who damage involved in repairs/cleanup
- the car parks out the front of the post office and along the street to the dentist in the old bank building are too small
- the empty shops - some have been empty for many years (e.g. the old second hand furniture store near Billy's Bakehouse
- the deep gutters at the entrances of the middle car parks (those in the median strip). Your car scrapes on the ground when you enter these parks
- the intersection of Echuca (Toolamba) Road and McLennan Street. It is a bit dangerous and often gets clogged up
- the 'cycling' lane that was recently marked on the service road between the causeway bike path and the Watts Road intersection. It is great a bike lane has been painted there, but it is impossible to ride on it as it is too uneven, covered with gravel, and dangerous. Try riding your bike on this section and you will see what I mean - it is hazardous
- lack of safe mid block crossing point especially for vulnerable pedestrians
- only traffic light controlled crossing points are at O'Brien, Morrell & Echuca Rds
- lack of pedestrian access to the public toilets. Limited number of accessible parking spots i.e. only outside supermarket entrance on the western side of the street. Don't like the 'grotto' style seating area on Mill St on the southern side of the median strip i.e. not aesthetically or functionally well designed
- the look of the front of the shops, very tired
- heavy trucks in cbd high level of cars and trucks at peak times west of police station

- shop fronts /shops burnt out . Empty, Trashed, Aged ,abandoned, mis-happed derelict and ugly.. pathing and lighting pathetic broken aged.. no flowers colour or decent east to find signage of mooroopnas history .walks tracks or features
- the public toilets near the water tower. The state of the road surface

**Question 3 - what facilities are necessary in the median strip**

- toilets
- bins
- paths
- sheltered area bbq's
- park benches
- batter toilet facilities focus on wheel chair access
- water tower
- toilets
- easy access
- carparks
- new shelter bbq area
- public toilets are a must
- toilets, tables and seating
- the toilets, seating areas
- baby change area
- toilets are good where they are and park benches for workers to eat lunch
- plus [parking
- more parking?
- better crossings. I feel there is enough parking in the middle but we can make the grass area more attractive by better access. There is only one safe crossing currently
- would of love the florist to come back
- exciting lighting, so it's a feature
- new Toilets, a playground would be nice
- more off St parking to access shops between post office and Morrell St. Parks in other bit good.
- grass, tables and chairs
- toilet Facilities, free parking, places to sit with tables.
- retain as much parkland as possible.

- Council should develop better parking behind the shopping centre, especially between Morrell and Northgate Streets, with alleyways to McLennan Street.
- would like to see a pedestrian crossing
- more parking is needed on the West side of the centre lights to mirror the existing Car Parking on the East of the lights.
- parking
- new toilet block
- more parking
- to give it an edge, it could be a real family friendly town, park easy, play easy and eat easy. It'd be brilliant if the middle strip would be transformed to a children's playground, and not the plastic kind something on the lines of the all abilities playground. It'd attract a good crowd of families and family friendly eateries. The mall in Shepp has only such a small playground and it's all plastic. One that targets different ages and not run down like Kids town
- can you check out the new playground behind the royal children's hospital in Melbourne?
- perhaps pop up markets on the lawned area on the weekend or on Fridays. Fresh produce stands
- retention of open space only
- More parking in area near PO, but needs to be well planned so getting in and out in vehicles and considering pedestrians is all thought of
- some car parking
- some lawn areas
- toilets
- seats
- the large space within the median strip lends itself to accommodate more. Need to upgrade the public toilets and ensure they meet standards re access, signage and general safety - currently there is no designated pedestrian footpath that leads from the car parking areas to the public toilets
- maybe a sculpture and or art precinct with in the median strip
- toilets, seating
- keep it open space and green
- gardens bursts of colour or seating/meditation areas, rest areas or information in town for tourists or locals
- no self promotion
- a revamped war memorial
- proper Chinese gardens

- pics of living history
- coming events sign board
- toilets, parking, shade and the grass is refreshing

**Question 4 - what areas along the median strip the improvement?**

- gardens need improvement also need more seats and places to cross
- may be a fountain
- Rodney Place
- water tower gardens
- war memorial
- irrigation
- Ferrari Park toilets
- upgraded irrigation
- shrubs/greenery
- Public toilets
- more garden beds
- new seating
- trees
- the nothingness in between Echuca Rd and Morrell Sts.
- the west area. This is lawned but doesn't provide any shade. Would be best used for parking
- the toilet block
- it is always looks very pretty - nice and green grass which is great!
- I don't feel that's an area that needs to be focussed on
- the clock tower. Please keep it but let's update it with modern landscape and new steps perhaps
- what about some fairy lights in the trees along the foot path that work would look beautiful
- make it easy for the elderly to see changes in the ground
- the toilets, new toilets please
- maybe seating and tables to eat. implies easy access to park, may not suit children given busy roads
- the areas between Young Street running West to Toolamba Road junction
- a question mark on the area opposite Freers Panel Works
- the grassed areas between the trees (between Morrell and Northgate Streets) could be developed to attract tourists. e.g. a mirrored pool complete with timed water jets would be a



great attraction for children in summer. These are common in Europe, but rare in Australia. See pictures at: <http://www.bordeaux-tourism.co.uk/>

- a suggestion has been heard that the Town Clock would be more effective if placed at the Eastern end of the median strip, towards or opposite the M G O'Brien Hall. It is not very visible where it is now
- the old empty pub needs to be brought to life
- managing access in and out of these areas with vehicles.
- the intersection at Echuca (Toolamba) Road and McLennan Street
- the gutters at the entrances of the median strip car parks.
- public toilets
- 'Grotto' style seating area on the southern side of Mill St
- a fenced playground and community friendly space could be incorporated somewhere within the median strip
- edging
- bike lane should be to the right of traffic thus ensuring safety of riders and prevent car dooring
- all of it
- bus stops clear notification stop zones & timetables & signage
- Vline and school bus zone in its current state on both sides is a complete nightmare
- toilets

### Safety

#### Question 5 - if you cross McLennan where you most likely to cross?

- near the bakery
- opposite Commercial Hotel
- post office
- traffic lights
- Post office to supermarkets
- Newsagent to middle of road parking
- anywhere from Morrell St through till about the bakery and vice versa
- either at the lights or in front of the Newsagent.
- opposite Post Office near Woolies
- anywhere that is convenient
- at the water tower
- at the lights

- where ever possible as it isn't practical to use the traffic lights all the time
- traffic lights
- anywhere
- newsagents area - not at lights
- anywhere - at times out front of news-agency
- traffic lights Cnr Obrien & McLennan Streets.
- these need to be adjusted to allow more traffic to come out of OBrian Street from Aldi to hot bread shop, with great care.
- at the lights or simply towards the shop I need to go to
- at Lights, either side of Toilet Block
- It needs another crossing
- at the lights
- usually near the newsagent or the ANZ bank
- near the chemist.
- anywhere
- at the traffic lights or in between when east-bound or west-bound traffic controls conveniently facilitate safe crossing.
- at traffic lights most of the time.
- if going from P.O. to supermarket, cross at this point, but because of intersections it is hazardous for pedestrian, with traffic coming from 2 lanes in McLennan, and one lane Turning from Northgate St into McLennan at PO corner
- anywhere, but it is a bit dicey!
- I am not a resident but represent Vision Australia who provides services to people who are blind or have low vision. There are many areas 'suggested' as crossing points i.e. where tactile ground surface indicators are installed, that I would not recommend people cross McLennan St. Best option would be at Morrell/Young St traffic light controlled intersection as the intersection of McLennan & O'Brien is not straight for a person who is vision impaired
- near supermarket
- football ground ,shops @east end ,lights at Morrell st
- over Aldi/ to post office... no clear path..
- at lights. Road from /too mitre 10 to bus stop for vine services.
- lights or areas designated by white strips

**Question 6 - Which areas on McLennan Street do you think are unsafe?**

- a main intersection adjacent to Ferrari Park
- water Tower Gardens
- most of it
- no pedestrian crossings
- bike path ends at war memorial
- bus stop at war memorial - people get off the bus and to cross the main road
- its unsafe to cross road because of the lack of crossings and traffic lights
- anywhere from Morrell St through to Elise Jones Drive.
- O'Brien St through to the start of the Causeway
- northgate St and McLennan St corner
- anywhere from Morrell St through to Elise Jones Drive.
- in Reference to the road, the turning lane when travelling east and turning right at Mill Street. The lane is very narrow and often can't be manoeuvred as cars crossing the intersection are right level with the line.(not sufficient clearance to turn).
- O'Brien St through to the start of the Causeway
- O'Brien Street - lights go way to fast so people try and rush - no way you could cross the road easy even at the lights
- the median strip, people stand very close to the road, maybe some sort of railing to deter this?
- McDonalds
- train station i know it nit McLennan street but its unsafe :(
- the old hospital end. I ride my bike on the shared path and the people at the bus stop have threatened me and stepped out in my a number of times deliberately. The footpath at the bus stop outside the old hospital needs to be widened as it is very narrow
- around the clock
- where the entry to mcDonalds is. Cars turn the bend and then its a sudden stop if another car is turning in to McDonalds
- parking near dr's & chemist - usually busy cars coming and going
- area near McDonalds and Caltex garage
- strip along BP garage to around to Safeway carpark - trucks, cars in out and re entering traffic if want to get in middle or right hand lane to turn into Echuca Rd from this corner
- merging from left to middle lane going ahead near St Mary's and cars braking to trun into service rd when cars accelerating to merge and continue in westerly direction
- bottleneck as above

- the area in particular from 60km restriction zone on causeway starting at second bridge to O'Brien Street intersection. This should be 50km zone as what the rest of McLennan Street is now. Plus McLennan Street entrance into McDonalds - very unsafe
- most places. Very unsafe at any time east of O'Brien Street
- in busy times it can be unsafe crossing the road, no area in particular
- I do not like seeing the parking of B Double trucks and parking of trailers, at Ferrari Park. However they really do need a spot to park and re-configure. The spot at the entrance to the toting track where they used to be seen seems to be a better alternative than at Ferrari Park. There may be an even better option!
- outside st Mary's and entrance to footy ground
- at the corner of mills street Maclean st
- down on the corner near maccas
- need a round about corner mac issacc rd and echuca rd
- trying to cross over up from Aldi ,across to the mooroopna Bakery.
- the turnoff lane in to Macdonalds , very dangerous, on a bend and usually little notice is given and as it is a sharp turn into the entry from the Main Street it slows down the flow of traffic as well as being dangerous.
- people crossing just outside the pizza place to the car park.
- none
- where existing parked vehicles exit the medians enter the main carriageways
- the area around the toilets feels unsafe to me at times
- intersection of Echuca (Toolamba) Road and McLennan Street
- how McLennan Street merges into one lane after this intersection, heading west
- crossing the road, anywhere other than the traffic lights.
- where people travelling east turn left from McLennan Street to McDonalds. I have seen so many near misses here. I don't know how this was ever allowed. McDonalds should only have one entrance (and exit) - the one from Elizabeth Street
- access to the public toilets and crossing McLennan St away from the traffic light controlled intersections
- I have not been in the town centre after dark but would want to know there good street lighting as well as video surveillance in place
- west of Echuca rd intersection needs duplication and made safer around rec reserve.
- bus interchange in service lane opposite lake too many for now for small narrow street
- Both sides of bus stop zones for vline & school bus...
- These areas are outside youngs & co and car wash/ silage towers.

## Infrastructure

### Question 7 - which buildings/facility need improvement

- toilets
- toilet blocks
- Rodney place
- war memorial
- irrigation
- traffic lights
- toilets
- some buildings are out of date and need revamping
- Rodney place
- public toilets
- The old hospital is an absolute eyesore along with the residential development on the same site!!!!
- clean up some of the vacant shops. Maybe one could be a council drop in shop 1 day a week to keep our community connected to the council
- toilets
- a car park opposite woolies
- facade of most buildings, I often day dream about them being more uniform. Something needs to happen to improve the overall aesthetic appeal of the Main Street. It's a horrible first impression for tourists
- pull down the burnt out charcoal chicken ... Fill shops
- pull don the old factory sales what the second hand furniture was in but has just moved
- do something with the mooroopna hospital so it looking good
- put some parking opp the the cricketers like the other end be good for doctors surgery. And pst office pub as well then having a crossing there
- the fire damaged building needs to be fixed as it looks terrible
- where car washing & detailing, corner of McLennan & Mill streets and the shop next door.
- toilets - getting old and graffiti, dark. Well maintained (at the times I have used)
- public toilets near Ferrari Park
- all shop fronts that are at present a mess. Toilets need upgrading
- Post Office should be relocated
- old Mooroopna Hospital should be developed as a tourist attraction. e.g. new SAM

- toilets
- we need a lifestyle village or some extra facilities at retirement village
- toilets
- the vacant middle hotel and most of the vacant shops, some have been that way for years especially the one near Billy's bakery , surely if the owners have purchased these properties that should be brought up to date and then used. Nothing worse than entering a town and seeing so many shops empty. something needs to be done with the old Mooroopna Hospital and surrounding ground, it is an eyesore
- the old blue pub. The hospital. Ideally the hospital would have been the perfect place to relocate SAM. It is a beautiful old building and fantastic surrounding lawns. This site must remain 100% a public space
- traffic lights or roundabout at McLennan Street and Toolamba and Echuca Roads
- the shop front next to Youngs Real Estate in McLennan St is absolutely disgusting, with persistent vandalism and damage evident through the windows and side access with what appears to be human excrement on the windows also
- the toilets in the main area are out dated and unhygienic. Contemporary clean easily accessible facility is required
- area at back of car park behind IGA supermarket is untidy and unattractive, with grass and rubbish left. (PH of St Vinnies drop off point)
- all this contributes to the visual of a town that isn't cared about enough to keep clean and tidy and doesn't present a picture of a safe location to live or visit
- empty shops
- bike lane on the service section of McLennan Street between causeway bike path and Watts Road
- the damaged Mooroopna Hospital.
- as above - in particular the public toilets. In addition Finborough Crt/Mall area off McLennan St could do with a face lift; improve access, lighting, increase colour contrast on seating areas (as with all seating areas along McLennan St)
- toilet block cbd and at Ferrari park
- create a central strip bus/passenger loading zone.. with shelters lighting & timetable area tourist info with proper zebra /pedestrian crossing access or lights to both sides of mclennan st and have busses come off the main road via the right lane and drive in the bus zone in the centre strip, with designated stop areas for both school and vline coaches/busses
- this stops the bus tango of drivers trying to pull over & stop while others double up side by side trying to leave, all the while fighting backed up traffic & dodging kids trying to cross the street in peak traffic where there is zero lights or crossing



- this would create a safe zone for busses/coaches to merge/leave or enter and exit traffic, as well as have children/people with disabilities etc sit/wait lodge/dislodge the busses/ coaches in one area
- toilets
- Barostock (Findlays) could do with a bit of tidying up at the entrance from Shepparton and maybe a tree or two added near the hall.
- the old hospital site need sorting

### Future

Question 8 - What suggestions do you have to make better linkages to the Goulburn River, Ferrari Park, and other recreation areas?

- paths
- bike paths
- foot paths
- pedestrian crossings
- signage
- boat ramp with car marketing (rear of Ridleys Grain Towers)
- trial from the river
- better bike paths from Ferrari Park to Sports Oval
- wayfaring signs
- better designated pedestrian crossings especially when going from O'Brien st across to the river side of the road as the lights from the northern side of the road are the only designated/safe place to cross
- better signage/advertising, pictures focusing on activities in these areas. More picnic tables around Ferrari park. Near the play equipment. Maybe a bike track around the lawn area between the kinder and the play area for younger children to learn to ride their bikes
- a designated bike path. A little tourist map/signage highlighting features of the town
- can we please tidy up the area near the train station. At its current state it is so scary looking and u inviting
- we should use this area to link McKennan street to the river. Safe and open picnic area for visitors and locals. Perhaps a playground and BBQ's. At the moment you wouldn't even know the river is behind the pub/ train station

- up grade all put toilets . And put some toilets down at craigmuir where lots stop. To play rest area. Bq With a dump site for caravan travellers so as to to encourage to stop in our town What about an over night rest area near the scout hall ground there
- improve the damn bike path. I have complained a number of times about the bike path between Shepp and Mooroopna but it hasn't been fixed. Obviously, none of the councillors don't ride their bikes across there. Also, there is no path between Chinaman's gardens and the old RSL. The driveway area is there but is very rough and damages tyres
- signage so people know about them
- for traffic flow, safe right turns are impossible if heading west or east to respective sites. Signage of what is there, or how to get there non-existent. Where to put them and traffic movement a consideration. Toilets improved and BBQ area could be better promoted
- walking tracks
- the area East of McLennan Street known as Chinamans Gardens reserve should be further developed to accommodate in particular for an overnight stopping point for caravans which is badly needed in Mooroopna. There are many sights like this one around Australia used by caravaners. Some have toilet facilities- some don't
- better maps and notices near water tower and in Ferrari Park
- sheltered area with seats, BBQ, etc at Ferrari Park, but also in car park in front of the mill.
- sign posts
- information about local fauna/flora on display boards
- plan more activities in these areas
- the area near Craigmuir lake where the playground is needs to be watered more regularly , it used to be nice and green , and some new playground equipment put in. This is a popular site for people to stop for a BBQ and let the kids get out to stretch their legs as well as being popular for local families to visit . Although the ducks and geese probably need to be thinned out. Perhaps a few signs for people walking their dogs to pick up an dispose of their dogs droppings
- the hospital must be developed into a 100% public space which can then incorporate the surrounding river and parks
- signage is pathetic or non-existent. Travellers east-west on McLennan St would not have a clue that they were passing within 50 metres of Victoria's largest river (also a Heritage River)
- would love to see planned development of landscaped attractive walking trails taking people to various areas of Mooroopna so people are encouraged to get out and about, walking and cycling, as we know this contributes to good physical and mental well being to assist in sustaining a healthy community

- currently we walk a loop including gravel path along Elsie Jones Drive, but because do road planning, which includes bends, which people can drive faster than conditions might required, and as a pedestrian, RIGHT next to this area, without any protective barrier if there is an accident/incident
- would like to see some 'get fit' stations with equipment that public community can use, as there is in Shepparton
- there are some great examples of metal art sculptures in various places ie Lockhart NSW, which adds greatly to the amenity of a landscape for those of us that live in this town, and for visitors also
- linking the cycling paths further and making them safer - for example to Ferrari Park and the river
- not assessed
- walking/bike path
- turning lane into rec reserve.
- develop parking area for visitors at park
- colour path stones to each walk from a central point with a signage key incorporating living history points to explore.. incorporate smartphone scanning that links to displays /videos/pics they can view on their smartphone app
- We have good bike paths which include views of the river. Gemmills swamp could be better sign posted to directed visitors to designated, controlled area. Ferrari Park seems well used

**Question 9 - in your opinion what events, people, or history should be incorporated into the McLennan Street**

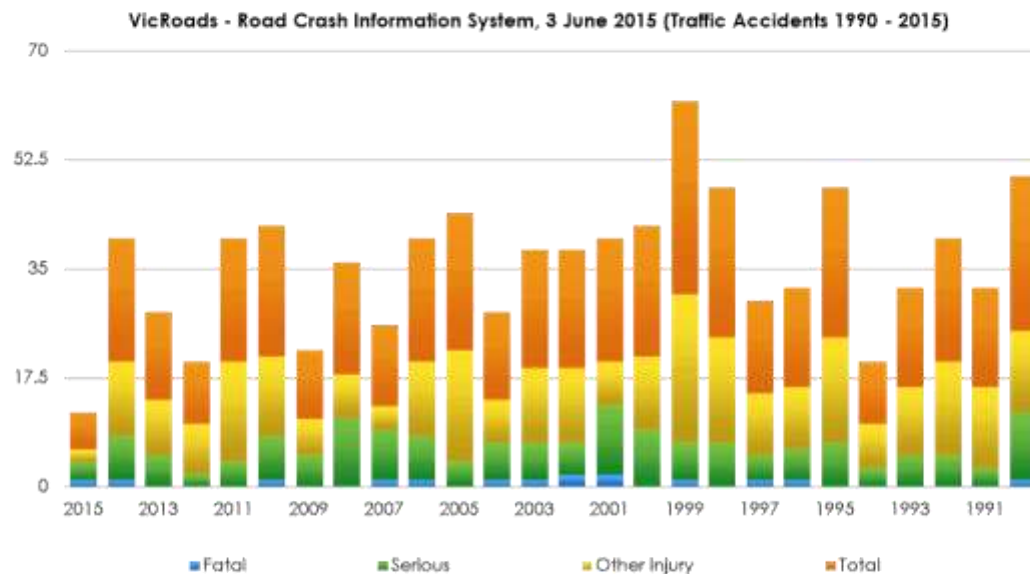
- Ian McLennan
- John Gray
- SPC Ardmona, Kidstown (Jeff Eleanor)
- Kaelitheban (DEPC waterhole)
- Tribe Mooroopna
- Indigenous culture
- the market
- the Mardigras
- Fruit salad Day
- our sporting heroes
- the history of our hospital
- the history of the region and how we were populated before Shepparton.

- stories from Members of our community like Jim Douglas and Barry Campbell.
- speak about the business that have operated along McLennan Street and focus on Mooroopna businessmen such as Rob Johnson, Barry Campbell, Pat Sleeth, John Kiss etc
- fruit salad day, our orchardists, those families who first settled here, our beautiful hospital that no cares about. Please don't just focus on aboriginals
- lost Mooroopna facebook page do a great job at this
- Fruit salad day paint a Muriel on the barastock bricks walls cause thats what we are about then put up a large plaque of all our Anzac the diggers nurses that came from Moorooopna for all to see up grade our train station lighting put up a safety fence with some seats planters rubbish bins and security camera
- the old photos on the Lost Mooroopna page on Facebook have been great to tell the story of Mooroopna. Also, the history of the Aboriginal people and bitumen the trail of the Aboriginal history along the bike path which would allow families to go down there with prams
- aboriginal heritage - Rumbalara, the flats and river, hospital, Blue moon and Ardmona canneries. Historical Society and Rumbalara a good guide
- Rotary New Years Eve Festival. History of Mooroopna Cenataugh which is somewhat unique. Story of the Indigenous people. How Mooroopna became a Town etc
- Mooroopna has been made by individuals; the Findlay Memorial has been received well, but the town has had great people other than sportsmen. Representations of esteemed citizens, e.g. Sir Ian McLennan and others, would add to the character and sense of history of the town
- the Mooroopna Hospital was, in its day, far ahead of the game in regional Victoria. Its role in this regional is the most important history we have
- unsure of Mooroopna's history
- there is a sign in McLennan St which advises of the streetscape plan, which was started many years ago but never finished. Trees were to be placed on the Southern side of McLennan St.
- the original sawmill, the hospital and better signage for the hospital museum which is not promoted enough
- history of the hospital, the people and the original settlers - the local indigenous community
- having represented Mooroopna as an elected councillor for a total of 28 years I would be happy to talk with consultants on these matters at their convenience
- old sawmill, could be included as part of a history trail/information board
- The old post office, along the river area
- Indigenous history
- Mooroopna hospital history
- Ferrari Park history
- history of local families

- 
- history of the river
  - Mooroopna Mardi Gra event.
  - Mooroopna Tennis, football, bowls and golf history
  - it would be great to see more traditional art represented in the street providing a connection with the indigenous community/traditional owners of the land as well as represent the large fruit and dairy industry in the are
  - the area needs to be 'brightened up' generally
  - fenced playground area in mediam strip in main street to encourage families to stop and eat in the town itself
  - all of it.
  - original owners
  - migration
  - agriculture
  - industry
  - War links

**Other comments:**

- put in new trees, garden beds on McLennan Street at Echuca end
- try a timeline on a billboard - be different
- River Connect has started the concept with the beautiful signage over the Flats
- Mooroopna is a friendly and inviting place and this needs to be reflected
- good to see council supporting mooroopna



- our town has so much potential, especially to encourage people over from Shepparton, for example some sort attraction could made from the hospital area, or a cafe made in the old lodge near the hospital, do that area up. Don't build more 'stuff' we don't need NEW, we need beauty, we need character, we need interesting
- look at Tatura we have the same shops but Tatura is always busy that's because we are close to shepp i suppose
- could someone please check the walking/bike path between Shepp and Mooroopna particularly near the foot bridge (just west of Kidstown). It is very rough with large cracks and lifting in parts which I keep getting punctures. I have rang a number of times but I seem to be getting ignored
- some unique lighting as a feature the length of McLennan Street
- I look forward to seeing the draft plan for further comment
- there is in place at the present time plans to upgrade the Mooroopba War Memorial in McLennan Street to incorporate those who served in the second World War and beyond. This is a very worthy project and should be taken into consideration
- Mooroopna has a strong history of individuals and difference. Whatever is done, the sense of individuality and difference must be retained
- in McLennan St as you come into Mooroopna from Bendigo, the road condition close to the lights on the northern side, is undulating and need repairing
- please - the hospital site cannot be handed over to developers to turn into accommodation. The site must remain publicly accessible
- two many to canvass here but willing to share issues with consultants



- don't know if this is part of brief, but we have a train station that because of its location I would not feel safe to park my car there but resent having to travel to
- Shepparton to catch train from that location, and still car safety issues anyway. Currently we drive to Seymour and catch train from there
- what about marketing of activities that includes train travel to our lovely country location.
- I love Mooroopna
- I also love McLennan Street's big wide, country town feel
- good luck with your work and thank you for asking for our input
- use of colour to contrast seating, safe pedestrian crossing point i.e. road paint on designated pedestrian zone/s at street crossings
- increase number of designated accessible parking spaces and place restrictions on the time allowed to park in these spaces (currently unlimited time frame)
- there is a need to replace, realign and repair some of the Tactile Ground Surface Indicators (TGSIs) at some of the street crossings
- improve signage to ensure it is accessible for all
- upgrade and reposition the 'Civic Guide & Map' to increase accessibility
- create a clearly defined taxi rank - suggest this is adjacent to the likes of a supermarket
- ensure street trees are pruned to increase visibility for pedestrians and motorists as well as reduce head height obstacle collision (allow for wet droop)
- increase colour contrast on bollards, hand rails and any step edges i.e. use yellow paint to highlight the tread edge of all steps that access shops, businesses and supermarkets
- contact me if you wish to discuss any of this feedback - Nicola Misso, Orientation & Mobility Specialist, Vision Australia - 0427 204 598
- priority must be for the duplication to past the proposed bypass. Excellisor Ave
- second river crossing to take trucks out of main st
- plan for what u think the needs will be 15yrs from now to cater for a the population growth in the new real-estate development zones. The bypasses linking the outer towns through mooroopna to shep and back the increased public transport needs for higher train bus use from big infrastructure projects like the bullet train from melb to sunshine & gold coasts in qldi.. this makes us 45min from the heart of melb city
- we don't want to lose the 'country' feel of Mooroopna and its surrounds

## Appendix B

### McLennan Street Traffic Accidents - Last 15 Years

Table 2: Traffic Accident 1990 - 2015				
Year	Fatal	Serious	Other injury	Total
2015	1	3	2	6
2014	1	7	12	20
2013		5	9	14
2012		2	8	10
2011		4	16	20
2010	1	7	13	21
2009		5	6	11
2008		11	7	18
2007	1	8	4	13
2006	1	7	12	20
2005		4	18	22
2004	1	6	7	14
2003	1	6	12	19
2002	2	5	12	19
2001	2	11	7	20
2000		9	12	21
1999	1	6	24	31
1998		7	17	24
1997	1	4	10	15
1996	1	5	10	16
1995		7	17	24
1994		3	7	10
1993		5	11	16
1992		5	15	20

Table 2: Traffic Accident 1990 - 2015

Year	Fatal	Serious	Other injury	Total
1991		3	13	16
1990	1	11	13	25
	15	156		465

McLennan Street Traffic Flows - Saturday



McLennan Street Traffic Flows - Monday

**Midland Hwy, Mooroopna**

LOCATION  
between Northgate St and Morrell St

FILENAME: mid0703.ec3



11 March 2013

DAY  
Monday

SPEED ZONE  
60 km/h

TOTAL VOLUMES

HOURLY	West bound	East bound	Both Ways Combined
0000-0100	56	50	106
0100-0200	30	29	59
0200-0300	28	17	45
0300-0400	20	12	32
0400-0500	30	28	58
0500-0600	83	40	123
0600-0700	241	132	373
0700-0800	162	147	309
0800-0900	178	201	419
0900-1000	277	413	690
1000-1100	444	516	1020
1100-1200	565	631	1197
1200-1300	569	617	1186
1300-1400	571	559	1130
1400-1500	538	545	1083
1500-1600	527	540	1062
1600-1700	475	463	1009
1700-1800	482	453	935
1800-1900	374	395	779
1900-2000	285	291	585
2000-2100	268	233	501
2100-2200	210	176	386
2200-2300	105	130	235
2300-2400	42	65	114
12hour (7-19)	3249	3571	10820
16hour (8-23)	4253	4393	12646
18hour (8-24)	9437	8588	12995
24hour (0-24)	8634	8760	13394
AM peak hour volume	1100-1200	1100-1200	1160-1200
	550	631	1187
PM peak hour volume	1500-1700	1200-1900	1200-1300
	675	617	1180

NOTES

Public holiday.

SPEED ANALYSIS

	West bound		East bound		Both Ways Combined	
	MEAN	#/mile	MEAN	#/mile	MEAN	#/mile
0000-0100	53.3	60.1	51.7	55.8	52.5	58.1
0100-0200	52.0	59.9	52.3	58.7	52.1	59.3
0200-0300	53.1	59.4	47.7	54.0	51.1	57.4
0300-0400	54.7	61.2	51.5	62.9	53.5	58.1
0400-0500	57.9	65.5	55.4	56.5	56.8	61.5
0500-0600	54.5	61.2	52.3	54.4	52.7	58.6
0600-0700	50.5	58.3	50.1	56.2	50.4	56.4
0700-0800	49.8	55.8	49.4	55.6	49.6	55.8
0800-0900	50.0	57.2	49.2	54.7	49.5	55.8
0900-1000	48.5	55.4	48.8	52.9	47.4	53.9
1000-1100	48.2	52.9	45.1	51.1	45.5	51.9
1100-1200	45.8	52.6	43.9	49.7	44.8	51.1
1200-1300	46.5	53.8	43.9	50.8	45.1	52.1
1300-1400	46.3	52.9	45.7	51.1	45.8	52.0
1400-1500	46.9	54.7	48.5	52.2	46.7	52.7
1500-1600	47.8	54.7	48.4	52.2	47.1	53.4
1600-1700	46.3	51.3	46.9	51.8	46.6	52.6
1700-1800	47.3	55.1	47.7	53.3	47.5	54.2
1800-1900	47.2	53.3	47.5	53.3	47.4	53.3
1900-2000	46.5	55.4	48.0	52.9	47.4	54.2
2000-2100	47.8	55.1	47.1	52.9	47.5	54.1
2100-2200	48.7	55.4	48.8	52.0	48.7	54.3
2200-2300	52.3	57.6	52.4	56.9	51.2	57.2
2300-2400	52.9	60.8	50.6	55.8	51.2	57.9
TOTAL	47.5	54.7	48.6	52.0	47.0	53.6

#/mi %/mi not calculated for less than 10 vehicles

SPEED VOLUMES

SPEED (km/h)	West bound		East bound		Both Ways Combined	
	VOL	%	VOL	%	VOL	%
00-40	591	13.5%	920	13.4%	1513	13.5%
41-60	3153	47.2%	3818	54.5%	6971	51.8%
61-80	2346	35.4%	1923	28.0%	4269	31.9%
81-100	235	3.5%	107	1.6%	342	2.6%
101-120	21	0.3%	5	0.1%	26	0.2%
121-140	3	0.0%	1	0.0%	4	0.0%
141-160	2	0.0%	0	0.0%	2	0.0%
161-180	0	0.0%	0	0.0%	0	0.0%
181-200	0	0.0%	0	0.0%	0	0.0%
201-220	0	0.0%	0	0.0%	0	0.0%
221-240	0	0.0%	0	0.0%	0	0.0%
241-260	0	0.0%	0	0.0%	0	0.0%
261-280	0	0.0%	0	0.0%	0	0.0%
281-300	0	0.0%	0	0.0%	0	0.0%

CLASS VOLUMES

CLASS	West bound		East bound		Both Ways Combined		CLASS LENGTH (m)	VEHICLE TYPE	AXLES	AXLE GROUPS
	VOL	%	VOL	%	VOL	%				
1	5788	87.2%	6379	88.9%	11666	88.6%	1	SHORT VEHICLE	2	1 or 2
2	242	5.2%	287	4.2%	629	4.7%	2	SHORT VEHICLE TOWING	3-6	3
3	239	3.6%	167	2.3%	406	3.0%	3	TWO AXLE TRUCK OR BUS	2	2
4	38	0.6%	27	0.4%	65	0.5%	4	THREE AXLE TRUCK OR BUS	3	3
5	13	0.2%	11	0.2%	24	0.2%	5	FOUR AXLE TRUCK	>3	2
6	11	0.2%	3	0.0%	14	0.1%	6	TANK ARTICULATED VEHICLE	3	3
7	24	0.4%	14	0.2%	38	0.3%	7	TRAILER ARTICULATED VEHICLE	4	>2
8	12	0.2%	11	0.2%	23	0.2%	8	TANK ARTICULATED VEHICLE	5	>2
9	108	1.6%	119	1.6%	227	1.7%	9	TANK ARTICULATED VEHICLE	>6	>2
10	48	0.7%	36	0.5%	84	0.6%	10	TRUCK	>6	4
11	2	0.0%	0	0.0%	2	0.0%	11	DOUBLE ROAD TRAILER	>6	5 or 6
12	1	0.0%	0	0.0%	1	0.0%	12	TRIPLE ROAD TRAILER	>6	>6
13	-	-	-	-	-	-	13	TRUCK	-	-

## Appendix C

## McLennan Street Document Review

Reference (Year)	Title	Focus
Jack Findlay _ Monument Australia.pdf (2015)	A monument commemorating Jack Findlay	Findlay information
War Memorial Landscape Concept Plans (Draft).pdf (2014)	War Memorial	Landscape Concept Plans
Way-finding Strategy Style Guideline_Shepparton (2013)	Way-finding Strategy	Connect visitors and locals with public transport, retail areas, historical walks and local facilities.
VicRoads Presentation to GVH Shepparton (2012)	GVH ByPass - Action Group Meeting	Infrastructure Australia Submission
Report - Development Plan_McLennanSt_B4Z... (2012)	Development Plan Report - McLennan Street, Mooroopna	Development Plans
Mooroopna CBD parking survey results.pdf (2009)	McLennan Street Parking Survey	TOTAL USAGE of on- street bays available to public
Mooroopna CBD parking survey results.pdf (2009)	McLennan Street Parking Survey	TOTAL USAGE of on- street bays available to public
Profile_Mooroopna.pdf (2006 census)	Mooroopna Demographic Profile	Changes in population
VM43_Community 1_1826_001.pdf (2003)	Street Tree Landscape Concept Planning - Planning Policies	Tree Planting Policy
Moor_material.PDF (1999)	Mooroopna Town Centre	Furniture and materials palette
VM43_Community 1_1823_001.pdf	Greater Shepparton Street Tree Landscape Concept Plan	Computer data base of trees



## GREATER SHEPPARTON CITY COUNCIL

DRAFT

Reference (Year)	Title	Focus
VM43_Community 1_1822_001.pdf	Street Tree Landscape Concept Plan ning - Planning Policies	Listing of street trees in Shepparton & Mooroopna
VM43_Community 1_1828_001.pdf	Street Tree Landscape Concept Plan ning - Character Assessment	Landscape Concept Plan
VM43_Community 1_1821_001.pdf	Street Tree Landscape Concept Plan ning	Landscape Concept Plan
Mooroopna LD02.pdf	Mooroopna Streetscape Improvements	Water Tower Planting Scheme
mooroopna LD01.pdf	Mooroopna Streetscape Improvements	Plantings to be retained/removed
24 Soft.pdf	Mooroopna Streetscape Improvements	Landscape Layout Plan
24 Civil.pdf	Mooroopna Streetscape Improvements	Landscape Layout Plan - Civil
Mooroopna CBD parking - base map.pdf	Mooroopna CBD parking	Precinct parking
Mooroopna CBD streetscape works.pdf	McLennan Street Parking Survey	Completed works
VM43_Community 1_1791_001.pdf	Wood Patterns to be used in the precinct	Concrete palette
13884 - COGS (Ferrari Park Toilet Block)	Ferrari Park Toilet Block	Artists impression
Mooroopna CBD parking survey results.pdf (2009)	McLennan Street Parking Survey	TOTAL USAGE of on- street bays available to public
PRINTSERV1_Central Ops - Canon iR-ADV C5	McLennan Street	Aerial Photographs
Plan - Final - Ferral Park Landscape Concept Plan	Ferrari Park	Landscape Plan



GREATER SHEPPARTON CITY COUNCIL

DRAFT

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Reference (Year)	Title	Focus
McLennan 7.jpg	McLennan Street	Tree Plantings
Traffic Accidents	Road Crash Information Systems	
Traffic Count	Single Day Traffic Count Summary	Saturday 9 March 2013



**BLOCK 1**

*Existing conditions*

- Mixed and randomly sited tree species.
- Open grassed median.
- Well maintained median.
- Existing median car parks - none.

*Design Proposal*

- Create a regulated gateway / entrance to Moorooopa.
- Provide visual link from Ferrari Park to town centre.
- Non-pedestrian zone.
- Proposed tree species:
  - o *Corymbia alibrica* (Lemon-scented Gum) - uplt
  - o *Brachybotrys populnea* v. *ascendens* Jarrahia Red
- Proposed garden bed with selected low growing under planting
- Proposed median car parks - none.

**BLOCK 2**

*Existing conditions*

- Mixed and randomly sited tree species.
- Spring Lemon Scented Gums with uplighting.
- Open grassed median.
- Well maintained median.
- Existing median car parks - none.

*Design Proposal*

- Extend the median theme using feature tree planting, granite sand screened and low under planting.
- Lemon-scented Gums with uplighting to be used as a repetitive theme throughout McLennan Street to provide visual continuity.
- Retain open grassed median bed to the square.
- Assess existing tree species for retention and develop a 0-5 year tree removal strategy.
- Proposed tree species:
  - o *Corymbia alibrica* (Lemon-scented Gum) - uplt
  - o *Brachybotrys populnea* v. *ascendens* Jarrahia Red
- Proposed garden bed with selected low growing under planting.
- Proposed median car parks - none.

**BLOCK 3**

*Existing conditions*

- High pedestrian use across McLennan Street, due to adjoining supermarkets and Post Office.
- Mixed tree species in varying levels of health / condition.
- Jack Finlay memorial appears isolated and the current site of Rodney Place is dated and visually unattractive.
- The existing clock tower is expensive to maintain and may be donated to the Moorooopa Historical Society.
- Existing median car parks - none.

*Design Proposal*

- Create a gathering and pedestrian crossing space including orientation and interpretation of the early features and stories of Moorooopa.
- Proposed pavement is inspired by the shape of an oval in the floor. The central paved area is located at the pedestrian crossing point between the supermarkets and Post Office. Provide a pedestrian pathway aligned with the proposed crossing in front of the supermarket.
- Proposed artform will provide shade over picnic tables and seat walls. The artform may reference history and culture of the area e.g. River Red Gum timber and the samoil relay in the area; the seats may be decorated with historical information relating to the hort growing industry in Moorooopa.
- Proposed road wall to retain a low grassed mound. This wall will offer visual interest along the path as well as physical separation from the path. The walling can be sand blasted with text and images referencing important people, events and memories that have shaped the town of Moorooopa.
- Openings for sculpture entry feature / splash.

*Design Proposal (continued)*

- Provide sound information signage in this area.
- Reception Jack Finlay sculpture and the memorial plaques to Rodney Place in the new gathering area.
- Proposed parking with the median. The car park is based on the current car park layout near the 'Miles' Tower, providing visual continuity.
- The proposed tree species selection and spacings plantings are intended to simplify and unify the streetscape.
- Proposed tree species:
  - o *Corymbia alibrica* (Lemon-scented Gum) - uplt
  - o *Commersonia latifolia* (Campion Laurel)
  - o *Melaleuca alternifolia* (Eucalyptus) - uplt
  - o *Platanus debilis* (London Plane)
  - o *Brachybotrys populnea* v. *ascendens* Jarrahia Red
- Proposed garden bed with selected low growing under planting.
- Provide electricity and water tapping points within the median.
- Proposed median car parks - 18 bays and 2 accessible bays

**LEGEND**

	Proposed tree planting		Proposed pedestrian safety lines
	Tree to be retained refer to schedule for details		Proposed artform refer to details
	Tree to be retained (0-5 year timeframes) refer to schedule for details		Proposed seat wall 0.5m high
	Existing garden bed		Proposed sculpture location
	Proposed garden bed with steel edging		Proposed reclaimed hardwood seats
	Street area		Proposed picnic table / bench seat
	305mm wide concrete meter strip behind kerb		Proposed post box light
	Proposed gravel surface with steel edging		Proposed fire pole
	Proposed feature paving / recycled aggregate concrete / selected pavest		Paving / structure / garden bed to be determined

Car parking notes:  
 1. Proposed car park dimensions to comply with AS/NZS 2900.1:2004 - Parking facilities off-street parking and AS4422:2001:8:2000 - Parking facilities off-street parking for people with disabilities.

Scale (metres)  
 0 10 20  
 Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: 1:500 @ A1 sheet size  
 Drawn: DH / JK  
 Drawing No: 1507-C01

LANDSCAPE CONCEPT PLAN - WEST  
 McLENNAN STREET, MOOROOOPA

THOMSON HAY  
 LANDSCAPE ARCHITECTS  
 130 Howards Rd, Woodside VIC 3022  
 T 03 5344 5351 W www.thomsonhay.com.au



**BLOCK 4**  
 Existing conditions

- The striking presence of the water tower dominates this space.
- The trees in this space offer good shade and relief.
- The built/leak is aging and poorly designed.
- Current car parks are well used.
- Street furniture would be better positioned.
- Tourist signage is not very informative.
- Existing median car parks - 30 bays and 2 accessible bays.

**Design Proposal**

- Pedestrian / bicycle facilities with all abilities access and low maintenance for Council (including suitable turf grass to avoid real build up).
- Provide additional lighting beneath the Camphor Laurel trees around the block.
- Planter to provide 90-110 height from existing public telephone boxes.
- Minor realignment of foot paths.
- Reposition street furniture.
- Proposed tree species:
  - *Malus laevis 'Pinn'* (Dah Apple)
- Additional garden bed planting with selected low growing species.
- No change to existing car park numbers.

**BLOCK 5**  
 Existing conditions

- Harsh, hot and exposed car park with minimal planting.
- Existing Ornamental Pears in grassed median.
- Existing Ash Trees at either end of the median.
- Existing median car parks - 60 bays and 2 accessible bays.

**Design Proposal**

- Provide sufficient car park spaces for local businesses as well as increased opportunities for informal gathering and activities along within the median.
- Planting design and species selection allows for future illumination of the Mall by the north side of McLennan Street.
- Create a central elevated area for pedestrian use and out door dining with picnic tables, seats, feature pavements and planting.
- Several car parks to be removed to accommodate feature trees.
- Establish selected trees to maximize shading of parking area and allow light penetration above canopy onto concrete slabs.
- Retain existing Ash and Ornamental Pears. Proposed tree species:
  - *Commersonia bartramia* (Stamper Laurel)
  - *Citrus x Jequi* (Lemon Tree)
  - *Lagerstroemia sp.* (Orange Myrtle)
- Proposed garden bed with selected low growing under planting.
- Proposed median car parks - 30 bays and 2 accessible bays.

**BLOCK 6**  
 Existing conditions

- Most grassed median with semi-mature trees and minimal low under planting and occasional cows.
- Existing median car parks - none.

**Design Proposal**

- Proposed digital screen to be located in the median. The display may show time, current temperature and projection of local events. The use of wireless / digital technology would allow the screen to be remotely controlled.
- Additional tree planting to strengthen streetscape planting theme.
- Proposed tree species:
  - *Corymbia obtusifolia* (Lemon-scented Gum)
- Proposed garden bed with selected low growing under planting.
- Proposed median car parks - none.

**SOUTH SIDE OF McLENNAN STREET**  
 Existing conditions

- Foot path and grassed nature strip. No street trees.

**Design Proposal**

- Remove services and open permit, upgrade the streetscape on the southern side of McLennan Street with street tree planting and pavement banding to complement the earlier works on the north side of McLennan Street.
- Proposed tree species:
  - *Pinus murrayana* (Ornamental Pine)

**LEGEND**

- Proposed tree planting
- Tree to be retained refer to schedule for details
- Tree to be removed (0-5 year timeframes) refer to schedule for details
- Existing garden bed
- Proposed garden bed with steel edging
- Street area
- 305mm wide concrete meter strip behind kerb
- Proposed feature paving - existing aggregate concrete - selected pavements
- Proposed gravel surface with steel edging
- Proposed pedestrian safety fence
- Toilet bank
- Existing sculpture location
- Proposed picnic table / bench seat
- Proposed post top light
- Proposed pole
- Paving / structure / garden bed to be demolished

**Car parking notes**

1. Proposed car park dimensions to comply with AS/NZS 2900.1 2004 - Parking facilities off-street parking and AS/NZS 2900.6 2006 - Parking facilities off-street parking for people with disabilities.
2. Proposed parking in blocks 1 to 6 has a total net gain of 77 bays including 3 accessible bays.

Scale (metres)  
 0 10 20  
 Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: 1:500 @ A1 sheet size  
 Drawer: DH / JK  
 Drawing No: 1507-002

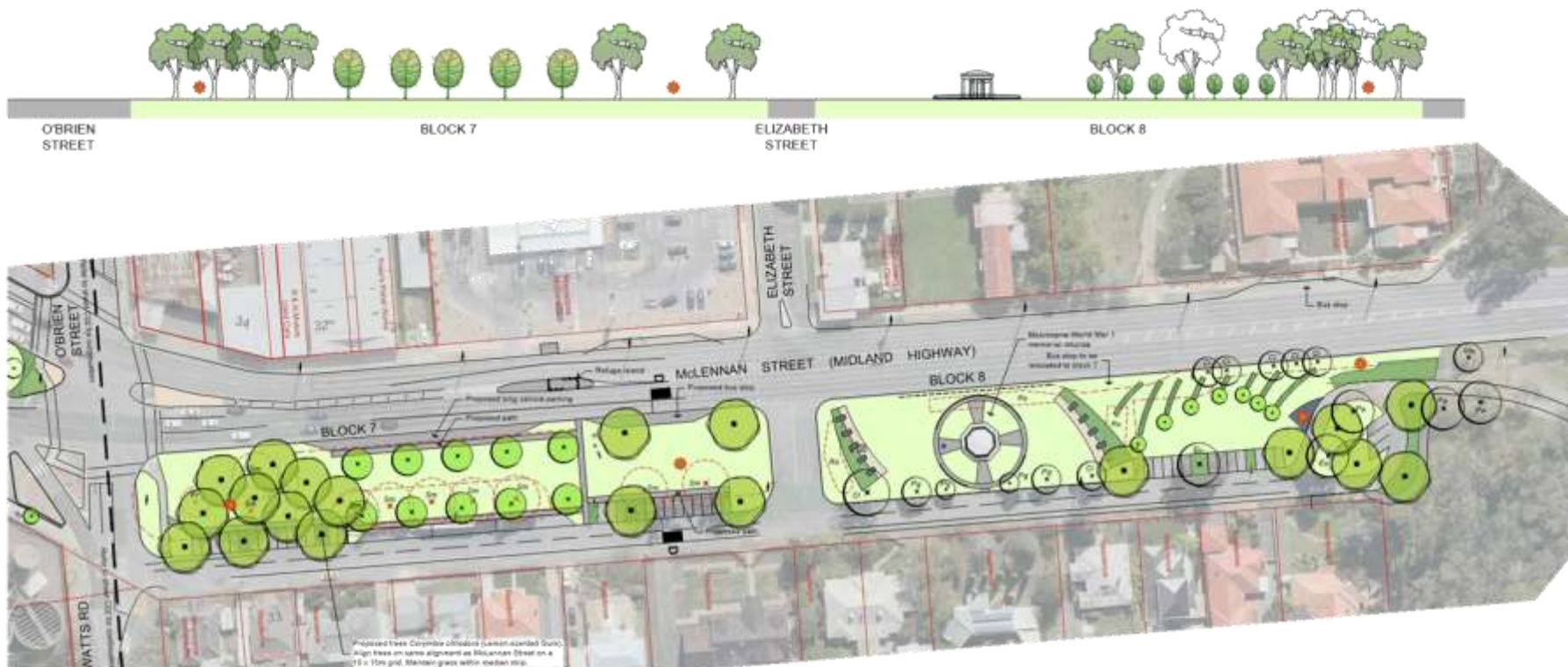
# LANDSCAPE CONCEPT PLAN - CENTRAL McLENNAN STREET, MOOROOPNA

THOMSON HAY  
 LANDSCAPE ARCHITECTS

Strong Consulting

130 Howards Rd, Woodside VIC 3022  
 T 03 5344 5051 W www.thomsonhay.com.au





**BLOCK 7**

**Existing conditions**

- Extensive areas of asphalt within median providing parking for predominantly local businesses.
- Existing Platanus Trees identified by Council as reaching end of useful life expectancy.
- Outdated identification signage and confusing, inconsistent events board.
- Existing median car parks - informal approx. 30 bays and 2 long vehicle bays.

**Design Proposal**

- Restore grassed median to create visual consistency along the street.
- Create a safe pedestrian crossing point across the Midland Highway with a refuge island and forming subject to VIC Roads approval.
- Consolidate the north & south bus stops in this central location (subject to liaison with V-Line and Jacobson Street).
- Simplify the parking and provide both truck and long vehicle parking.
- Utilise Formal Park for future opportunity provide i.e. Fruit Based Day.
- Opportunity for sculptures within the median.
- Proposed paths to provide access and circulation within the median.
- Retain or existing Platanus Trees.
- Additional planting of Lemon-ash-like Gum at the ends of each median and Pua Oka to extend the planting theme through the streetscape.
- Proposed tree species:
  - Quambie olive (Lemon-ash-like Gum) - spf
  - Emuwood (Lemon-ash-like Gum) - deciduous / Artichoke Red
- Proposed median parking - 27 bays and 6 long vehicle bays and bus stop (existing on street).

**BLOCK 8**

**Existing conditions**

- Existing World War 1 memorial has excellent presence in the streetscape and is unique and well maintained.
- Large expanse of asphalt at the east end.
- Bika path which terminates at McLennan Street.
- Balance Rose Gardens.
- Small obscured signage to the Clifmans Gardens & the Goulburn River.
- Weak sense of entry into Mooroopna.
- Mixed and typically small-sized tree species with various levels of success.
- Existing median car parks - informal approx. 23 bays.

**Design Proposal**

- Create a strong sense of entry into Mooroopna.
- Create an orientation point to the many features of Mooroopna.
- Develop interpretive signage and landscapes that describe local stories and events including:
  - The Goulburn River and the people who have lived & worked nearby.
  - The Clifmans Gardens.
  - The Mooroonna Hospital & the pioneering work developed there.
  - The timber sawmilling history.
  - Reminders and honour those who have served our nation.
- Proposed entry signage with simple understating. Signage to refer visitors to the orientation park to the left.
- Realise pedestrian and bikes along service road.

**Design Proposal (continued)**

- Proposed tree species:
  - Platanus & possible London Plane Tree
  - Miconia coccinea (Bottle Tree)
  - Proposed median car parks - 15 bays.

**World War 1 MEMORIAL**

**Design Proposal**

- Build upon concept for World War 1 memorial created by Bruce Maitland Building Design.
- Establish new garden beds either side of the memorial route. The garden beds should include the existing Rose plantings and the remainder could be planted with low growing, low maintenance groundcovers.
- Digiplex panels will provide interpretive details that commemorate the contributions of the 22 Nurses from Mooroonna Base Hospital that served in World War 1.

**ORIENTATION PARK**

**Design Proposal**

- The proposed park provides a focal point with maps and orientation signage for visitors and cyclists to meet and travel along service road and cycle tracks based on Mooroonna map and the Greater Shepparton Cycle Strategy.
- The park will consist of key public facilities including car parking, operations, interpretive signage and feature planting.
- The garden beds are a nod to the Chinese Market Gardens developed by An Yiling. The proposed hedges and trees along the southern edge of the garden beds provide a link to the fruit production in the area.
- Consolidate car parking arrangements and traffic movement (including garbage trucks) to reduce the extent of asphalt and sufficient informal car parking.
- Retain London Plane Trees and Gum Trees.

**LEGEND**

- Proposed tree planting
- Tree to be retained refer to schedule for details
- Tree to be removed (0-5 year timeframes) refer to schedule for details
- Existing garden bed
- Proposed garden bed with steel edging
- Street axis
- 305mm wide concrete meter strip behind kerb
- Proposed gravel surface with steel edging
- Proposed feature parking
- Proposed aggregate concrete
- Retained pavements

**Car parking notes:**

1. Proposed car park dimensions to comply with AG 2860.5-1995 - Parking facilities involved parking.
2. Proposed parking in Blocks 7 and 8 has a total net area of 12 bays based on estimated car park numbers in informal parking areas and a net gain of 3 long vehicle bays.

**Proposed sculpture location**

- Proposed sculpture location
- Proposed pedestrian safety lines
- Proposed path
- Planting / structure / garden bed to be demolished



Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: 1:500 @ A1 sheet size  
 Drawn: DH / JK  
 Drawing No: 1507-003

LANDSCAPE CONCEPT PLAN - EAST  
 McLENNAN STREET, MOOROOPTNA

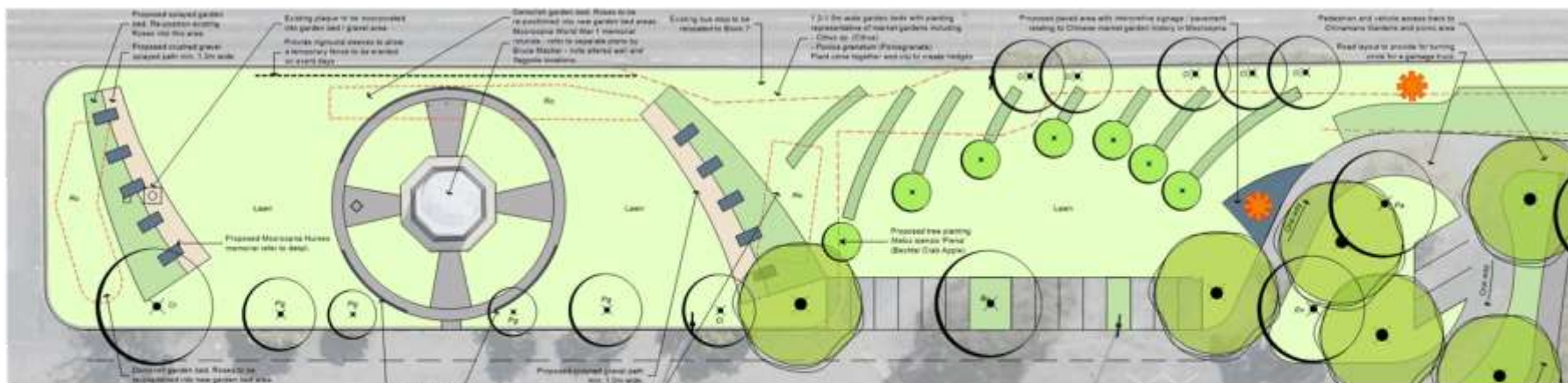


THOMSON HAY  
 LANDSCAPE ARCHITECTS



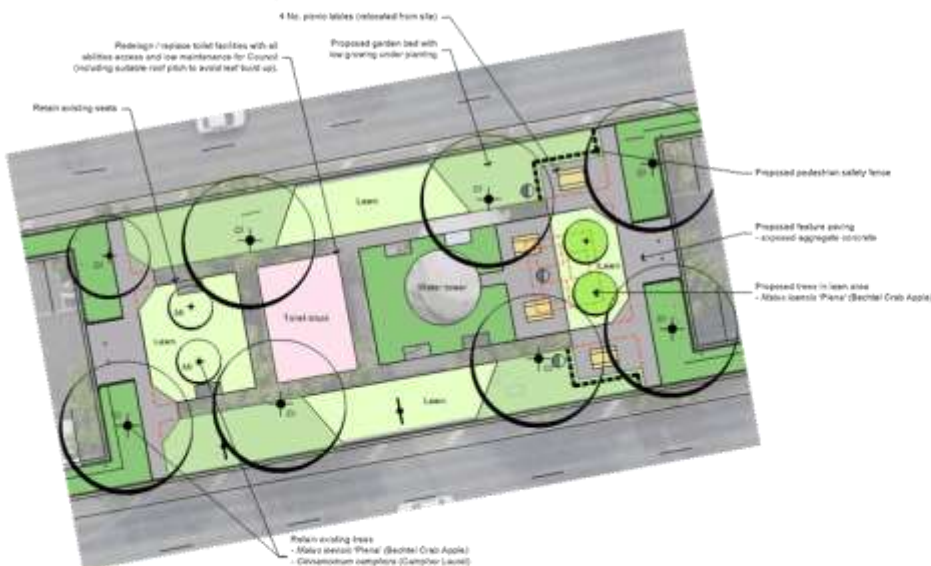






**BLOCK 8 DETAIL PLAN (ABOVE)**  
Scale 1:200 @ A1

**BLOCK 4 DETAIL PLAN (BELOW)**  
Scale 1:200 @ A1



**LEGEND**

- Proposed tree planting
- Tree to be retained refer to schedule for details
- Existing garden bed
- Proposed garden bed with steel edging
- Grass area
- 300mm wide concrete mosaic strip behind kerb
- Proposed feature paving - exposed aggregate concrete
- Proposed pedestrian safety fence
- Toilet block
- Paving table
- Proposed sculpture location
- Proposed post top light
- Proposed pole
- Paving / structure / garden bed to be demolished



Prepared for: Greater Shepparton Council  
Date: 18 November 2015  
Scale: 1:200 @ A1 sheet size  
Drawn: DH / JK  
Drawing No: 1507-005

# LANDSCAPE DETAIL PLAN - SHEET 2

## McLENNAN STREET, MOORoopNA



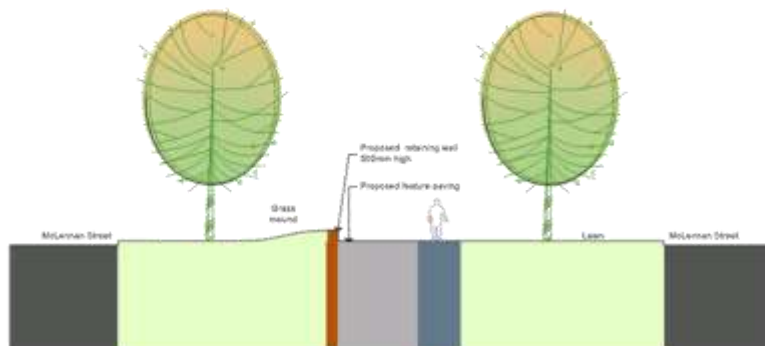


**Proposed Tree Schedule**

Botanical Name	Common Name
<i>Brachychiton populneus x acerifolius 'Jerkdore Red'</i>	Jerkdore Red Brachychiton
<i>Citrus x limon</i>	Lemon Tree
<i>Corymbia citriodora</i>	Lemon-scented Gum
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Prunus dulcis</i>	Almond
<i>Malus ioensis 'Plena'</i>	Bechtel Crab Apple
<i>Lagerstroemia sp.</i>	Crape Myrtle
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Platanus x acerifolia</i>	London Plane Tree

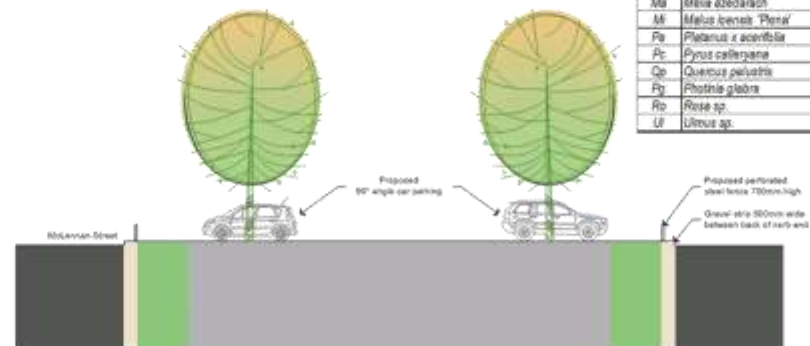
**Existing Vegetation Schedule**

Code	Botanical Name	Common Name
Ca	<i>Callistemon sp.</i>	Bottlebrush
Cc	<i>Corymbia citriodora</i>	Lemon-scented Gum
Cf	<i>Corymbia ficifolia</i>	Red Flowering Gum
Ci	<i>Cinnamomum camphora</i>	Camphor Laurel
Cr	<i>Crataegus sp.</i>	Hawthorn
Ei	<i>Eucalyptus leucocylon</i>	Yellow Gum
En	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint
Eu	<i>Eucalyptus sp.</i>	Gum
Fr	<i>Fragaria sp.</i>	Ash
Gr	<i>Grevillea robusta</i>	Silky Oak
Lp	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus
La	<i>Liquidambar styraciflua</i>	American Sweetgum
Ma	<i>Malus azedarach</i>	White Cedar
Mi	<i>Malus ioensis 'Plena'</i>	Bechtel Crab Apple
Pa	<i>Platanus x acerifolia</i>	London Plane Tree
Pc	<i>Pyrus calleryana</i>	Ornamental Pear
Qc	<i>Quercus palustris</i>	Pine Oak
Pt	<i>Photinia glabra</i>	Photinia
Rc	<i>Rosa sp.</i>	Rose gardens
Uf	<i>Ulmus sp.</i>	Elm



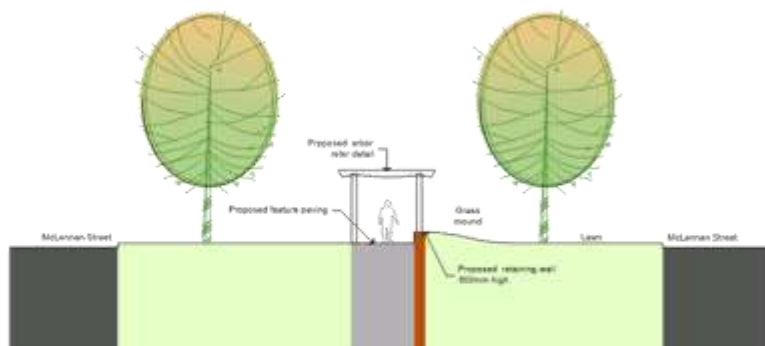
INDICATIVE SECTION A-A

Scale 1:100 @ A1



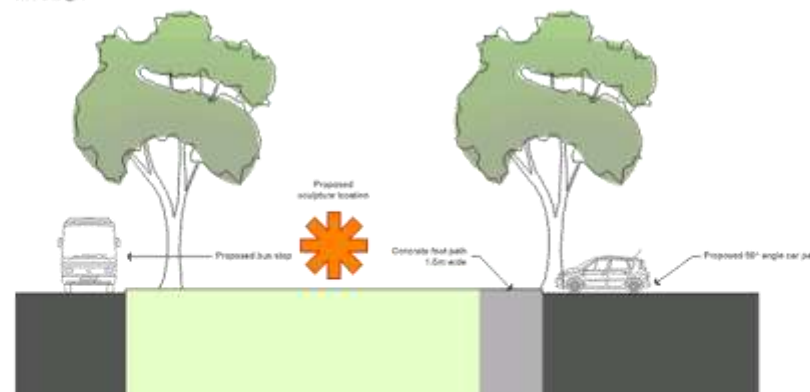
INDICATIVE SECTION C-C

Scale 1:100 @ A1



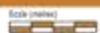
INDICATIVE SECTION B-B

Scale 1:100 @ A1



INDICATIVE SECTION D-D

Scale 1:100 @ A1



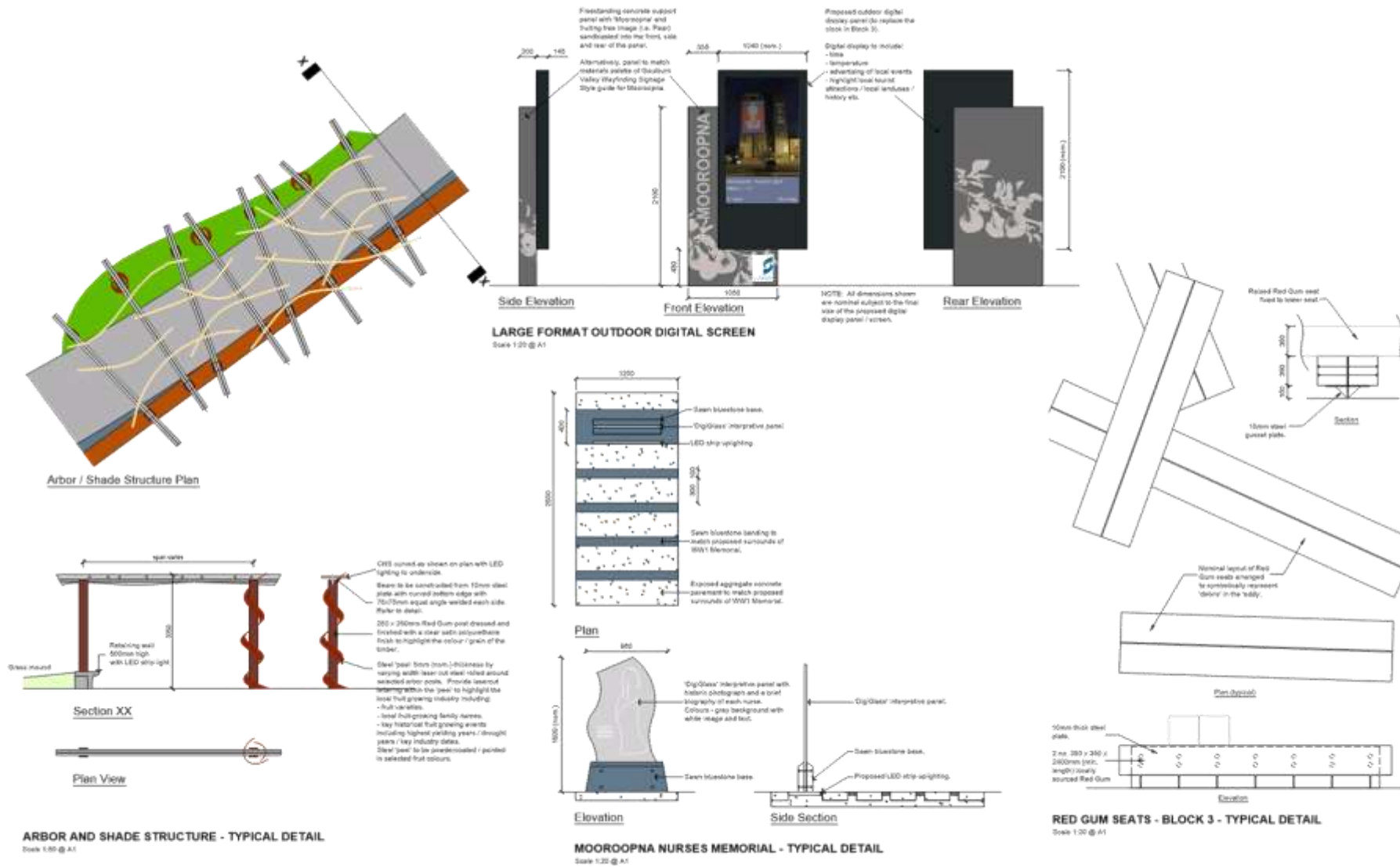
Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: 1:100 @ A1 sheet size  
 Drawn: DH / JK  
 Drawing No: 1507-006

LANDSCAPE SECTIONS  
 McLENNAN STREET, MOOROOPNA



THOMSON HAY  
 LANDSCAPE ARCHITECTS





Scale As Shown

Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: As Shown @ A1 sheet size  
 Drawn: DH / JK  
 Drawing No: 1507-C07

# LANDSCAPE DETAILS

## McLENNAN STREET, MOOROOPNA



120 Powers Rd, Wheelo Vic 3622  
 T 03 5344 5311 W www.thomsonhay.com.au

**NOTES:**  
 1. As part of the streetscape upgrade replace all steel furniture with furniture compliant with the City of Greater Shepparton Urban Design Manual - June 2010, as outlined on this sheet.  
 2. Existing signage throughout the streetscape to be reviewed and rationalised, including additional signage for off street parking locations, the Moorcoopa Trail signage and directional signage to the Moorcoopa Historical Society.



Avenue P2 LED pole top light fitting available from:  
 Thom Lighting  
 903 Esson Road  
 Flemington VIC 3201  
 Tel: 02 8321 4040  
 Light fitting fixed to a Newcast vertical aluminium lighting pole 2800mm high, tapered from 100mm @ top to 70mm @ base. Pole finish to be 6061/T6 Bright Silver Steel 01481 to match 'Pony' light. Pole supplied by:  
 Gullspan Australia Pty Ltd  
 241 Basset Street  
 Manly Vale NSW 2122  
 Tel: +61 2 9647 1211  
 E: [info@gullspan.com.au](mailto:info@gullspan.com.au)  
 W: [www.gullspan.com.au](http://www.gullspan.com.au)

**POLE TOP LIGHT DETAIL**  
 Not to Scale



140mm (diameter) & 180mm (bollard security) diameter in ground hot dipped galvanized bollard with 200mm wide Class 1 Blue 3M reflective tape adhered to bollard.  
 Provide sub-surface mounting for bollards.  
 Recondition the existing bollards as required including cleaning and replacement of the reflective tape.  
 Brands available from:  
 Pulse Enterprises Pty. Ltd.  
 T: 02 9452 7400  
 Web: [www.pulse.com.au](http://www.pulse.com.au)  
 274 Walsby Place  
 THE BAYVIEW VIC 3074  
 NOTE: Fixed bollard complies with the City of Greater Shepparton Urban Design Manual - June 2010.

**FIXED TRAFFIC BOLLARD DETAIL**  
 Not to Scale



Town & Park Furniture Metro seat - code 333 2/PT with back rest aluminium armrests are an optional extra to be used in selected locations. Include natural timber planking and natural (unpainted / unpowdercoated) frame.  
 Provide sub-surface mounting for bench seats.  
 Recondition the existing Town & Park table settings to remove the green paint / powdercoating and re-stain the natural aluminium finish to the frames. Replace / re-condition the timber seats as required.  
 Investigate option of substituting the timber slats with Weather-treated planking to reduce long term maintenance.  
 Seat available from:  
 Town & Park Furniture  
 T: 020 782 1851  
 Web: [www.townandpark.com.au/](http://www.townandpark.com.au/)  
 674 Purmer Street  
 PORT MELBOURNE VIC 3207  
 NOTE: Bench seat complies with the City of Greater Shepparton Urban Design Manual - June 2010.

**BENCH SEAT DETAIL**  
 Not to Scale



Town & Park Furniture Metro table setting - code TSD077 / TSD080/TT (weather-treated aluminium). Include natural timber slats and natural (unpainted / unpowdercoated) frame.  
 Provide sub-surface mounting for bench seats.  
 Recondition the existing Town & Park table settings to remove the green paint / powdercoating and re-stain the natural aluminium finish to the frames. Replace / re-condition the timber slats as required.  
 Investigate option of substituting the timber slats with Weather-treated planking to reduce long term maintenance.  
 Table setting available from:  
 Town & Park Furniture  
 T: 020 782 1851  
 Web: [www.townandpark.com.au/](http://www.townandpark.com.au/)  
 674 Purmer Street  
 PORT MELBOURNE VIC 3207  
 NOTE: Table setting complies with the City of Greater Shepparton Urban Design Manual - June 2010.

**TABLE SETTING DETAIL**  
 Not to Scale



Pyramit style stainless steel pressed top.  
 2.55mm zinc anneal steel with laser cut slits and City of Greater Shepparton logo - with a suitable bin door.  
 Available from:  
 Bramer Australia Pty. Ltd.  
 T: (02) 8222 8200  
 Web: <http://www.bramer.com.au/>  
 Factory: 4992 Sturtville Hwy  
 BAYSWATER VIC 3103  
 NOTE: Light fitting and pole complies with the City of Greater Shepparton Urban Design Manual - June 2010.

**RUBBISH BIN SURROUND DETAILS**  
 Not to Scale



Perforated steel fence to be used to replace existing timber post and RVC weatherboard fence and in locations with proposed new pedestrian safety fence.  
 Perforated panels may have a standard pattern of round holes with selected panels having a 'Wahli' image included.  
 Images may be sourced from Aboriginal artists.  
 Available from:  
 Lasher Group  
 T: 020 9111 2833  
 Web: <http://www.lasher.com.au/>  
 47 Beaulock Ave  
 SUNSHINE WEST VIC 3029

**PERFORATED STEEL FENCE**  
 Not to Scale

Scale As Shown

Prepared for: Greater Shepparton Council  
 Date: 18 November 2015  
 Scale: As Shown @ A1 sheet size  
 Drawn: DH / JK  
 Drawing No: 1507-C08

# FURNITURE DETAILS

## McLENNAN STREET, MOOROOPNA

