



Boulevard and Golf Estates

Neighbourhood Plan 2016

Proudly
Supported By



What we love about our area...

"Quiet, safe and secure"

"Pride in our gardens"

"Wonderful neighbours"

"Lots of walking tracks"

"Lots of families"

"The golf course"

"Light traffic"

"Lots of trees and birdlife"

"The open spaces"

"Modern and vibrant"

"Well maintained parks"

"Close to the river"

"The roads are safe"

"The playground"



1. Council Acknowledgments

The creation of any Neighbourhood Plan takes a dedicated group of residents passionately working together to develop a united vision for the future of their area. Greater Shepparton City Council would like to acknowledge the input and hard work of all the residents who helped piece together the Boulevard & Golf Estates Neighbourhood Plan. The completion of surveys, one-on-one conversations and prioritisation of identified actions are all vital components of this final plan, and each stage was completed with enthusiasm and a focus on creating an ever-increasing vibrant and active community within the Boulevard & Golf Estates area. Greater Shepparton City Council would also like to acknowledge the continuing hard work of the Boulevard & Golf Estates Neighbourhood Plan Committee members.

Special thanks is also given to the Shepparton Golf Club who continue to work with the Neighbourhood Plan Committee and provide an excellent meeting space for all meetings.

2. Our Neighbourhood Plan Is...

The Boulevard & Golf Estates Neighbourhood Plan is a document which identifies the strengths, opportunities and future actions which are pertinent to our area and its residents. It provides a vision for our area and the subsequent actions required to achieve this vision. The Neighbourhood Plan will be used by residents and other stakeholders to help guide and plan important community projects and events. Several high priority actions have been identified in our Action Plan (below), including the facilitation of community events, a community BBQ, additional play equipment in the north end open

Boulevard & Golf Estates Action Plan

space, the sealing of Kittles Road, additional recreational paths and footpaths.

The Neighbourhood Plan should also be interpreted as a living document: it will be completely reviewed and renewed every 5 years to stay up-to-date with the changing demographics and aspirations of the community. The actions identified within the plan will be reviewed every 12 months to ensure they reflect community priorities.

3. About Our Neighbourhood

The Boulevard & Golf Estates Neighbourhood is contained within the boundaries of Wheller and Kittles Road to the north and east, and the Goulburn River and bushland to the south and west.



Demographic data for our area was last updated during the 2011 ABS census (2016 data will be added as soon as it becomes available). It shows that we are a diverse population who are actively engaged in the workforce and are largely tertiary skilled. Some key statistics:

Population:	695	Median Age:	30
Born overseas:	9.5%	Households:	238
University qualified:	24.3%	Trade qualifications:	22.6%
Labour Force Participation:	78.8%	Volunteers:	26.2%
Aboriginal & Torres Strait Islanders:	5	Median household income:	\$1,909 per week

A Brief History of Our Area

‘Shepparton Park’ was the former – albeit brief - name of the area before the estates were constructed. It was established circa 1893 on 500 acres, just north of the town of Shepparton. By July 1894, 220 acres had been allocated to 43 applicants, and by 1897 all the land had been taken up - more than half cultivated - and 183 people were living at the settlement. However, it had practically ceased to exist by circa 1913.

One overlooked legacy was the Shepparton Park Primary School, which was situated on the sand hill above the present cemetery. This became operational on 12 Oct 1896, and remained in use until 5 Nov 1955 - the last years as an annex to Gowrie Street Primary School.

Kittles Road was named after John (Jack) Kittle, who owned land fronting this road.

4. Developing Our Neighbourhood Plan

On August 17 2016, residents of the Boulevard & Golf Estates area were invited to come along to an initial Neighbourhood Plan information session. Approximately 50 people attended this session, and potential actions began to be identified. Following this session, a range of consultation activities were identified which were staged over a 4 week period. These activities were promoted by the Neighbourhood Plan committee through coordinated mailbox drops. Consultation methods included:

Community Surveys

Surveys were available for all residents to complete, both in hardcopy and online, and included the questions:

1. “What do you love most about your neighbourhood?”
2. “Describe your vision for the future of our neighbourhood?”
3. “What projects do you think are important for the future of our neighbourhood?”

A fantastic 61 surveys were received!

Family Lunch – Sunday 28 August 2016

Over 50 residents attended a barbecue lunch at Canterbury Park. Families enjoyed a great variety of games and provided the Neighbourhood Plan Committee and Council Officers with valuable feedback to help shape the Neighbourhood Plan.



Afternoon Activities – Wednesday 7 September 2016

Residents came together at Kingfisher Park to enjoy some pizza and games while providing important input into the future of the neighbourhood. It was also a great opportunity to utilise a smaller, less used park! Approximately 25 people attended.



Prioritising Forum – Tuesday 13 September

Residents attended the Shepparton Golf Club to prioritise all the actions identified during the consultation period. This aspect of the Neighbourhood Plan development is important in assisting the Neighbourhood Plan Committee establish a list of high, medium and low priority actions. The results of this event are reflected in the Action Plan (below).



5. Where To From Here?

Our Vision

A connected and active neighbourhood that prides itself on creating a safe environment for families to grow in, with an emphasis on the use of our beautiful walking paths and open spaces to increase the health and wellbeing of all residents and visitors.

Implementing Our Neighbourhood Plan

The Boulevard & Golf Estates Neighbourhood Plan has been developed by our community, for our community. It will take active participation from residents to implement the actions identified below.

The Neighbourhood Plan Committee will undertake further research, investigation, design and funding (where relevant) to progress the priorities. In addition to this, the Neighbourhood Plan will be fully reviewed every 5 years, with an Action Plan review occurring annually.

Boulevard and Golf Estates Action Plan

Goal	Actions	Partnerships	Priority	Status	Strategic Goals (i.e. Council pillar)
Facilitate community events and activities (e.g. outdoor cinema, Christmas party, petting zoo, garage sale)	-Investigate which community events would attract a large attendance rate -Secure funding on an event-by-event basis	-Boulevard & Golf Estates Community Committee	High	Not commenced	Social
Determine community interest of forming a Neighbourhood Watch group	-Establish a working group with interested residents -Liaise with Victoria Police to assess requirements for becoming an official watch group	-Boulevard & Golf Estates Community Committee -Victoria Police	High	Not commenced	Social
Seek funding for a Community BBQ for the Neighbourhood	-Establish desired location of BBQ -Secure funding for installation	-Boulevard & Golf Estates Community Committee -GSCC	High	Not commenced	Social
Additional play equipment in the north end open space	-Community to work with developer to have input into the choice of play equipment	-Boulevard & Golf Estates Community Committee -Developer	High	Developer has committed to install play equipment here in the near future	Social
Investigate options for further all-age recreational facilities such as: - half-court basketball and/or netball ring for community use - outdoor exercise equipment (all ages and abilities) - seeking opportunities to install a pump track - installation of a community trampoline - investigating a mini-golf course or event	-- Undertake further community consultation on recreation needs of the community -Acquire relevant permissions for installation of play -Form relevant partnerships (i.e. Shepparton Golf Club) -Secure any required funding	-Boulevard & Golf Estates Community Committee -GSCC	High	Not commenced	Social/Built

Advocate for following roads to be sealed - Kittles Road - Wheller Road	-Advocate for capital budget bid/grants	-Boulevard & Golf Estates Community Committee -GSCC	High	Not commenced	Built
Advocate for defined on road cycleways: Wheller road, Rudd Road, Golf Drive and Wanganui Road	-Liaise with Council's Traffic department to investigate potential of modifying roads	-Boulevard & Golf Estates Community Committee -GSCC -Vic Roads	High	Not commenced	Built
Advocate for additional recreational path/s: - entrance and path/s through floodplain and river - behind cemetery - connection to KidsTown and Mooroopna - Bush trail - Connect to town, along Boulevard Drive	-Establish desire route/s for path/s -Advocate to Council and Parks Victoria to implement paths -Secure any grants	-Boulevard & Golf Estates Community Committee -Parks Victoria -GSCC - RiverConnect	High	Not commenced	Built
Advocate for footpaths: -Rudd Road -Golf Drive -Wheller Road	-Advocate for footpaths to be included in Council's Missing Links Program	-Boulevard & Golf Estates Community Committee -GSCC	High	Not commenced	Built
Encourage increased tree plantings (colourful, evergreen, more variety + native), including signage, plantings and interactive elements at Tassickers Reserve	-Liaise with Council's Environment and Sustainability department to acquire any available plants and permissions -Secure any required funding	-Boulevard & Golf Estates Community Committee -GSCC - Shepparton-Mooroopna Urban Landcare	High	Not commenced	Natural
Installation of a drinking fountain	-Establish preferred location for drinking fountain(s) -Secure funding for installation	-Boulevard & Golf Estates Community Committee -GSCC -GV Water	Medium	Not commenced	Built

Advocate for existing level of maintenance of parks and estate to continue (including park in Kensington Drive and north end open space + general awareness raising about picking up dog waste)	-Inform Council of maintenance issues as they arise -Utilise Facebook group to remind residents about dog waste removal	-Boulevard & Golf Estates Community Committee -GSCC	Medium	Not commenced	Natural
Installation of more bins – including recycling and dog waste (Tassickers, Canterbury, north end open space)	-Work with Council to establish desired locations of bins and advocate for installation	-Boulevard & Golf Estates Community Committee -GSCC	Medium		Built
Installation of a shelter in north end open space	-Work with developer to guide installation of shelter	-Boulevard & Golf Estates Community Committee -GSCC	Medium	-Developer has confirmed that they are installing shelter in the near future	Built
Advocate for upgrades at Golf Drive (widen, kerb and road)	-Advocate for capital budget bid/grants	-Boulevard & Golf Estates Community Committee -GSCC	Medium	Not commenced	Built
Advocate for upgrades at Wanganui Road/Rudd Road corner (improve signage, solar light on corner, trees and vision)	-Liaise with Council's Traffic department to investigate options for each action	-Boulevard & Golf Estates Community Committee -GSCC	Medium	Not commenced	Built
Investigate the opportunity to construct a boardwalk at Reedy Swamp to showcase natural environment	-Advocate to Parks Victoria for boardwalk	-Boulevard & Golf Estates Community Committee -Parks Victoria - RiverConnect	Medium	Not commenced	Built Natural
Address safety concerns (i.e .rubbish dumping and burglary) in the neighbourhood	-Investigate the possible implementation of security cameras -Advocate for police patrols at night -Liaise with Council's Waste Department to implement a potential waste awareness program -Community to notify Local Laws of any rubbish dumping activity	-Boulevard & Golf Estates Community Committee -GSCC - Victoria Police	Meidum	Not commenced	Advocacy

Support the Mooroopna Bypass	-Offer support when needed/required	-Boulevard & Golf Estates Community Committee -Victoria Government	Medium	Not commenced	Advocacy
Attract a General Store/corner store/coffee shop/more involvement with golf club	-Advocate for the opening of a corner store business -Continue to build partnerships with the Golf Club	-Boulevard & Golf Estates Community Committee -Businesses -Shepparton Golf Club	Medium	Not commenced	Economic
Investigate support for the formation of a community garden	-Establish working group to drive the project -Establish preferred location and seek relevant permissions -Secure any necessary funding	-Boulevard & Golf Estates Community Committee -GSCC	Low	Not commenced	Social
Explore additional seating options (north end, bench seat in Canterbury avenue playground, Kingfisher)	-Investigate if Council has any spare seats that can be installed -Secure any relevant funding	-Boulevard & Golf Estates Community Committee -GSCC	Low	Not commenced	Built
Advocate for more parks, including park space near river and near Sandhill/Sandbank Court	-Advocate with Council and Parks Victoria to create more native open spaces	-Boulevard & Golf Estates Community Committee -GSCC -Parks Victoria - RiverConnect	Low	Not commenced	Natural
Encourage/enforce dogs on leash	-Use Facebook group to promote responsible dog ownership -Contact Council's Local Laws Team and notify them of any person breaching on leash requirement	-Boulevard & Golf Estates Community Committee -GSCC	Low	Not commenced	Social
Investigate possibilities for general speed control/dampening/reduction e.g. speed humps - Including Rudd Road speed limit being reduced to 50km	-Liaise with Council's Traffic department to investigate traffic calming options	-Boulevard & Golf Estates Community Committee -GSCC	Low	Vic Roads is reducing the Rudd Road speed.	Built

Wayfinding signage on paths	-Determine features to be included on signage -Secure funding to implement way finding signage	-Boulevard & Golf Estates Community Committee -GSCC	Low	Not commenced	Built
Advocate for improved bus coverage within the estates	-Advocate to Shepparton Transit for increased services and infrastructure	-Boulevard & Golf Estates Community Committee -Shepparton Transit	Low	Not commenced	Advocacy
Advocate for a local Post Box	-Advocate to Australia Post for local Post Box	- Boulevard & Golf Estates Community Committee -Australia Post	Low	Not commenced	Advocacy
Undertake measures to address Fire Safety in the neighbourhood. (Including safe exits/fire management plan, maintenance of grass north of Wheller Road, cold burns to reduce fuel load etc.)	-Liaise with Council's Emergency Management Coordinator to identify potential safety strategies and actions -Develop individual fire safety plans using CFA guidance	-Boulevard & Golf Estates Community Committee -GSCC -CFA	Low	Not commenced	Advocacy