

Council Meeting

Agenda

Monday 15 December 2025

Commencing 7:00 PM

**Council Chambers
20 Siding Avenue, Officer
Victoria**

Council Meeting

Monday 15 December 2025 at 7:00 PM.

Members: Cr Brett Owen Mayor
Cr Liz Roberts Deputy Mayor
Cr Alanna Pomeroy
Cr Samantha-Jane Potter
Cr Casey Thomsen
Cr David Nickell
Cr Collin Ross
Cr Jack Kowarzik
Cr Trudi Paton

Officers: Wayne Mack Acting Chief Executive Officer
Peter Benazic General Manager Infrastructure and Environment
Debbie Tyson General Manager Community & Planning Services
Allison Southwell Acting General Manager Corporate Services
Peter Harris Manager Governance, Safety & Property
Natasha Berry Senior Governance Officer

Dear Councillor,

You are advised that a meeting will be held in the **Council Chambers, Cardinia Shire Council Civic Centre, 20 Siding Avenue, Officer** on **Monday 15 December 2025** commencing at **7:00 PM**.

Wayne Mack
ACTING CHIEF EXECUTIVE OFFICER

Order of Business

1	Opening And Reflection	6
2	Traditional Owners Acknowledgement	6
3	Apologies.....	6
4	Adoption And Confirmation Of Minutes	6
5	Declaration Of Interests.....	6
6	Community Questions.....	6
7	Ordinary Business	7
7.1	Town Planning Reports.....	7
7.2	General Reports	7
7.2.1	Appointment To Committees	7
7.2.2	Appointment Of Community Asset Committees For Recreation Reserves...	10
7.2.3	S6A - Instrument Of Delegation - Council To Members Of Council Staff	14
7.3	Policy Reports	24
7.3.1	Cardinia Shire's Advocacy Agenda 2025-29	24
7.3.2	Revised O'Neil Road Recreation Reserve Masterplan.....	29
7.4	Financial Reports.....	68
7.4.1	Award Contract CT000093 - Koo Wee Rup Netball Courts Reconstruction	68
7.4.2	Capital Works Report - New Capital Project	72
7.5	Activity Reports	74
7.5.1	Community Engagement Update - December 2025 And January 2026.....	74
7.5.2	State Projects Yearly Update Report.....	77
8	Reports By Councillors.....	91
9	Presentation Of Petitions.....	91
10	Notices Of Motion	92

10.1 Notice Of Motion 1122 - Cr Paton.....	92
11 Urgent Business.....	93
12 Councillor Questions.....	93
13 Mayoral Minute	93
14 Confidential Business.....	94
14.1 Land Acquisition	95
14.2 Contract Variation	95
15 Meeting Closure	96

1 Opening And Reflection

I would ask those gathered to join us now for a few moments of silence as we reflect on our roles in this chamber. Please use this opportunity for reflection, Prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

2 Traditional Owners Acknowledgement

Cardinia Shire Council acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pay our respects to their elders past, present and emerging.

3 Apologies

James Collins, Chief Executive Officer

4 Adoption And Confirmation Of Minutes

Recommendation

That Council confirm the minutes of the following meetings:

1. Council Meeting 17 November 2025
2. Statutory Council Meeting 24 November 2025
3. Town Planning Committee Meeting 1 December 2025.

5 Declaration Of Interests

6 Community Questions

7 Ordinary Business

7.1 Town Planning Reports

Nil

7.2 General Reports

7.2.1 APPOINTMENT TO COMMITTEES

Responsible GM:	Wayne Mack
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5. Responsible Leaders 5.2 Engagement - We build trust and encourage participation in Council decision-making by providing ongoing opportunities for people to have their say, ensuring the diverse voices of the Cardinia community are heard and considered. 5.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Recommendation

That Council:

1. Appoints Councillor representatives to the following Council committees:

Arts and Culture Reference Group	Two Councillors
Audit and Risk Committee	Two Councillors
Multicultural Advisory Group (MAG)	One Councillor
Cardinia Access & Inclusion Advisory Committee	One councillor
Chief Executive Officer Employment Matters Committee	Mayor Deputy Mayor Former Mayor
Emerald Lake Park Advisory Committee	One Councillor
Motorsports Clubs Steering Committee	Two Councillors
Mt Shamrock Quarry Extension Environmental Review Committee	One Councillor
Improve Safety Action Team	One Councillor One Councillor as substitute
Mental Wellbeing Action Team	One Councillor One Councillor as substitute
Reduce Family Violence Action Team	One Councillor One Councillor as substitute
Financial Wellbeing and Resilience Action Team	One Councillor One Councillor as substitute

2. Appoints Councillor representatives to the following external Committees:

The Cardinia Foundation Ltd	One Councillor
-----------------------------	----------------

Casey Cardinia Local History Reference Group	Two Councillors
My Community Library (MyLi)	One Councillor
Municipal Association of Victoria	Mayor of the day Deputy Mayor as substitute
National Growth Area Alliance	Mayor of the day Deputy Mayor as substitute
Outer Melbourne Councils	Mayor of the day Deputy Mayor as substitute
South East Councils Climate Change Alliance	Mayor One Councillor as substitute
Greater South East Melbourne Group of Councils	Mayor of the day Deputy Mayor as substitute
South East Australia Transport Strategy	One Councillor One Councillor as substitute
Victorian Local Governance Association	Mayor of the day Deputy Mayor as substitute
Western Port Biosphere Councillor Liaison Committee	One Councillor One Councillor as substitute

Executive Summary

Council appoints representatives to several Council and external committees to meet its legislative obligations, enhance its involvement in community activities, and advocate on behalf of the community.

This report recommends that Council appoints the Mayor or Councillor representatives to Council committees and external committees.

Background

A number of Council committees and external committees exist where the Mayor or Councillors are invited to participate across a broad interest area. Some of these committees have legislative requirements, but most committees operate in an advisory capacity.

It is important for the Mayor and/or Councillors to be represented on committees and networks for a number of reasons including:

- Some committees are legislated to provide input into strategic plans
- Committees provide opportunities for Councillors and the organisation to stay connected to advocacy groups and understand emerging issues
- Provide advice to Council on a variety of issues
- Help Council achieve its Council Plan objectives

Discussion

No changes have been made to the committees list within the last 12 months. However, names have been changed for two of the Liveability Action Teams as follows:

Previous Name	New Name
Improve Safety Action Team	Safer Communities Partnership
Reduce Family Violence Action Team	Together We Can

Policy Implications

Nil

Financial and Resource Implications

Nil

Climate Emergency Consideration

Nil

Consultation/Communication

Officers will inform the Committee organisers who the new representatives are for their respective committees.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

7.2.2 APPOINTMENT OF COMMUNITY ASSET COMMITTEES FOR RECREATION RESERVES

Responsible GM:	Debbie Tyson
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	2.1 We support the creation of liveable spaces and places 2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes. 5.1 We practise responsible leadership 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy. 5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.

Recommendation

That Council:

- Endorses the appointment of the following persons to the respective recreation reserve Community Asset Committees appointed by Cardinia Shire Council in accordance with the *Local Government Act 2020*.

Worrell Reserve

President	Matt Byron
Secretary	Vanessa Kewish
Treasurer	Shane Closter
Committee Member	Glenn George
Committee Member	James Campbell
Committee Member	Ian Crosher
Committee Member	Lynda Chiaruttini

Cardinia Recreation Reserve

President	Chris Beard
Vice President	Bill Orr
Secretary	Liz Bergmeier
Treasurer	John Adlam
Committee Member	David Young
Committee Member	Luke Turner
Committee Member	Riley Watts
Committee Member	Bradey Welsh

Sutherland Park Recreation Reserve

President	Glenn Burrridge
Secretary	Matt Hutchinson
Treasurer	Sandra Butler
Public Committee Rep	Carol Gibson
Conservation Group Rep	Sue Simmons

Garfield Recreation Reserve

President	Lara Canty
Secretary	Chelsea Burgmann
Treasurer	Julie Miller
Committee Member	Roger VanDerPas

Committee Member	Meg Platte
Committee Member	Judith Bishop
Committee Member	George Wouters
Committee Member	David Glazzard
Committee Member	Erin Polson
Committee Member	Tate Burgmann
Committee Member	Paul Osborne
Committee Member	John Simcocks

Huxtable Road Reserve

President	John Baillie
Secretary	Rosemary Buczak
Treasurer	Andrew Seen
Committee Member	Paul McMurray
Committee Member	Sally Moser
Committee Member	Sue Baillie
Committee Member	Brianna Mastalerz
Committee Member	Shanyn Heuvel
Committee Member	Karen Buckland
Committee Member	Sue Stewart

Lang Lang Community Recreation Reserve

Committee Member	Jo Beadle
------------------	-----------

2. Thanks Committee Asset Committee members for their valuable contribution to the management of community recreation reserves.

Executive Summary

This report advises Council of the memberships elected for six Community Asset Committees and seeks formal Council appointment of these members. Community Asset Committee members make a significant contribution to community liveability and wellbeing through the management of thirteen recreation reserves.

Background

There are thirteen (13) recreation reserves within Cardinia Shire managed by Community Asset Committees:

- Ten (10) of the reserves are managed by a Council appointed Community Asset Committees.
- Three (3) are Department of Energy, Environment and Climate Action (DEECA) owned with Council appointed as the Committee of Management under the Crown Land Reserves Act and managed by a Council appointed Community Asset Committee.

Members of Recreation Reserve Community Asset Committees are elected annually, and upon election require appointment by Council resolution pursuant to Local Government Act 2020. Community Asset Committees can only be approved by Council.

This report recommends Council appoints new members for the following reserve committees following public meetings that have been conducted by Councillors or Council Officers:

- Worrell Reserve
- Cardinia Recreation Reserve
- Sutherland Park Recreation Reserve
- Garfield Recreation Reserve

- Huxtable Road Reserve

This report also recommends Council appoints a new member for the following reserve committee following the committee electing another member to fill a vacant position at a general meeting:

- Lang Lang Community Recreation Reserve.

The committee elected Jo Beadle to fill the vacant committee member position of Junior Football Club representative at the 17 November 2025 general meeting.

Cardinia Shire Council has a huge network of volunteers who selflessly give their time, expertise, and energy to provide and develop community resources. A large part of this network is involved with managing community recreation reserves across our shire. Council values the important role that community asset committees have in improvement and ongoing management of Council's facilities. Council is committed to ensuring that these assets are maintained to a high standard by working in partnership with Community Asset Committees. Council would like to recognise Kris Strong and Howard Winter for their outstanding commitment and dedicated service to the Worrell Reserve Community Asset Committee. Their contribution for over a decade has helped shape and strengthen our community, and their leadership, passion, and generosity have left a lasting legacy.

Council conducts routine maintenance and provides Recreation Reserve Community Asset Committees with maintenance funding, workshops to up skill volunteers and access to leadership courses. To further support committees with their work, Council has launched a Community Asset Committee online portal, as a place for committee members to access important resources, information, and key dates.

Policy Implications

The appointments to this reserve committee are consistent with both Council policy and requirements for Community Asset Committees.

Financial and Resource Implications

Council conducts routine maintenance and provides Recreation Reserve Community Asset Committees with maintenance funding.

Council employs a full-time Liaison Officer to support the Recreation Community Asset Committees including providing training for volunteers and assisting committees in compliance with risk requirements.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

Notifications of Annual General Meetings for Community Asset Committees for Recreation Reserves are advertised through local media and internally to all user groups of that reserve.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required

as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

7.2.3 S6A - INSTRUMENT OF DELEGATION - COUNCIL TO MEMBERS OF COUNCIL STAFF

Responsible GM:	Wayne Mack
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5. Responsible Leaders 5.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Recommendation

That Council:

1. Adopts the proposed S6A - Instrument of Delegation to members of Council staff under the *Planning and Environment Act 1987*, as amended by the *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025*.
2. Authorises the Chief Executive Officer to execute the Instrument of Delegation.

Executive Summary

The Victorian Government's Housing Statement sets a target to deliver 800,000 additional homes over the next decade. To support this, recent legislative reforms require councils to adopt updated governance arrangements that enable faster and more efficient planning decisions.

This report recommends adopting a new Instrument of Delegation to ensure Council officers have the necessary authority to operate within the new statutory framework. These delegations will help maintain compliance, reduce processing delays, and strengthen Council's ability to respond to increased housing demand while upholding principles of transparency and accountability.

Background

The *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025* received Royal Assent on 18 March 2025 and came into effect from 25 November 2025. This Act forms part of the Victorian Government's Housing Statement: The Decade Ahead (2024–2034), which aims to deliver 800,000 additional homes over the next 10 years to address housing affordability and supply challenges.

The Act introduces changes to the *Planning and Environment Act 1987*, including:

- New Council powers
 - The amendments to the Act include a revised mechanism in relation to preparing amendments to the planning scheme, which will generally require authorisation from the Minister as set out in the new Division 1AA of Part 3 (ss 16A – 16N).
 - Other changes relevant to Councils relate to the abandoning of amendments, and the ability of the Minister to continue with the amendment despite the abandonment.
- Repealed Council powers
 - Some provisions of the Act have been repealed which previously set out delegable powers and functions of Council, namely in ss 8A and 8B. Those powers have largely been replaced by the new powers in Division 1AA of Part 3.

Discussion

The recent commencement of the Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025 introduces changes to the Planning and Environment Act 1987. These reforms include changes to planning scheme amendment processes, expanded Ministerial powers for authorisation and call-ins, and revised procedures for planning permit applications and VCAT appeals. They also integrate statewide planning scheme amendments to enable higher housing density in priority precincts and activity centres.

To ensure compliance with these legislative changes and maintain timely decision-making, it is necessary to provide delegation to planning officers through a new Instrument of Delegation. This approach supports Council's commitment to transparent, accountable governance while aligning with the Victorian Government's Housing Statement.

Failure to implement these delegations will result in non-compliance with statutory obligations.

Policy Implications

The adoption of the updated Instrument of Delegation supports the principles outlined in the Council Plan which commits to maintaining transparent, accountable, and representative decision-making.

Implementing these delegations ensures that Council remains compliant with recent legislative reforms and avoids operational delays in planning processes.

Financial and Resource Implications

No additional staffing or budget is required.

Climate Emergency Consideration

Nil

Consultation/Communication

Council is subscribed to the Maddocks Delegation and Authorisation service which has provided the new Instrument of Delegation to ensure all legal requirements are met and legislative changes are implemented.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

1. Attachment 1 - S6A Instrument of Delegation under PE Act 1987 - December 2025
[7.2.3.1 - 8 pages]

OFFICIAL



***S6A Instrument of Delegation
under the Planning and Environment Act 1987***

Cardinia Shire Council

Instrument of Delegation

to

Members of Council staff

OFFICIAL



Instrument of Delegation

In exercise of the powers conferred by the *Planning and Environment Act 1987 (Act)*, the legislation referred to in the attached Schedule, and in accordance with section 188 of the Act, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. records that references in the Schedule are as follows:

PLAN ADMIN means Planning Administrators
PLANNING GROUP 1 means CEO, GMCPS, MPD, CGAPS, CSP, CPSUD, PPCPS
PLANNING GROUP 2 means CEO, GMCPS, MPD, CGAPS, CSP, CPSUD, PPCPS, PCPS, PSO, SO
3. declares that:
 - 3.1 this Instrument of Delegation is authorised by **resolution** of Council passed on 15 December 2025; and
 - 3.2 the delegation:
 - 3.2.1 comes into force immediately when the common seal of Council is affixed to this Instrument of Delegation or, where the Chief Executive Officer of Council is authorised under resolution, the Chief Executive Officer executes the Instrument of Delegation;
 - 3.2.2 remains in force until varied or revoked;
 - 3.2.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and
 - 3.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts;
 - 3.3 the delegate must not determine the issue, take the action or do the act or thing:
 - 3.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;
 - 3.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - (a) policy; or
 - (b) strategy
 adopted by Council;
 - 3.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or
 - 3.3.4 if the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee; and

OFFICIAL



- 3.4 acknowledges that this delegation only affects the current S6 Instrument of Delegation to members of Council staff to the extent that the provisions in the Schedule are marked as 'amended' or 'repealed' as appropriate.

Signed by the Chief Executive Officer of Council)
in the presence of:)

.....
Witness

Date:

OFFICIAL



SCHEDULE

OFFICIAL



PLANNING AND ENVIRONMENT ACT 2017			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 8A(2) (<i>repealed</i>)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	-	This provision has been repealed, as of 25 November 2025, and should not be exercised. Refer to section 231 for treatment of amendments on foot before the repeal of this section.
s 8A(3) (<i>repealed</i>)	Power to apply to Minister to prepare an amendment to the planning scheme	-	This provision has been repealed, as of 25 November 2025, and should not be exercised. Refer to section 231 for treatment of amendments on foot before the repeal of this section.
s 8A(5) (<i>repealed</i>)	Function of receiving notice of the Minister's decision	-	This provision has been repealed, as of 25 November 2025, and should not be exercised. Refer to section 231 for treatment of amendments on foot before the repeal of this section.
s 8A(7) (<i>repealed</i>)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	-	This provision has been repealed, as of 25 November 2025, and should not be exercised. Refer to section 231 for treatment of amendments on foot before the repeal of this section.
s 8B(2) (<i>repealed</i>)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	-	This provision has been repealed, as of 25 November 2025, and should not be exercised.

OFFICIAL



			Refer to section 231 for treatment of amendments on foot before the repeal of this section.
16B	Duty (upon receiving a request to prepare an amendment to the planning scheme) to decide: - to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F, or - to refuse the request. Note: see also sections 16A, 16D, 16E and 16K.	PLANNING GROUP 1	
16C(1)	Duty to give written notice of its decision under section 16B to the person who made the request within 10 business days of making the decision. Note: The notice must contain prescribed information, and reasons if it is a refusal.	PLANNING GROUP 1	
16C(4)	Duty to give a copy of the request and the notice under subsection 16C(1) to the Minister.	PLANNING GROUP 1	
16F	Power to apply to the Minister for authorisation to prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in the municipal district. Note: see also sections 16G and 16K.	PLANNING GROUP 1	
16F	Power to prepare an amendment to the planning scheme where the Minister has authorised Council to do so under section 16F	PLANNING GROUP 1	
16H	Power to prepare an amendment specified in an application without the Minister's authorisation if no response received after 10 business days	PLANNING GROUP 1	Does not apply in relation to an application for the preparation of an amendment that will apply

OFFICIAL



	Note: see also section 16K.		to land to which a Suburban Rail Loop planning area declaration applies.
16I	Power to apply to the Minister for authorisation to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme applying to an area adjoining its municipal district.	PLANNING GROUP 1	
16I	Power to prepare amendment to the planning scheme applying to an area adjoining Council's municipal district where the Minister has authorised Council to do so under section 16I. Note: see also sections 16D, 16G and 16J.	PLANNING GROUP 1	
23A(2)	Power to: - change the amendment in the manner requested; - not change the amendment in the manner requested; or - abandon the amendment or part of the amendment.	PLANNING GROUP 1	Where Council is the planning authority. After considering a submission which requests a change to a 'low-impact' amendment (as described in section 16N).
28(1) (<i>amended</i>)	Duty to notify the Minister if abandoning an amendment, with a copy of any submission considered, and a statement of reasons for the decision.	PLANNING GROUP 2	Note: the power to make a decision to abandon an amendment cannot be delegated
28C	Duty to comply with directions of the Minister after abandoning the amendment with respect to: - providing relevant documentation; and - providing assistance with steps to be taken for the amendment.	PLANNING GROUP 2, PLAN ADMIN	
48A	Power to notify an applicant that the application is incomplete	PLANNING GROUP 2	Where Council is the responsible authority

OFFICIAL



	Note: The notice must set out any required fees or information, the date for payment or production, and the effect of non-compliance set out in section 48B(1).		
48C	Power to refund a fee paid for an application which is void and of no effect under section 48B(1)	PLANNING GROUP 2	Where Council is the responsible authority
96A(2) (<i>amended</i>)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	PLANNING GROUP 1	The request to prepare the amendment must be made under section 16A. Delegate must not agree to consider the application for the permit concurrently with the preparation of the proposed amendment unless it has made a decision under section 16B(a) to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F.
96Z (<i>amended</i>)	Duty to keep levy certificates and levy exemption certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	PLANNING GROUP 2, PLAN ADMIN	
158F	Power to make submissions in response to a directions panel	PLANNING GROUP 2	

7.3.1 CARDINIA SHIRE'S ADVOCACY AGENDA 2025-29

Responsible GM:	Debbie Tyson
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5. Responsible Leaders 5.4 Advocacy - We act as a proactive and powerful advocate for our community, influencing outcomes that improve and enhance quality of life, access to services and future opportunities for our residents.

Recommendation

That Council:

1. Adopts the following Priority Advocacy Projects, as listed in the Advocacy Agenda (Table 1), for Council-led proactive advocacy across all major government engagement opportunities, including the 2026 Victorian state election:
 - a. Lang Lang Truck Bypass (Indicative project cost: \$57+ million State and Federal partnership)
 - b. Cardinia Life Regional Basketball and Gymnastics Stadium Redevelopment (\$60 million equal three-way funding)
 - c. Strategic Road Sealing Package (Co-investment with councils adopted budget)
 - d. Public Transport Package (Improved bus frequency and connections)
 - e. Parks and Open Space Package (\$27 million three-way funding split):
 - i. Officer District Park Stage 2 (\$7 million)
 - ii. PB Ronald Reserve Pakenham Stage 1 (\$10 million)
 - iii. McMullen Recreation Reserve (Indicative project cost: \$10 million)
2. Adopts the remaining initiatives listed in the Advocacy Agenda (Table 1) for proactive advocacy through Council's advocacy prospectus, federal budget submissions, and ongoing engagement with stakeholders, Members of Parliament, and election candidates to secure funding and support.
3. Authorises the CEO to make the necessary adjustments to the forward year budgets to commit the Council funding contributions required to support these projects, which will not proceed without securing the State and Federal Government funding contributions outlined in the Advocacy Agenda (Table 1);
4. Authorises the CEO to approve Cardinia Shire Council's Federal Budget Submission 2026, highlighting key advocacy priorities identified within the Advocacy Agenda 2025-26 (Table 1) relevant for the Australian Government;
5. Supports Council-led advocacy on the range of other strategic and opportunistic projects listed in the Advocacy Agenda (Table 1), including applying for grants where Council's contribution has already been approved through the operational and/or capital budget;
6. In line with the Advocacy Framework, receive the first Annual Progress Report of the Advocacy Agenda following the Victorian State Election in 2026.

Executive Summary

Development of Cardinia Shire's Advocacy Agenda 2025-29 (Table 1 below) has been completed following adoption of the Council Plan 2025-29 and Liveability Plan review. The Advocacy Agenda highlights the initiatives that Council will advocate for over the next four years, alongside implementation of the Council Plan.

Initiatives included in the Advocacy Agenda were identified through Council's existing advocacy commitments, adopted strategic documents, and engagement undertaken with community and Councillors. The ask and approach for each initiative has been further developed with input from subject matter experts to ensure the initiatives are desirable, viable and feasible. The Advocacy Agenda will be reviewed annually to ensure it is kept up to date.

Background

A key role of local government is to advocate for the needs of current and future generations to other levels of government, who share responsibility in creating healthy, liveable and prosperous communities.

Development of the Advocacy Agenda

Following adoption of Cardinia Shire's first Advocacy Framework in May 2025, the Advocacy Agenda 2025-29 has been prepared alongside development of the Council Plan and Liveability Plan review, to highlight Council's key strategic advocacy priorities over the next four years.

Existing advocacy priorities were reviewed, and a process was undertaken to identify new and emerging advocacy issues with community, Councillors and council officers. The full list of advocacy issues was assessed against the Advocacy Framework, to determine initiatives which are Desirable, Viable and Feasible, particularly leading into the state election next year.

The Discussion section below outlines those initiatives which are 'advocacy ready' and will be the focus for advocacy over the next four years. Operational advocacy items, including items which may be desirable but are not currently viable or feasible, have not been included within the proposed list and will be led and further developed until such a time that they are ready for strategic advocacy efforts.

Initiatives included in the Advocacy Agenda represent Council's priorities that will be advocated for to both levels of government. Council staff will utilise this list when developing budget submissions, election campaigns and other advocacy activities.

Reviewing the Advocacy Agenda

The Advocacy Agenda 2025-29 will be reviewed annually in line with the Advocacy Framework, with the first review occurring following the state election in November 2026. Items may be added or removed from the Advocacy Agenda outside of the review cycle by resolution of Council.

Federal Budget Submission 2026

The next federal budget submission is due in January 2026. Officers will prepare a submission based on initiatives within the adopted Advocacy Agenda, with specific messaging targeted to the Federal Government. There are three federal electorates which cross Cardinia Shire's boundary including La Trobe, Casey and Bruce.

Victorian State Election 2026

The next state election will take place on 28th November 2026.

Some announcements have already been made regarding candidates, including that both Emma Vulin (MP for the seat of Pakenham) and Jordan Crugnale (MP for the seat of Bass) will not contest the next election.

There are five state electorates which cross Cardinia Shire's boundary including Pakenham, Bass, Monbulk, Narracan and Berwick.

Discussion

Council's Advocacy Framework was endorsed in May this year and outlines a process for impartial scoring of advocacy priorities, based on their level of impact and the supporting evidence behind them. While the Advocacy Agenda has been prepared with the upcoming Federal Budget Submission and Victorian State Election in mind, the Agenda itself is intended to be an apolitical list of Council's endorsed advocacy priorities. Projects that align with political events can then be selected from the Agenda when relevant.

Table 1 below outlines the key advocacy initiatives included in Cardinia Shire's Advocacy Agenda 2025-29.

Table 1. Cardinia Shire's Advocacy Agenda 2025-29

Initiative	Ask
Lang Lang Truck Bypass	Call to Action – estimated \$57M for a dedicated bypass route for heavy vehicle trucks connecting South Gippsland's extractive industries to the South Gippsland Highway.
Strategic Road Sealing Package	State and Federal co-investment with Council to seal priority unsealed roads across Cardinia Shire to improve emergency access, community safety, and climate resilience (councils commitment subject to the adoption of the budget).
Public Transport package	Call to Action – Improved bus services and public transport connections across Cardinia Shire to reduce car dependency, support workforce participation, and connect isolated communities to essential services.
Parks and Open Space Package	State and Federal co-investment to deliver three critical open space projects that provide safe, inclusive recreation opportunities for young people and families across Cardinia's growth corridor. <ul style="list-style-type: none"> • Officer District Park – Stage 2 (\$7M) • PB Ronald Reserve Pakenham – Stage 1 (\$10M) • McMullen Recreation Reserve Officer (\$10M+)
Cardinia Life Regional Basketball and Gymnastics Stadium Redevelopment	State and Federal co-investment with Council to deliver the \$60M Stage 1 redevelopment of Cardinia Life through an equal three-way funding partnership.
Racecourse Road Duplication	Call to Action – estimated \$60 million to duplicate Racecourse Road between the Princes Highway and Henry Street, including a major upgrade of the intersection with the Princes Highway, removing the final major bottleneck in Pakenham's Road network.
Sport pavilion equitable access package	State and Federal funding contributions to Council projects: <ul style="list-style-type: none"> • IYU Regional Athletics Pavilion (\$8M) • Nar Nar Goon Reserve Pavilion (\$2.1M) • Pakenham Outdoor Pool (\$340K)
Princes Highway Safety and Connectivity Upgrades	Call to Action – State and Federal funding contributions to: <ul style="list-style-type: none"> • Estimated \$25M for a business case to upgrade Tynong - Bunyip Intersections • Signalise Toomuc Valley Road Intersection (\$TBC – total project cost unknown) • Signalise McMullen Road Intersection (\$TBC – total project cost)

Defending Native Species Package	State and Federal funding contributions to Council-delivered projects: <ul style="list-style-type: none"> • Koo Wee Rup Biolink Project (\$2 million over 5 years) • Lovers Lane Biolink, Garfield (\$200K over 4 years) • Growling Grass Frog Management Plan (\$2.1 million) • Southern Brown Bandicoot Habitat Restoration (\$250K over 5 years) • Fauna Monitoring for Threatened Species (\$400K over 4 years) • Officer South PSP Integrated Water Management (\$7.1 million)
Officer Town Centre Activation Package	Call to Action – Victorian Government divestment of surplus land in Officer Town Centre to enable development, alongside upgrades to Officer Train Station and construction of the Officer Bypass Arterial
Financial Sustainability of Local Government	Call to Action - Additional dedicated Growth Area funding and windfall gains tax exemptions from the State and Federal Governments to support Council-led activities.
Social and Affordable Housing	Call to Action – Policy and planning reforms to enable greater supply of social and affordable housing.
Strengthening Local Police Presence and Specialist Services	Call to Action – Investment in locally-based police resources and specialist services to match Cardinia’s rapid population growth and rising crime rates.
Storm and Flood Resilience Package	Call to Action - Investment in a connected resilience package that keeps Hills and southern Cardinia communities online, informed, and safe during severe storms and floods.
Unlocking Officer South Employment PSP	Call to Action - State commitment to deliver critical transport infrastructure including the eastern legs of the Officer South Road/Freeway interchange, Thompsons Road bridge connections, and key arterials to unlock the Officer South Employment Precinct. These works enable Stage 1 and Stage 2 development, driving housing delivery and creating a major jobs hub in Melbourne’s south-east growth corridor.
South East Melbourne Airport – Planning Protections	Call to Action - State Government planning protections for the future South East Melbourne Airport site to prevent inappropriate development that could jeopardise long-term aviation infrastructure.
Pakenham Revitalisation	Call to Action - Continued State and Federal partnership and investment in Pakenham CBD revitalisation to build on major infrastructure delivery and create an investment-ready precinct.
Electronic Vehicle (EV) charging stations	Federal and State co-investment for a Cardinia-led rollout of public EV charging (fast and destination chargers) at priority car parks and activity centres enabling equitable access, accelerating EV uptake, and supporting tourism across a heavily car-reliant growth municipality.

Policy Implications

Council’s adopted Advocacy Framework has guided prioritisation of the initiatives for inclusion in the Advocacy Agenda. Initiatives have been categorised into tiers based on criteria that identifies whether they are ‘advocacy ready’ and the cost and effort involved in advocating successfully.

All projects included within the Advocacy Agenda align to strategic objectives within the Council Plan 2025-29.

Financial and Resource Implications

Cardinia Shire's Advocacy Agenda has been developed within the existing operational budget. When determining the advocacy initiatives to include, priority has been given to those that will not result in any increase to Council's financial contributions and which seek either full external funding or a contribution that would offset Council's existing budgets. There are also several initiatives specifically focused on financial sustainability of local government.

However, there are some projects that will require Council's co-investment to be successful, including:

Initiative	Total cost	Out of budget financial investment if successful
Cardinia Life Basketball and Gymnastics Redevelopment (Stage 1)	\$60 million	\$20 million phased over 5 years
Parks and Open Space Package	Officer District Park – Stage 2 (\$7M)	Up to \$2.3 million if successful
	PB Ronald Reserve Pakenham – Stage 1 (\$10M)	Up to \$3.3 million if successful
Sport pavilion equitable access package	IYU Regional Athletics Pavillion (\$8M)	Up to \$4 million if successful

Climate Emergency Consideration

Initiatives that reduce emissions and protect the environment are of high importance for the Victorian Government and local MPs. There are several climate and environment related initiatives included in the Advocacy Agenda and promoting how these and other initiatives support climate change mitigation or adaptation will be key to successful advocacy during the 2026 Victorian State Election and 2028 Federal Election.

Consultation/Communication

Following adoption of the Advocacy Agenda 2025-29, a range of advocacy materials will be developed to communicate Council's priorities with other levels of government, MPs and candidates.

A key focus for Council in the first year will be completing a submission for the Federal Budget 2026 and securing commitments during the state election campaign.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

7.3.2 REVISED O'NEIL ROAD RECREATION RESERVE MASTERPLAN

Responsible GM:	Debbie Tyson
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	2. Vibrant Places 2.5 Community and open space infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.

Recommendation

That Council:

1. Notes the findings of the revised O'Neil Road Recreation Reserve Master Plan community engagement report.
2. Endorses the final revised O'Neil Road Recreation Reserve Master Plan and thanks the community for their contribution.

Executive Summary

Following a comprehensive two-stage consultation process involving past and current user groups of the O'Neil Road Recreation Reserve, nearby residents, relevant sporting bodies, and internal Council staff, the O'Neil Road Recreation Reserve Revised Master Plan (the Master Plan) has been finalised. This strategic document will assist Council to plan for the future of the reserve and provide documentation to support advocacy for its implementation.

The Master Plan have been informed by an extensive two stage community consultation process beginning with understanding the authority constraints and change in user group needs for the reserve. Using feedback from stage 1 consultation, the draft master plan was developed. Stage 2 consultation presented the draft masterplan which resulted in minor changes to the master plan study report. No changes were made to the master plan or recommendations.

The Master Plan and accompanying study report are included as attachments to this report.

Following the feedback received from stage 2 community consultation, changes made to the study report include:

- Inclusion of additional seating and picnic tables in the cost plan
- Inclusion of other active recreation facilities options (such as a pickleball court and a bocce court) in the reference to recommendation No. 6 'New active recreation facilities' (p.21).

Items raised through the consultation process that did not result in a change were either already adequately addressed or unable to be met.

Background

The O'Neil Road Recreation Reserve is a Council-owned and managed facility located in Beaconsfield, within the Cardinia Shire growth corridor. Serving a local population of approximately 7,000 residents, the reserve is primarily used by the residents and surrounding communities of Beaconsfield and Officer for both formal and informal sport and recreation activities.

The Master Plan will become the strategic framework guiding future asset renewal and enhancements to the reserve. The document aims to meet the sport, leisure, and environmental needs of Beaconsfield and the surrounding areas.

Council endorsed the draft revised Master Plan for public consultation, which was conducted over a four-week period.

Community engagement activities included:

- Direct contact with current and former user groups via phone and email
- Engagement with relevant sporting associations and governing bodies
- Contact with Beaconsfield Primary School
- A letter drop to approximately 300 households within a 400m radius of the Reserve.
- Social media promotion via Council's official channels.

A summary report of the community feedback received during the engagement period is attached.

The Master Plan including recommendations have been informed by the comprehensive two-stage consultation process, resulting in minor revisions to the study report. There were no changes made to the Master Plan.

Key updates to the study report based on community feedback:

- Inclusion of additional seating and picnic tables in the cost plan
- Expanded reference to potential active recreation facilities, including options such as a pickleball court and a bocce court under recommendation Item 6: 'New Active Recreation Facilities' (p.21)

Feedback items that did not result in changes were either already addressed within the plan or were not feasible to implement.

The Master Plan and accompanying study report are included as attachments to this report.

Policy Implications

The Master Plan provides a strategic plan for renewal and development of passive and active recreation facilities in the reserve. The Master Plan, once endorsed, will also provide a basis for future advocacy and grant funding opportunities to support implementation.

The Master Plan aligns with the strategic priorities under the four key pillars of the Active Cardinia Strategy 2023:

1. **Participation:** Increase participation in sport and active recreation, with a focus on reducing barriers for people that are less active
2. **Places:** Plan, develop and activate places that support communities to participate in sport and active recreation
3. **Promotion:** Promote opportunities to participate in sport and active recreation, and build awareness of the benefits of physical activity
4. **Partnerships:** Work with our partners to invest in infrastructure, deliver participation opportunities and develop the capability of our community.

O'Neil Road Recreation Reserve is adjacent to the future Glismann Road Development. The Glismann Road Development Contributions Plan (Glismann Road DCP) has been developed to support the delivery of essential infrastructure within the Glismann Road Development Plan Area. A key function of the Glismann Road DCP is to ensure that the new community contributes its proportional share toward the upgrade of O'Neil Road Recreation Reserve, based on the anticipated use by future residents.

Financial and Resource Implications

A high-level cost estimate for full delivery of all recommendations within the Master Plan is \$5,192,451. However, the implementation of the Master Plan will be timed to coincide with when assets are due for renewal/ replacement. As a result, there is no specific timeline allocated for the delivery of the revised Master Plan.

Council will ensure that when assets are to be renewed, that other upgrades identified in the Master Plan are considered at the same time. These projects will be recommended for inclusion in Councils Capital Works Program and annual budget development process.

The O'Neil Road Recreation Reserve has DCP funding allocated as part of the Glismann Road development which sits adjacent to the reserve. The DCP funding is broken down into two parts detailed below:

The Development Infrastructure Levy (DIL)

- OSNR-01 O'Neil Road Recreation Reserve works (car park, playspace, fencing, upgrade to sports field, trees/paths/drainage, etc).

The Community Infrastructure Levy (CIL)

- CI-01 O'Neil Road Recreation Reserve - Pavilion.

Funding available from the DIL and CIL will be understood once scope and final designs are confirmed.

Climate Emergency Consideration

The O'Neil Road Recreation Reserve supports a changing climate by providing key drainage infrastructure; protecting community infrastructure during floods, as well as providing shade; reducing the urban heat island effect and supporting biodiversity.

The sports field is subject to flooding from the overland flows of the O'Neil Road Drainage Scheme. Melbourne Water has noted that the flood level should not be increased as a result of any development of the sports field; the existing levels of the sports field surface should be kept at current levels to avoid any flow diversion and increasing flood levels.

Whilst the sports oval presents as the dominant landscape feature in the reserve, the boundary planting contributes to a 'bush setting'. The western boundary has a dense planting of mainly indigenous trees and shrubs, and these extend along most of the southern boundary beside Old Princes Highway. Council has undertaken new planting along O'Neil Road since the roundabout was installed in 2021, and some recent planting has occurred in the vicinity of the picnic shelter.

Consultation/Communication

The draft Master Plan community consultation included engagement with surrounding residents and key stakeholders. Stage 2 engagement period was held from 16 September until 14 October and sought feedback from current and past user groups, the local primary school, relevant sporting associations and governing bodies, and surrounding residents.

Residents surrounding the reserve received a letter in the mail and a Creating Cardinia webpage with an online survey was created and promoted via social media.

There were 19 submissions received as part of the 4-week engagement. The feedback overall was supportive of the plan with only minor amendments made to the Master Plan study report.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. A Gender Impact Assessment (GIA) was completed as part of the

engagement/ planning/ development of the O'Neil Road Final Revised Master Plan and identified recommendations including:

- Ensure sporting clubs utilising the reserve have a fair access policy in place.
- Ensure the Master Plan review includes opportunities for increased female participation.

Attachments

1. Attachment 1 - O'Neil Road Recreation Reserve - Master Plan [7.3.2.1 - 1 page]
2. Attachment 2 - O'Neil Road Reserve Revised Master Plan Study Report [7.3.2.2 - 34 pages]



SPORTENG™





PROJECT: O'NEIL ROAD RECREATION RESERVE MASTER PLAN



PROJECT NO: 12372

SKETCH TITLE: O'NEIL ROAD RECREATION RESERVE MASTER PLAN

SKETCH NO: SE_12372_005

REV: A

DATE: 28/10/25

DRAWN BY: ICC

SCALE: 1:500 @ A1

© SPORTENG



O'Neil Road Recreation Reserve Master Plan Revised

October 2025



CONTENTS

1. INTRODUCTION	3
1.1 STUDY BACKGROUND	3
1.2 STUDY APPROACH	4
1.3 IMPLEMENTATION OF 2018 MASTER PLAN	4
2. PLANNING CONTEXT	5
2.1 DEMOGRAPHIC PROFILE OF BEACONSFIELD	5
2.2 LAND OWNERSHIP AND ZONING	6
2.3 GLISMANN ROAD AREA DEVELOPMENT PLAN	6
2.4 BACKGROUND REPORTS AND PLANS	7
3. O'NEIL ROAD RECREATION RESERVE EXISTING CONDITIONS	10
3.1 REVIEW OF EXISTING INFRASTRUCTURE	11
4. FACILITY OPTIONS ASSESSMENT	14
4.1 MAXIMISING SPORTING OPPORTUNITIES	14
4.2 PROVISION OF A PAVILION	15
4.3 CAR PARKING	17
4.4 PROVISION OF COMMUNITY RECREATION	17
5. MASTER PLAN KEY DIRECTIONS	20
5.1 MASTER PLAN RECOMMENDATIONS/ DIRECTIONS	20
5.2 MASTER PLAN COSTINGS	23

APPENDICES

Appendix 1 – 2018 O'Neil Road Recreation Reserve Master Plan
 Appendix 2 – Glismann Road Area Development Plan Overlay (Sch 19)
 Appendix 3 – Review of Background Reports and Plans
 Appendix 4 – Suggested Pavilion Area Schedule
 Appendix 5 – O'Neil Road Recreation Reserve Master Plan (Revised 2025)

STUDY CONSULTANT TEAM

Simon Leisure
 Sport and recreation planning
 Study Lead



SPORTENG
 Field of play engineers


COUNCIL'S STUDY TEAM

- Sport Project Officer (Study Lead)
- Team Leader Recreation Projects
- Team Leader Recreation Liaison
- Team Leader Open Space Projects
- Coordinator Open Space Presentations
- Team Leader Traffic and Transport Services
- Team Leader Parks Planning
- Principal Strategic Planner
- Coordinator Project Development
- Coordinator Development
- Coordinator Sport and Active Recreation
- Coordinator Biodiversity
- Manager Community Infrastructure

Acknowledgement of Country

Cardinia Shire Council acknowledges and pays respect to the Bunurong and Wurundjeri people being the traditional custodians of the land that makes up Cardinia Shire.

1. INTRODUCTION

The purpose of the O'Neil Road Recreation Reserve Master Plan Revised study was to review and update the current reserve master plan developed in 2018.

A review was required to determine the impact of new services' infrastructure and easements now located in the reserve since the initial master plan was adopted. The study provided the opportunity to assess current and future usage and demand for sporting and recreational facilities at the reserve for the local community.

The revised master plan will guide the future long term development of the reserve; at the time when assets are ready for renewal, prioritisation and staging of projects can be determined based on need, cost and available budget.

1.1 Study Background

O'Neil Road Recreation Reserve is a Council owned reserve located on the corner of O'Neil Road and Old Princes Highway in Beaconsfield (see Figure 1).

Beaconsfield is located near the western boundary of Cardinia Shire in the Pakenham growth corridor. It has a current population of approximately 6,800 people, which is expected to increase to 8,800 by 2041.

The study required investigation and assessment of the following items relating to O'Neil Road Recreation Reserve.

- Consideration of provision of public amenities and a pavilion.
- Provision of soccer pitches with an AFL/ cricket overlay and associated supporting infrastructure.
- Improving access to the reserve and car parking.
- Consideration of additional active recreation facilities and enhanced public open space, including the playground, footpaths, seating and picnic/ BBQ facilities.
- Enhanced landscape, biodiversity and environmental values.
- Consideration of easements and other land-use constraints.

Figure 1 – Location of O'Neil Road Recreation Reserve



1.2 Study Approach

STAGE	TASK
Background Research	<ul style="list-style-type: none"> Review and summarise relevant documents Site visit to assess the reserve layout, facilities and environmental values Demographic analysis of Beaconsfield to identify population characteristics which may influence the future use of the reserve Review of site and town planning information Prepare a Site Analysis Plan Council staff workshop
Develop Draft Master Plan	<ul style="list-style-type: none"> Prepare 1st draft master plan Council review of the 1st draft master plan Update the draft master plan, as required Prepare study report
SLT & Councillor Review	<ul style="list-style-type: none"> Presentation of the draft master plan to SLT and Councillors Update the draft master plan, as required Council Meeting to endorse community engagement on draft master plan
Stakeholder Engagement	<ul style="list-style-type: none"> Liaison with past and current reserve user groups about the draft master plan Community engagement on the draft master plan
Final Master Plan	<ul style="list-style-type: none"> Collate and assess all feedback received Prepare final master plan and study report Council Meeting to consider final master plan and study report






















1.3 Implementation of 2018 Master Plan

Table 1 shows the status of the implementation of the recommendations contained in the 2018 O'Neil Road Recreation Reserve Master Plan, which is shown in Appendix 1.

In summary, of the 18 improvement projects:

- 5 (28%) have been completed.
- 9 (50%) were referred to the 2025 master plan study for consideration.
- 4 (22%) are considered no longer achievable.

Table 1 – 2018 O'Neil Road Recreation Reserve Master Plan Implementation Status

Legend		
	 Actioned	 Referred to 2025
		 No Longer Achievable
No. on MP	Project	Status
1	Potential new indented car parking integrated with the new road network for the Glismann Road Subdivision (5 spaces)	
2	New car park (18 spaces)	
3a	Install shade sails over existing playground	
3b	Install a low fence and sub-surface drainage around playground	
4	Establish a new picnic area	
5a	Install a new pod of fitness equipment	
5b	Install a set of junior AFL goal posts	
6	Realign existing path, and install sub-surface drainage to rectify bog hole	
7	Possible levee required for flood mitigation (Glismann Road Subdivision)	
8	Upgrade sports field to include two junior soccer pitches and a new cricket pitch	
9	Spectator shelter (8m x 4m)	
10	Install ball catching fence	
11	New sealed car park (76 spaces)	
12	Vehicle-free area for players/ spectators (paved or grass)	
13	New sports pavilion (approx. 600sqm)	
14	Future road layout plan allows for reserve entry off the roundabout and a signalised intersection at the corner of O'Neil Rd and Old Princes Hwy	
15	Install interpretative signage telling the story of the Bowman Track	
16	Remove Lomandra shrubs and install a new pedestrian path	

2. PLANNING CONTEXT

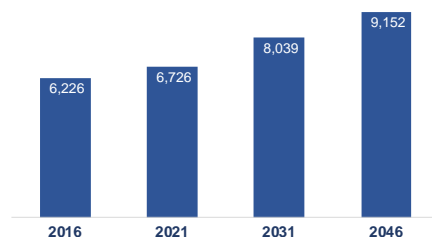
The O'Neil Road Recreation Reserve Master Plan Revised study was informed by several planning considerations.

2.1 Demographic Profile of Beaconsfield

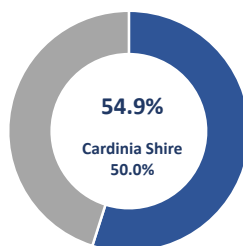
A review of the demographics of Beaconsfield¹ identified the following relevant data.

POPULATION CHANGE

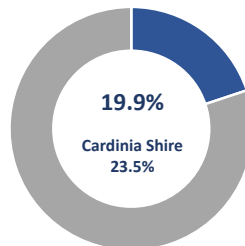
In 2021, 6,754 people lived in Beaconsfield and this is projected to grow by 36% to 9,152 in 2046.



HOUSEHOLDS WITH CHILDREN



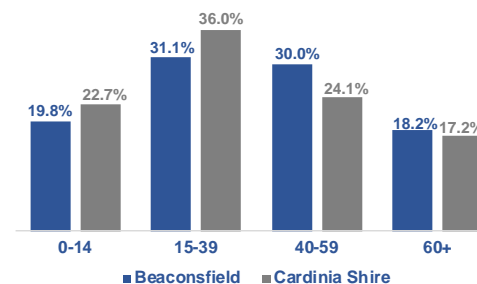
RESIDENTS BORN OVERSEAS



¹ Source: Community Profile and Forecast Population, id consulting, 2025

POPULATION COHORTS

There is a lower proportion of people aged under 39 years compared to all of Cardinia Shire.



IMPLICATIONS

The demographic data shows that the Beaconsfield community when compared to all of Cardinia Shire is 'older' and less culturally diverse. Notwithstanding this, the proportion of households with children is higher in Beaconsfield compared to all of Cardinia Shire.

There will continue to be demand for sport and active recreation facilities given the projected population growth. However, demand will be softened due to the comparatively lower proportion of 0–39 years olds, the cohort that comprises the highest proportion of club-based sporting participants.

The data confirms the importance for O'Neil Road Recreation Reserve to be a welcoming place with facilities and open spaces that are intergenerational, that is, a combination of sporting facilities as well as walking paths, picnic facilities, active recreation facilities, seating and shade to encourage all residents to be physically active.

2.2 Land Ownership and Zoning

O'Neil Road Recreation Reserve is 3.36 hectares in size and is owned by Cardinia Shire Council. It is classified as a 'Neighbourhood' reserve.

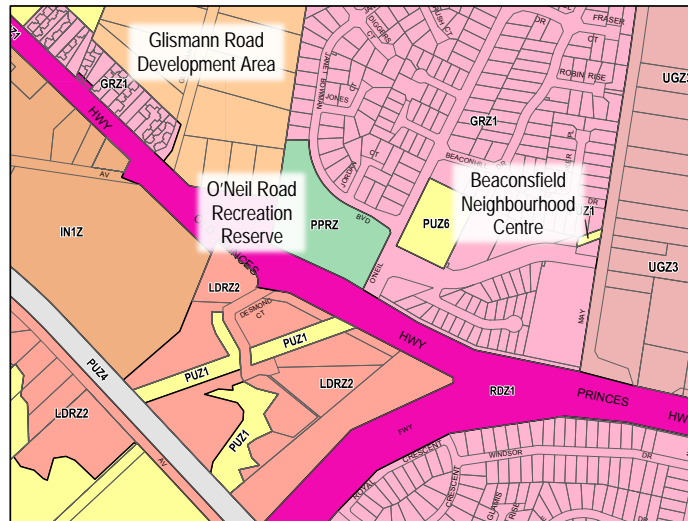
The reserve comprises one land title.

Parish: Pakenham
 Parent Title: Volume 10511. Folio 541
 Reserve 1 on Plan of Subdivision 415795 S
 Council Property No.: 1426700100
 Address: Lot 2 O'Neil Road, Beaconsfield 3807

The reserve is zoned *Public Park and Recreation* under the Cardinia Shire Planning Scheme (see Figure 2), which is an appropriate zoning for its current uses.

The reserve is not subject to any planning overlays.

Figure 2 – Planning Scheme Map Showing O'Neil Road Recreation Reserve



O'Neil Road Recreation Reserve Master Plan Revised – Cardinia Shire Council

2.3 Glismann Road Area Development Plan

Amendment C238card to the Cardinia Planning Scheme came into effect on 18 November 2022. This amendment facilitated the rezoning of land in the Glismann Road Area, Beaconsfield, from the Rural Living Zone (RLZ) to the Neighbourhood Residential Zone – Schedule 2 (NRZ2). It also applied Development Plan Overlay – Schedule 19 (DPO19) and Development Contributions Plan Overlay – Schedule 5 (DCPO5) to the area.

Cardinia Shire Council is currently overseeing the preparation of the Glismann Road Area Development Plan in accordance with DPO19 (refer to Appendix 2). Once the Development Plan is formally approved by Council, landowners will be able to apply for planning permits to subdivide and develop their land.

O'Neil Road Recreation Reserve plays a key role in the open space network for the Glismann Road Area Development Plan. The plan aims to ensure that all dwellings are located within 400 metres, or approximately a five-minute walk of public open space, in line with strategic planning objectives.

In accordance with DPO19, the Development Plan will incorporate the following elements:

- **Access Street:** A new access street will be constructed along the northwest boundary of O'Neil Road Recreation Reserve. It will be designed to encourage low vehicle speeds, provide on-street parking, and include a designated pedestrian crossing. This will ensure safe and convenient pedestrian access between the Glismann Road area and the reserve.
- **Levee Bank:** A levee bank will be built along the frontage of four existing properties on Old Princes Highway. This structure will extend into the western portion of the reserve and is intended to support drainage for the area.
- **Shared Path:** A shared pedestrian and cycling path will be constructed along the top of the levee bank, connecting the existing and future community to O'Neil Road Recreation Reserve and enhancing active transport links.

The Glismann Road Development Contributions Plan (Glismann Road DCP) has been developed to support the delivery of essential infrastructure within the Glismann Road Development Plan Area. A key function of the Glismann Road DCP is to ensure that the new community contributes its proportional share toward the upgrade of O'Neil Road Recreation Reserve, based on the anticipated use by future residents.

The Glismann Road DCP allocates a contribution towards funding for several key improvements to the reserve, including a new pavilion, car parking areas, upgraded sports fields, playground equipment, and other supporting infrastructure. These upgrades are designed to benefit both the Glismann Road community and the broader Beaconsfield population.

2.4 Background Reports and Plans

The following planning reports and strategies were important references to inform the master planning process. The following is a summary of all reports; a more detailed review of reports is available in Appendix 3.

STATE GOVERNMENT PLANS

Active Victoria, Sport and Recreation Victoria 2022-2026



This report has the objective that all Victorians have access to high quality environments and appropriate participation opportunities.

Outcomes from the strategy implementation include that Victoria will have inclusive, accessible, and respectful places and spaces for sport and active recreation.

Fair Access Policy Roadmap, Victorian Government



This report provides guidance for organisations to develop a gender equitable access and use policy based on 6 Fair Access Principles, including

“Women and girls will have equitable access to and use of community sport infrastructure which is welcoming, safe and inclusive.”

National Sporting Associations facility standards/ guidelines

Most sport peak bodies have adopted facility standards and guidelines for their sport to assist LGAs, Reserve Committees and other facility providers to develop facilities that are uniform, equitable and consistent in their type and quality.

Relevant National Sporting Association facility standards/ guidelines that were referenced during the development of the master plan were:

- AFL Preferred Facility Guidelines, AFL (2024)
- Community Cricket Facility Guidelines, Cricket Australia (2023)
- Football Victoria Field Dimensions and Pitch Markings Guide (2019)

COUNCIL PLANS AND STRATEGIES

Council Plan 2021-25



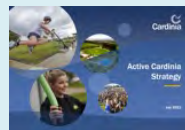
The plan will help position Council to thrive in the long-term, and directly responds to the challenges of climate change and the recent Covid pandemic.

The Cardinia Shire vision is:

'Cardinia Shire is a liveable, resilient community where the environment flourishes and residents are healthy, included and connected.'

Of the five Priorities underpinning the plan, the 'Liveable places' is the most relevant to inform the master plan.

Active Cardinia Strategy (2023)



The strategy aims to create an active and healthy community where all residents have access to a diverse range of opportunities to participate in sport and active recreation.

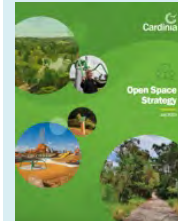
The strategy supports the installation of active recreation infrastructure that is intergenerational, flexible and accessible to all, and to creating places and spaces that are safe, accessible and supportive for people of all genders.

The strategy contains no specific recommendations for the reserve, however, one of the strategy's Strategic Priorities are relevant to the master plan:

Strategic Priority 2 Places

Plan, develop and activate places that support communities to participate in sport and active recreation

Open Space Strategy 2023



The strategy provides a framework for Council to plan, deliver and manage open space to create a network of well designed, safe, inclusive, and accessible public open spaces for the next 10 years.

O'Neil Road Recreation Reserve is classified as a Neighbourhood level passive and active open space. The strategy contains no specific recommendations and actions for the reserve, however, the development of the master plan has considered six of the eight Objectives described in the strategy for the shire's open space network.

Play Space Strategy 2014



The strategy guides the planning, development and management of the shire's play space network to ensure the provision of high quality play opportunities for people of all ages and abilities. (It is noted that the strategy is now more than 10 years old).

The strategy recommends upgrading the O'Neil Road Recreation Reserve play space to a 'District' level play space, which occurred in 2017, and shade was added in 2019 and the picnic table and shelter in 2022.

Pedestrian and Bicycle Strategy 2017

The strategy provides a guiding framework for the incremental development of a comprehensive walking and cycling network throughout the shire.

The strategy recommends a combination of shared paths and bikeways to link with major public spaces, and cycle routes through open spaces, such as public parks.

There is an existing Bikeway along the northern side of Old Princes Highway which connects the reserve to the Beaconsfield town centre.

The existing sealed path traversing the north central section of the reserve connecting Janet Bowman Boulevard to the Old Princes Highway is a designated shared path.

There are no specific recommendations relating to these two paths.

Sport Facility Standards Policy 2019

The standards identified in the policy were referred to during the audit of the sports fields, and were used to inform some master plan directions, including the potential provision of a pavilion.

3. O'NEIL ROAD RECREATION RESERVE EXISTING CONDITIONS

The O'Neil Road Recreation Reserve site analysis plan (Figure 4) shows the current location and layout of facilities and infrastructure within the reserve.

Figure 4 – O'Neil Road Recreation Reserve Site Analysis Plan



O'Neil Road Recreation Reserve Master plan – Cardinia Shire Council

3.1 Review of Existing Infrastructure

Some of the key infrastructure items and features include:

- The extent of Melbourne Water owned infrastructure, specifically the sub-surface drains along the western and southern boundaries of the reserve, and the open swale drain along the southern boundary. Most of these assets were constructed in 2003.
- The extent of the Council drains along the eastern, southern and western boundaries of the reserve.
- The sub-surface sewer line along Janet Bowman Boulevard and along the partial length of the west boundary.
- The Council and Melbourne Water assets that traverse the reserve just north of the playground.

For the construction of any new infrastructure, Melbourne Water assets require a minimum setback of 2 metres from the outer edge of above surface and sub-surface drains.

The sports field is subject to flooding from the overland flows of the O'Neil Road Drainage Scheme in the 1%AEP flood levels (green shade in Figure 4). The 1%AEP overland flow comes from the east and west direction of sports field and runs through the open swale drain along the southern boundary.

The overland flows are controlled by culverts under Old Princess Highway, and some overland flow from the east diverts along the northern boundary of the sports field.

Melbourne Water has noted that the 1%AEP flood level should not be increased as a result of any development of the sports field; the existing levels of the sports field surface should be kept at current levels to avoid any flow diversion and increasing flood levels.



Size 125m x 105m (fence to fence)

- Below the acceptable length (min. 135m) and width (min. 110m) for a senior AFL oval
- Just meets minimum acceptable radius for a compliant senior cricket oval (min. 50m)
- East-west orientation of the AFL oval is non-preferred

Surface

- Heavy soil profile, in good condition
- Dome shaped oval surface assists stormwater run-off
- Synthetic pitch is in fair condition and is compliant (min. 2.4m wide)

Supporting Infrastructure

- AFL goal posts are junior height (7.5m & 5.0m) and in good condition
- 4 floodlights with 3 metal halide globes per pole are in good condition (installed approx. 2008) – min. 50 lux meets football training standard
- No sub-surface drainage or irrigation
- One player shelter which is non-compliant (too small)

Usage

- Summer: Casey-Cardinia Cricket Association; Upper Beaconsfield Cricket Club; Victorian Sunday Cricket Association
- Winter: Beaconsfield Junior Football Club (as an overflow training venue only)
- Beaconsfield Primary School all year round

PLAYGROUND/ PICNIC FACILITIES**Condition**

- 'District' level playground was installed in 2017 and is in good condition
- Shade sail structures were installed in 2019 and are in good condition
- Picnic facilities are restricted to one picnic table under a shelter (installed in 2021) and are in good condition
- The playspace setting is excellent and has good sightlines from the reserve and Janet Bowman Boulevard

Usage

- Playground appears to be a popular facility
- Usage levels of the picnic facilities are unknown

BASKETBALL HALF-COURT**Condition**

- The basketball half-court was installed in 2018
- The concrete pad is in good condition, however the line markings are faded and need to be re-applied
- The backboard is close to end of life and needs replacing

Usage

- Usage levels of the facility are unknown

Comments

The location of the facility to the playground is good, and it is sufficiently setback from houses to have little impact on residential amenity

The facility is an open position and has good sightlines from the reserve and Janet Bowman Boulevard

OTHER INFRASTRUCTURE



Car Parking

- There is one off-road car park servicing the reserve; it is located at the eastern end which is not ideal for visitors to the playspace
- It has a gravel surface and accommodates approx. 50 cars, although parking is ad hoc as spaces are not defined
- Since the O'Neil Road/ Pink Hill Boulevard roundabout was constructed in 2021 the entry/ exit sequence for cars is tight
- The gravel surface is well maintained

Reserve Fencing

- The eastern section of the reserve is fenced to prevent unauthorised vehicles accessing the oval from the car park; the post and rail fence is in good condition
- The boundary along Janet Bowman Boulevard is fenced with wooden bollards, as is part of the Old Princes Highway boundary

Public Toilet

- A portable public toilet is situated in the car park; condition is unknown
- It was installed to service the sporting user groups, and is not well located for users of the playspace and basketball half-court

Pedestrian Path

- The reserve lacks a coordinated pedestrian path network
- A sealed path traverses the reserve from the western side through to Janet Bowman Boulevard, and is in good condition
- Several shared paths have been recently installed along the eastern and southern boundaries as part of the roundabout installation

LANDSCAPE/ VEGETATION



Landscape

- Whilst the sports oval presents as the dominant landscape feature in the reserve, the boundary planting contributes to a 'bush setting'

Vegetation

- The western boundary has a dense planting of mainly indigenous trees and shrubs, and these extend along most of the southern boundary beside Old Princes Highway
- Exotic plantings along Janet Bowman Boulevard provide a strong reserve edge along the full length of the northern boundary
- Council has undertaken new planting along O'Neil Road since the roundabout was installed, and some recent planting has occurred in the vicinity of the picnic shelter

4. FACILITY OPTIONS ASSESSMENT

4.1 Maximising Sporting Opportunities

O'Neil Road Recreation Reserve is classified by Council as a Local reserve. The sports field has been a valuable asset for Council to allocate as an overflow sports field for football and cricket use. Its main uses have been as a training venue for junior football teams in winter and a match day venue for junior cricket teams and lower grade senior cricket teams in summer. The Beaconsfield Primary School is also a regular user all year round for sport. The reserve has never had change rooms and amenities, however, the need for off-field facilities has not been a major issue for most of these users other than the need for onsite toilets.

The O'Neil Road Recreation Reserve Master Plan Revised study required a detailed assessment of the potential for the sports field to be used more frequently as a match venue, especially for soccer. Soccer participation in the western Pakenham Growth Corridor has increased concurrently with the population growth of Officer.

Simon Leisure and SPORTENG assessed all options to maximise the use of the sports field for football, cricket and soccer, despite the constraints of the small size of the reserve and the presence of considerable Melbourne Water and Council drainage infrastructure assets and their associated offsets.

Cricket

An oval of maximum radius 52.5m, with 2.74m run-off is possible. These dimensions provide a compliant cricket match oval for all ages and genders.

Football

An east-west oval of maximum dimensions 135m x 100m, with 3.0m run-offs is possible. These dimensions provide a compliant AFL match oval for U/8 to U/15 boys and girls teams (see Table 2).

Table 2 – AFL minimum oval dimensions²

Age Group	Length	Width
Under 8	70m	50m
Under 9	85m	65m
Under 10	85m	65m
Under 11	115m	75m
Under 12	115m	75m
Under 13	125m	95m
Under 14	125m	95m
Under 15	130m	100m
Under 16 – 18	Full-size oval (preferred 165m x 135m)	
Open Mens	Full-size oval (preferred 165m x 135m)	
Open Womens	Full-size oval (preferred 165m x 135m)	

For AFL oval use, a ball protection fence is required behind the goals at the eastern end to protect spectators and cars.

Soccer

Two north-south orientated soccer pitches of maximum dimensions 90m x 60m, with 3.0m run-offs placed either side of the cricket pitch are possible. These dimensions provide a compliant soccer match pitch for all ages and genders (see Table 3).

² Source: Play Your Way Junior Football Rules, AFL, 2023
Preferred Community Facility Guidelines, AFL, 2024

Table 3 – Soccer minimum pitch dimensions³

Age Group	Length	Width
Under 9	50m	40m
Under 10	60m	40m
Under 11	70m	50m
Junior (U12 – U18)	90m-110m	50m-68m
Open age	90m-110m	60m-68m

Notwithstanding the above, the preferred dimensions by Football Victoria for a soccer pitch for open age community soccer matches is 105m x 68m, with 3.0m run-offs. This size soccer pitch is only possible at O'Neil Road Recreation Reserve when a pitch is set-up in an east-west orientation; the constraint with this layout is that the synthetic cricket pitch would be in play, which is not permitted by Football Victoria [Ref: p.7, Field Dimensions and Pitch Markings Guide, *"Cricket pitches of any type will not be permitted in the Competitions, but they may be allowed under exceptional circumstances in grassroots competitions, administered by Associations"*].

It is not recommended that the two proposed soccer pitches be used for senior men's or women's matches for the following reasons:

1. Behind goal netting would need to be installed at both ends of each pitch to protect errant balls from being kicked onto Janet Bowman Boulevard and Old Princes Highway. Netting is not being recommended due to the negative visual impact that such infrastructure will have on the overall amenity of the reserve, and the open swale and sub-surface drainage to the south of the two pitches prevents behind goal netting infrastructure to be installed, in accordance with conditions set out by Melbourne Water (refer Section 4.4).

³ Source: Rules of Competition, Football Victoria, 2024
Field Dimensions and Pitch Markings Guide, Football Victoria, 2019

2. Senior soccer matches will trigger additional infrastructure needs at the reserve, such as pitch-side team benches and permanent or temporary fences will be required to be installed around the pitches for matches. It is likely larger numbers of adult spectators will need to be catered for compared to what might reasonably be expected to attend junior matches.

The master planning study has confirmed that two compliant soccer pitches suitable for junior matches and mini roos programs can be accommodated at O'Neil Road Recreation Reserve.

4.2 Provision of a Pavilion

For O'Neil Road Recreation Reserve to be 'fit for purpose' to regularly host junior football and soccer matches, a pavilion will be required to provide the following core needs and spaces:

- Change rooms and amenities
- Umpires/ Referees change room and amenities
- Canteen
- Equipment store
- Public toilets

Importantly, with no sporting club being based at the reserve (soccer, football or cricket), the pavilion will not require a social room and associated support facilities, such as a kitchen and bar.

The 2018 master plan nominated a location at the northern end of the eastern car park for a future pavilion. This master plan study has considered another two locations for a pavilion:

1. Southern end of the eastern car park.
2. Opposite side of the reserve between the sports field and the playground.

The following four criteria were used to determine the best location for a pavilion:

1. Least impact on residents in Janet Bowman Boulevard.
2. Least impact on vistas throughout the reserve in general.
3. Capacity to provide convenient public toilet access to users of the playground and the basketball half-court.
4. Capacity to provide sufficient car parking to support the pavilion, which will become the key gathering point for sporting uses.

The O'Neil Road roundabout constructed in 2021 was larger than first envisaged during the development of the 2018 master plan. It has subsequently impacted the size and functionality of the gravel car park and has reduced the overall car parking capacity.

Table 4 provides a high-level assessment of each site option against the criteria above.

Table 4 – Pavilion location options assessment

✓ = favourable outcome ✗ = non-favourable outcome

Site	Resident Impact	Reserve Impact	Public Toilet	Maximise Car Parking
North car park	✗	✗	✓ / ✗	✗
South car park	✓	✗	✗	✗
West reserve	✓ / ✗	✓	✓	✓

The **north car park location** is closest to residents, will obstruct views into the reserve for commuters travelling south along O'Neil Road, and will reduce the car parking capacity in the gravel car park. Public toilets associated with the pavilion will be within 160m of the playground.

The **south car park location** is furthest from residents, will obstruct views into the reserve for commuters travelling west along Old Princes Highway and north along O'Neil Road, will result in toilets being furthest from the playground, and will reduce the car parking capacity in the gravel car park.

The **west reserve location** will be 80m from residents but may result in some residents having direct sight to the pavilion. This location will have little impact on views through the reserve, has the advantage of toilets being less than 50m from the playground, and retains all the gravel car park for car parking.

The revised master plan supports a pavilion be located just north of the existing shared path traversing the northwest of the reserve, and will have the following benefits.

- Is closely located to the sports field.
- Provides the users of the playground and active recreation facilities convenient access to a public toilet.
- Is setback into the reserve towards the western boundary, which is a low use area and is a location set amongst mature trees.
- Is close to drain and sewer services.

The construction of the pavilion may require the removal of 1 – 2 semi-mature trees, with new plantings in the reserve as offsets.

It is recommended that the pavilion be provided in the form of a modular building to provide Council with the flexibility of being able to relocate it to another location if it's need at O'Neil Road Recreation Reserve ceases.

An option for Council to consider is that the pavilion be provided in two stages:

1st Stage – 2 all-gender toilets, 1 all-gender accessible public toilet, and an equipment store (total area approx. 27m²).

2nd Stage – change rooms, canteen, undercover spectator area, first aid, and miscellaneous spaces (total area approx. 300m²).

Estimated total building area 327m²

See Appendix 4 for the recommended area schedule for a pavilion suitable to accommodate junior football and soccer matches, and cricket matches for all ages. The pavilion plan and form (modular) are based on a similar pavilion provided at the Koo Wee Rup Secondary College oval in 2022.

4.3 Car Parking

As mentioned in Section 4.2, the recommended location for a potential new pavilion at the reserve is in the northwest section, adjacent to the playground. The pavilion will become the primary point of arrival and departure for sporting users given the access to change rooms, amenities, equipment stores, and other services at this location.

For this reason, it is recommended that a second and more formal sealed car park be included if a pavilion is constructed at the reserve. The car park would have the following additional benefits/outcomes:

- Reduce the reliance on Janet Bowman Boulevard for on-road car parking to service the pavilion, sports field and playground users.
- Combined capacity of the new car park (est. 25 spaces) and the gravel car park to the east (est. 50 car parks) will be an estimated 75 off-road car parks.
- Ensures compliant provision for disabled car parking adjacent to the pavilion and the public toilet.
- Ensures convenient access to the pavilion for waste management services.

Prior to commencement of design development of the new car park, it will be necessary for Council to undertake a traffic/ car park assessment to ensure that the estimated 75 off-road car parks will sufficient to accommodate the projected level of use of the reserve.

The 2018 master plan recommended a car park be constructed in the northwest corner of the reserve, north of the playground and utilising an otherwise underutilised area in the reserve. Council recently completed the design development for a car park in this location, however due to the presence of several physical constraints (including vegetation and sub-surface drainage) only 9 car parks were possible for what would have been a substantial construction cost. It was therefore determined this location was not a viable option for additional car parking.

The master plan is supporting a new car park on the site of the basketball half-court and the southern portion of the current playground area. This combined area is free of sub-surface drainage infrastructure and will provide convenient access to the pavilion, sports field and playground. The car park project will require the removal of a mature Eucalypt and two young exotic trees; offset planting is proposed throughout the reserve, including up to six new trees along the southern edge of the new car park.

The playground is proposed to be partially relocated northwards (refer Section 4.4) to accommodate the new car park, and the basketball half-court relocated westwards. An estimated 25 car parks can be accommodated, and security lighting is recommended to be included within the car park.

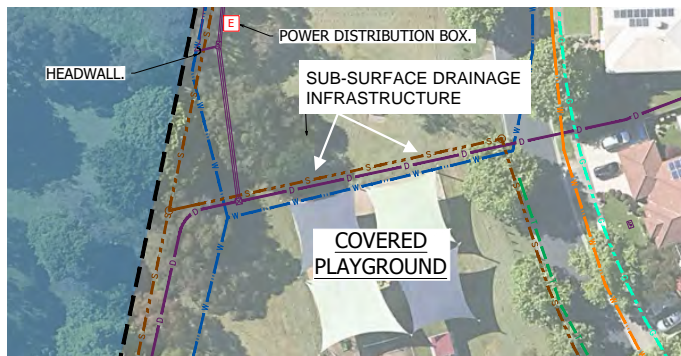
4.4 Provision of Community Recreation

The existing District level playground was installed in 2017, and shade and a shelter & picnic table were added recently. It is an important playground with its primary purpose being to service the needs of the community in east Beaconsfield between the Old Princes Highway and Hilltop Bushland Reserve to the north. The basketball half-court was installed in 2018 and is the only other play/informal recreation infrastructure in the reserve.

With the need to locate the proposed new car park adjacent to any new pavilion, it will be necessary to utilise the southern section of the playground to ensure a car park of sufficient size is possible. To mitigate the loss of this section of the playground, it is suggested

that the playground footprint be extended northwards into the underutilised northwest section of the reserve.

An important consideration with this direction is the Melbourne Water and Council drainage infrastructure located underground along the northern edge of the existing playground.



The current advice from Melbourne Water regarding setbacks of a minimum of 2 metres from its infrastructure⁴ means that the new/relocated section of the playground will need to be designed to allow for this easement through the middle of it. This should be able to be accommodated seamlessly if the area of the easement is used as the (clear) fall zone around items of playground equipment in this vicinity.

The shelter & picnic table will need to be relocated with any project to move the playground northwards, and other recommended inclusions to ensure it complies with Council's standards for a District playspace⁵ are:

- Barbeque and additional picnic tables
- Rubbish bins
- Drinking fountain

⁴ Source: Melbourne Water to Council letter dated 6 October 2022

The basketball half-court will need to be relocated if the proposed car park is constructed, and it is recommended that the replacement half-court be expanded to also accommodate a netball goal (see precedent image below).



This supports the directions of Council's *Fair Access Policy (2024)*. In order to further broaden the informal active recreation opportunities at the reserve, it is recommended that an outdoor gym is installed (also supported in the 2018 master plan). This type of informal physical activity at recreation reserves is supported in several Council plans and strategies.

The proposed location for the basketball/ netball half-court and outdoor gym is between the car park and playground approximately 50m from Janet Bowman Boulevard. The locations have been

⁵ Source: Cardinia Open Space Strategy, 2023

informed by and conform with the following key Crime Prevention Through Environmental Design (CPTED) principles:

- **Lighting**
Janet Bowman Boulevard has street lights, and it is recommended that the new car park has security lighting.
- **Sightlines**
Both items of equipment will have clear sightlines from Janet Bowman Boulevard, the playground, the car park and the proposed new pavilion.
- **Surveillance**
Both items of equipment will have clear sightlines from up to three residences in Janet Bowman Boulevard, from passing traffic on Janet Bowman Boulevard, and from users of the playground, sports field and internal pedestrian path network.
- **Openings**
Both items of equipment are in the open with no physical obstructions adjacent to them, and with multiple entrances/ exits available.

Due to the proposed expansion of the sports field, a minor realignment is required to the existing internal pedestrian path that traverses the reserve between the sports field and the playground. As a strategy to improve the walkability and activation of the reserve, the master plan supports an extension to the path network; it is proposed that this path will have links directly to the proposed public toilet and pavilion, and to the playground and active recreation facilities; and it is proposed that a new path be constructed between Janet Bowman Boulevard and the sports field to connect the gravel car park to all of the current and proposed new facilities in the western section of the reserve, including the public toilet and pavilion.

In addition, a new pedestrian path is proposed from the northwest corner of the reserve to connect residents in the Glismann Road Estate to the reserve and to Janet Bowman Boulevard.

The specific alignment and width of all new paths will be confirmed during design development.

5. MASTER PLAN KEY DIRECTIONS

The O'Neil Road Recreation Reserve Master plan was developed through consideration and analysis of information collected during the study, including input from various Council departments, past and current reserve user groups, and the broader community.

A draft O'Neil Road Reserve Master Plan and study report were placed on public exhibition for the period between 16 September to 14 October 2025. A webpage on Council's online engagement hub, 'Creating Cardinia', was established and contained the master plan, the study report, and a feedback form for people to provide their feedback. Nineteen online feedback forms were received. All submissions were assessed and were required, the master plan and study report were revised and finalised.

Each numbered item below corresponds with the number on the final master plan drawing which is shown in Appendix 5.

Improvement projects may be delivered in stages, however, this will be determined when it is time to renew assets or develop new infrastructure based on need, cost and available budget.

The projects contained in the master plan will be subject to funding and available resources, and do not commit Council, the reserve user groups or other organisations to a responsibility for funding and delivering the recommended projects.

5.1 Master Plan Recommendations/ Directions

1. The Glismann Road Development Plan includes provision for a road adjacent to the reserve which will include on-road car parking on both sides of the road

As the annotation describes, the Glismann Road Development Plan shows a new road just west of O'Neil Road Recreation Reserve to service the residences with frontages on Old Princes Highway, but which will also create a physical connection from the Estate to the reserve.

The car parking provision shown in the Development Plan has the potential to ease future car parking congestion at the reserve if the reserve is developed in the future to accommodate regular football and soccer matches.

2. Install two speed humps along Janet Bowman Boulevard

Council's Traffic and Transport Services support the installation of speed humps along Janet Bowman Boulevard as a general traffic calming measure, but also to enhance pedestrian safety in the event that Council supports an increased use of O'Neil Road Reserve for organised sport which will generate additional vehicular and pedestrian use of the road.

The specific location and type of speed hump will be subject to a detailed design process by Council.

3. Relocate the playground and install new BBQ/ picnic facilities

The proposed new car park (see No. 7) is only possible by utilising the southern section of the current playground. However, there will be no net loss to the size of the playground footprint with the opportunity to utilise some of the area north of the playground which is currently an underutilised space in the reserve.

The Melbourne Water and Council drainage infrastructure located underground along the northern edge of the existing playground will require a 2m setback on both sides, and this provision can be allowed for during the design development for the relocated portion of the playground (refer section 4.4 for additional background information).

With the works to upgrade the playground, it is recommended that the following additional supporting infrastructure be installed – barbeque, picnic tables, rubbish bins and drinking fountains – all items consistent with a District level playspace.

4. New sealed path network to improve accessibility and linkages

Extending the provision of sealed pedestrian paths throughout the reserve will have a primary benefit of linking the key activity areas (the sports field, the playground, and the active recreation facilities) to the public toilet and pavilion, and a secondary benefit of increasing the walkability of the reserve and connections to paths surrounding the reserve.

Allow for the installation of 5 bench seats along paths (see precedent image).



5. New outdoor gym equipment

Council has outdoor gyms in several parks and reserves throughout the Shire, however, there is currently no outdoor gym available in Beaconsfield. An outdoor gym will further broaden the active recreation offerings within the reserve, and will complement the sports field, the playground, and the basketball/netball half-court as destinations for the community to participate in physical activity.

Further consultation with the community and other stakeholders could be undertaken to determine if the installation should be themed to support older adults or whether it be a general purpose outdoor gym.

6. New active recreation facilities

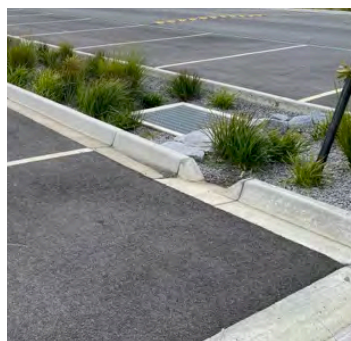
The basketball half-court will need to be relocated if the proposed car park is constructed; it is recommended that the replacement half-court be expanded to also accommodate a netball goal in keeping with Council's Fair Access Policy. Other options for active recreation facilities include a pickleball court and a bocce court; further community consultation at the time of the replacement of the basketball half-court will determine the final mix of active recreation facilities.

7. New sealed car park (estimated 25 spaces)

A new sealed car park will be required in the northwest area of the reserve if the decision to install a pavilion is supported (see No. 9). The pavilion will become the primary point of arrival and departure for most organised sporting uses.

There is insufficient on-road car parking capacity on Janet Bowman Boulevard to adequately service the car parking demand for a pavilion located in the northwest section of the reserve as the eastern gravel car park is too far removed from this location to make it a viable primary car parking option for reserve users.

With its estimated number of car parks at 25 spaces, the total number of off-road car parks at the reserve will increase to an estimated 75 spaces. The car park will also have the benefit of providing off-road disabled car parking close to the pavilion and playground. The inclusion of security lighting in the car park is recommended to enhance the safety of the overall reserve environs, and incorporating WUSD design to facilitate passive irrigation for new tree plantings (see precedent image).



8. Potential for a new public toilet with store and extended veranda (approx. 27m²) to be installed as a first stage of a new pavilion

The reserve is currently serviced by a portable public toilet located adjacent to the eastern gravel car park. The proposed new public toilet will be a permanent, fit-for-purpose and accessible toilet that is recommended to be provided in a modular form. It will not only be more appropriate option than the portable toilet to service the sporting uses at the reserve but will also provide an amenity close to the playground and basketball half-court.

It has the flexibility to be provided as a possible 1st stage of a potential future pavilion. It is suggested that the proposed facility also incorporate an equipment store for use by regular user groups and a veranda to provide some shelter for parents/ guardians of children during training sessions.

9. New change room building (approx. 300m²) as an add-on to the public toilets if installed in two stages

If Council requires the reserve to have the capability to regularly host junior soccer and football matches, then player change rooms and amenities, a referees/ umpires change room, and a canteen will be required. The additional facilities will also contribute to enhanced levels of enjoyment and operational improvements for senior and junior cricketers using the reserve for matches. The pavilion will also likely generate new interest for the casual use of the reserve by other community sporting and recreation groups.

As further explained in Section 4.2, it is recommended that the pavilion be provided as a modular building and could be a 2nd stage to the installation of the public toilet/ equipment store (see No. 8). The nominated location for the pavilion is setback from residents in Janet Bowman Boulevard, and the setting in front of established trees on the western boundary will have little impact on sightlines and landscape amenity within the reserve.

10. New levee bank required for flood mitigation (Glismann Road Development Plan)

The Glismann Road Development Plan includes provisions for a new levee bank. The levee bank is required to prevent floodwaters from impacting the homes fronting Old Princes Highway. The Development Plan supports the construction of a shared path along the top of the levee bank which will create interest for path users from the change in grade. It is currently unclear who is responsible for funding the construction of the levee bank and its timing.

11. Expand and reconfigure the sports field, and install irrigation and drainage and upgrade the surface

The proposed expansion of the sports field will increase the size of the oval for football and cricket, and will enable two 90m x 60m soccer pitches to be marked out with 3m run-offs.

These dimensions provide a compliant soccer match pitch for all ages and genders, however, the master plan is only supporting their use for junior soccer matches. The pitches may be required to support the increasing demand for soccer in this area of the Shire (refer Section 4.1 for more information).



The sports field surface is in good condition and is coping with the currently user load, which includes occasional junior football training in winter, cricket matches in summer, and general sports usage by the Beaconsfield Primary School. However, if Council requires the sports field to accommodate increased use during the winter for soccer training and matches, then sub-surface irrigation and drainage will be required.



12. Realign the existing path

Any expansion of the sports field will require a minor realignment of the current pedestrian path that traverses the reserve between the sports field and the existing playground.

13. Remove the existing post and rail fence and install a new 1.1m chain-mesh fence to define the edge of the sports field, with the section behind the goals extended to 3.5m high

To enable two compliant 90m x 60m soccer pitches to fit within the sports field area, the sports field needs to be expanded eastwards into the gravel car park to the point where the floodlights power box is situated (see image top right). This will require a new fence to be installed to define the edge of the sports field and

to prevent unauthorised vehicles from accessing the sports field area. It is recommended that the fence have a chain-mesh infill to help trap errant football, cricket and soccer balls.

The section of fence behind the AFL goals should be extended to 3.5m high to help mitigate footballs being kicked into the car park.



14. Relocate and upgrade sports lighting to LED (100 lux)

The existing floodlights were installed in 2008 and are operated with halide globes. They provide light levels to 50 lux which meets minimum standards for football training but are insufficient for soccer training (minimum 100 lux). Whilst their current condition is good, the expansion of the sports field will require all poles to be relocated outwards, and this provides an opportunity to upgrade the lighting system to LED and the lighting levels to 100 lux.

The locations for the new light poles should not impact existing Melbourne Water and Council drainage infrastructure, however, confirmation from relevant authorities during design development is advised.

15. New synthetic surface cricket pitch

A new cricket pitch will be required if the sports field area is expanded to accommodate the 90m x 60m soccer pitches, as the cricket pitch orientation needs to be straightened to enable the pitches to fit either side.

The current cricket pitch surface is reaching end of life.



16. Retain the existing gravel car park; straighten the southern section; extend the line of bollards along the eastern side to contain vehicles within the defined parking area

The master plan supports the eastern car park retaining its gravel surface from a cost perspective and also from the perspective that its capacity is likely to be reduced if it is sealed and formalised. This direction is supported for both the short and long terms.

Some of the southern section of the car park will be lost with any expansion of the sports field, and the extension of the line of bollards surrounding the northern, eastern and southern sections of the car park will ensure all cars are contained within the defined car park area and don't degrade the adjacent grass embankments and verges along O'Neil Road (see image below).



17. Additional tree planting throughout the reserve to improve landscape amenity

The master plan supports additional tree planting to offset the necessary removal of some trees to permit new infrastructure to be provided. It will also strengthen the boundary planting to the south and improve the overall landscape amenity of the reserve. Locations shown on the master plan for new trees are indicative and should not impact existing Melbourne Water and Council drainage infrastructure, however, confirmation from relevant authorities is advised.

Additional landscaping will also create an inviting environment for sensory play and provide natural noise attenuation measures from adjacent roads and between the playspace and residents.

5.2 Master Plan Costings

The O'Neil Road Recreation Reserve Master Plan recommends 17 separate projects for the reserve. The total estimated cost for full implementation of the master plan is \$5,192,451.

The practicality and order of implementation of most projects will be subject to a number of factors before proceeding, including:

- Current and future priorities of Council and the broader needs of the community.
- Availability of funding.
- Further investigation, research and consultation.

The estimated costs for each improvement project is shown in Table 5. The item numbers assigned to the projects correspond with numbers on the master plan drawing.

Notes about the Master Plan Costings

- The directions contained in the master plan do not commit the Cardinia Shire Council, reserve user groups or other organisations to a responsibility for funding and delivering the recommended projects.
- All capital cost estimates are based on works being undertaken by professional contractors.
- The cost estimates are indicative costs based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
- Cost exclusions include:
 - Goods and Services Tax (GST).
 - Any costs/ loss of income, which may be incurred by Council and/or user groups during construction of projects.
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging multiple projects into one larger contract.

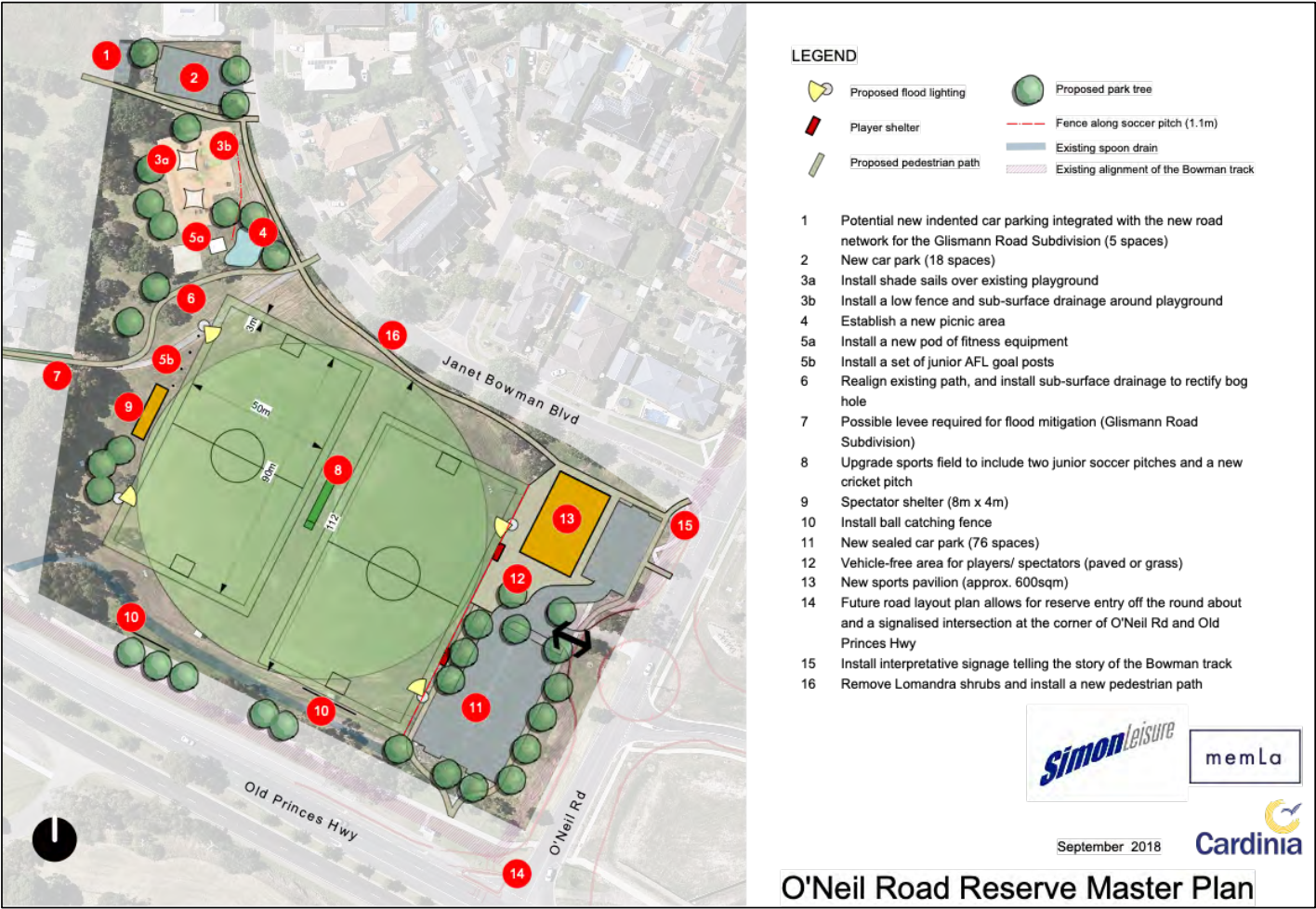
Table 5 – O'Neil Road Recreation Reserve Master Plan Cost Estimates

Item No.	Improvement Project	Description	Estimated Cost
1	The Glismann Road Development Plan includes provision for a road adjacent to the reserve which will include on-road car parking on both sides of the road	NA	-
2	Install two speed humps along Janet Bowman Boulevard	- Installation of 2 speed humps and associated signage @ \$15,000 each	\$30,000
3	Relocate the playground and install new BBQ/ picnic facilities	- Playground design, including new social recreation infrastructure (\$40,000) - Remove picnic shelter and picnic table and re-install in new location (\$20,000) - Expand the playspace area to the north, and supply and install new play equipment (\$240,000) - Supply and install a 2 plate BBQ, 2 picnic tables, 2 rubbish bins and 1 drinking fountain (\$100,000)	\$400,000
4	New sealed path network to improve accessibility and linkages	- Allow for 2m sealed path - Estimated 350m x 2.0m = 700sqm @ \$100 (\$75,000) - Install 3 bench seats @ \$ \$5,000 (\$15,000)	\$90,000
5	New outdoor gym equipment	- Supply and install a pod of 4 - 5 pieces of equipment	\$75,000
6	New active recreation facilities	- Type of facilities to be determined (master plan supports the replacement of the basketball half-court with a similar installation plus a netball goal)	\$125,000
7	New sealed car park (estimated 25 spaces)	- Engineering and design services (\$50,000) - 25 spaces and line marking @ \$6,400 per metre per space (\$145,000) - Crossover and internal road connection (\$75,000) - Allowance for car park lighting (\$90,000)	\$375,000
8	Potential for a new public toilet with store and extended veranda (approx. 27m²) to be installed as a first stage of a new pavilion	- Design development of full pavilion (\$35,000) - Supply and installation of modular public toilet with store (27m²), includes services connections (\$250,000)	\$285,000

Item No.	Improvement Project	Description	Estimated Cost
9	New change room building (approx. 300m ²) as an add-on to the public toilets if installed in two stages	- Modular pavilion (300m ²) comprising of 2 player change rooms and amenities, referee change room, first aid room, time keepers room, canteen, and miscellaneous spaces - 300m ² @ \$5,000 per metre for modular construction and installation (\$1,500,000) - Allowance for ramps and landscaping (\$75,000)	\$1,575,000
10	New levee bank required for flood mitigation (Glismann Road Development Plan)	Not costed	-
11	Expand and reconfigure the sports field, and install irrigation and drainage and upgrade the surface	- Engineering and design services (\$50,000) - Allowance for expanding and reconfiguring the playing surface to allow for 2 soccer pitches (\$200,000) - Installation of sub-surface irrigation and drainage (\$600,000) - Supply and installation of turf rolls and rootzone sand (\$450,000)	\$1,300,000
12	Realign the existing path	- Removal of unwanted section of existing path (\$5,000) - Allow for 2m sealed path - Estimated 35m x 2.0m = 70sqm @ \$120 (\$8,400) - Install 2 bench seats @ \$5,000 (\$10,000)	\$23,410
13	Remove the existing post and rail fence and install a new 1.1m chain-mesh fence to define the edge of the sports field, with the section behind the goals extended to 3.5m high	- Remove existing post and rail fence (\$5,000) - New 1.1m chain-mesh fence (\$40,000)	\$45,000
14	Relocate and upgrade sports lighting to LED (100 lux)	- Assumes new lighting system is required - Supply and install new LED floodlighting (100 lux)	\$320,000
15	New synthetic surface cricket pitch	- Remove existing concrete cricket pitch, and install new	\$20,000
16	Retain the existing gravel car park; straighten the southern section; extend the line of bollards along the eastern edge to contain vehicles within the defined car parking area	- Extend gravel car park to the south; supply and spread gravel (\$20,000) - Supply and install bollards around northern, eastern and southern sections- est. 100m @ \$300 per metre (\$30,000)	\$50,000
17	Additional tree planting throughout the reserve to improve landscape amenity	- Allowance for the supply and planting of 20 semi-mature trees @ \$350	\$7,000
Consultant Fees (design, documentation, administration)		@ 10% of project cost	\$472,041
Total Master Plan Cost			\$5,192,451

APPENDIX 1

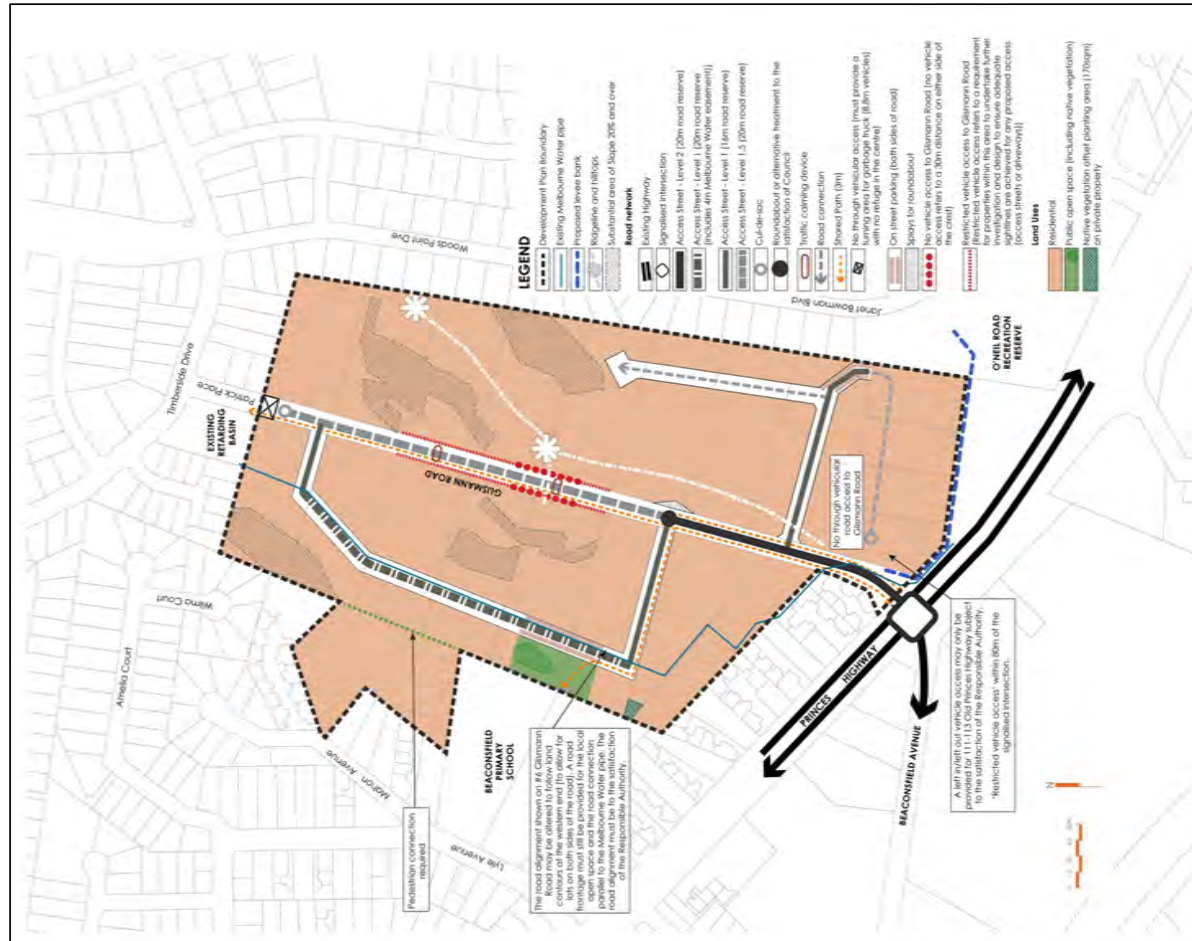
2018 O’Neil Road Recreation Reserve Master Plan



O’Neil Road Recreation Reserve Master Plan Revised – Cardinia Shire Council

APPENDIX 2

Glismann Road Area Development Plan Overlay (Schedule 19)



APPENDIX 3

Review of Background Reports and Plans

State Plans

Active Victoria, Sport and Recreation Victoria 2022-2026	
Report Purpose	Relevance to the Master plan
<p>Active Victoria, is the State Government's strategic framework for sport and recreation in Victoria.</p> <p>Its vision is:</p> <p><i>'To build a thriving, inclusive and connected sport and active recreation sector that benefits all Victorians.'</i></p>	<p>Active Victoria is underpinned by three objectives and six outcomes to guide activities and investment in sport and active recreation. The first two objectives and their outcomes are relevant to this study.</p> <p><u>Objective 1: Connecting Communities</u></p> <p>All Victorians have access to high-quality environments and appropriate participation opportunities.</p> <p>Outcomes</p> <ul style="list-style-type: none"> – More Victorians participate equitably in sport and active recreation – Victoria has inclusive, accessible, and respectful places and spaces for sport and active recreation <p><u>Objective 2: Building Value</u></p> <p>The sport and active recreation workforce create positive experiences for people</p> <p>Outcomes</p> <ul style="list-style-type: none"> – The sport and active recreation workforce is highly skilled and leads a strong, sustainable workforce – Sport and active recreation is a safe, inclusive, and resilient sector

Fair Access Policy Roadmap	
Report Purpose	Relevance to the Master plan
<p>The Fair Access Policy Roadmap has been developed by the Victorian Government in partnership with local governments, the state sport and active recreation sector, and other key stakeholders to improve gender equitable access and use of publicly owned community sports infrastructure across Victoria.</p>	<p>Six Fair Access Principles have been developed to provide clear and defined lanes for any organisation to build a gender equitable access and use policy. The relevant principles for this study are:</p> <ul style="list-style-type: none"> – Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive – Women and girls can fully participate in all aspects of community sport and active recreation – Women and girls will have equitable access to and use of community sport infrastructure

National Sporting Association facility standards/ guidelines	
Report Purpose	Relevance to the Master plan
Most National and State Sporting Associations now have adopted facility standards and guidelines for their sport to assist LGAs, Reserve Committees and other facility providers to develop facilities that are uniform, equitable and consistent in their type and quality.	<p>Relevant National Sporting Association facility standards/ guidelines that were referenced during the development of the master plan are as follows.</p> <ul style="list-style-type: none"> – AFL Preferred Facility Guidelines, AFL (2024) – Community Cricket Facility Guidelines, Cricket Australia (2023) – Football Victoria Field Dimensions and Pitch Markings Guide (2019).

Council Plans

Council Plan 2021-25	
Report Purpose	Relevance to the Master plan
<p>The plan will help position Council to thrive in the long-term, and directly responds to the challenges of climate change and the recent Covid pandemic. The Cardinia Shire vision is: <i>'Cardinia Shire is a liveable, resilient community where the environment flourishes and residents are healthy, included and connected.'</i></p> <p>Five Priorities have been used to shape the Council Plan:</p> <ul style="list-style-type: none"> – Strong communities – Liveable places – Thriving environments – Prosperous economies – Responsible leaders 	<p>Of the five Priorities, the 'Liveable places' is the most relevant to inform the master plan.</p> <p><u>Priority 2: Liveable places</u></p> <p>Strategies:</p> <ul style="list-style-type: none"> 2.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need 2.2. Plan and maintain safe, inclusive and connected open spaces, places and active travel routes <p>Initiatives:</p> <ul style="list-style-type: none"> Develop and upgrade shared pathways and walking tracks across the shire Plan and deliver accessible and inclusive recreation and community facilities

Active Cardinia Recreation Strategy (2023)	
Report Purpose	Relevance to the Master plan
<p>The strategy aims to create an active and healthy community where all residents have access to a diverse range of opportunities to participate in sport and active recreation. Sustainable development is a core principle of the strategy, ensuring that parks and reserves are developed responsibly for current and future generations.</p> <p>The Cardinia Shire vision for active recreation is: <i>'Our community is empowered to participate. We are active, engaged and connected. We are resilient and strong. Our physical and mental health is supported by a sustainable environment. We embrace diversity. We are an Active Cardinia.'</i></p>	<p>The strategy is underpinned by the following five principles:</p> <ul style="list-style-type: none"> – Sustainable Development – Planning for the Future – Diversity of Opportunity – Equitable Access – Delivery Together <p>The strategy has established for Strategic Priorities, with the relevant priorities and recommendations for this master plan being the following.</p> <p><u>Strategic Priority 2 Places</u> Plan, develop and activate places that support communities to participate in sport and active recreation</p> <p>Recommendations</p> <ul style="list-style-type: none"> – Develop and review master plans for parks and reserves that provide sport and active recreation infrastructure – Embed a place based approach to planning for active recreation infrastructure in parks and reserves, and engage communities in planning and design processes – Identify gaps in active open space and sporting facility provision and invest in infrastructure to meet current and future demands – Support the planning and development of the active transport and trail network

Open Space Strategy 2023	
Report Purpose	Relevance to the Master plan
<p>The strategy provides a framework for Council to plan, deliver and manage open space to create a network of well designed, safe, inclusive, and accessible public open spaces for the next 10 years.</p> <p>The Cardinia Shire vision for open space is: <i>'To plan, deliver and maintain enticing and inclusive open spaces across Cardinia Shire that are well connected, sustainable, and equitable, meeting the current and future needs of our community'</i></p>	<p>An analysis of the current provision of open space within the Beaconsfield area concludes that there is shortfall of both active and passive open space to meet the needs of the existing and future population; the provision of open space is currently 4.2ha/1,000 residents, which is below the industry benchmark of 5ha/ 1,000 residents. O'Neil Road Recreation Reserve is classified as a 'Neighbourhood' level active open space. Neighbourhood level reserves serve the active and passive recreation needs for local residents and the wider neighbourhood. For passive recreation use, a Neighbourhood level reserve generally contains a limited amount of infrastructure to support the daily recreation needs of residents within a walkable catchment. For active recreation, a 'Neighbourhood level' reserve supports junior competition and training activities for clubs and schools.</p>

	<p>There are eight Objectives for the shire's open space network. Those relevant to this master plan are:</p> <ol style="list-style-type: none"> 1. Sustainable Manage open space in a financially sustainable manner Design, construct and manage open space to reduce the impact on the natural environment Integrate water sensitive urban design into open spaces 2. Adaptable Open space that is adaptable and resilient to changing recreational, environmental, cultural and community needs 3. Safe Implement Crime Prevention Through Environmental Design (CPTED) principles to improve safety, accessibility, natural surveillance in open space Maintain high quality public open spaces to minimise hazards and risk of injury and increase the perception of safety 4. Equitable Planning Plan, develop and maintain open spaces with a consistent level of service, provision and amenity based on their classification and context Support the evolving open space needs of communities 5. Attractive and Inviting Open space that accommodate a variety of activities and activations Provide an appropriate level of infrastructure and facilities in open spaces to support different uses, interests and needs Improve the visual appeal of open spaces through public art and landscaping 6. Accessible/Connected Open spaces are accessible to people of all ages and abilities
--	---

Play Space Strategy 2014	
Report Purpose	Relevance to the Master plan
<p>The strategy guides the planning, development and management of the shire's play space network to ensure the provision of high quality play opportunities for people of all ages and abilities. Having been prepared 10 years ago, it is important to note that the shire has changed significantly in size, distribution and population diversity in the past 10 years. The strategy supports a four-tier hierarchy for play space provision:</p> <ul style="list-style-type: none"> – Neighbourhood – District – Municipal – Regional 	<p>An analysis of the provision of play spaces throughout the shire identified that the Growth Area Sub-Region has an overall need for more play spaces to cater for projected population growth.</p> <p>The strategy supports 10 principles to guide the future provision of play spaces throughout the shire, with the following important with the development of the play space at O'Neil Road Recreation Reserve: Diversity; Quality; Access & Connectivity; Maximising Use & Benefits; and Access & Inclusion.</p> <p>The strategy classifies the O'Neil Road Recreation Reserve play space as a 'Neighbourhood' level play space but to be upgraded to a 'District' level. [<i>The upgrade of the playground to a District level occurred in 2017, and shade was added in 2019 and the picnic table and shelter in 2022</i>]. The components of a District level play space include provision of a medium playground with a wide range of play opportunities for all age groups, and provision of supporting infrastructure such as seating, shade, paths, trees, shelter, and picnic facilities.</p>

Pedestrian and Bicycle Strategy 2017	
Report Purpose	Relevance to the Master plan
<p>The strategy provides a guiding framework for the incremental development of a comprehensive walking and cycling network throughout the shire.</p> <p>The vision for pedestrian and cyclists in the shire is: <i>'To develop Victoria's premier shared pathway network for all abilities, where practicable, to connect Cardinia's residents, businesses and visitors to town centres, schools, and main tourist attractions'</i></p>	<p>The strategy identifies that significant opportunities exist across Cardinia Shire to improve walking and cycling networks and create a truly connected municipality, including the following opportunities relevant to the master planning process:</p> <ul style="list-style-type: none"> – Local connections for daily needs – Existing parks and reserves that could become destinations for walking and cycling <p>The strategy vision is underpinned by 6 principles: the Cardinia Environment; Health & Wellbeing; All Abilities Access; Safety & Perception; Connection People & Places; and Awareness & Education.</p> <p>There is an existing Bikeway along the northern side of Old Princes Highway which connects the reserve to the Beaconsfield town centre, and the existing sealed path traversing the north central section of the reserve connecting Janet Bowman Boulevard to the Old Princes Highway is a designated Shared Path.</p> <p>There are no specific recommendations relating to these two paths.</p>

Sport Facility Standards Policy 2019	
Policy Purpose	Relevance to the Master plan
<p>The policy is a review of the Recreation Reserve Facility Standards 2012, and has considered the endorsed facility standards of relevant state sporting associations. The policy provides a clear direction for the provision of indoor and outdoor sporting facilities into the future.</p>	<p>The objectives of the policy are:</p> <ul style="list-style-type: none"> – To provide quality sports infrastructure that encourages sport, physical activity and health and wellbeing opportunities. – To provide well designed and suitable sports facilities in line with sport specific standards, guidelines, rules and regulations. – To ensure fairness and equity in the provision of sport facilities within Cardinia Shire. – To provide a standard approach to Council's provision of sport facilities. – To ensure facilities are inclusive and accessible, and that they meet the current and future needs of the Cardinia community and the sports themselves. – To provide the community, developers and stakeholders with Cardinia Shire Council's sport facility provision requirements. <p>Council's adopted standards for Australian Rules Football, Cricket and Soccer facilities helped inform the master plan directions. The pavilion at the reserve is out of scope.</p>

APPENDIX 4**Suggested Pavilion Area Schedule**

O'Neil Road Recreation Reserve Pavilion	AFL Standard (m²)#	Cricket Australia Standard (m²)*	Football Vic Junior Standard (m²)^	Koo Wee Rup Modular Pavilion	Recommended Total Areas (m²)
Change Rooms					
Home Change	45	35	25	40	40
Home Amenities	25	25	16	27	27
Away Change	45	35	25	38	38
Away Amenities	25	25	16	26	26
Accessible WC & Change	-	-	-	10	10
Umpires Room	20	15	20	20	20
Umpires Amenities	12				
Other Spaces					
First Aid	15	15	-	16	10
Kitchen/ Canteen	25	20	site dependent	14	20
Timekeepers	-	8		9	0
Public Toilets	20	-	20	6	6
Accessible Toilet	5		7	6	6
Storage - External	15	30	15	24	15
Miscellaneous Areas					
Utilities/ Plant	5	10	-	6	6
Cleaners Room		5	5	3	3
Undercover Spectator Area	50	-	25-50	100	100
Estimated Total Building Area					327

Preferred Community Facility Guidelines, AFL, 2024 - 'Club (home)' level facility

* Community Cricket Facility Guidelines, Cricket Australia (2023) - 'Club - Home' facility hierarchy

^ Football Facilities Building Development Guide, Football Victoria, 2020

APPENDIX 5
O'Neil Road Recreation Reserve Master Plan



7.4 Financial Reports

7.4.1 AWARD CONTRACT CT000093 - KOO WEE RUP NETBALL COURTS RECONSTRUCTION

Responsible GM:	Peter Benazic
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	1. Thriving Communities 1.3 Wellbeing and liveability - With diverse partner agencies we work to protect, improve and promote community health and wellbeing by implementing the Cardinia Shire Council Liveability Plan 2017-2029. 2. Vibrant Places 2.9 Asset planning and management - We manage assets on behalf of the community to sustainably deliver services with the optimal balance of whole of life costs and performance.

Recommendation

That Council:

1. Awards the contract for Koo Wee Rup Netball Courts Redevelopment to Idwala Pty Ltd for \$902,207.60,
2. Approves the use of any contingency items as outlined in the Confidential Attachment 1 for the delivery of this contract should they arise throughout the course of the contract.
3. Delegates CEO to have the authority to approve up to 10% variation on the total contract value as declared in Recommendation 1.

Executive Summary

The purpose of this report is to recommend that the tender submitted by Idwala Pty Ltd for CT000093 Koo Wee Rup Netball Courts Redevelopment be accepted for \$ 902,207.60 (Subject to confirmation of external funding).

Background

A recent audit of sporting venues within Cardinia Shire has identified Koo Wee Rup Netball Courts as a high priority for redevelopment in order to bring the facility into alignment with the required competition standards and Industry best practices.

As part of Councils Tennis and Netball Court resurfacing program, the Koo Wee Rup Netball Courts have been allocated \$825,000.00 for delivery within the 2025/26 Financial year. Additional funding in the form of a \$20,000 contribution from Koo Wee Rup Netball Club (confirmed) and \$275,000.00 from the Victorian State Government (awaiting grant confirmation, expected imminently) will bring the total budget allocation to \$1,120,000.00.

The scope of the contract includes construction of two new netball courts at the site along with associated infrastructure and landscape integration works to the court surrounds.

Description of Tendered Services/Goods

The redevelopment of Koo Wee Rup Netball Courts and Infrastructure.

A public tender was called on 18 October 2026 via eProcure. The Tender closed on 11 November 2025, with six submissions received:

Tenderer	Conformance
Contek Construction	Yes
A1 Civil	Yes
Idwala	Yes
Concretum	Yes
Austek	Yes
BIS	Yes

Tender Evaluation

Tenders were evaluated by the Evaluation Panel in accordance with the evaluation criteria outlined in the Request for Tender documentation. The criteria and allocated weightings are as follows:

Evaluation Criteria	Weighting
Compliance with the project brief	10%
Capacity & project delivery timeline	40%
Relevant experience and past performance	40%
Environmental and site management plan	10%

The Evaluation Panel consisted of:

- Procurement Business Partner
- Team Leader Open Space Projects
- Project Manager Open Space Projects
- Team Leader Sports Projects and Planning

Details of the full evaluation process and responses are included in the **Confidential Attachment 1** to this report.

The Evaluation Panel concludes that the tender submitted by Idwala Pty Ltd, will provide council with best value for the following reasons:

- Achieves the best score based upon the method of evaluation.
- Demonstrates specific, relevant experience and capability to undertake the works in accordance with the specification.
- Idwala are well regarded within the public open space and civil construction industry. They have a demonstrated history of delivering projects on behalf of Local Government including recent works for Cardinia Shire Council.
- Idwala provided a high-quality submission meeting all tender requirements including,

- OHS, insurance and quality management systems. The submitted methodology statement and proposed project plan were well tailored to the project site, utilising sound reasoning and were consistent with a level of understanding of the project specification and design requirements. The proposed project delivery timelines were realistic and allowed consideration for potential delays.
- Although lesser in price, A1 Civil and Concretum were not the preferred choice due to their capacity for the works and project delivery timelines submitted. Both tender responses have some experience in Open Space Projects, however very minimal experience in projects like this scope of works.

Policy Implications

Procurement Policy
Active Cardinia Strategy
Sports Facility Standards Policy

Financial and Resource Implications

Funding for this project has been provided in part through Council's 2025/26 capital works program. An allocation of \$825,000.00 has been provided under the Tennis and Netball Court Resurfacing Program. A further contribution of \$20,000.00 is being provided by Koo Wee Rup Netball Club. Confirmation of an additional \$275,000.00 grant from the Victorian State Government is expected imminently. This will bring the total project budget to \$1,120,000.00.

Project budget	2526-002626
Project Budget	\$1,120,000.00
Successful Tender Price	\$902,207.60
Contract contingency (10%)	\$90,220.00 - within budget
Total Contract limit	\$992,427.60
Project Management Costs	\$99,242.76 estimated (10%)
Total Cost of Delivery	\$1,091,670.36
Estimated Savings – includes contingency. (Contract Budget minus Total Cost of Delivery)	\$28,329.64

This project is included in the current capital works budget.

The total recommended awarded contract amount is within budget and part of the capital works program/operational budget.

Climate Emergency Consideration

There were nil climate emergency considerations.

Consultation/Communication

Extensive consultation with all key stakeholders was undertaken through all phases of the project. Consultation will continue with stakeholders through construction and handover phases.

Key stakeholders include:

- Koo Wee Rup Reserve Committee of Management
- DEECA
- Koo Wee Rup Netball Club
- Netball Victoria
- Victorian Government

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. A Gender Impact Assessment (GIA) has been identified as a requirement for this Project and will be completed prior to the planning, engagement, and delivery of the project.

Confidential Attachments

The **Confidential Attachment 1 - Tender Evaluation Report** – is designated confidential information pursuant to the *Local Government Act 2020*, s.3(1)(g) Private commercial information, being information provided by a business, commercial or financial undertaking that—(i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;.

Attachments

1. Confidential Attachment 1 - Tender Evaluation Report [7.4.1.1 - 8 pages]

7.4.2 CAPITAL WORKS REPORT - NEW CAPITAL PROJECT

Responsible GM:	Peter Benazic
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	<p>2. Vibrant Places</p> <p>2.2 Annual capital project planning - We identify and deliver capital projects that provide and renew public infrastructure.</p> <p>2.3 Road network - We partner with agencies to plan, deliver and maintain an integrated transport network that supports connected communities into the future.</p> <p>2.5 Community and open space infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.</p> <p>2.6 Infrastructure funding - We advocate to and partner with all levels of government to deliver projects that improve our community infrastructure, open spaces and precincts to meet the needs of our growing Shire.</p> <p>5. Responsible Leaders</p> <p>5.3 Long term financial sustainability - We manage Council's resources prudently and efficiently to ensure long-term financial sustainability.</p>

Recommendation

That Council:

1. Approves a \$550,000 budget for Brunt/Whiteside Road Intersection – Preparatory Works; and
2. Allocates a Council-funded budget of \$550,000 for preparatory works on the Brunt/Whiteside Road Intersection project (including design of Pink Hill Road), noting the expectation that Council will be reimbursed these costs upon execution of an external funding agreement.

Executive Summary

The purpose of the report is to seek Council approval for the following in-year changes to the FY25/26 capital plan to allocate \$550,000 budget for Brunt/Whiteside Road Intersection – Preparatory Works.

Discussion

Council is asked to approve a Council-funded budget of \$550,000 for design and preparatory works on the Brunt/Whiteside Road intersection, including design for the Pink Hill Road extension from the intersection. This project is included on the FY25-35 capital plan, subject to external funding.

The Victorian government has announced \$15.5M *Road Blitz* grant funding for the construction of the Brunt/Whiteside intersection with the Princes Highway, including the design for Pink Hill Road leading into the intersection. In addition, there is DCP funding allocated to the construction of the intersection. The estimated cost to completion of the project is \$18.5M.

Officers are currently negotiating the terms of the *Road Blitz* grant funding with the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts. It is anticipated that a funding agreement will be finalised by September 2026. Once the funding agreement is finalised, the project is not expected to require a Council

contribution. Instead, it would be fully funded by the *Road Blitz* grant funding and DCP contributions.

Officers would like to commence design and preparatory works that will enable the project to proceed quickly once the funding agreement is signed.

Financial and Resource Implications

The initial \$550,000 for design and preparatory works will be Council-funded as a funding agreement is not yet in place for this project. If the announced funding does not proceed to a grant funding agreement, Council would remain responsible for funding the design and preparatory works.

However, it is expected that Council will be reimbursed these costs upon execution of funding agreement with the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts for the construction of Brunt/Whiteside Road Intersection (including design of Pink Hill Road).

It is further anticipated that the full cost for the construction of Brunt/Whiteside Road Intersection (estimated at \$18.5M) will be fully funded by the *Road Blitz* grant funding and DCP contributions.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

7.5 Activity Reports

7.5.1 COMMUNITY ENGAGEMENT UPDATE - DECEMBER 2025 AND JANUARY 2026

Responsible GM:	Wayne Mack
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5. Responsible Leaders 5.2 Engagement - We build trust and encourage participation in Council decision-making by providing ongoing opportunities for people to have their say, ensuring the diverse voices of the Cardinia community are heard and considered.

Recommendation

That Council notes the community engagement update for December 2025 and January 2026.

Executive Summary

This report provides an update on Council's community engagement opportunities concluding in December or commencing in January 2026.

Background

Community engagement is a process whereby Council uses a variety of methods to proactively seek out information and feedback from the community, including their values, concerns, ideas and aspirations. Where possible and when required by legislation, Council will include the community in the development and delivery of identified initiatives and projects. This practice establishes an ongoing partnership, ensuring that community members continue to have the opportunity to shape Council's decision-making process.

Council's Community Engagement Policy sets out Council's accountability for, and commitment to, providing authentic and meaningful community engagement practices. The Policy meets the requirements of the Local Government Act 2020. It also reflects Council's commitment to undertaking best practice, high quality community engagement activities to receive input, feedback and ideas from the community on Council projects, services, plans, policies, strategies and other Council decisions.

Council uses the Engagement Institute's International Association for Public Participation Australasia (IAP2) Spectrum of Public Participation (referenced below) as the core model for its community engagement activities depending on the nature of the project, legislative requirements affecting the project and level of influence the community can have on the project, the risk and level of complexity of the project and available resources.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> Fact sheets Website Open houses 	<ul style="list-style-type: none"> Public comment Focus groups Surveys Public meetings 	<ul style="list-style-type: none"> Workshops Deliberate polling 	<ul style="list-style-type: none"> Citizen Advisory committees Consensus building Participatory Decision-making 	<ul style="list-style-type: none"> Citizen juries Ballots Delegated Decisions

Policy Implications

Community engagement is undertaken in line with Council's Community Engagement Policy. The policy outlines that engagement is not recommended during the public holiday periods. While this report does include details of engagement projects happening during December and January, it's important to note these engagements had started in December and are being extended out until late January to ensure there is plenty of time for people to provide feedback before, during and after the holiday period.

Financial and Resource Implications

The activities undertaken fall within Council's existing budget and resourcing.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

The following engagement projects are continuing in December 2025 or planned for January 2026.

Project	Project description	Details of Engagement	Business Unit
Shape our Cultural Future - Help us develop two new policies for arts, culture and events in our community.	<p>Inviting community input into:</p> <p>How we support and fund festivals and events - Festivals and Events Funding Policy</p> <p>How we plan, create and manage public art in our community - Public Art Policy.</p>	<p>Promotion via online survey on Creating Cardinia webpage and at engagement pop ups at community led events.</p> <p>Council's social media, website, e-news and media release.</p>	Community and Planning Services.

Proposal to discontinue and sell a laneway abutting 11 Rosebery Street, Lang Lang.	Statutory public notice of Councils intent to discontinue and sell a 61m ² section of laneway abutting 11 Rosebery Street, Lang Lang.	Invite submissions via Creating Cardinia website with promotion on Council's website and media release.	Corporate Services.
Community Panel to inform Council's review of differential rates in 2026.	All applicants notified of outcome of the selection by 19 December 2025.	Direct contact with all applicants. Successful panellists will be provided with an information pack and details of panel sessions in February 2026.	Corporate Services.
Draft Innovate Reconciliation Action Plan 2026 - 2028.	Invite feedback on the draft Innovate Reconciliation Action Plan 2026-2028.	Promotion via the Creating Cardinia webpage, at engagement pop ups and Council's social media, website, e-news and media releases.	Community and Planning Services.

Previous Engagement/Inform Projects	How feedback shaped decisions made
Proposed sale of land at 1 Halford Street, Upper Beaconsfield.	Council considered community feedback at its meeting held 17 November 2025 and resolved to retain the land in Council ownership and consider its future use pending review of the 2009 Upper Beaconsfield Township Strategy. Opportunities would be explored for use of the land in accordance with Council's Leasing and Licensing Policy.
Glismann Road Area Development Plan (GRADP) Beaconsfield.	Council considered community feedback at its meeting held on 17 November 2025. Feedback assisted Council to understand current landowner positions and explore alternative access and staging solutions for the approved GRADP in accordance with the Cardinia Planning Scheme in DPO19.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

7.5.2 STATE PROJECTS YEARLY UPDATE REPORT

Responsible GM:	Peter Benazic
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	<p>1. Thriving Communities</p> <p>1.5 Safe and accessible places - We plan for, provide and maintain safe, inviting and accessible public spaces and places, to promote pride of place and improve wellbeing.</p> <p>2. Vibrant Places</p> <p>2.3 Road network - We partner with agencies to plan, deliver and maintain an integrated transport network that supports connected communities into the future.</p> <p>2.4 Road advocacy - We advocate for State and Federal Governments for increased investment in infrastructure for all modes of transport, public transport infrastructure and services, and enhanced road safety treatments.</p> <p>2.6 Infrastructure funding - We advocate to and partner with all levels of government to deliver projects that improve our community infrastructure, open spaces and precincts to meet the needs of our growing Shire.</p> <p>2.7 Advocacy growth/funding - We advocate for fair and equitable funding to ensure Cardinia is equipped with the infrastructure and services needed to support our existing and growing population, accommodate increases in housing and employment, and help our community to thrive as a connected, sustainable and inclusive place to live.</p> <p>2.9 Asset planning and management - We manage assets on behalf of the community to sustainably deliver services with the optimal balance of whole of life costs and performance.</p> <p>5. Responsible Leaders</p> <p>5.4 Advocacy - We act as a proactive and powerful advocate for our community, influencing outcomes that improve and enhance quality of life, access to services and future opportunities for our residents.</p>

Recommendation

That Council notes the progress, completed actions, and future milestones for the State projects detailed in this report.

Executive Summary

Council's Major Projects Business Unit is responsible for liaising with and supporting the project teams within the Victorian Infrastructure Delivery Agency (VIDA) including:

- Level Crossing Removal Project (LXRP)
- Major Road Projects Victoria (MRPV)
- Victorian Health Building Authority (VHBA)
- Regional Rail Revival (RRR)

This report provides a summary of VIDA project progress during 2025 and a look ahead at activities planned for 2026.

Background

Council's Major Projects Business Unit is responsible for liaising with the project teams within the VIDA responsible for the following projects:

- Level Crossing Removal Project:
 - Station Street, Beaconsfield – road over rail bridge
 - Brunt Road, Officer – road over rail bridge
 - Station Street, Officer – road closure
 - Pakenham including McGregor Road, Main Street, and Racecourse Road – rail over road bridges
- Major Road Projects Victoria (Big Build Roads):
 - Healesville–Koo Wee Rup Road Upgrade – Livestock Way to Manks Road
 - Pakenham Roads Upgrade Stage 1 – HKWR Road freeway interchange and upgrades to Southeast Boulevard/Livestock Way intersection
 - Pakenham Roads Upgrade Stage 2 – McGregor Road freeway interchange and road upgrade to Henry Road/Webster Way intersection
 - Pakenham Roads Upgrade Stage 3 – Racecourse Road upgrade from Peet Street to Henry Street
- Victorian Health Building Authority:
 - Pakenham Community Hospital
- Regional Rail Revival:
 - Gippsland Line Upgrade including Bunyip Station upgrade

The Major Projects Business Unit works in close partnership with the VIDA project teams to facilitate project delivery while also seeking to positively influence project scope and ensure the best possible project outcomes for the community. This strategic approach to project partnership and facilitation continues to be recognised across the VIDA project teams and their project delivery partners and strongly positions Cardinia Shire Council for further infrastructure investments by both State and Federal Governments.

Discussion

Attachment 1 provides a summary of VIDA project progress during 2025 and a look ahead at activities planned for 2026. Each project is also briefly discussed below.

Station Street Beaconsfield Level Crossing Removal Project

This project removed the Station Street, Beaconsfield level crossing through the construction of a new road bridge over the existing rail tracks. The new road opened in March 2025 and has been named McKenna Drive in honour of Carmel McKenna for her dedication and decades of service to the Beaconsfield community.

As part of the project, it was identified that the Kenilworth Avenue shared use path was lower than the 1:50 year flood levels. LXR has raised this section of path to be above the 1:50 flood level to allow for safe access and egress during future flood events.

The defects correction and landscape maintenance periods continue to August 2027 with regular inspections between Council and LXR.

Brunt Road Level Crossing Removal Project

This project has removed the Brunt Road level crossing with the construction of a new road bridge over the existing rail tracks. The new bridge was opened to vehicles, cyclists, and pedestrians in April 2024.

Site works during 2025 have focused on correcting minor defects and establishing and maintaining landscaping. The defects correction and landscape maintenance periods continue to August of 2026 with regular inspections between Council and LXR.

Station Street Officer Level Crossing Removal Project

This project has removed the level crossing at Station Street Officer through a road closure in mid-2024.

In 2025 Council used funding provided by the Level Crossing Removal Project to construct a new shared use path on Officer South Road from Hickson Road to Officer Station and to construct a path linking Gilbert Reserve and Officer Station. The new path has improved access to Officer Station and is being well used by the community.

Council continues to advocate to the Department of Transport and Planning (DTP) for an alternative North-South arterial road to be constructed from Officer South Road through to Princes Highway in accordance with the Officer Precinct Structure Plan.

Pakenham Level Crossing Removal Project

This project has removed three level crossings at McGregor Road, Main Street and Racecourse Road Pakenham, with a rail over road solution. A significant amount of new public open space has been created within the rail corridor under the elevated rail viaduct in Barring buluk Park. The project also included the redevelopment of the Pakenham Station, the extension of the metropolitan train line to Pakenham East, and the construction of the new East Pakenham Station.

Construction was completed in late 2024 and site works in 2025 have focused on correcting minor defects and establishing and maintaining landscaping. The defects correction and landscape maintenance periods continue to the end of 2026.

Healesville-Koo Wee Rup Road Upgrade – Major Road Projects Victoria

This project duplicated Healesville-Koo Wee Rup Road between the Southeast Boulevard/Livestock Way intersection and Manks Road roundabout. The project delivered upgraded signalised intersections at Livestock Way and Greenhills Road and new roundabouts south of Deep Creek and at Hall Road and Ballarto Road intersections. The project also delivered over 9km of shared walking and cycling paths along with rest areas at Deep Creek and Ballarto Road.

The defects correction period ends in mid-2026.

Pakenham Roads Upgrade – Major Road Projects Victoria

The Pakenham Roads Upgrade included three stages of works to upgrade the Princes Freeway and sections of McGregor Road, Healesville – Koo Wee Rup Road and Racecourse Road. The project is being delivered by Major Roads Project Victoria with funding from the Australian Government.

Construction of stage 1 (Princes Freeway and Healesville – Koo Wee Rup Road interchange upgrades) was completed at the end 2024.

Construction of stage 2 (McGregor Road from Princes Freeway to Henry Road/Webster Way intersection) was completed in March 2025.

Construction of stage 3 (Racecourse Road from Peet Street to Henry Street) commenced in January 2025 and is expected to be completed nine months ahead of schedule in mid-2026.

Pakenham Community Hospital – Victorian Health Building Authority

The Pakenham Community Hospital is being delivered by the Victorian Health Building Authority. The project includes the establishment of a community hospital in Pakenham that will provide a range of integrated health and specialist services.

Construction of the new building started in early 2025 and is expected to continue through to completion in late 2026.

Council continues to advocate to Monash Health for the on-site parking to remain free of charge when the hospital opens for use.

Gippsland Line Upgrade – Regional Rail Revival

The Gippsland Line Upgrade included works along the rail line from Bairnsdale through to Southern Cross Station. Key works within Cardinia Shire included the Bunyip Station upgrade, track duplication between Bunyip and Longwarry, level crossing upgrade at Tynong, and various track signalling and drainage upgrades between Nar Nar Goon and Bunyip.

The new south platform, bus interchange and kiss and ride commuter drop off zones at Bunyip Station were completed in late 2024. In 2025, Council officers continued to engage with the project team to address defects and drainage concerns along Nar Nar Goon Longwarry Road which is managed by Department of Transport and Planning.

The defects correction and landscape maintenance periods continue to November 2026.

Policy Implications

These projects are consistent with Council policies including the Pakenham Major Activity Structure Plan 2021, Pakenham Major Activity Centre Urban Design Framework 2021, and Officer Precinct Structure Plan.

Financial and Resource Implications

The project support and facilitation outlined within this report by the Major Projects Business Unit is achieved with 6 EFT. These roles are funded in part by the Victorian Infrastructure Delivery Authority.

Climate Emergency Consideration

These infrastructure upgrades help facilitate active transport and improve access to public transport. The new infrastructure has been designed in accordance with the latest climate change projections including expected changes in rainfall intensity and the frequency and severity of flooding and extreme heat events.

Consultation/Communication

Each of the individual projects included extensive community consultation activities in the project planning and design phases along with regular communication through the construction and completion phases.

Council's Major Projects Business Unit has regular meetings with the VIDA project teams to review plans and provide input into the design of the projects and advocate for the best outcomes for the community.

Additionally, Council's Chief Executive Officer and General Manager Infrastructure and Environment regularly meet with senior staff from VIDA to resolve any strategic issues and to advocate for additional resources to support these projects.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

1. Attachment 1 - State Projects Yearly Update 2025 [7.5.2.1 - 9 pages]

Cardinia Shire Council

State Projects Update 2025



Cardinia Shire Council's Major Projects Business Unit was formed in 2022 and has led Council's interface with the external project teams delivering major infrastructure projects across the municipality. These projects are funded by both the State and Federal Governments.

The Major Projects Business Unit coordinates Council's partnership efforts to maximise the community benefits of these projects while managing the safety, health, and wellbeing of the community during all phases of project delivery.

This document provides a summary of progress during 2025 and a look ahead at activities planned for 2026 across the following projects:

- Level Crossing Removal Project:
 - Station Street, Beaconsfield
 - Brunt Road, Officer
 - Station Street, Officer
 - Pakenham including McGregor Road, Main Street, and Racecourse Road
- Major Road Projects Victoria (Big Build Roads):
 - Healesville–Koo Wee Rup Road Upgrade
 - Pakenham Roads Upgrade Stage 1
 - Pakenham Roads Upgrade Stage 2
 - Pakenham Roads Upgrade Stage 3
- Victorian Health Building Authority:
 - Pakenham Community Hospital
- Regional Rail Revival:
 - Gippsland Line Upgrade

Level Crossing Removal Project (LXRP) – Station Street, Beaconsfield

Progress Update – 2025	Upcoming Activities - 2026
LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2023 	LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2023
LXRP Design: <ul style="list-style-type: none"> Stage completed in 2024 	LXRP Design: <ul style="list-style-type: none"> Stage completed in 2024
LXRP Consultation: <ul style="list-style-type: none"> Completion of Community Engagement for naming of the road Additional community events planned during 2025 	LXRP Consultation: <ul style="list-style-type: none"> Stage completed in 2025
LXRP Construction and Disruptions: <ul style="list-style-type: none"> Community Updates expected throughout 2025 subject to project milestones Works on bridge structures continuing with Station Carpark asphaltting works completed early 2025 Some rail disruptions early 2025 	LXRP Construction and Disruptions: <ul style="list-style-type: none"> Stage completed in 2025 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Continued advocacy and consultation on the potential future uses of the Station Masters' heritage house and protection of the bunya pine 	Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period to August 2027



Images:

Left – McKenna Road bridge and Beaconsfield Avenue roundabout (photo courtesy of LXRP)

Right – McKenna Road bridge and Kenilworth Avenue roundabout (photo courtesy of LXRP)

Level Crossing Removal Project (LXRP) – Brunt Road, Officer

Progress Update – 2025	Upcoming Activities - 2026
LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2022 	LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2022
LXRP Design: <ul style="list-style-type: none"> Completion of remaining design packages for construction achieved in early 2024 	LXRP Design: <ul style="list-style-type: none"> Completion of remaining design packages for construction achieved in early 2024
LXRP Consultation: <ul style="list-style-type: none"> Stage completed in 2024 	LXRP Consultation: <ul style="list-style-type: none"> Stage completed in 2024
LXRP Construction and Disruption: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions for works during Defect Corrections Period 	LXRP Construction and Disruption: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period 	Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period to August 2026



Images:

Top left – Aerial view of Brunt Road bridge (photo courtesy of LXRP)

Top right – Shared use path on Brunt Road bridge (photo courtesy of LXRP)

Bottom left – Shared use path approaching Brunt Road bridge from Pioneer Way (photo courtesy of LXRP)

Bottom right – Establishing landscaping on bridge batter near Copper Beech Road and Kenilworth Avenue

Level Crossing Removal Project (LXRP) – Station Street, Officer

Progress Update – 2025	Upcoming Activities - 2026
LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed 2022 	LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2023
LXRP Design: <ul style="list-style-type: none"> Stage completed in 2024 	LXRP Design: <ul style="list-style-type: none"> Stage completed in 2024
LXRP Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Community Updates continued to completion of works in early 2025 Works north of the rail including Gilbert Reserve connection with pathways, lighting and landscaping completed March 2025 Council construction of new shared use path on Officer South Road completed June 2025 	LXRP Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Stage completed in 2025 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period 	Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period to August 2027 Council will continue to advocate to the Department of Transport and Planning for delivery of the North/South Arterial per the Officer Precinct Structure Plan Council will continue to advocate to Melbourne Water for delivery of Development Service Scheme (DSS) drainage works to pipe the open channel drain in Officer South Road



Images:

Left – Officer South Road shared use path

Right – Path connection from Station Street toward Officer Station and Siding Avenue

Level Crossing Removal Project (LXRP) – Pakenham

Progress Update – 2025	Upcoming Activities - 2026
LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2021 	LXRP Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2021
LXRP Design: <ul style="list-style-type: none"> Stage completed in 2023 	LXRP Design: <ul style="list-style-type: none"> Stage completed in 2023
LXRP Consultation: <ul style="list-style-type: none"> Stage completed in 2024 	LXRP Consultation: <ul style="list-style-type: none"> Stage completed in 2024
LXRP Construction Works and Disruptions: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions for works during Defect Corrections Period 	LXRP Construction Works and Disruptions: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period 	Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period to end of 2026



Images:

Top left – Walking trail in Barring buluk Park near McGregor Road

Top right – Playground at Barring buluk Park near future Pakenham Community Hospital

Bottom left – *'Meet me at the Pakenham Owl'* public art at Pakenham Station

Bottom right – Pakenham Station from Railway Avenue bus interchange (photo courtesy of Genton)

Major Road Projects Victoria – Healesville-Koo Wee Rup Road Upgrade

Progress Update – 2025	Upcoming Activities - 2026
MRPV Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2022 	MRPV Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2022
MRPV Design: <ul style="list-style-type: none"> Stage completed in 2022 	MRPV Design: <ul style="list-style-type: none"> Stage completed in 2022
MRPV Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions for works during Defect Corrections Period 	MRPV Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Stage completed in 2024 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period 	Council Advocacy: <ul style="list-style-type: none"> Monitoring of asset performance and close out of issues during Defects Correction Period to mid-2026



Images:

Top left – Aerial view of new road bridges at Deep Creek (photo courtesy of MRPV)

Top right – Aerial view of new roundabout at Hall Road (photo courtesy of MRPV)

Bottom left – Duplicated carriageway with safety barriers (photo courtesy of MRPV)

Bottom right – Section of the new 9km shared use path from Greenhills Road to Manks Road

Major Road Projects Victoria – Pakenham Roads Upgrade

Progress Update – 2025	Upcoming Activities - 2026
MRPV Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2024 	MRPV Preliminary Works: <ul style="list-style-type: none"> Stage completed in 2024
MRPV Design: <ul style="list-style-type: none"> Stage completed in 2024 	MRPV Design: <ul style="list-style-type: none"> Stage completed in 2024
MRPV Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Stages 1 and 2 completed Stage 3 construction commenced in January 2025 Significant disruptions throughout 2025 including closure of Racecourse Road from October to December 	MRPV Consultation, Construction and Disruptions: <ul style="list-style-type: none"> Stage 3 construction expected to be completed by mid-2026 Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none"> Regular Council officer meetings with project team throughout 2025 Sequencing of works with other projects in Pakenham Advocacy for trader support initiatives to help offset impact of Stage 3 works 	Council Advocacy: <ul style="list-style-type: none"> Council will continue to advocate to MRPV for trader support initiatives as works are completed by mid-2026 Monitoring of asset performance and close out of issues during Defects Correction Period to mid-2028



Images:

Top left – Aerial view of stage 1 upgrade of HKWR Road freeway interchanges (photo courtesy of MRPV)

Top right – Ghostriders Cycling Group using the shared use path on HKWR Road (photo courtesy of MRPV)

Bottom left – Aerial view of stage 2 upgrade of McGregor Road (photo courtesy of MRPV)

Bottom right – Raised platform pedestrian crossings at Webster Way intersection (photo courtesy of MRPV)

Victorian Health Building Authority – Pakenham Community Hospital

Progress Update – 2025	Upcoming Activities - 2026
VHBA Preliminary Works: <ul style="list-style-type: none"> • Site establishment completed in early 2025 	VHBA Preliminary Works: <ul style="list-style-type: none"> • Stage completed in 2025
VHBA Design: <ul style="list-style-type: none"> • Design renders released in February 2025 	VHBA Design: <ul style="list-style-type: none"> • Stage completed in 2025
VHBA Consultation, Construction and Disruptions: <ul style="list-style-type: none"> • Main construction phase commenced in 2025 • Disruptions planned around MRPV's Pakenham Roads Upgrade project and Council's Pakenham Revitalisation Project works in Pakenham 	VHBA Consultation, Construction and Disruptions: <ul style="list-style-type: none"> • Main construction phase continues with completion expected late 2026 • Disruptions planned around MRPV's Pakenham Roads Upgrade project and Council's Pakenham Revitalisation Project works in Pakenham
Council Advocacy: <ul style="list-style-type: none"> • Regular Council officer meetings with project team throughout 2025 • Sequencing of works with other projects in Pakenham 	Council Advocacy: <ul style="list-style-type: none"> • Continued Council advocacy to Monash Health for parking to be free of charge



Images:

Left – Artist impression of building entrance (image courtesy of VHBA)

Right – Artist impression of building interior (image courtesy of VHBA)

Regional Rail Revival – Gippsland Line Upgrade

Progress Update – 2025	Upcoming Activities - 2026
RRR Design & Project Actions: <ul style="list-style-type: none">• Stage completed in 2024	RRR Design & Project Actions: <ul style="list-style-type: none">• Stage completed in 2024
RRR Consultation: <ul style="list-style-type: none">• Stage completed in 2024	RRR Consultation: <ul style="list-style-type: none">• Stage completed in 2024
RRR Construction and Disruptions: <ul style="list-style-type: none">• Minor rectification works 2025	RRR Construction and Disruptions <ul style="list-style-type: none">• Stage completed in 2025• Minor disruptions possible for works during Defect Corrections Period
Council Advocacy: <ul style="list-style-type: none">• Ongoing Council Officer consultation with project team during defects period in 2025	Council Advocacy: <ul style="list-style-type: none">• Completion of project with defects period extending until November 2026



Images:
Left – Sealed carpark on north side of Bunyip Station (photo courtesy of RRR)
Right – Pathway to Bunyip Station platform from Main Street (photo courtesy of RRR)

8 Reports By Councillors

9 Presentation Of Petitions

10 Notices Of Motion

10.1 NOTICE OF MOTION 1122 - CR PATON

Motion

I, Councillor Trudi Paton hereby give notice of my intention to move the following motion at the Council Meeting to be held at 7.00pm on Monday 15 December 2025:

That Council:

1. Writes to the Honourable Minister for Planning in reference to the *Planning Amendment (Better Decisions Made Faster) Bill 2025* and Expresses significant concerns with:
 - a. The substantial regulatory burden on local government, and absence of consultation with councils on the Bill.
 - b. The removal of public notice process for certain application types. Public notice is the mechanism that councils rely on to ensure local communities know about proposals, and to ensure that local knowledge can add value to the decision-making process.
 - c. The new codified residential development pathways all 'switch off' the environmental protections found at Section 60 of the Act - specifically the ability of the decision-maker to consider the presence of contaminated land, or the known risk of floods, fires or land-slips where a relevant overlay is yet to be applied to the land. Victoria is one of the most fire-prone regions in the world and removal of these environmental protections fail to champion Victoria's planning objectives of a "safe living and working environment" and ignores the 2009 Bushfires Royal Commission and decades of planning policy seeking to preserve human life.
 - d. The new provisions will make it more difficult for councillors, applicants, submitters, and members of the public to understand the local government conflict of interest tests.
 - e. Implementation details are left to the regulations without any guarantee of consultation. The Bill provides over 100 instances where matters are still to be prescribed in the regulations.
 - f. There is no state funding commitment alongside the Bill to assist councils to implement this proposed permit streaming in a consistent statewide system.
 - g. The Bill does not provide a new head of power to require affordable housing in future, where development potential is proposed to be greatly increased.
2. Advises the Minister that Cardinia Shire Council corroborates the Municipal Association of Victoria's "Local Government position: Planning Amendment Bill 2025", published 6 November 2025;
3. Requests the State Government to require that in line with recommendations of the Select Committee inquiring into Victoria Planning Provisions VC257, VC267 and VC274, new section 4K of the Planning Amendment (Better Decisions Made Faster) Bill 2025, commences on the day after Royal Assent; and
4. Requests the State Government to pause progress of the Planning Amendment (Better Decisions Made Faster) Bill 2025 in its current form and work with local government to design a new process.

11 Urgent Business

12 Councillor Questions

13 Mayoral Minute

14. Confidential Business

The *Local Government Act 2020* (the Act), section 66 provides that if a council or delegated committee determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection:

- a) the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in the definition of ***confidential information*** in section 3(1); and
- b) an explanation of why the specified ground or grounds applied.

The Act defines ***confidential information*** in s.3(1)(a)-(l), and includes information that may prejudice or impact; commercial negotiations, the security of Council, land use planning, law enforcement, legal privilege, personal information, private commercial information, confidential meeting information, internal arbitration, Councillor conduct panel information and information specified under s.77 of the previous *Local Government Act 1989*.

Once confidential information has been considered and decided in a closed session of a Council Meeting, a further resolution to resume open Council is required.

Recommendation

That Council pursuant to section 66(5)(a) and (b) of the *Local Government Act 2020* close the Council Meeting to the public to consider the following confidential information:

1. Agenda Item 14.1 – Land Acquisition is designated confidential on the grounds that it relates to s.3(1)(c) Land use planning information, being information that if prematurely released is likely to encourage speculation in land values.
2. Agenda Item 14.2 – Contract Variation is designated on the grounds that it relates to s.3(1)(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

14.1 LAND ACQUISITION

Responsible GM:	Peter Benazic
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	2. Vibrant Places 2.5 Community and open space infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community. 3. Adaptive Environments 3.1 Biodiversity - We protect our biodiversity and enhance our natural assets and diverse ecosystems.

14.2 CONTRACT VARIATION

Responsible GM:	Peter Benazic
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	2. Vibrant Places 2.5 Community and open space infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community. 2.9 Asset planning and management - We manage assets on behalf of the community to sustainably deliver services with the optimal balance of whole of life costs and performance.

15 Meeting Closure