Riddells South
Community Engagement Report

Spacious Group

9 November 2022

Giving every person a voice.

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Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.

Definitions

COMMUNITY

The term community refers to a group of people that has something in common such as identity, behaviours, interests or values. A community often share a sense of place in a given geographical area (e.g. a country, city, town, or neighbourhood) or in virtual space through communication platforms.

STAKEHOLDER

The word stakeholder refers to individuals, groups or organisations with a stake or interest in the outcome of a decision. Stakeholders may also have the ability to influence the decision given their role or position.

ENGAGEMENT

Engagement is defined as a planned process with the purpose of working with communities and stakeholders to inform decisions, share knowledge and strengthen relationships.

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1 Introduction

1.1 Report purpose

This report summarises findings from the first phase of the proponent-led community engagement undertaken as part of the strategic planning process that will inform the ongoing decision making on the future of the area, including possible development of the Daffodil Lane site in Riddells Creek (referred to 'Riddells South' in this report).

1.2 Background

The Daffodil Lane site in Macedon Ranges Shire is part of the existing Riddells Creek township and adjacent to Riddells Creek Railway Station. It is located within the Riddells Creek township boundary.

The area (Figure 1) comprises of multiple parcels of land with a significant land parcel owned by Spacious Group and the remaining land owned by eight other private landowners and Vicroads (Figure 2).

The Riddells South land has been identified as an investigation area. The Macedon Ranges Statement of Planning Policy (adopted by the Macedon Ranges Shire Council in July 2019) was ratified by the Parliament of Victoria in April 2021 and now forms part of the Macedon Ranges Planning Scheme. The Macedon Ranges Statement of Planning Policy identifies the Riddells South area as being within the township boundary and suitable for potential future residential rezoning subject to further investigations.

Riddells South is well positioned to provide significant community benefit whilst also facilitating context driven development that is congruent with the rural surrounds. Riddells Creek runs through the site in a north-south direction providing opportunities to facilitate and leverage connections to nature, environmentally sustainable design and to explore other opportunities that the location affords such as advanced stormwater management.

Spacious Group is committed to engaging with stakeholders and the Riddells Creek community to deliver enhanced community outcomes through incorporating community feedback and addressing any community concerns as part of any future development where possible.

Prior to this first phase of community engagement, no public consultation had been undertaken however, Spacious Group, in conjunction with Tract Consultants have participated in some preliminary meetings with Macedon Ranges Shire Councillors and Council officers, in addition to undertaking technical investigations.

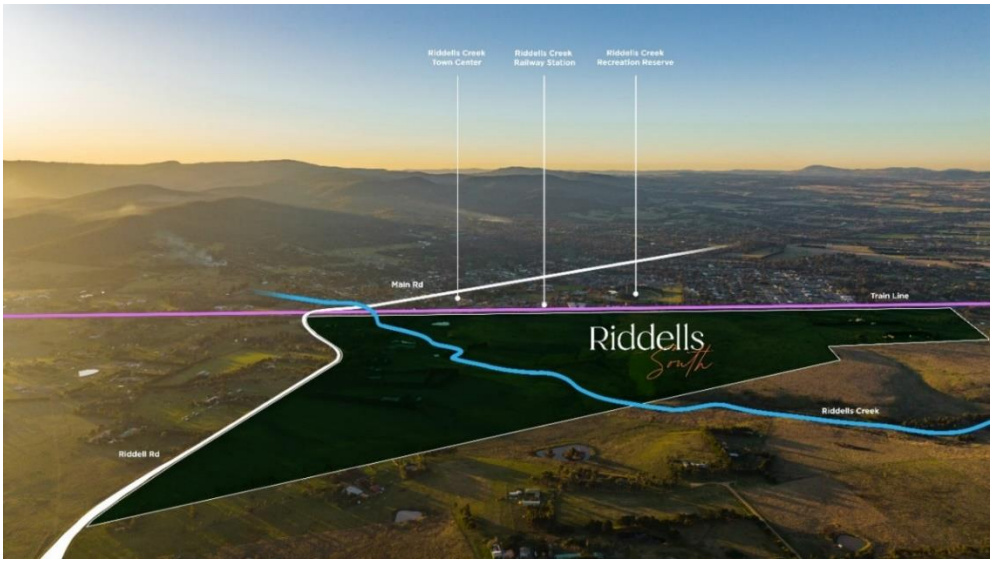

Figure 1: Riddells South boundary

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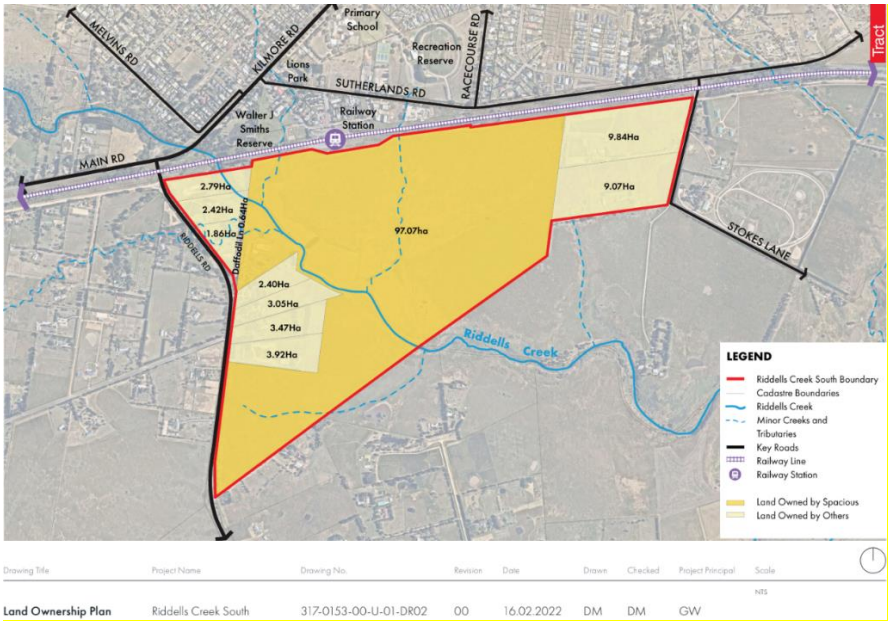

Figure 2: Land parcels of the Riddells South land

1.3 Scope of engagement

This phase of engagement focused on introducing the community and stakeholders to the Riddells South area and planning process, presenting initial site studies and observations of the Macedon Ranges towns including Riddells Creek, and providing the community with the opportunity to share their vision and ideas for the future of the land.

1.4 Next steps

Following this report, Spacious Group and Tract Consultants will undertake the following steps:

- Review and interpret the engagement findings.
- Update Macedon Ranges Councillors on the progress and present the report.
- Engage in dialogue with Council officers.
- Provide ongoing updates to participants who provided their contact details and signed up for updates.

1.5 Engagement limitations

The engagement methodology while robust, also has several limitations that should be acknowledged when reading this report. These are outlined below.

- Capire has reported on information documented by participants and interpreted the information to represent the views of participants as closely as possible.
- The engagement program included multiple opportunities for participants to contribute. Some people may have taken part in multiple engagement activities, for example completed the survey and participated in a workshop. Their views may have been captured more than once.
- In some instances, participants did not respond to all survey questions, this meant that some questions received fewer responses than others.
- People who participated in the engagement self-selected to take part. As such, whilst every effort has been made to gather the views of stakeholders and the community the information in this report does not reflect the views of a representative sample.
- Demographic data was captured through the survey, but not the workshops.
- In some instances, participants used the opportunity to provide feedback that was not directly related. This feedback has not been included in this report however all data collected has been provided to Spacious Group and Tract Consultants.

2 Engagement Approach

This section provides details of the communication, promotion and engagement tools used to undertake engagement about the future of the Riddells South land.

2.1 Communications and promotions

Throughout the engagement period, we sought to inform as many people as possible. Communication material provided information about existing planning scheme provisions including opportunities for the area. Engagement opportunities were also promoted, and people were encouraged to visit the website to find out more information.

Table 1 outlines the activities used to promote and inform community members and stakeholders about Riddells South.

Table 1: Activities used to inform people about Riddells South

ACTIVITY	DESCRIPTION AND PURPOSE
WEBSITE	The website (https://www.riddellssouth.com.au/) was launched on 19 August 2022 and provided up to date information about background information, the planning process, FAQs and engagement opportunities. The website also provided a contact form and email address (info@riddellssouth.com.au) to enable people to get in contact with the team. During the engagement period a total of 993 visitors visited the website, resulting in 4,854 views over the engagement period. See *Appendix A*. Website screenshots for screenshots of the website.
FLYER	In total, 3,449 flyers were distributed in Riddells Creek. Flyers raised awareness about Riddells South and promoted engagement opportunities, including a QR code that directed people to the website. A total of 438 scans and 393 unique scans resulted from the QR code. See *Appendix B.* Flyerfor the flyer design.
RIDDELLS CREEK NEIGHBOURHOOD HOUSE	The Riddells Creek Neighbourhood house included a display with A4 pages providing information about Riddells South and upcoming engagement opportunities. See *Appendix C*. Riddells Creek Neighbourhood House Display for the Riddells Creek Neighbourhood House Display content.
RIDDELL ROUND UP	A full-page advertisement raising awareness about Riddells South and engagement opportunities was included in the **September 2022** and **October 2022** versions of the Riddells Creek community newsletter the 'Riddell Round Up'. See *Appendix D*. August Riddell Round up advertisement for the August Riddell Round up advertisement. See *Appendix E*. September Riddell Round up advertisement for the September Riddell Round up advertisement.

ACTIVITY	DESCRIPTION AND PURPOSE
WEBINAR	A 1-hour online webinar was held on **6 September 2022** to provide information, opportunities to ask the team questions, and to promote the engagement activities. Following the webinar, the recording was included on the website here: https://www.riddellssouth.com.au/webinar-6th-september-2022/ *Appendix F*. Webinar agenda outlines the webinar agenda.

2.2 Engagement activities

Table 2 provides details about the engagement activities undertaken to hear people's ideas and visions for the future of the land.

Table 2: Engagement activities

ACTIVITY	DESCRIPTION AND PURPOSE
SURVEY	An online survey was included on the website. It asked participants to share their future vision for the land, ideas for neighbourhood design and community facilities, preferences for housing and lot sizes, thoughts about providing additional railway station carparking, additional comments, and demographic information. See *Appendix G*. Survey questions for the survey questions.
COMMUNITY WORKSHOPS	Two in-person community workshops were held at Riddells Creek Hotel to discuss community aspirations and ideas, gain a deeper understanding about issues and opportunities for the land, and to help inform the preparation of draft design principles. The workshops included presentations that provided background information and initial survey findings to provide context and aid conversations. The following workshops were held: • Thursday 6 October 2022, 6:00pm – 8:00pm (Riddells Creek Hotel) (Figure 3) • Saturday 8 October 2022, 10:00am – 12:00pm (Riddells Creek Hotel) (Figure 4) The same agenda was used for both workshops. See *Appendix H*. Workshop agenda for the agenda. See *Appendix I*. Questions workshop participants asked for questions workshop participants verbally asked or wrote down.

Figure 3: Thursday 6 October 2022 workshop

Figure 4: Saturday 8 October 2022 workshop

2.3 Participation

Approximately 163 people participated in the engagement. Figure 5 provides an overview of the participation in each engagement activity.

108
Surveys completed

35
People attended workshops

20
Webinar attendees

Figure 5. Overview of activity participation

2.4 Survey demographics

To understand who participated in the online survey, respondents answered demographic questions.

2.4.1 Age group

Figure 6 displays the percentage of survey respondents per age group in comparison to the percentage of Riddells Creek population per age group (according to the 2021 Australian Census[1]). There was an uneven spread of survey respondents' age groups. The dominant and most-over-represented age group was the 30 to 39 year-age group (28%), followed by 50 to 59 years (22%) and 40 to 49 years (19%). The least represented age group was 'under 20 years of age' (1%).

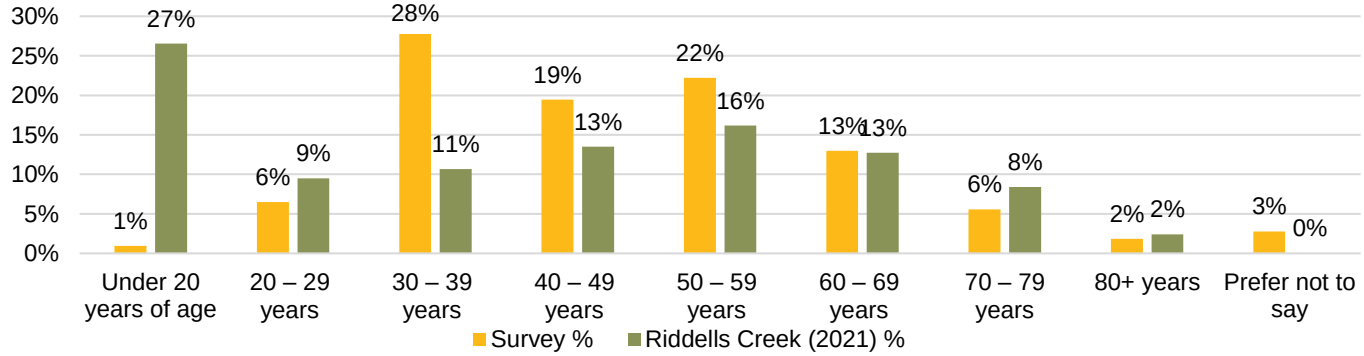

Figure 6: Age groups of survey respondents in comparison to the Riddells Creek population (n=108)

2.4.2 Gender

As shown in Figure 7, 58% of survey respondents identified as female whilst 39% identified as male. A total of one percent of respondents identified as 'gender diverse or self-described'.

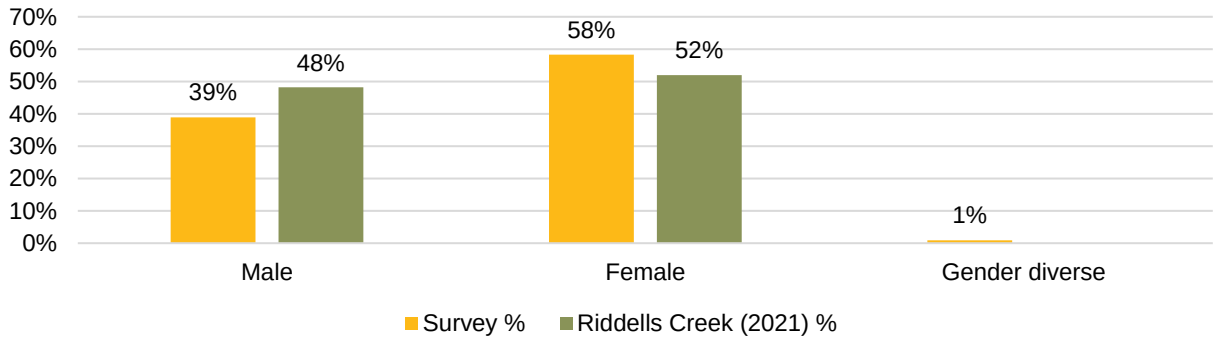

Figure 7: Gender of survey respondents in comparison to the Riddells Creek population (n=108)

[1] https://www.abs.gov.au/census/find-census-data/quickstats/2021/210021234

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2.4.3 Postcode

Survey respondents were asked to indicate which postcode they lived in. The majority (82%) of respondents resided in Riddells Creek (3431).

Other postcodes represented include:

- 3429 (five percent of respondents)
- 3430 (three percent)
- 3437 (two percent)
- 3428 (one percent)
- 3433 (one percent)
- 3434 (one percent)
- 3444 (one percent)
- 3000 (one percent).

A total of four percent of survey respondents did not disclose their postcode.

2.4.4 Individual or representation of groups/organisations

Survey respondents were asked if they were answering the survey as an individual or as a representative of a group or organisation. A total of 99% of participants answered the survey as an individual, while one percent of respondents identified they represented a group or organisation. The represented groups and organisations were:

- Riddells Creek Landcare, and
- Riddells Creek Neighbourhood House.

3 Summary of findings

WHAT PEOPLE VALUE ABOUT RIDDELLS CREEK

Workshop participants were asked to write a six-word story to describe what they valued, loved or wanted to retain about Riddells Creek and its surrounds. Many participants mentioned the country or rural feel including specific physical features, and transport and connectivity less frequently.

VISION FOR RIDDELLS SOUTH

Survey respondents were asked what they would like a future community at Riddells South to be like. Many participants used this question to indicate their desire for 'large' lot sizes. There was contention about what the minimum and maximum lot size should be. Other common vision themes were landscape values and the environment, preserving the Riddells Creek neighbourhood character, and less frequently transport and access, and community facilities and infrastructure.

COMMUNITY FACILITIES

Survey respondents were asked what community facilities they thought would be needed in Riddells South. After being presented with the survey findings gathered so far, workshop participants were asked to identify issues and opportunities. Most survey and workshop feedback focused on open spaces and playgrounds, community-oriented facilities, and health and aged care facilities, in addition to other community facilities. According to survey respondents, existing groups or organisations in Riddells Creek who need access to additional space or facilities that could be provided for in Riddells South included local Riddells Creek sporting groups, Scouts, Cub Scouts and Girl Guides.

HOUSING AND LOT SIZES

Survey respondents were asked what types of housing Riddells South lot sizes should accommodate. In total, 70% of respondents wanted lot sizes to accommodate family homes, followed by a mix of housing types (26%). When asked about housing issues and opportunities, workshop participants were more open to the provision of diverse housing options including housing for retirees (including aged care), people in need of social housing, and young adults. When asked about what lot sizes should be included in Riddells South, there was varied feedback from survey respondents and workshops participants. Workshop feedback covered providing diverse lot sizes, consistent minimum lot sizes in keeping with the Riddells Creek township, lot sizes ranging from 600 to 1,000 square metres, and some concerns about smaller lot sizes. Survey respondents commonly suggested minimum lot sizes should range from 800 square metres to 2,023 square metres. Survey respondents were also asked for their level of comfort in supporting some smaller housing and lot sizes close to the Riddells Creek railway station. A total of 60% of respondents were either very uncomfortable or uncomfortable.

NEIGHBOURHOOD DESIGN AND CARPARKING

Survey respondents and workshop participants were asked about Riddells South Neighbourhood design and carparking. Survey respondents were asked to select the top four features they would like to see in a typical Riddells South street that would seek to retain the visual character of Riddells Creek. The top four features were native trees and vegetation (67%), wide streets (54%), houses set back further from the street (51%) and wide nature strips (44%). Workshop participants shared the opportunities for specific street features essential to a typical Riddells South street, and how streets could facilitate access between Riddells South and the Riddells Creek township, as well as parks and Riddells Creek. Survey respondents and workshop participants also considered sustainable house features and groups in need of housing, such as young families and seniors. Survey respondents were also asked to what extent they thought providing access and parking on the southern side of the Riddells Creek Railway Station would alleviate car parking and traffic pressures in the Town Centre. A total of 67% of respondents thought it would, somewhat, or greatly alleviate, car parking and traffic pressures. A few workshop participants also shared the need for some carparking near the railway station.

POTENTIAL DESIGN PRINCIPLES

In groups, workshop participants were asked to propose potential design principles to guide the future development of Riddells South. In total, seven sets of design principles were shared, containing 41 individual suggestions for design principles. Most of the suggested design principles were reflected under the following themes: rural character and

topography, urban design considerations, environmentally sustainable design, connectivity, and facilities and amenities.

OTHER FEEDBACK

Other feedback received during the engagement included not to use the name ‘Riddells South’ for the development and to ensure that the community be kept updated about any progress, including maintaining updates on the planning process and timeline.

4 Detailed findings

During the engagement activities, participants were asked about what they valued about Riddells Creek, their vision for Riddells South, community facilities, housing and lot sizes, neighbourhood design and parking, and potential design principles to guide Riddells South. Additional feedback was also provided.

4.1 What people value about Riddells Creek

Workshop participants were asked to write a six-word story about what they valued, loved or wanted to retain about Riddells Creek and its surrounds. A total of 33 six-word stories were received across the two workshops.

Below is a thematic summary of these values.

4.1.1 Rural feel and physical features

Many participants mentioned the country or rural feel as something they valued and wanted to retain.

Some elaborated on what 'rural feel' meant to them – for example, the presence of a small and familiar Riddells Creek community or attributes such as serenity, freedom, and peace.

> *'Riddells Creek is a connected community where we physically meet in (the) town centre area to share, support and care for each other.'* – Workshop participant

> *'After 26 years in Riddells Creek, I value the space and freedom in the town, the community feel. It feels like a safe town for families. The town is pretty - geese, trees, wide lined streets, open fences. Quaint.'* – Workshop participant

> *'Community, history, friendly, small, trees, kindness, geese.'* – Workshop participant

Others highlighted the physical features of the town, such as public open spaces and the natural beauty found in the area. Participants also noted the urban form of Riddells Creek is different from a typical suburb and should be treated as a rural location, with low-rise development characterised by larger style lots.

> *'Riddells Creek is a beautiful place to raise your children. Beautiful country charm.'* – Workshop participant

> *'I value the rural nature of Riddells Creek, love it and want to retain it. By rural I mean - not suburban - larger blocks of land, open spaces e.g., around the lake, around Riddells Creek, Conglomerate Gully, and Barrm Birrm land. It's a friendly community, there are many local activities to be involved in.'* – Workshop participant

> *'Open natural public spaces, Wild yet accessible wilderness - creek, bush walks towards mountains. Village feel, easy to walk to places. Farmland + bushland views. Horizon line + big skies not impeded by double + triple story skies. Safe + close community.'* – Workshop participant

4.1.2 Transport and connectivity

Less frequently, transport and connectivity were valued in Riddells Creek.

Participants were appreciative that they have convenient access to Riddells Creek facilities and Melbourne. A small number of participants envisioned accessibility to nature and facilities within the Riddells Creek township, as well as towns further afield.

> *'Close to Macedon Ranges and other towns.'* – Workshop participant

> *'Easy access by train to the CBD. Ageing in place. Able to live in the community.'* – Workshop participant

4.2 Vision for Riddells South

Survey respondents were asked what they would like a future community at Riddells South to be like. They were prompted to think about what they would like to see, hear, and feel in their ideal Riddells South. This section summarises their responses. Some key themes are addressed in further detail in Sections 4.3, 4.4 and 4.5.

Below is a thematic summary of the visions shared. This section summarises responses from survey question seven (see *Appendix G*. Survey questions) – this section should be read in conjunction with Sections 4.3, 4.4 and 4.5, where these themes are discussed in more detail.

4.2.1 Lot sizes

Many respondents in answering this question indicated their desire for larger style lot sizes throughout Riddells South. It is noted that the explanation of lot sizes as 'large' was subjective and not consistently defined. In some cases lot sizes were described as blocks and vice versa.

While many respondents commented the need for larger style lot sizes in Riddells South, there was contention about what the minimum and maximum lot size should be. Frequent requests for minimum lot sizes were between 750 square metres and 4,047 square metres (one acre). A smaller number of respondents mentioned that they did not want to see typical suburban subdivisions. Rarely, requests for much larger lot sizes beyond 4,047 square metres (one acre) were received.

> *'I don't want it to look like another suburban development e.g., Sunbury. Open spaces, parkland, large block sizes (700m2+) with decent street setbacks and wide roads.'* – Survey respondent

> *'Less density and larger blocks so keeping in line with the country community, allowance for wildlife and nature, another park, infrastructure for roads and footpaths so it doesn't cause congestion in existing Riddells Creek.'* – Survey respondent

> *'Acreage properties, parklands, bike path, keeping it open, natural. Not high-density housing, small blocks, narrow streets.'* – Survey respondent

Less frequently, respondents suggested a diversity of block sizes, such as smaller block sizes closer to the railway station, as well as varied block sizes to provide housing for specific groups including families.

> *'I would like to see a diverse range of lot sizes that cater for some small-scale units near the railway station however for the rest of the region favour larger than traditional lot sizes that would be seen in a typical residential estate.'* – Survey respondent

> *'I'd like it to be typical Riddell style blocks, 1000sqm-4,000sqm, to ensure continuity of residency i.e., young families have options to upsize within the community.'* – Survey respondent

> *'Mostly semi-rural 900sq + blocks up to 2 acres. with some smaller blocks closer to the train line.'* – Survey respondent

4.2.2 Landscape and environment

Another common vision theme was landscape values and the environment.

Many survey respondents regarded park spaces for recreation and habitat preservation crucial for Riddells South. Many noted parkland and habitats should be designed to protect biodiversity and habitats around the creek. A few respondents also mentioned expanding the current Riddells Creek open spaces into Riddells South land. Parks and open spaces should also facilitate easy connections within Riddells South, and between Riddells South and the current Riddells Creek township.

> *'Protection of environment/biodiversity around waterways -Green spaces -Increased community infrastructure, shops, parks, school - Larger house blocks in line with existing township.'* – Survey respondent

> *'Very family friendly. Lots of community spaces to enjoy the outdoors. Footpath along the creek, nature playground, cafe overlooking the lake. Botanical gardens style park with lots of flowers and trees and walking paths. Spaces to encourage wildlife. Picnic tables.*' – Survey respondent

'…plenty of natural spaces and park land, especially around the creek. The creek should be a central feature and the community should be designed to complement and care for the waterway and surrounding landscape.' – Survey respondent

'If it's happening: 1) parklands protecting and incorporating river and native animals. Beautiful resources, and frankly the local animals have been pushed out on all fronts of this town.' – Survey respondent

Less frequently, respondents emphasised the need for sustainability initiatives and good housing design.

'Something that is environmentally sensitive to allow movement of kangaroos and echidna through the spaces, bike/bridle paths to allow easy moving through community' – Survey respondent

'Please consider existing frogs and invisible wildlife populations when bulldozing. Encourage solar, thermal insulation and no plastic.' – Survey respondent

'Building covenants on ALL properties for mandatory installation of renewable energy sources.' – Survey respondent

4.2.3 Neighbourhood character

Survey respondents further explained the themes of 'lot sizes' and 'landscape and environment' (4.2.1 and 4.2.2) within the context of preserving the Riddells Creek neighbourhood character. Many respondents considered it important to protect the country or rural feel of the Riddells Creek township. A number of respondents pointed out keeping unit and townhouse developments to a minimum, creating wide open streets, and designs that match the current township's character.

'An area that fits with the current feel of Riddells Creek. Takes into consideration the small country town feel.' – Survey respondent

'Very strict restrictions on how they look. None of the modern facades that will make them look like just another estate. Riddell had a very unique vibe. The houses need to suit.' – Survey respondent

'The area should feel like a continuation of the existing township and not just a "satellite suburb" completely disconnected from the town's history, culture and aesthetic.' – Survey respondent

4.2.4 Other themes

Less frequently Riddells South visions mentioned transport and access, as well as community facilities and infrastructure.

Visions relating to transport and access focused on providing active transport paths, as well as providing pedestrian and car connections between Riddells South and the Riddells Creek township. More parking to complement the railway station was also suggested by a few respondents.

'The influx of people into Riddells Creek will dramatically impact roads, schools, and lifestyle. The use of public transport will increase therefore parking will need to increase.' – Survey respondent

'Access to the Railway station, A ring road/bypass road to get around the town centre and bottle neck intersection under the bluestone railway bridge at Riddell and Kilmore roads, larger block size, country feel driving along Riddell Road and smaller block behind them out of sight, creek waterways / walkways / bikeway network that links the subdivision and central business hub including the railway station. The bikeway can be an extension of the planned MRSC bikeway linking Gisborne and Riddells Creek.' – Survey respondent

Community facilities were also suggested by a few respondents – these included health services, recreation, and education facilities. A few respondents also added that it was crucial community infrastructure should exist to cater for the growing community.

'Infrastructure and/or services to support families and kids in a quickly growing area particularly with new developments extending the town and growth. Childcare, medical, retail, sport/activities/exercise facility for all ages. A pool would be awesome but wishful thinking!' – Survey respondent

'…Working with the local council to create suitable infrastructure to cater for the rapid increase in population is crucial. This is a small town and considerations need to be made about how this development will impact the rest of the Riddell community.' – Survey respondent

4.3 Community facilities

Survey respondents were asked what community facilities they thought would be needed in Riddells South. Workshop participants were presented with survey findings to date (as of 26 September 2022) and were asked to identify issues and opportunities.

As described below, most survey and workshop feedback focused on open spaces and playgrounds, community-oriented facilities, health and aged care facilities, and other community facilities.

OPEN SPACE AND PLAYGROUNDS

In terms of open spaces and playgrounds, survey respondents and workshop participants wanted to see parkland in Riddells South. They highlighted public amenities and play spaces to include, such as tables and seats, toilets, spaces for specific activities, as well as places that celebrate Riddells Creek and the surrounding nature.

'Parklands with pathways along river and thoroughfares for existing native animals in the area.' – Survey respondent

'With Riddells Creek 'cutting' through the middle of the development with significant 'set-backs required, this gives a great opportunity to have a very extensive recreational precinct throughout the development.' – Survey respondent

'Plenty of public seating (seats, tables, spaces for picnics or grass sitting) to facilitate people stopping on walks or rides, pulling over for a sandwich, resting with tired kids on trikes.' – Workshop participant

'Development of an area that celebrates nature/creek - keep creek open to public (learn about elements) - aquatic natural feature + water monitoring (school).' – Workshop participant

'New development community facilities such as parklands (incorporating picnic/barbeque facilities and children's playground, walking tracks, new sports area (e.g., Soccer and hockey), Southside railway parking will all be required to encourage outdoor living and activities while at the same time catering for the town's population increase...' – Email received from community member

COMMUNITY-ORIENTED FACILITIES

Workshop participants wanted community-oriented facilities such as a library, indoor leisure centre or a community centre. They described how it could provide opportunities for work, as well as a base for culturally and linguistically diverse, and senior-oriented programs.

'Community Centre - ability to run programs for older residents - information sessions for all ages - specialist visits to facilities.' – Workshop participant

'No community leisure centre in Riddells.' – Workshop participant

'An aged care facility, a gym. a community building for youth groups and public meetings, open spaces, public walkways connecting treed habitats and waterways, all abilities playground with picnic/BBQ facilities, carparking near the station.' – Survey respondent

HEALTH AND AGED CARE FACILITIES

Health and aged care facilities were also raised by survey respondents and workshop participants. They emphasised that a retirement village is needed in Riddells Creek, there are no nearby hospitals, and there is a waiting list to see a doctor in Riddells Creek.

'Would prefer to see build up of health/community services in Riddell town. I would like to understand the number of people the development would house, and what's typical in terms of services in the immediate locale for that number.' – Survey respondent

'Retirement village - accessible and integrated to community.' – Workshop participant

'Doctors, health facilities - currently book in 6 months - 2 months in advance.' – Workshop participant

OTHER COMMUNITY FACILITIES

Less frequently, people requested commercial opportunities, as well as education and childcare services.

'An empathetic shopping development opposite IGA, not the previously proposed and rejected monstrosity. Open parkland. Recycled grey water and natural-design wetlands for stormwater treatment.' – Survey respondent

'Childcare services, the current service feeds a lot of Romsey and Lancefield families as Riddells Creek has the nearest train station. This means current Riddells Creek residents are unable to access childcare in their own town.' – Survey respondent

'Outdoor swimming pool, doctors clinic, library, tennis court, open spaces, basketball court, community centre, primary school, high school.' – Survey respondent

'…without expansion of any of the existing town centre facilities there will also be a need for an extra medical facility, another small to medium supermarket linked with a small handful of shops/eateries, and more than likely more childcare provisions and another primary, and new secondary school.' – Email received from community member

4.3.1 Riddells Creek groups or organisations

Survey respondents were also asked what existing groups or organisations in Riddells Creek needed access to additional space or facilities that could be provided for in Riddells South.

Most survey respondents cited local Riddells Creek sporting groups, Scouts, Cub Scouts, and Girl Guides needing additional facilities. Less frequently, local families were a demographic of focus for some respondents.

4.4 Housing and lot sizes

Survey respondents and workshop participants were asked questions regarding housing and lot sizes in Riddells South.

4.4.1 Housing types

Firstly, survey respondents were asked what types of housing Riddells South lot sizes should accommodate. Respondents were asked to select all options that apply.

As shown in Figure 8, the majority of survey respondents wanted lot sizes to accommodate family homes (70%), followed by a mix of housing types (26%). 'Other' responses (19%) emphasised the need for 'large' block sizes and provided ideas of housing types that could be considered including retirement villages, ranch style homes or farm housing. Explanations of lot sizes as 'large' was subjective and not consistently defined.

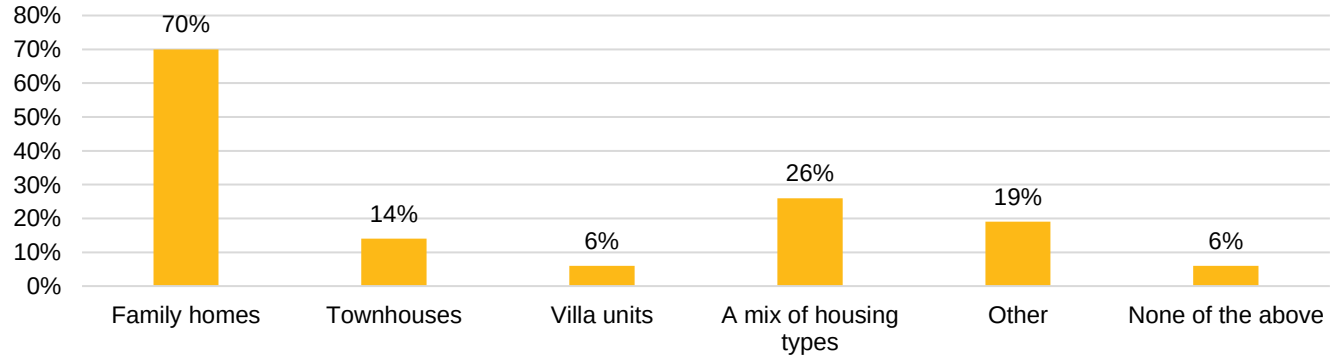

Figure 8: Types of houses Riddells South lot sizes should accommodate according to survey respondents (select all that apply) (n=108)

When asked about issues and opportunities for housing, workshop participants were more open to the provision of diverse housing options. Multiple participants mentioned the need to provide housing for specific groups, such as retirees (including aged care), people in need of social housing, and young adults.

'Retirement village essential - huge demand from wealthy downsizers - top quality great facilities.' – Workshop participant

'Single storey developments - for aged - to allow surroundings to be seen - for privacy.' – Workshop participant

'Social housing in such short supply, nothing local, accommodation for local workers on low wages.' – Workshop participant

'Cater to young adults -> affordable options.' – Workshop participant

Other workshop comments also highlighted specific opportunities around designing for sustainability, local conditions, and ensuring the development matches a country or rural character.

'Basalt creates challenge for maintenance of foundation and building. Fire risk.' – Workshop participant

'Period styles/country housing.' – Workshop participant

'GWW cannot sewer the land (onsite septic required).' – Workshop participant

4.4.2 Lot sizes

Survey respondents were asked to consider what lot sizes they would you like to see included in Riddells South. After being presented with survey findings to date (as of 26 September 2022) workshop participants were asked to identify issues and opportunities related to lot sizes.

Across the survey and workshops, there was varied feedback surrounding what lot sizes should be included in Riddells South. Refer to Figure 9 for an overview of the survey results. Respondents had no clear preference for the two options provided: consistent lot sizes, or a range of lot sizes. They used the 'other' option to clarify their sentiments around other preferred lot sizes. Workshop participants also had differences of opinion and several suggested providing diversity. This was crucial to them to address issues surrounding housing affordability, and to allow people to 'age-in-place'. Other workshop participants suggested consistent minimum lot sizes in keeping with the Riddells Creek township, or lot sizes ranging from 600 to 1,000 square metres. A few were also concerned about how smaller lot sizes could incentivise competition for views and urban density.

'Diversity of lots to cater to differing needs and affordability.' – Workshop participant

'Minimum 1000 sqm.' – Workshop participant

'Zoning. Small lot means urban growth. 400 sqm minimum too small.' – Workshop participant

'Lot sizes should encourage space between houses + buffers for noise + privacy and prevent people competing against each other for views (double-storey etc).' – Workshop participant

'I can envisage several clusters of two story, freehold dwellings, set back … with areas of shared open space between the dwellings and the railway line. The dwellings would be on relatively small lots, all enjoying north facing views across the shared open space to the mountains.' – Email received from community member

'Any future developments … should keep closely as possible in appearance with the existing town. The continuation of larger blocks developments ranging from 1000m2, 2000m2 and even small acreages, with limited scattered smaller 800m2 blocks, all with legal covenants to prevent blocks being subdivided for extra development and profiteering, should be a focus of any new large developments.' – Email received from community member

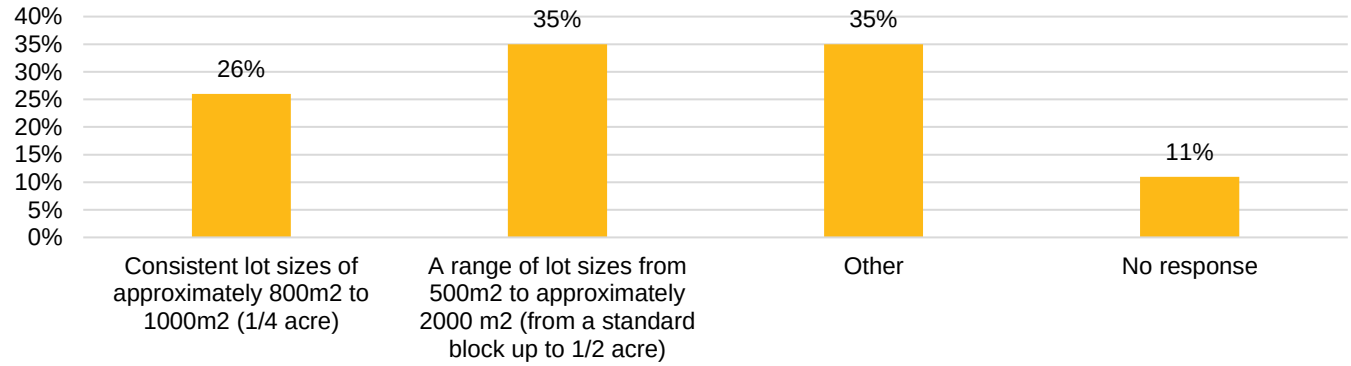

Figure 9: Lot sizes survey respondents thought should be included in Riddells South (n=108)

'OTHER' LOT SIZES

In 'other' (35%) lot sizes (Figure 9), survey respondents commonly suggested that minimum lot sizes should range from 800 square metres to 2,023 square metres (half acre) which covers the ranges of both other options provided (Figure 9). Less frequently, respondents proposed lot sizes below 750 square metres, and larger than 4,046 square metres (one acre).

Many respondents indicated a maximum lot size as well, ranging from 2,023 square metres (half an acre) to 8,093 square metres (two acres). Less frequently, respondents did not suggest a maximum lot size but were open to any large lot sizes beyond their suggested minimum lot size.

4.4.3 Housing and lot sizes close to the Railway Station

Survey respondents and workshop participants were also asked for their level of comfort in supporting smaller housing and lot sizes close to Riddells Creek Railway Station. As seen in Figure 10, 60% of survey respondents were either very uncomfortable or uncomfortable. In contrast, some workshop participants supported smaller lot sizes near the railway station.

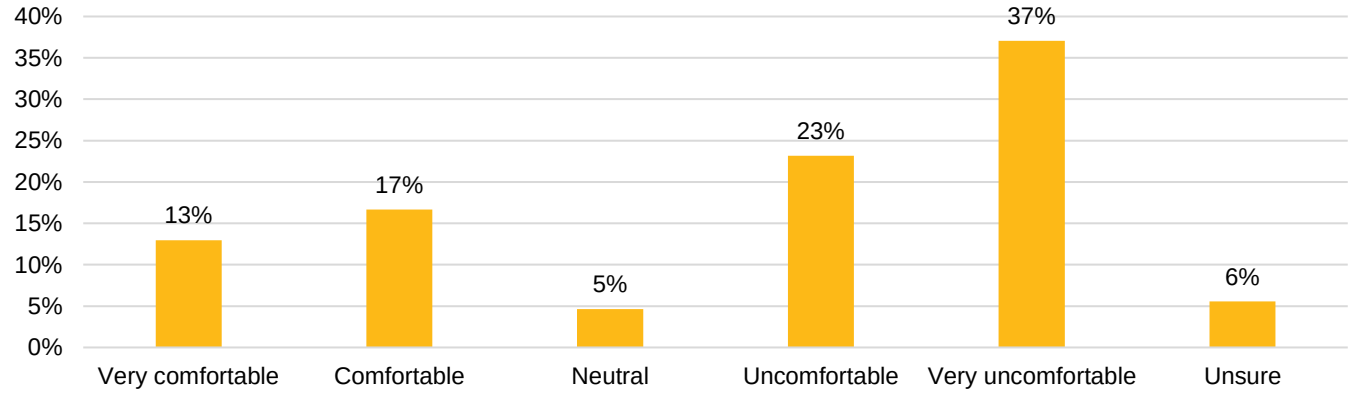

Figure 10: Level of comfort survey respondents had in supporting some smaller housing and lot sizes close to the railway station (n=108)

Survey respondents who were uncomfortable or very uncomfortable mentioned concerns about dense living, such as units and townhouses, spoiling the rural character of Riddells Creek township.

> *'There are plenty of units within the neighbourhood zone, people downsizing still want a descent sized house- 3 bedrooms and a double garage. These are always rented or bought first- the small units with 1 car garage tend to lag with rentals and sales.'* – Survey respondent

> *'Because I don't want to see houses that are so close together as people come to Riddells Creek for space and feel like they live regional not metropolitan.'* – Survey respondent

Survey respondents who were neutral, unsure, comfortable, or very comfortable asked for justification to support smaller lot sizes or were open to higher density closer to the railway station if infrastructure and good housing design was provided.

> *'As long as the roads and train station parking area are adequate for the amount of traffic, they will be receiving I would not be bothered by the density of housing surrounding.'* – Survey respondent

'As much as I like masses of open space, we need to accommodate others needs while ensuring we don't overdo the "as many small blocks as we can' development.' – Survey respondent

A few survey respondents added that smaller lot sizes near the Railway Station would allow people to walk around the Riddells Creek township without a car whilst providing more affordable housing for seniors and young families.

'Presuming there will be a walkway over the railway line, it means walking access to the station, the shops and other facilities in the township reducing the need for transport by car.' – Survey respondent

'You can cater for the more aged people downsizing but need easy access to the central business hub and railway network.' – Survey respondent

'Station precinct for smaller lots' – Workshop participant

'600 sqm around train station then larger as you move outwards.' – Workshop participant

4.5 Neighbourhood design and carparking

Survey respondents and workshop participants were asked questions regarding Riddells South Neighbourhood design and carparking.

4.5.1 Neighbourhood design features

Survey respondents were asked to select the top four features they would like to see in a typical Riddells South street that would seek to retain the visual character of Riddells Creek.

As shown in Figure 11: In seeking to retain the visual character of Riddells Creek, the features survey respondents would like to see in a typical Riddells South street (respondents selected four options) (n=108), the top four features were native trees and vegetation (67%), wide streets (54%), houses set back further from the street (51%) and wide nature strips (44%). In 'other' (14%) suggested neighbourhood design features included:

- re-emphasising the need for large block sizes
- different types of housing, such as single-storey housing on flatter land, and double-storey housing in hilly areas
- and types of footpath surfaces: mix of asphalt, concrete and gravel.

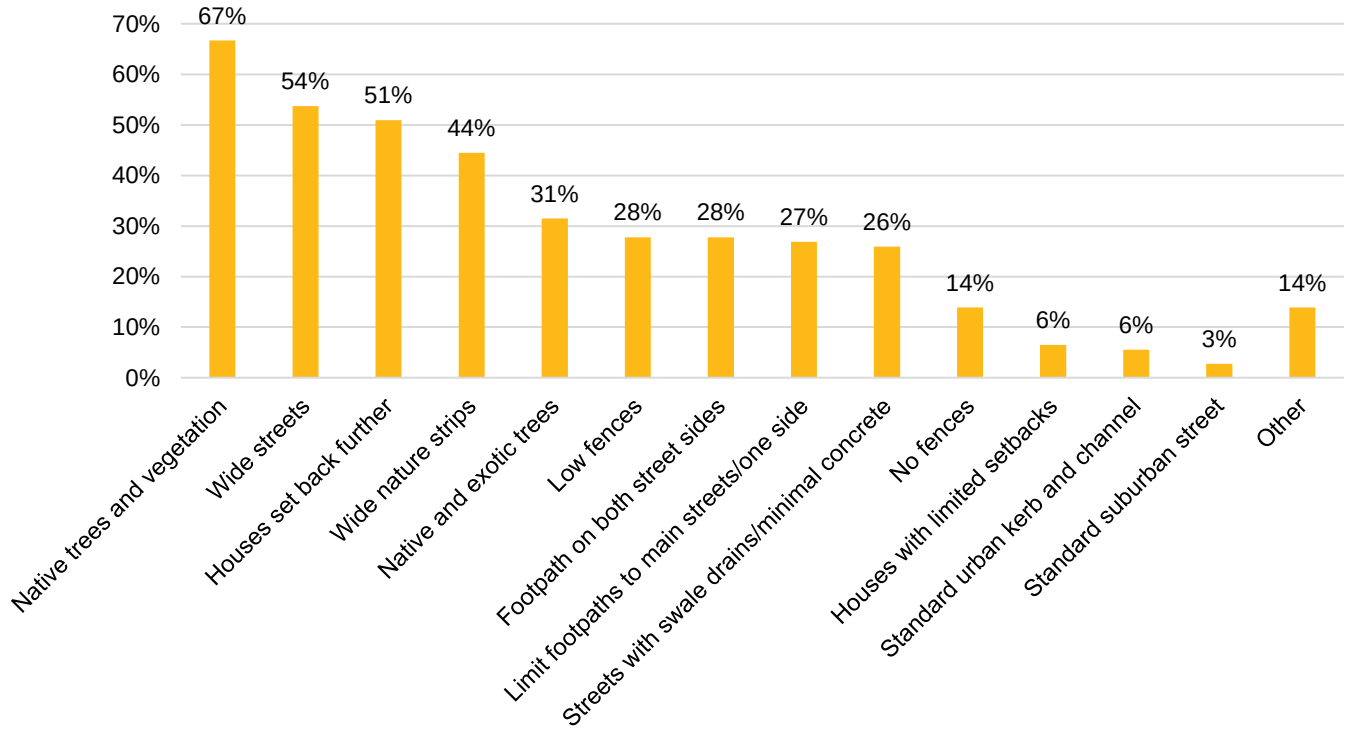

Figure 11: In seeking to retain the visual character of Riddells Creek, the features survey respondents would like to see in a typical Riddells South street (respondents selected four options) (n=108)

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Workshop participants were asked to consider issues and opportunities. They emphasised specific street features, such as wide streets, footpaths and trees as essential to a typical Riddells South street. Participants also considered how streets could facilitate access between Riddells South and the Riddells Creek township, and parks and Riddells Creek.

> *'Footpaths on both sides of road wide enough to allow cycling, walking, prams, dog walking.'* – Workshop participant

> *'Wider streets which allow for residents to walk without the necessity for formed pathways.'* – Workshop participant

> *'Connecting cycling/walking/scooter paths to Wybejong Park and Smiths Nursery.'* – Workshop participant

> *'A wildlife corridor - there are mobs of kangaroos that reside there - create thoroughfare/kangaroo path.'* – Workshop participant

HOUSING DESIGN

Survey respondents and workshop participants also considered sustainable house features, such as solar arrays, water conservation and providing good housing design through guidelines. Participants also mentioned groups in need of housing, such as young families and seniors.

> *'6 or 7 star energy rating - double glazing, solar orientation, solar hot water.'* – Workshop participant

> *'Just outstanding quality architecture that lifts the area, not turn it into an outer suburb of high density houses.'* – Survey respondent

> *'This development should strive for best practice. High quality, energy efficient, sustainable, homes.'* – Survey respondent

> *'Conserving water - water tanks, other innovations to conserve water - look at a good use of the wetlands.'* – Workshop participant

> *'Affordability for younger people - how do we retain multiple ages in the community.'* – Workshop participant

> *'Such a development could have a pastoral/agricultural flavour retaining some paddocks and drawing on the Carre-Riddell colonial history, the existing pastoral uses, but also including best practice sustainability elements e.g.: very high energy star rating for all dwellings, shared community vegetable gardens, composting, chicken houses, solar power generation, storage batteries, microgrid, electric car charging, stormwater harvesting, water treatment wetlands, wild-flower reserve, woodland, etc.'* – Email received from community member

4.5.2 Access and parking at the Railway Station

Survey respondents were asked to what extent they thought providing access and parking on the southern side of the Riddells Creek Railway Station would alleviate car parking and traffic pressures in the Town Centre.

As seen in Figure 12, 67% of survey respondents thought it would somewhat, or greatly alleviate car parking and traffic pressures.

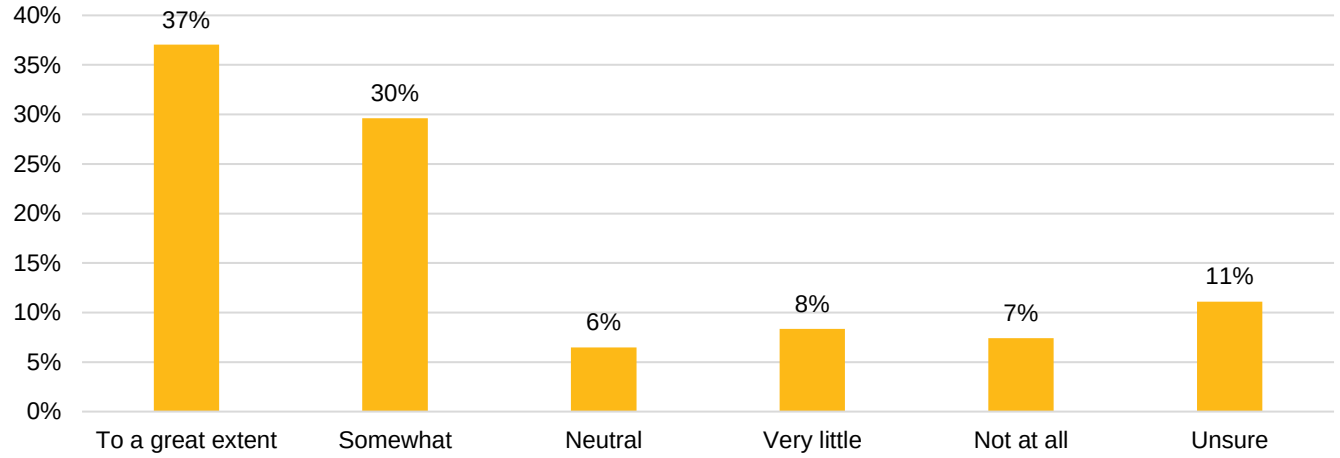


Figure 12: The extent survey respondents think access and parking on the southern side of the Railway Station will alleviate car parking and traffic pressures in the Town Centre (n=108)

Survey respondents who believed additional parking would alleviate car parking and traffic pressures noted there is currently not enough car parking both at Riddells Creek railway station and the township. A few respondents were also concerned about whether current parking and roads could cater for the increased population growth. When discussing issues and opportunities, a few workshop participants also described the lack of parking and increased congestion in Riddells Creek and suggested providing some parking near the railway station.

> *'The existing railway station carpark is often full and even with the current extension will struggle to cope, it makes sense for a southern development to provide its own parking.'* – Survey respondent

> *'The car park is already very full- even now more car parking is required. With further housing- it's a no brainer- 51% of the Riddells Creek population used to work within the city. Since COVID, I am not sure if the population travelling into the city.'* – Survey respondent

> *'More parking near the station with walking paths that connect to the town and over the railway line.'* – Workshop participant

> *'Currently traffic issues, parking access in the current town centre.'* – Workshop participant

Those who were neutral questioned whether people would drive to the other side of the township to get to the carpark, as well as how well connected Riddells South and Riddells Creek township would be.

> *'Don't know how many people would drive around to the other side of town to get to station. Would possibly be used by those coming from Gisborne area who catch train from Riddell due to large difference in train ticket costs in Riddell vs Gisborne.'* – Survey respondent

> *'If there is no crossover at the Station, people will drive to the town centre and the town centre will become over congested. People will be reluctant to park in the south side carpark and walk.'* – Survey respondent

Respondents who thought that the car park would do very little or nothing at all to explained that people from surrounding towns utilise car parking at Riddells Creek to access V/Line services. There is also concern that even with additional parking, there will still be pressure brought on by additional development in the area.

> *'Essential to have south side access for south side residents, but everyone else still has to come in from the north, and the unaddressed issue is traffic circulation around the town, and Station St/Kilmore Road junction.'* – Survey respondent

> *'Residents will still need to access the main St for supermarket, service station and other minimal shops we have. The town centre is no way equipped to deal with another development and huge increase in population.'* – Survey respondent

4.6 Potential design principles

In groups, workshop participants were asked to propose potential design principles to guide the future development of Riddells South. In total, seven sets of design principles were shared, containing 41 suggestions for design principles.

Below is a thematic summary of the design principles. See *Appendix J*. Potential Design principles for all 41 suggested design principles.

RURAL CHARACTER AND TOPOGRAPHY

Many of the proposed design principles focused on the role of urban design in preserving rural character or integrating the new development with the existing township. Comments were also made about ensuring that urban design works with the topography of the land.

> *'Working with the shape, basalt and topography of the land. Protection of environment first'* – Workshop participant
>
> *'Single story or housing designed based on lot size/topography'* – Workshop participant
>
> *'Wide streets - respond to topography'* – Workshop participant

URBAN DESIGN CONSIDERATIONS

Less frequently, design principles were proposed about specific urban design considerations, such as ensuring low-rise development, providing large setbacks, open spaces or nature strips, housing for specific needs and protecting views.

> *'Diversify housing to accommodate our existing needs – e.g., aged/disability (around station/commuter)'* – Workshop participant
>
> *'Spaciousness – setbacks - protect views - open spaces'* – Workshop participant
>
> *'Single storey/large set back + nature strips, wide roads, existing town character'* – Workshop participant
>
> *'Incorporating + celebrating + involving First Nation cultural voices in design'* – Workshop participant

ENVIRONMENTALLY SUSTAINABLE DESIGN

Design principles were also centred around environmentally sustainable design. Some principles elaborated on specific considerations, such as landscaping and revegetation strategies and considerations for wildlife in the area.

> *'Soft approach and architecture (balance with greenery and vegetation) - nice to drive into, drainage'* – Workshop participant
>
> *'Value and preserve environment - water integration – geese'* – Workshop participant
>
> *'Wildlife and ecology sensitive design'* – Workshop participant

CONNECTIVITY

Other design principles also covered connectivity in Riddells South. A small number expressed the need for strong connectivity between Riddells Creek and Riddells South through infrastructure development and walking paths.

> *'Pedestrian friendly rail crossing'* – Workshop participant
>
> *'Integrate with existing town. Rural ambiance - bird life and fauna'* – Workshop participant

FACILITIES AND AMENITIES

There was some contention around how facilities and amenities should be developed in Riddells South. On one hand, participants noted that existing community assets could be improved, while others thought Riddells South should be self-sufficient.

> *'Build on existing community assets e.g., dog obedience/Neighbourhood House'* – Workshop participant
>
> *'Make Riddell South self-sufficient, with facilities that encourage Riddell people to go there and use those facilities - not vice versa'* – Workshop participant

4.7 Other feedback

Other feedback received during the engagement included:

- Renaming the Riddells South redevelopment so that it respects the heritage of John Carre Riddell (1809 – 1879) and does not show the perception of creating a competing community. Name proposals ranged from the removal of the ‘s’ from Riddells South, using the Riddells Creek name to show unity with the current township, or using a name that reflects the location, such as Basaltica.
- Ensuring the community is kept updated about the progress of Riddells South, including updates on the planning process and timeline.

5 Conclusion

In conclusion, between 19 August and 19 October 2022, the first phase of community engagement to explore the future potential opportunities for land south of Riddells Creek railway line located within the township boundary ('Riddells South') was delivered. The engagement focused on introducing the community and stakeholders to Riddells South, presenting initial site studies and observations of the Macedon Ranges Towns including Riddells Creek, and providing people with the opportunity to share their vision and ideas for the future of the land.

Multiple communication and promotional activities were used to promote and inform community members and stakeholders. This included promotion of the online survey and community workshops. Through the engagement activities, approximately 163 people participated in the engagement.

In the online survey and community workshops, participants were asked about what they valued about Riddells Creek, their visions for Riddells South, community facilities, housing and lot sizes, neighbourhood design and parking, as well as potential design principles to guide Riddells South. Additional feedback was also provided.

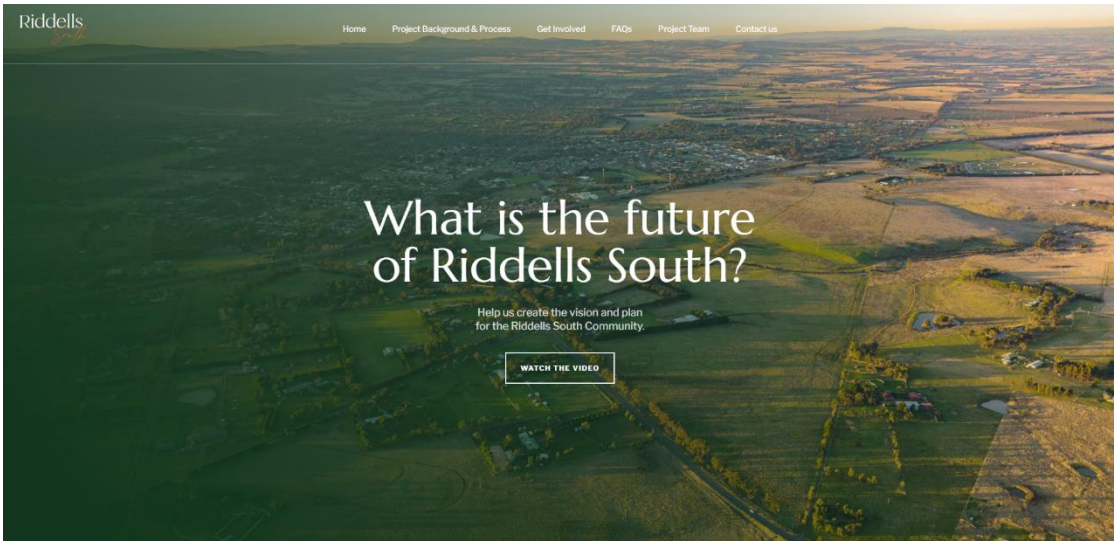
Key suggestions and ideas for Riddells South across the engagement findings included the following:

- Maintain and protect the valued country feel and nature in Riddells Creek.
- Include open spaces and playgrounds, community-oriented facilities, health and aged-care facilities, commercial opportunities and provide spaces for a range of local Riddells Creek groups.
- There was varied feedback surrounding lot sizes including specific minimum and maximum lot sizes and the provision of smaller lot sizes closer to the railway station. Many survey respondents asked for the provision of 'large' lot sizes, thus the ability to accommodate family homes. Workshop participants particularly acknowledged the opportunity to provide diverse lot sizes and housing types to address housing affordability and provide housing for groups such as retirees, people in need of social housing, and young adults.
- Regarding street design, participants wanted Riddells South to include native trees and vegetation, wide streets, houses set back further from the street, wide nature strips and footpaths to keep within the neighbourhood design of Riddells Creek.
- Potential design principles covered the themes of rural character and topography, urban design considerations, environmentally sustainable design, connectivity, and facilities and amenities.
- Other feedback included opposition to the use of "Riddells South" as a name. Some alternative names were suggested, but in general, it was seen that this area was part of the wider Riddells Creek and should form one cohesive town.
- The community were firm in wanting to be kept updated about Riddells South.

Appendices

Appendix A. Website screenshots

Main page excepts:



OVERVIEW

Riddells South

Riddells South, directly south of the existing Riddells Creek township and train station, is 136.5 hectares of land, awaiting confirmation of usage. It is located within the Riddells Creek township boundary. In coming years, Spacious Property Development Group hope to build an extension to the existing Riddells Creek settlement on this land. We are currently seeking the community's input into creating a vision for this space.

This community engagement is being undertaken by Spacious Group (landowner), independent and without the involvement of Macedon Ranges Shire Council. It is landowner-led community engagement prior to forming any opinion on the future of the site.

GET INVOLVED

Take a Survey

This project is at inception, there are no existing plans.

We are seeking the community's input to guide the future for Riddells South. At this stage, we are seeking community aspirations as to what this area might accommodate, and what the community would like to see happen. In other words, we are seeking community feedback on the preferred look and feel of Riddells South.

We would love to hear your visions and aspirations for Riddells South:

Latest Events

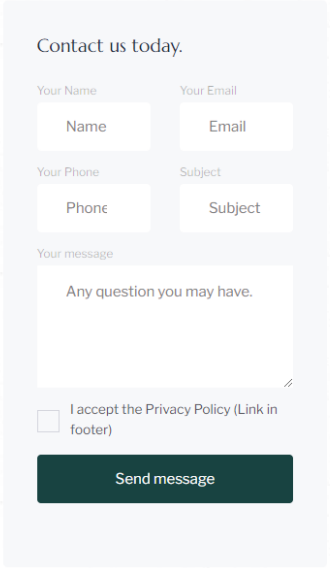
Help us create the vision and plan for the Riddells South Community.

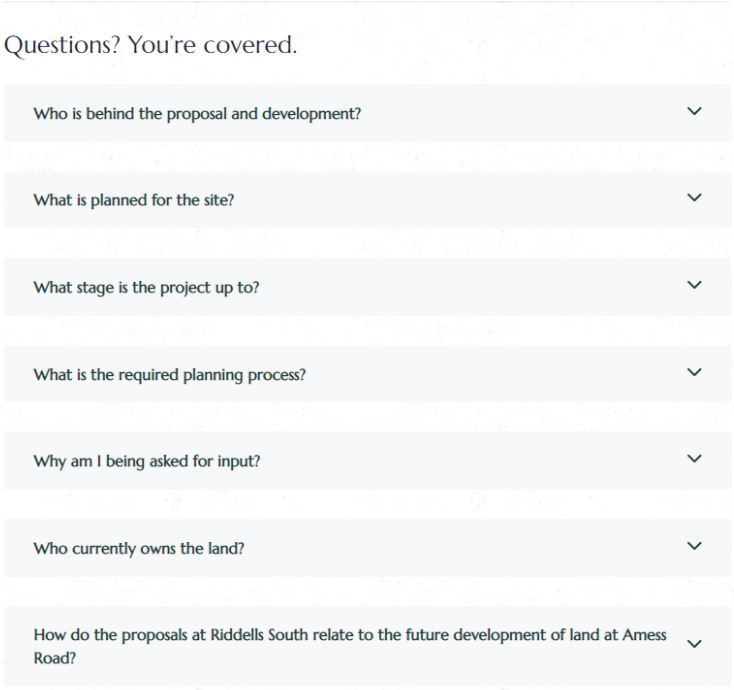
Webinar: 6th September 2022

Workshop 1: 6th October 2022

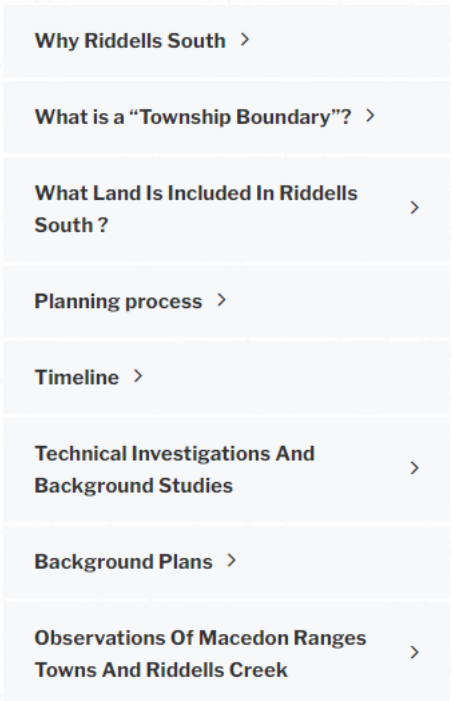
Workshop 2: 8th October 2022

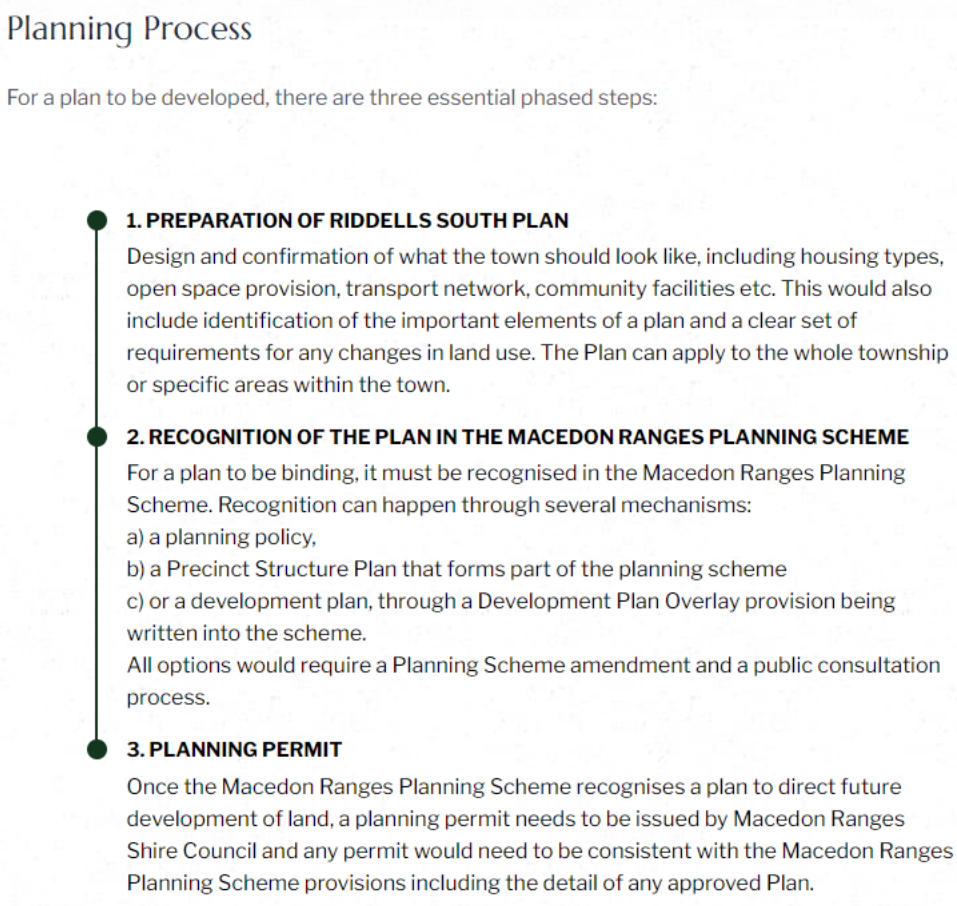
FAQs:



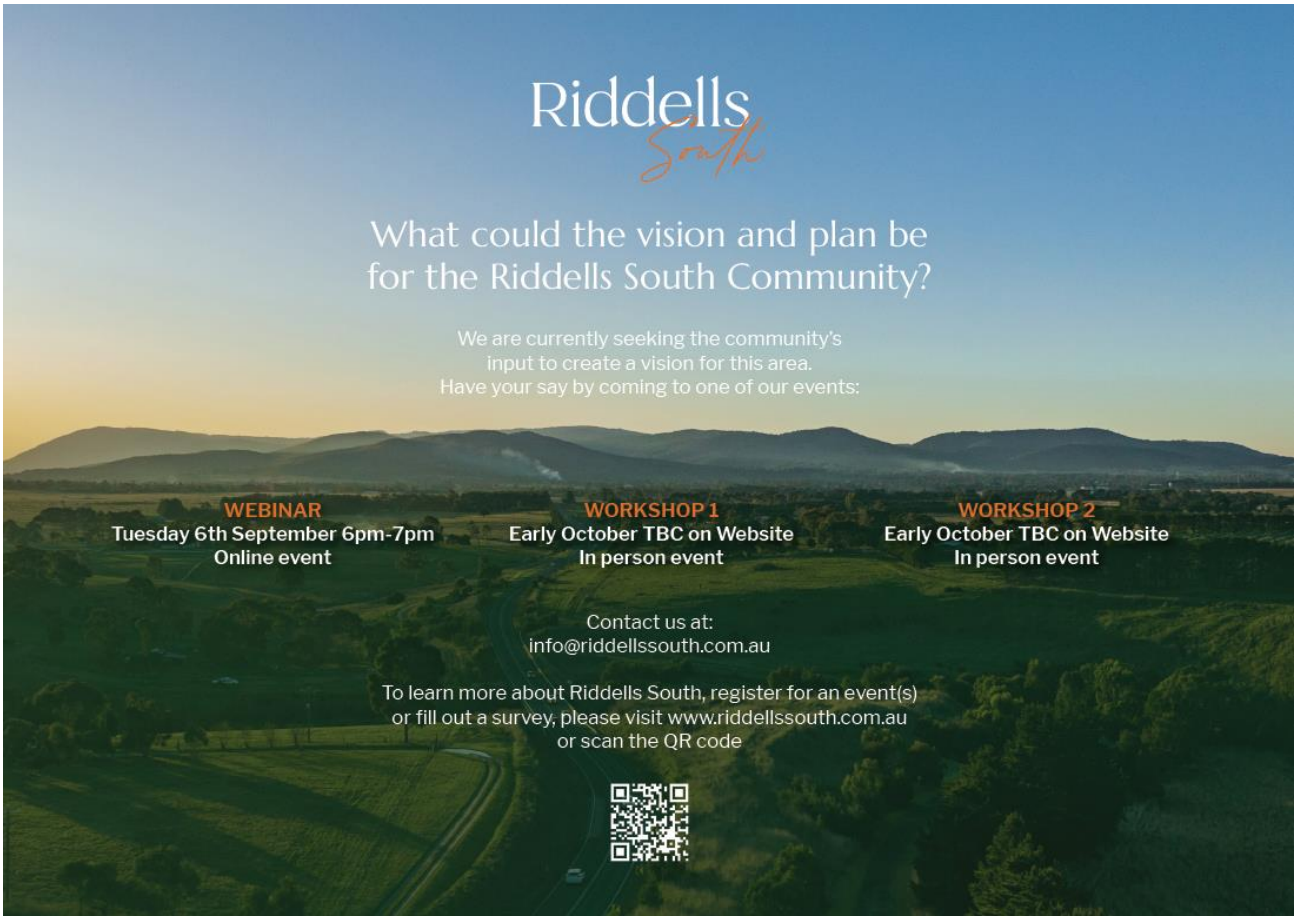


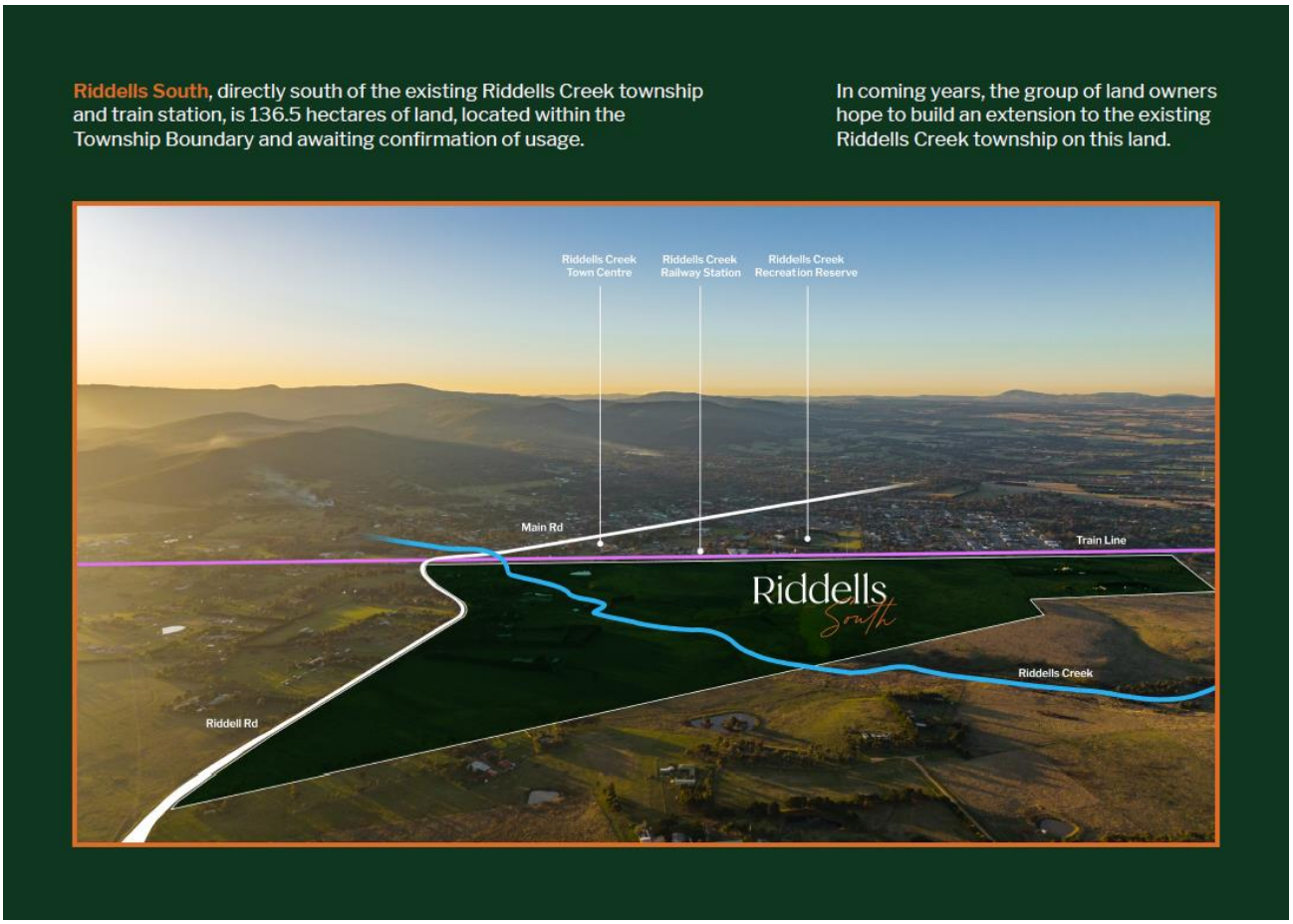
'Project background and process' page excerpts:





Appendix B. Flyer





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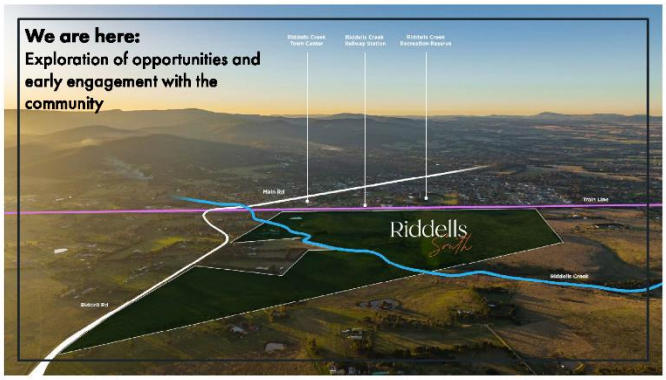
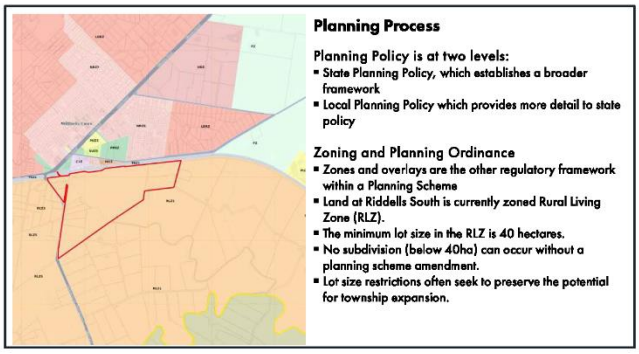
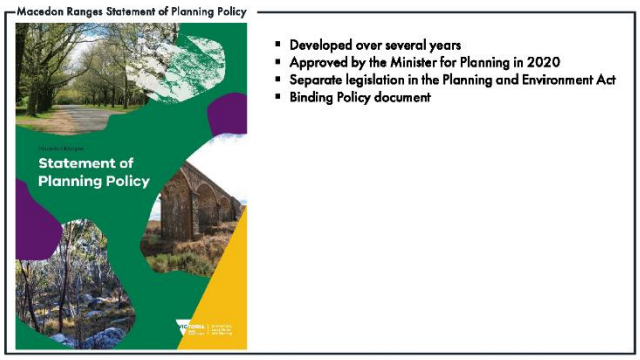
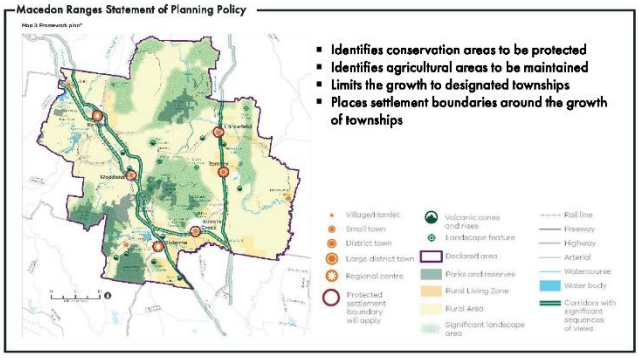
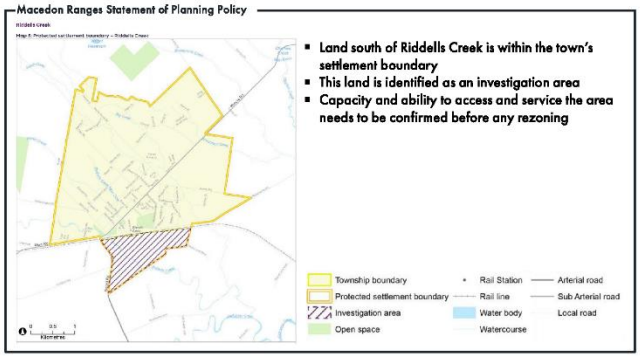
Appendix C. Riddells Creek Neighbourhood House Display content

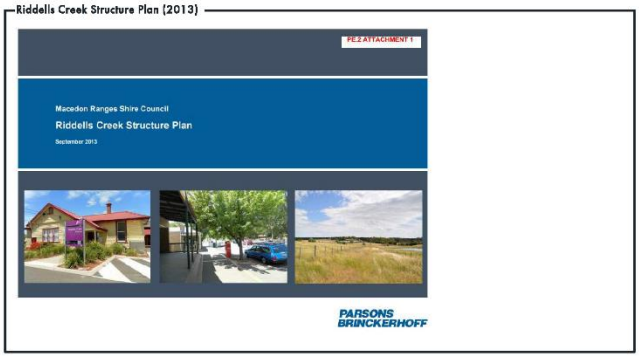












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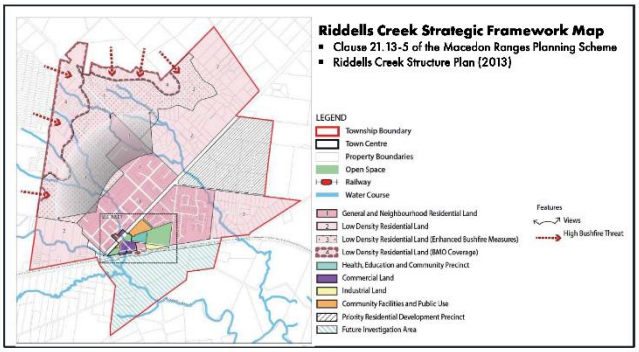
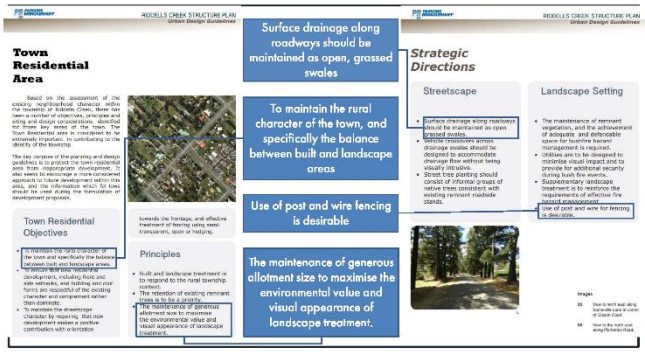
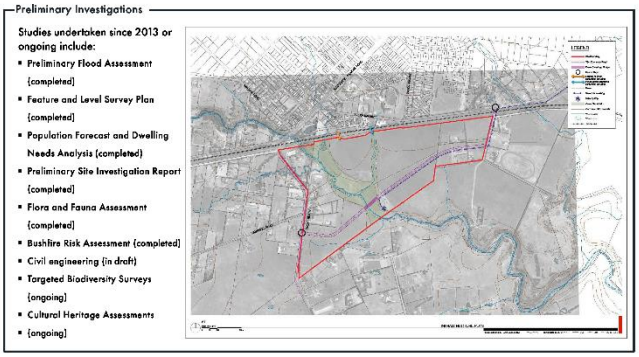
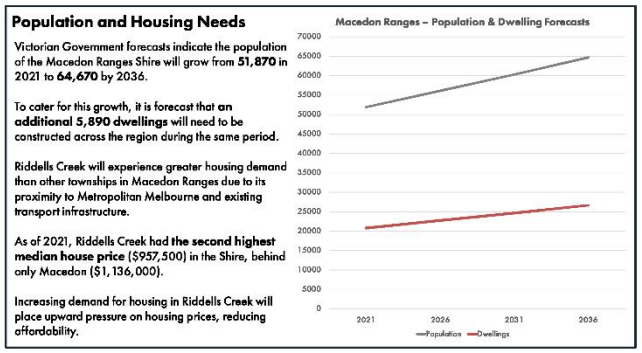
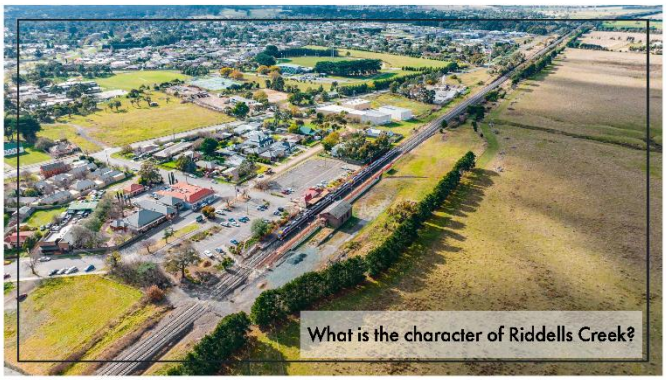
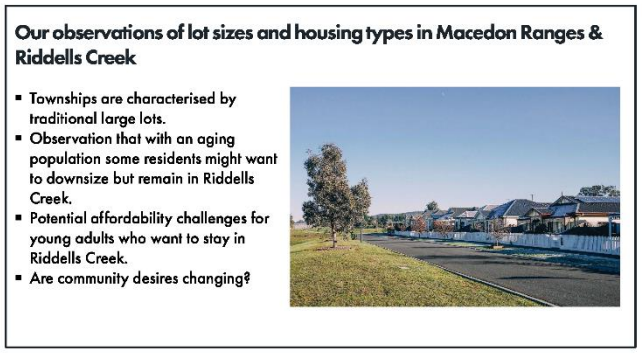

Riddells Creek Strategic Framework Map
Clause 21.13-5 of the Macedon Ranges Planning Scheme
Riddells Creek Structure Plan (2013)
LEGEND
Township Boundary
Town Centre
Property Boundaries
Open Space
Railway
Water Course
General and Neighbourhood Residential Land
Low Density Residential Land
Low Density Residential Land (Enhanced Bushfire Measures)
Low Density Residential Land (BMO Coverage)
Health, Education and Community Precinct
Commercial Land
Industrial Land
Community Facilities and Public Use
Priority Residential Development Precinct
Future Investigation Area
Features
Views
High Bushfire Threat


Town Residential Area
Surface drainage along roadways should be maintained as open, grassed swales
To maintain the rural character of the town, and specifically the balance between built and landscape areas
Use of post and wire fencing is desirable
The maintenance of generous allotment size to maximise the environmental value and visual appearance of landscape treatment.
Strategic Directions
Streetscape
Landscape Setting
Town Residential Objectives
Principles


Preliminary Investigations
Studies undertaken since 2013 or ongoing include:
Preliminary Flood Assessment (completed)
Feature and Level Survey Plan (completed)
Population Forecast and Dwelling Needs Analysis (completed)
Preliminary Site Investigation Report (completed)
Flora and Fauna Assessment (completed)
Bushfire Risk Assessment (completed)
Civil engineering (in draft)
Targeted Biodiversity Surveys (ongoing)
Cultural Heritage Assessments (ongoing)


Population and Housing Needs
Victorian Government forecasts indicate the population of the Macedon Ranges Shire will grow from 51,870 in 2021 to 64,670 by 2036.
To cater for this growth, it is forecast that an additional 5,890 dwellings will need to be constructed across the region during the same period.
Riddells Creek will experience greater housing demand than other townships in Macedon Ranges due to its proximity to Metropolitan Melbourne and existing transport infrastructure.
As of 2021, Riddells Creek had the second highest median house price ($957,500) in the Shire, behind only Macedon ($1,136,000).
Increasing demand for housing in Riddells Creek will place upward pressure on housing prices, reducing affordability.
Macedon Ranges – Population & Dwelling Forecasts
70000
65000
60000
55000
50000
45000
40000
35000
30000
25000
20000
15000
10000
5000
0
2021
2026
2031
2036
Population
Dwellings


What is the character of Riddells Creek?


Our observations of lot sizes and housing types in Macedon Ranges & Riddells Creek
Townships are characterised by traditional large lots.
Observation that with an aging population some residents might want to downsize but remain in Riddells Creek.
Potential affordability challenges for young adults who want to stay in Riddells Creek.
Are community desires changing?

capire

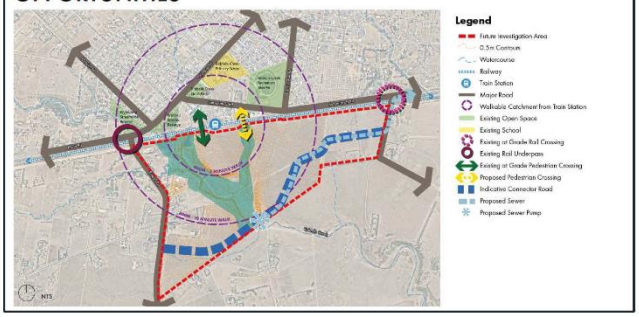
Our observations of the streetscape character of Macedon Ranges & Riddells Creek

- Wide streets
- Wider street reserves to accommodate large trees
- Significant front setbacks to allow for landscaping
- Transparent fencing
- Retention of existing exotic trees
- Soft edges
- Grassed swales

Opportunities for Riddells South

- Activate the Riddells Creek Train Station to the south, including potentially provide additional commuter car parking.
- Provide a secondary connector road to ease traffic and provide an emergency route.
- Potential to provide community facilities (such as a child care or other services, particularly close to the train station with good accessibility to the existing town centre).
- Financial contribution to the enhancement of existing local community facilities (i.e. sports fields, preschool) to meet increasing needs.
- Open space and walking trails along the creek.
- Enhanced open space network on creek corridors.

OPPORTUNITIES



Engagement Opportunities

Online survey

An opportunity for you to provide feedback on specific topics.

www. riddellssouth.com.au/get-involved

Workshops (registrations required)

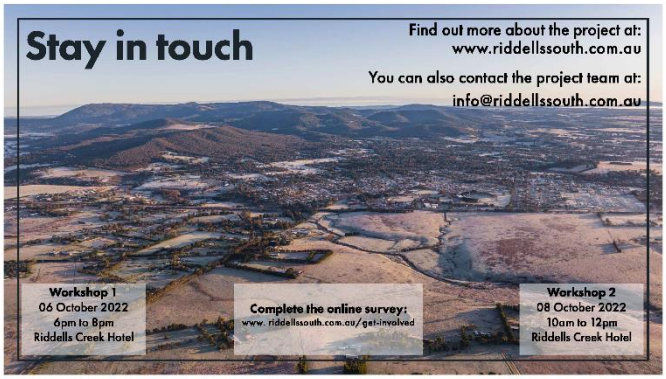
To gain a deeper understanding of community views and explore issues and opportunities.

To inform the preparation of design principles that should be considered in future planning.

Workshop 1
06 October 2022
6pm to 8pm
Riddells Creek Hotel

Workshop 2
08 October 2022
10am to 12pm
Riddells Creek Hotel

Register at www.riddellssouth.com.au



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Appendix D. August Riddell Round up advertisement

What could the vision and plan be for the Riddells South Community?

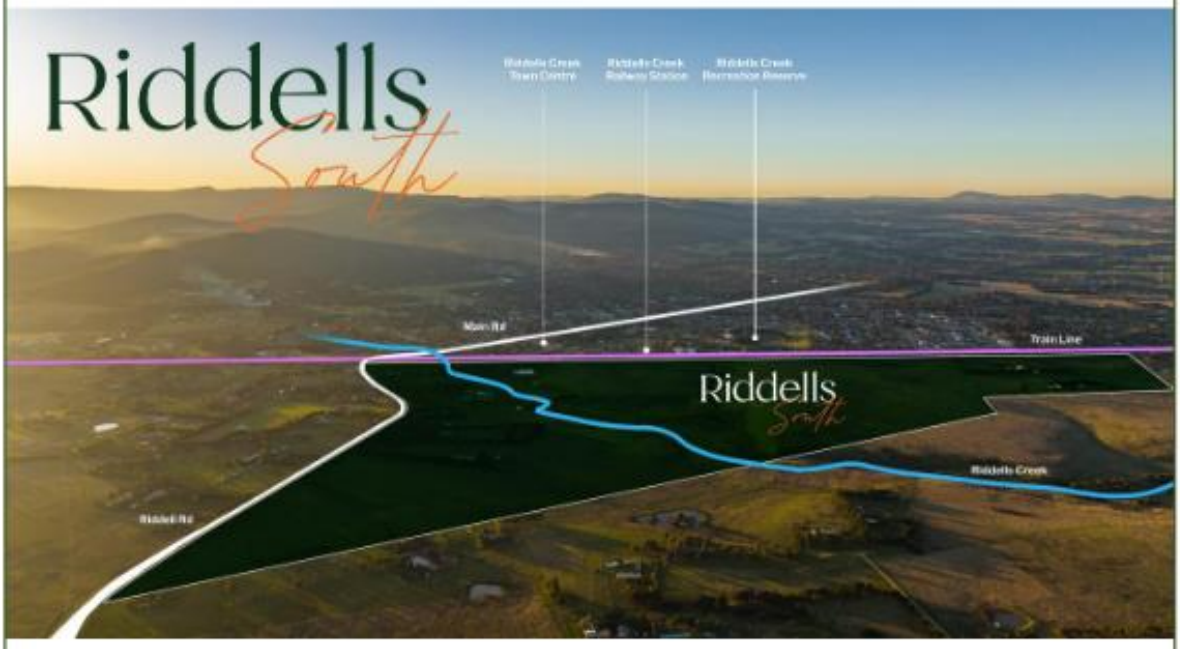
Riddells South, directly south of the existing Riddells Creek township and train station, is 136.5 hectares of land, located within the Township Boundary and awaiting confirmation of usage.

We are currently seeking the community's input to create a vision for this area. Have your say by visiting our website, or coming to our events:

WEBINAR
06 September
6pm-7pm
Online event

WORKSHOP 1
06 October
6pm - 8pm
Riddells Creek Hotel
In person event

WORKSHOP 2
08 October
10am - 12pm
Riddells Creek Hotel
In person event



To learn more, register for an event(s) or fill out a survey, please visit **www.riddellssouth.com.au** or scan the QR code

Contact us at: info@riddellssouth.com.au

Appendix E. September Riddell Round up advertisement

What could the vision and plan be for the Riddells South Community?

Riddells South, directly south of the existing Riddells Creek township and train station, is 136.5 hectares of land, located within the Township Boundary and awaiting confirmation of usage.

We are currently seeking the community's input to create a vision for this area. Have your say by completing our online survey, visiting our website, or coming to our events:

WORKSHOP 1
06 October
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In person event

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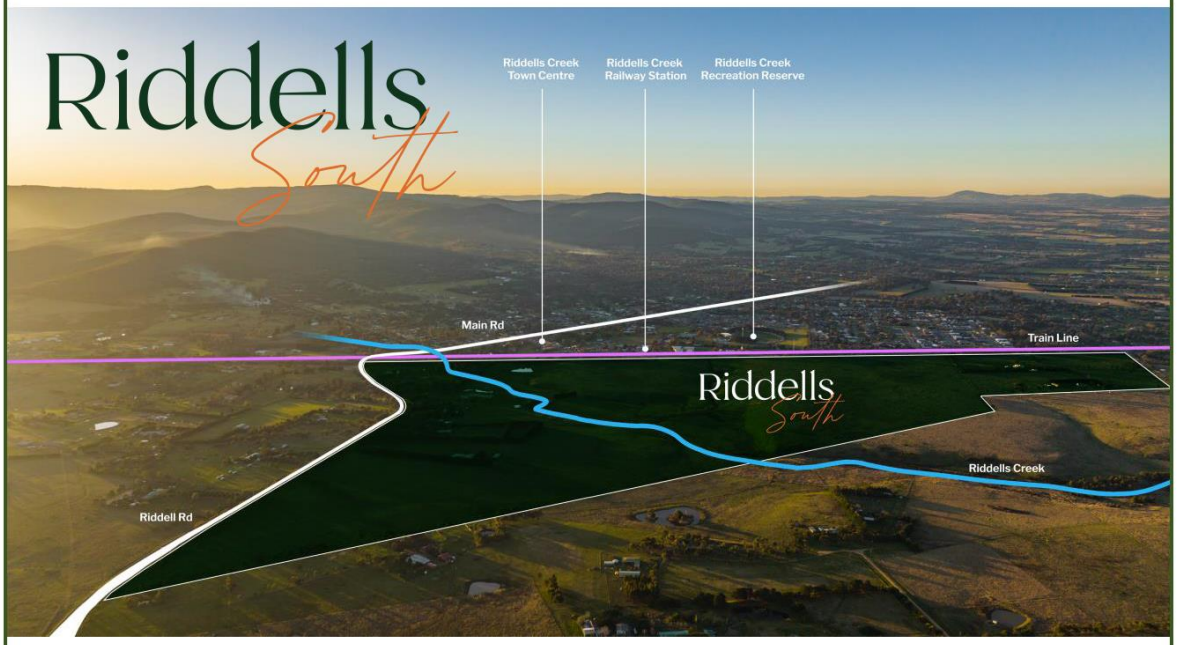
In person event



To learn more, register for an event(s) or fill out a survey, please visit **www.riddellssouth.com.au** or scan the QR code

Contact us at: info@riddellssouth.com.au

Appendix F. Webinar agenda

Date/time:	Tuesday 6 September 2022 6pm-7pm
Location	Zoom

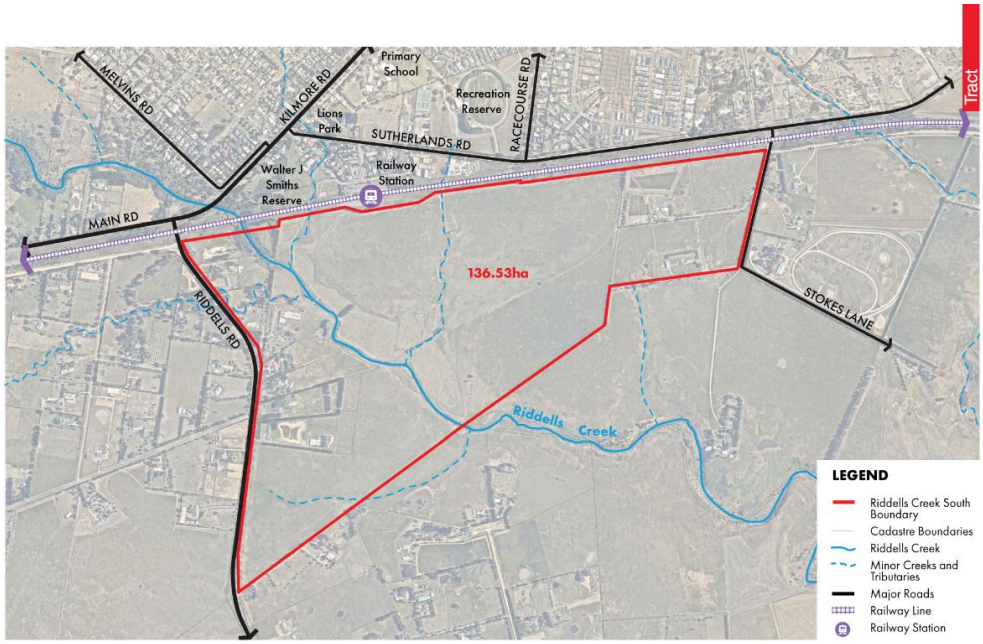
6:00pm	Welcome
6:01pm	Video
6:03pm	Introductions
6:08pm	Background presentation- Tract Consultants
6:25pm	Engagement opportunities • Workshops • Online survey
6:30pm	Panel Q&A with Tract Consultants
6:55pm	Wrap up and next steps • Closing remarks • How to stay in touch • Workshops • Online survey
7:00pm	Close

Appendix G. Survey questions

Section 1: About you

1. How old are you? [tick one only]
    - Under 20 years of age
    - 20 – 29 years
    - 30 – 39 years
    - 40 – 49 years
    - 50 – 59 years
    - 60 – 69 years
    - 70 – 79 years
    - 80+ years
    - Prefer not to say
2. What gender do you identify as? [tick one only]
    - Female
    - Male
    - Gender diverse
    - Prefer not to say
    - Self-described (please specify) _____
3. What postcode do you live in?
    - _____ [Open ended only allowing numbers if possible]
4. Are you answering this survey as an individual, or as a representative of a group or organisation? Please indicate which group/organisation(s). * [tick one only]
    - As an individual
    - As a group or organisation representative (List group or organisation) _____
5. Would you like to be updated about the Riddells South Project? * [tick one only]
    - Yes
    - No
6. What are your contact details? [Only if they say 'Yes' in Q6] [tick one only]
    - Name_____
    - Email address_____

Section 2: Vision for Riddells South



7. What would you like a future community at Riddells South to be like? [long open ended]

   (Think about what you would like to see, hear and feel in your ideal Riddells South)

Section 3: Neighbourhood design and community facilities

8. In delivering Riddells South, and seeking to retain the visual character of Riddells Creek, which top four features would you like to see in a typical Riddells South street? (select four options)

   - Native trees and vegetation
   - Mix of native and exotic trees and vegetation
   - Low fences
   - No fences
   - Limited footpaths to main streets or one side of the street
   - Foot paths on both sides of the street
   - Streets with swale drains or minimal concrete
   - Standard urban kerb and channel
   - Wide nature strips
   - Houses set back further from the street
   - Houses with limited (5m) front setbacks
   - Wide streets
   - A more standard suburban type street
   - Other (please specify) _____

9. What community facilities do you think will be needed? [short open ended]

   (Facilities could include open spaces, health services, community centres etc.)

10. What existing groups or organisations in Riddells Creek need access to additional space or facilities that could be provided for in Riddells South? Please describe the spaces and why they are needed [short open ended]

Section 4: Housing

The population of Riddells Creek has a diverse age range and Riddells South offers an opportunity to provide a mix of housing for people who want to “downsize” while remaining in town, as well as families, couples, and individuals.

11. In delivering new houses in Riddells South, should lot sizes be provided to accommodate... (select all that apply) [ability to tick all that apply]
    - Family homes
    - Townhouses
    - Villa Units
    - A mix of housing types
    - Other (please specify) _____
12. Considering the population of Riddells Creek, what lot sizes would you like to see included in Riddells South?
    - Consistent lot sizes of approximately 800m2 to 1000m2 (1/4 acre)
    - A range of lot sizes from 500m2 to approximately 2000m2 (from a standard block up to 1/2 Acre)
    - Other (please specify) _____
13. What is your level of comfort in supporting some smaller housing and lot sizes close to the railway station?
    - Very comfortable
    - Comfortable
    - Neutral
    - Uncomfortable
    - Very uncomfortable
    - Unsure
14. Why did you choose this response? _____

Section 5: Access and Railway Station

Riddells South provides an opportunity for a road link between Sutherlands Road and Sunbury Road as an alternative access to the town. This also provides an opportunity to access the south side of the Railway Station.

15. To what extent do you think providing access and parking on the southern side of the Railway Station will alleviate car parking and traffic pressures in the Town Centre?
    - To a great extent
    - Somewhat
    - Neutral
    - Very little
    - Not at all
    - Unsure
16. Why did you choose this response? _____

Section 6: Additional comments

17. Anything else you would you like to see in Riddells South? Any additional comments? (Open text) _____

Appendix H. Workshop agenda

Dates and times:	Thursday 6 October 2022 6pm-8pm Saturday 8 October 2022 10am-12pm
Location	Riddells Creek Hotel

6:00pm 10:00am	Participants arrive
6:05pm 10:05pm	Welcome, workshop purpose and housekeeping
6:10pm 10:10am	Warm up activity • *What do you value/love/want to retain about Riddells Creek and its surrounds?*
6:20pm 10:20pm	Background information and Q&A - Tract Consultants
6:35pm 10:35am	Engagement (survey) findings to date
6:45pm 10:45am	Ideas for Riddells South Discussing issues and opportunities regarding the following themes relating to survey findings. • *Neighbourhood design and parking* • *Community facilities* • *Housing and lot sizes* Consider issues and opportunities through the lens others who make up the current/future Riddells Creek community.
7:20pm 11:20am	Potential design principles to guide the future of Riddells South • *What potential design principles should guide the future development of Riddells South?* • *Is there anything missing?*
7:50pm 11:50am	Wrap up and next steps

Appendix I. Questions workshop participants asked

Thursday 6 October 2022 workshop

The following paraphrased questions and comments were asked after the background information presentation:

- What are the timeframes when you say 'a long way away'?
- Fantastic statewide with poor development. Public services are often not the focus of developers - what's your thought?
- I abut the southern boundary (south-east corner) - a few years ago, we went to VCAT for subdivision and could not go to 20-acre blocks.
- Let's say we have 3000 people at Amess Road and 3000 here - what can you bring to the centre of town? We have waste land and traffic run issues.

The following questions were written down by workshop participants for questions on-notice:

- If both Riddells South and Amess Road go ahead, does that mean that will be the full extent of all development in Riddells given current township boundaries?
- What's the capacity of the sewerage plant? How will it expand? Landowner will also need to cope with proposed Clarkefield development.
- Do we just plan for another "Housing Development", albeit upmarket, bringing more people to Riddell - or do we go left field - make it a development for the people of Riddell, with aged accommodation, social and worker housing"

Saturday 8 October 2022 workshop

The following paraphrased questions and comment were asked and answered after the background information presentation:

- There was previously a lot of anti-development. What was the issue in the past? What was the Minister's concern?
- Is there indigenous settlement in the flood plains?
- What's the land size and flood plains size?
- What's the timeline?
- The settlement Strategy states Riddells Creek can go to 10,000 people. We have the 2 potential developments. It's hard to imagine a vision with 8,000 including Amess Road
- Do we know what the capacity of the sewer pump will be?

Appendix J. Potential Design principles

Workshop	Sheet	Principle
1	1	Retain country feel
1	1	Connectivity → 1 town
1	1	Carbon neutral (including cooling and greening, block design)
1	1	Roads and community facilities are already built when housing is built (eg school)
1	1	Accessibility - spaces and places accessible for all ages and abilities, catering for diversity
1	2	Infrastructure and amenities must keep up with development. You are growing a community first.
1	2	Sustainability: - low energy use - low impact – walkability - recycle and reuse of materials and resources
1	2	Working with the shape, basalt, and topography of the land. Protection of environment first
1	2	Wildlife and ecology sensitive design
1	2	Well thought out landscaping strategy and revegetation
1	2	Engage with the community on an ongoing basis. Don't be tokenistic. Involve the community throughout the process. Co-design.
1	3	Single story or housing designed based on lot size/topography
1	3	Spaciousness: - setbacks - protect views - open spaces
1	3	Variation in design should be encouraged
1	3	Amenity: - privacy - minimise overlooking or sense of enclosure
1	3	Shed design (better sheds) - Envelope allowing for sheds
1	4	Wide streets - respond to topography
1	4	Connected path network
1	4	Pedestrian friendly rail crossing
1	4	Connectivity - improved
1	4	On street parking (rural road)
1	4	Acknowledge history
2	1	Support what we have already
2	1	Maintain open spaces
2	1	Respect environment and township
2	1	Self-sufficient with community and facilities
2	1	Make Riddell South self-sufficient, with facilities that encourage Riddell people to go there and use those facilities - not vice versa, i.e., try not to encourage Riddell South residents to come into Riddell Village and cause further congestion
2	2	Underground powerlines
2	2	Value and preserve environment - water integration - geese
2	2	Integrate with existing town Rural ambiance - bird life and fauna
2	2	Variety of lot size and housing to suit all ages, needs and abilities
2	2	Soft approach and architecture (balance with greenery and vegetation) - nice to drive into, drainage
2	2	Industrial land outside of town
2	3	Connected community - links/building/pair with existing community
2	3	Sustainability and Environmental design principles
2	3	Single storey/large set back + nature strips, wide roads, existing town character
2	3	Diversify housing to accommodate our existing needs - e.g., aged/disability (around station/commuter)
2	3	Build on existing community assets eg dog obedience/Neighbourhood House
2	3	Incorporating + celebrating + involving First Nation cultural voices in design

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Wurundjeri Country
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Capire acknowledges
and deeply respects the
Wurundjeri people and
the Traditional Owners
of the Victorian land.

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