

Lake Bartlett Master Plan—Stage 2

Final for Council Adoption

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Appendices

Appendix 1- Results from Community Listening Post held Sunday 4th March 2012 at Taste of Tatura event to establish Issues and Opportunities

Appendix 2 - Results from the community engagement regarding the Draft Master Plan

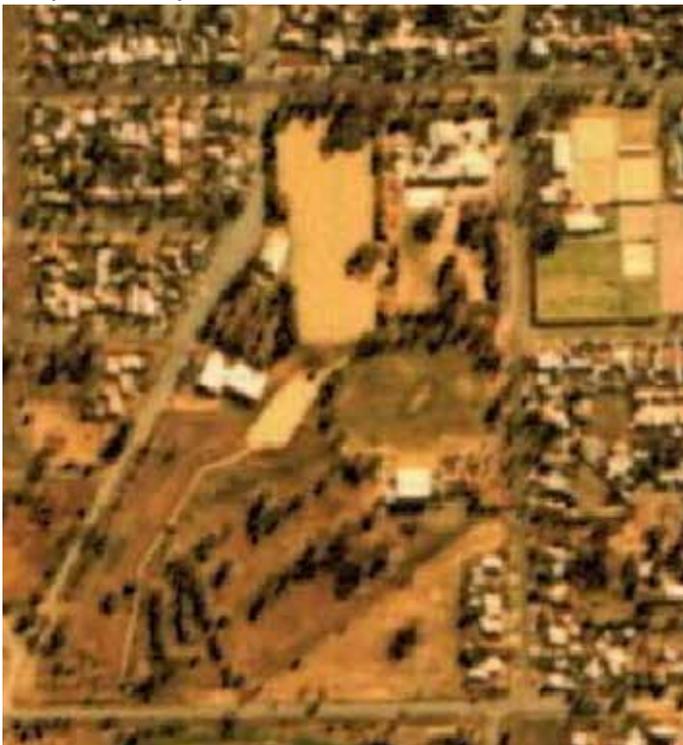
I. Introduction

Lake Bartlett is a central open space in Tatura, Victoria. It forms a significant feature in the physical form and community life of this vibrant community. The Lake is managed by the City of Greater Shepparton. The City has engaged Spiire Australia to prepare a Master Plan for this site to assist with its development and on going management.

The genesis for this Master Plan has come from the Tatura community through the development of the Tatura Community Plan. Throughout 2009 - 2010 the population of Tatura contributed to a future vision of the town. Lake Bartlett was identified in this process as a key priority for development and enhancement.

The project brief has drawn from the outcomes of the Tatura Community Plan and sets out the following aims; Link the two areas of water to improve recreation options and enhance ecological values

- Provide walking tracks through out the area
- Consider way to enhance recreation activities in the precinct
- Consider safety and water quality standards in any design process
- Develop a cost effective and well considered staging plan for any recommended works.



Old Aerial photograph (date unknown)
(sourced from City of Greater Shepparton)

Site Development

The Stage I Master Plan for Lake Bartlett undertaken 10 - 15 years ago by the City of Greater Shepparton resulted in modifications to the Lake Bartlett area from what was an older style urban pond to the current situation including the construction of a wetland in the south east corner of the lake to treat the incoming water to improve amenity and provide habitat. This resulted in a reduction in the water surface area from approx 18,000m² to the current approximate 10,000 m², the construction of the northern and western hard edges and other changes.

Prior to the development of the wetland the Lake was a water body of varying water quality with grassy banks allowing public access to the waters edge. Following the development of the lake resulting from the Stage I Master Plan - there has been a variety of community feelings about the 'new' Lake. It has created some perceived problems among members of the community. The initial Master Plan recommended that the water treatment wetland be extended beyond what has actually been built in order to more completely treat the incoming water volumes, as the Stage I wetland is not sized to treat the anticipated volume of inflows. This (Stage 2) Master Plan reviews the relative needs of the precinct with regard to the balance between recreation and environmental (water quality) outcomes and the timing of any further developments.



Site Photograph showing existing pedestrian Bridge (2011)

2. The Existing Site

Project Site

The project site is located in Tatura and is bounded by Service St, Martin St, Albert St and O'Reilly Rd. The site is approximately 400 metres from Hogan St and the main shopping area of Tatura.

The site has the Tatura Primary School, the Tatura Recreation Reserve, the Tatura Turf Club at its edges, as well as some industrial and residential land.

The Lake and its environs occupies an area of approximately 13 hectares. The main components of the open space precinct are;

- Lake Bartlett - a 1.4 ha urban lake system and an associated water treatment wetland
- Creek
- Waters edge parkland with shade trees and pedestrian surfaces
- Open parkland spaces
- Two cricket/AFL playing fields and
- A significant area of undeveloped land.

The Lake Bartlett area has a number of buildings, most notably the Tatura Community Activity Centre (indoor sports stadium) and the Tatura Scout Hall. The Sports Stadium is well used and hosts basketball and change/social facilities for the other sports clubs, while the scout hall is in moderate condition, and is currently used by the Tatura and District Fishing Club, the Goulburn Valley GM Car Club, Linda's Dance School, Gillies Fitness Training/ Boot Camp and a number of casual/sessional users for events.

Land Uses and Arrangements

The land to the west of the creek consists mostly of

passive recreation facilities including open water areas and the lake margins as well as the areas of informal parkland/bushland. The passive areas include typical park facilities such as pathways, park furniture, grass areas and shade trees.

The wetland constructed as an outcome of the Stage 1 Master Plan has high environmental and functional value. The current wetland area represents only around 20 percent of the proposed wetland area proposed by the Stage 1 Master Plan.

The most intensively developed area is to the west and north of the lake between the lake edge and both Martin and Service Streets. Areas that are less formal and less developed are between the Scout Hall and the Italian Social Club (Charlie Taylor Park) and south of the Italian Social Club.

The land to the east of the Creek is primarily used for active recreation and organised sport. This includes the two AFL/Cricket ovals, the cricket nets, the Indoor Sports Stadium and the associated car parking and other infrastructure. This is mainly accessed off Albert St and has little direct impact on the area to the west of the creek.

The Clubs that use the facilities are the Tatura Cricket Club and the Tatura Soccer Club. These Clubs have been contacted in the process of preparing the Master Plan.

Adjacent stakeholders that will have an influence on the manner in which the site is developed include;

Tatura Primary School

The Tatura Primary school is centrally located in the



Service St Edge to Lake Bartlett



Pedestrian Bridge installed as part of Stage 1 works

town and has a student population of approximately 230 students. This means that the school and its immediate environs (including Lake Bartlett) are important in the daily lives of a significant part of Tatura's population.

Gathercoles Abattoir

This facility is a wholesale abattoir and meat processor. The Tatura site is major employer and services the local and regional agricultural production. While the internal operations have no direct bearing on the operation of Lake Bartlett the odour and runoff from the site has previously impacted on the amenity of Lake Bartlett and surrounds.

Tatura Race Course

The Race Course exists upstream (south) of Lake Bartlett and forms a boundary to the south along O'Reilly Road. The Club is a successful regional turf club supported by Racing Victoria. The location and operation of the Race Track have no direct impact on the development of the Lake Bartlett Precinct although there is the potential for nutrients to be washed from the

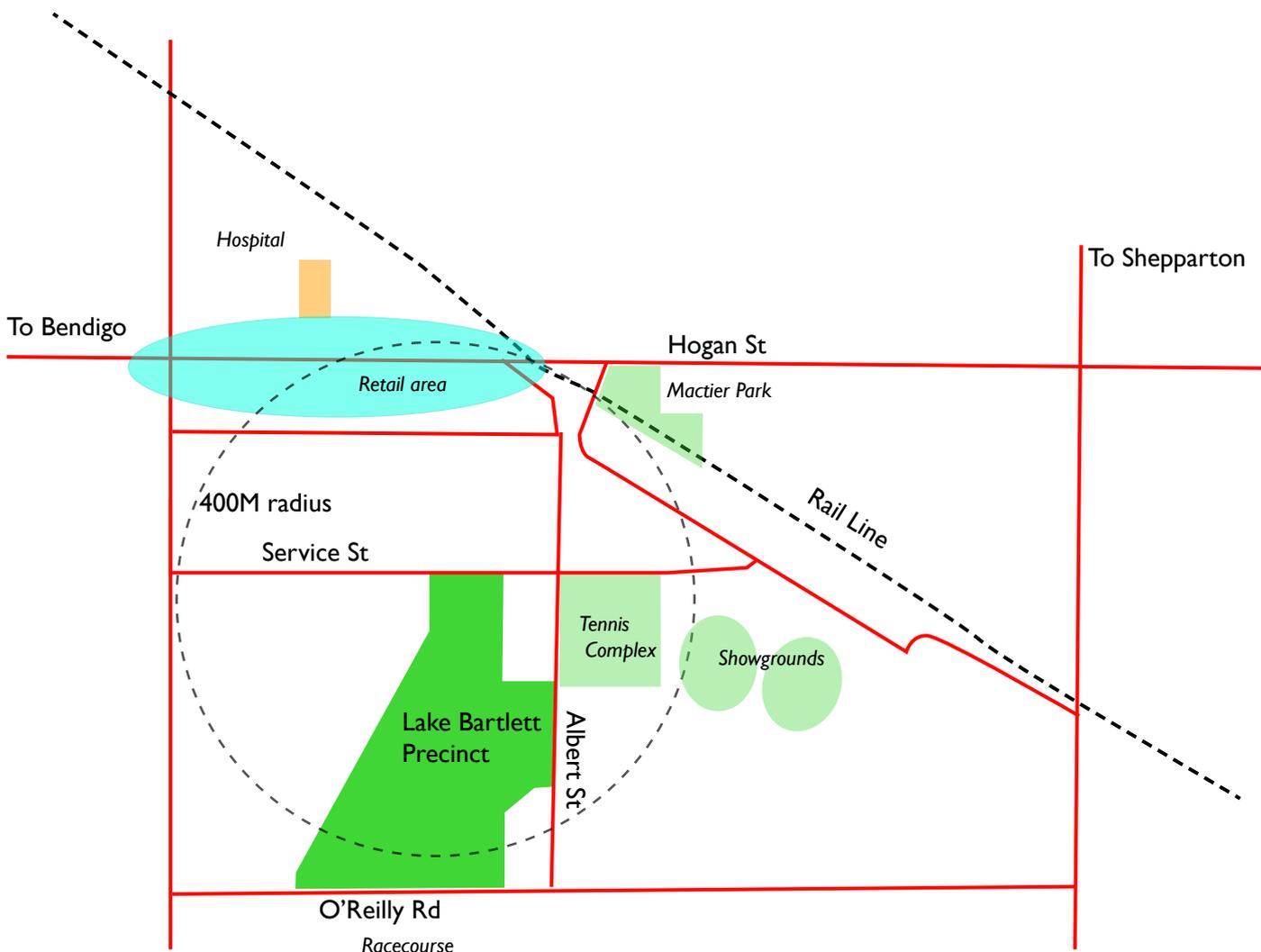
track area into the Lake.

Nearby residents

A very significant stakeholder group is the local residents, as it is their amenity that is affected most by any changes to the Lake area. As landholders it is not practicable to contact each individual - however the input from this group is vital. To encourage input and to seek opinions there have been a range of meetings and a community engagement event to ensure that nearby landholders can add value to the Master Planning process if they wish.



Bollards in Charlie Taylor Park

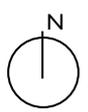




Legend

-  Study Area Boundary
-  Area of wetland for water quality improvements
-  Area of active recreation and associated infrastructure
-  Areas with potential for development
-  Area of existing water

Lake Bartlett and Surrounds



3. Project Process

In combination with the City of Greater Shepparton and the Tatura Community Plan Committee, the project has been broken into a series of tasks as shown in the adjacent flowchart.

The project has been designed to allow a smooth workflow and to allow effective engagement of the local community.

At each stage the outputs and plans will be reviewed by the City of Greater Shepparton and by the Tatura Community Plan Committee.



Project Commencement
 > Tatura Community Plan Committee
 > City of Greater Shepparton

Initial Site Investigations
 > Spiire Australia

Initial discussions with community groups and individuals
 > Spiire Australia
 > City of Greater Shepparton

Preparation of Issues and Opportunities Report
 > Spiire Australia

Phase 1 Community Engagement
 > Spiire Australia
 > City of Greater Shepparton
 > Tatura Community (Taste of Tatura)

Prepare Draft Master Plan
 > Spiire Australia

Phase 2 Community Engagement
 > Spiire Australia
 > City of Greater Shepparton
 > Tatura Community

Prepare Final Master Plan
 > Spiire Australia

Adopt and Implement Master Plan
 > City of Greater Shepparton

Completed Tasks

Current Task

4. Strategic Context

Reviews of Existing Strategies

Three key strategies have been reviewed as part of this master planning project. These include the following ;

1. Tatura Community Plan (2010)

A broad community planning document that provides a series of strategic directions and priorities for the development of Tatura.

2. Lake Bartlett and Wetlands Management and Maintenance Report (2010)

A review of the maintenance and management of the lake

and constructed wetlands along with recommendations on a schedule of further works.

3. Lake Bartlett Master Plan (approx 2001)

The previous master plan which recommended extensive wetland construction and development of walking paths and other works.

These three documents specifically highlight and make recommendations relevant to the current master plan. The specific outcomes of these documents and the implications for this master plan are reviewed below.

Document	Outcomes relevant to Master Plan	Master Plan Implications
Tatura Community Plan	The key priorities for Tatura are listed in the Community Plan with the desire to “investigate management options at Lake Bartlett to enable it to meet both recreational and environmental uses” listed as a high priority.	The Master Plan seeks to make recommendations based on achieving an acceptable balance between environmental requirements for the site and the recreation requirements expressed by the local community. This will require a comprehensive approach to consultation and engagement of all stakeholders to ensure that all views and ideas are understood and articulated appropriately with regard to recommended future works and management of the site.
Tatura Community Plan	Lake Bartlett is highlighted as a community asset (park and open space) that the community is proud of and that a challenge with the reserve is to meet the community need to balance recreational use with the environmental requirements of the lake and waterway system.	The Lake Bartlett Park is highly valued by community. The community have clear opinions and want input into what happens at the Lake, with a balanced approach between recreation and environmental outcomes.
Lake Bartlett and Wetlands Management and Maintenance Report	The report highlights the functional value of the wetlands area at Lake Bartlett. The report notes that “stage 1” of the wetlands was completed and that this represented only around 20 percent of the proposed wetland area. The total Lake Bartlett water quality treatment asset is designed to treat 90 percent of the mean annual runoff.	At present, the wetlands provide a smaller benefit to water cleansing than originally envisaged. Further wetland work may need to be considered in order to provide a higher quality of water, however this needs to be considered against other community needs.

<p>Lake Bartlett and Wetlands Management and Maintenance Report</p>	<p>The report highlights the Lake Bartlett water system as providing a number of functions including;</p> <p><i>Habitat:</i> invertebrates, frog and bird species</p> <p><i>Landscape:</i> Vegetated setting with diversity of landscape</p> <p><i>Aesthetics and amenity:</i> Improves visual character and provides for passive recreation</p> <p><i>Flood retarding:</i> Reduces downstream flows in critical events and holds flood water to mitigate minor downstream flooding.</p>	<p>Lake Bartlett is a complex and multi functional community asset. All the requirements for the Lake to function in its various capacities need to be considered as part of the master plan. The need for the Lake to act as a retarding basin needs to be considered against aesthetic and amenity and use as a recreational space.</p>
<p>Lake Bartlett and Wetlands Management and Maintenance Report</p>	<p>The report recommends a series of maintenance regimes for the lake including;</p> <p><i>Weed management:</i> hand weeding, brush cutting, spraying, etc. as required by qualified contractors</p> <p><i>Flow control structures:</i> Pits, grilles, weirs etc. It is noted that a series of interchangeable wetland orifice plates are in place that allow for seasonal pondage, allowing for different levels of storage based on seasonal changes. These plates need to be found as they appear to have gone missing.</p> <p><i>Litter management:</i> Litter needs to be cleaned from key accumulation points such as inlet zones, around sedimentation zones of wetland, around flow control structures.</p> <p><i>Sediment management:</i> Required to ensure de-silting occurs providing water flows to wetland.</p>	<p>The development and management of a wetlands areas as a functioning, water cleansing environment, requires significant specialized monitoring and maintenance and the resources required to undertake this work need to be considered as part of Council's commitment to the site. These resources also need to be considered with regard to Councils capacity to achieve a fully functioning and maintained wetland at the site.</p>
<p>Lake Bartlett Master Plan 2001</p>	<p>The original master plan recommends major wetland development in both key bodies of water as the major works to improve water quality at Lake Bartlett. Recommended works also included a walking track, bridge, removal of European tree species and interpretation of the natural habitat.</p>	<p>A number of these works have been undertaken and have improved the Lake with a walking path and interpretative signage. Some works have stalled and some have not been completed and these need to be reviewed as part of the updated master plan. The recommendations for most of the secondary body of water to become further wetlands needs to be revisited in light of community sentiment expressing a need for a balance between recreational and environmental outcomes at the Lake.</p>

5. Planning Controls

Zones

Lake Bartlett is covered by a range of planning zones in the Greater Shepparton Planning Scheme. These include;

PPRZ - Public Park and Recreation Zone.

The PPRZ is to recognise areas set aside specifically for recreation and open space and to provide for conservation, protection and commercial uses where appropriate.

UFZ - Urban Floodway Zone

The UFZ is to identify land that has a primary land use as a major flood path and high hazard area. The primary land use in these zones is for flooding. Any development must allow the free passage of flood waters. The zone allows for informal outdoor recreation. Planning permits will be required for such things as public toilets, fences, pathways and trails.

Overlays

Associated with the planning zones are Overlays which relate to the flooding and hydraulic characteristics of the land. These include;

FO - Flood Overlay

The land covered by the flood overlay allows a primary land use to be other than flood conveyance, but the land use must allow the flood waters to pass and be accommodated.

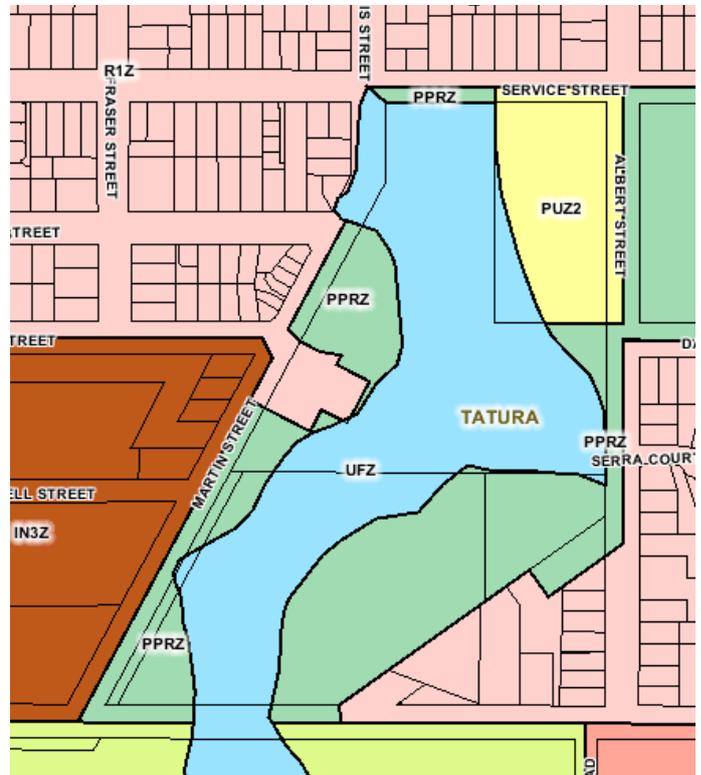
LSIO - Land Subject to Inundation Overlay

This overlay identified land that is at the fringe of flooding that must be available to accommodate the 1 in 100 year flood event. The overlay allows a primary land use to be other than flood conveyance, but must allow the flood waters to be accommodated and pass.

Both overlays allow for informal outdoor recreation however planning permits will be required for such things as public toilets, fences, pathways and trails.

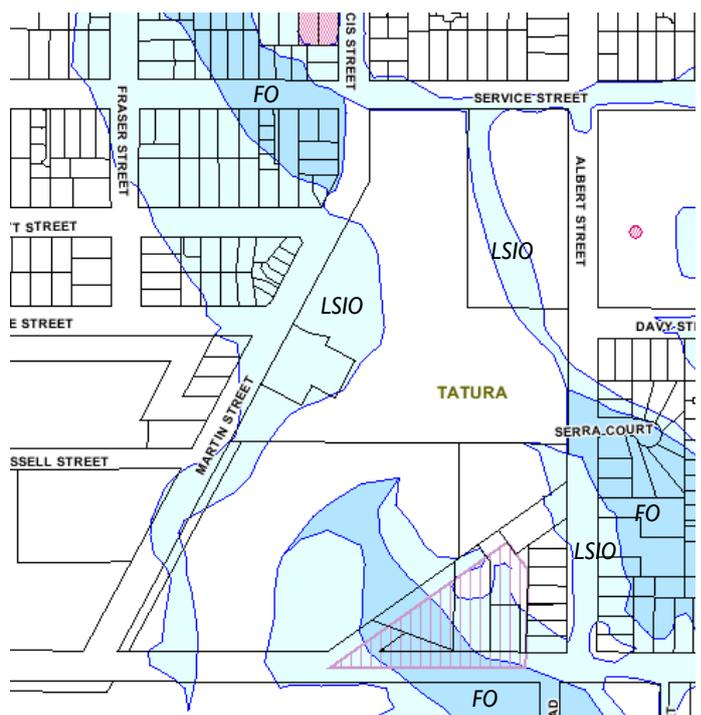
Implications of Planning Controls

There are minimal implications from the planning controls over the Lake Bartlett precinct. A number of activities or works will require permits as described above, but any development foreseen by this Master Plan is likely to be granted Planning Permits from the City of Greater Shepparton.



Planning Zone Map

(sourced from [Http://services.land.vic.gov.au/maps](http://services.land.vic.gov.au/maps) 13.02.12)



Planning Overlay Map

(sourced from [Http://services.land.vic.gov.au/maps](http://services.land.vic.gov.au/maps) 13.02.12)

6. Community, Demographics and Participation

It is important to understand the characteristics of the Tatura community relating to population, growth, age, participation rates in various activities and other factors. These community wide statistics indicate the need for improved facilities and show where the current and emerging trends are in relation to facility provision. The in turn assist in the justification for investment in particular priority areas.

The following information is sourced from the Tatura Community Plan - May 2010 - Pgs 8 -9

Population

At the 2006 Census, Tatura and District to map) had a population of 4,161 residents. This figure is expected to grow to approximately 5,400 people by 2031. The population is very steady and has grown almost 1% between 2001 and 2006. Like many rural communities, the community is ageing, with 22.9% of the population over 60 years of age (compared with 18.5% across Greater Shepparton).

Compared with Greater Shepparton, Tatura has fewer children under 18 years of age (24.4% compared with Greater Shepparton's 27.0%) and few young adults between 18-24 years of age. There is likely to be a decrease in the number of children in the next 6 years, with moderate increases up until 2031. The number of people of secondary school age is expected to remain at around the 400 to 500 mark and birth notices have been very consistent.

Highest growth from 2001-2006 was recorded for people over 50 years of age, particularly 50-59 year olds. Increase in future years will primarily be confined to people 60 years or over.

Tatura Households

Major household types in our community are couples without children, although there is also representation in the community of couples with children, lone person households and single parent households.

Language and Culture

11.8% of Tatura residents speak a language other than English at home – predominantly Italian (6.8%) and Turkish (2.6%). This is a higher rate of non- English speakers than

Greater Shepparton as a whole. Between 2001-2006 the Turkish speaking population declined by almost 50%. 1.3% of the population identified themselves as Aboriginal or Torres Strait Islanders.

Housing

Predominantly, people in Tatura either own (38.4%) or are in the process of purchasing a home (32.2%). There are less people renting or living in public housing in Tatura than there are in Greater Shepparton.

Average monthly mortgage repayments are around \$1,100 and weekly rental is around \$150-\$200. There is little variety in dwellings, with separate houses (76.9%) making up the bulk of housing stock and medium density townhouses / units only making up 9.9% of homes. Of the 70 dwellings constructed between 2001 and 2006, 60 were separate houses. Sixty percent of occupied dwellings contain only 1-2 people.

Transport

Vehicle ownership is increasing, with 19.2% of all households owning three or more vehicles. Public transport is practically non-existent for the purpose of travelling to and from work by our residents.

Almost one third of our workforce commutes into the Shepparton-Mooroopna area for work, whilst several hundred people travel from Shepparton- Mooroopna, Kyabram and Rushworth to work in Tatura or surrounding small town.

Employment

1,773 people in Tatura were employed at the time of the 2006 Census and 96 people unemployed (an unemployment rate of 5.1% compared with Greater Shepparton at 6.0%).

Largest employment sectors are manufacturing (20.1%); and agriculture, forestry and fishing (12.3%). Employment in agriculture decreased by 25% from 2001-2006, whilst employment gains were made in health and community services and manufacturing.

Participation for Children Aged 5 - 14 Years

In 2009 the Survey of Children's Participation in Culture and Leisure Activities (CPCLA) , 63% of Australian children aged 5-14 years participated in at least one sport outside of school hours that had been organised by a school, club or association. The participation rate for boys (70%) exceeded that for girls (56%), both overall and also within each age group category.

The participation rates of children living in capital cities and children living elsewhere in Australia were similar at 63% and 64% respectively.

The three most popular organised sports in Australia for boys in the year ending April 2009 were;

- soccer (outdoor) with 277,800 participants (20%),
- swimming with 240,100 participants (17%) and
- Australian Rules football with 223,700 participants (16%).

For girls, two sports were predominant;

- swimming with 262,800 participants (20%) and
- netball with 225,000 participants (17%).

Besides organised sport, the 2009 CPCLA also asked about participation in bike riding and skateboarding, rollerblading or riding a scooter. A higher percentage of boys participated in these activities (66% in bike riding and 56% in skateboarding, rollerblading or riding a scooter) than girls (54% and 42% respectively).

Participation for Adults

Giving regard to a progressively increasing proportion of older age groups, we can expect that activities such as walking, cycling and other low impact activities will become increasingly important to the Tatura community.

We can observe that competitive, formalised sports do not have high participation rates in adulthood; particularly relative to the higher participation rates recorded for children aged 5-14.

The Australian Sports Commission provides annually



updated participation rates for a range of sport and active recreation activities for individuals aged over 15 through the Exercise, Recreation and Sport Survey (ERASS) reports.

The ERASS report provides an insight into broad national trends in physical activity for the 15 years and over community.

The table at right provides data on the level of participation in a variety of activities. This data clearly shows a national move away from organised sports to less organised, low impact activities such as walking, swimming and cycling as we get older.

This observation leads to the conclusion that there is a need for low impact, less organised recreation for the increasingly aging community whilst still needing to accommodate the needs of a significant cohort of 5 – 14 year olds who will also tend to participate in more formalised and active sports.

ACTIVITY	PARTICIPATION RATE
WALKING	35.9 %
AEROBICS FITNESS CLASSES	23.5 %
SWIMMING	13.9 %
CYCLING	12.8 %
RUNNING	11.7 %
TENNIS	6.9 %
FOOTBALL (AFL)	5.1 %
CRICKET	4.2 %
SOCCER	3.0 %



7. Community and Stakeholder Input

Initial Community Engagement

During the later parts of 2011 and the early parts of 2012, Spiire Australia have undertaken some key engagement activities in order to begin defining and articulating the issues and opportunities that reflect community and other key stakeholder views.

Key activities have included the following:

Walk and Talk sessions: on site analysis with key stakeholders highlighting issues and opportunities.

Key Stakeholder Interviews: meetings and phone interviews with a range of key stakeholders and community members

User groups meetings: Meetings and discussion with user groups from the reserve either on site or at a convenient location.

Those involved in engagement activities include the following:

- Tatura Cricket Club
- Tatura Soccer Club
- Tatura Primary School
- Tatura Racing Club
- Tatura Italian Club
- Tatura Junior Football Club
- Recreation and Parks Team- City of Greater Shepparton
- Department of Sustainability and Environment
- Local residents

Key outcomes from this consultation are shown in the table following.

Community Listening Post at the Taste of Tatura (Sunday March 4th - 2012) was the final engagement activity prior to the development of a draft master plan for Lake Bartlett and the aim of this activity was to test ideas and opportunities with the Tatura community in addition to also encouraging any new ideas.

The listening post was very successful and involved approximately 50 people providing both verbal feedback and written feedback through a survey template.

Almost all those involved were very supportive of the

plan particularly supporting the extension of the walking trails, the retention of the open water areas and the extension of wetlands, if required, in the south of the reserve. There was some division apparent regarding the extent to which the current wetland should be modified however this was expected given the understanding of community sentiment about the value of this area.

With regard to the wetland issue, it was apparent that those with some personal, historical connection to Lake Bartlett wanted the lake returned to its original, lawn edged and ornamental style of development. Others were either protective of the wetland or felt that modification should be minor in order to create better visual links with the lake or improve safety.

A detailed report for the Listening Post is included as an Appendix to this report.



Taste of Tatura Listening Post March 2012



Key Outcomes of Community Engagement

1.	<p>User groups are generally satisfied with facilities with a few key exceptions relating to the sporting infrastructure including;</p> <ol style="list-style-type: none"> the need for better storage facilities (replacement of shipping containers with better alternative) to improve amenity and reduce flooding that currently occurs, the amount of shade over the cricket nets currently is a risk for cricket training, higher fencing or some other treatment is required to reduce loss of cricket balls into wetland 'corner' of cricket ground, the development of a weather proof path and shelter for the junior oval/pitch, the development of lighting for the junior oval to spread training wear and, the need to move soccer training around to reduce localized areas of wear.
2.	<p>Lake Bartlett is generally seen as an important community asset however there is a need to ensure that wetland development is balanced against other community needs such as fishing and visual amenity. Generally, local community members discussed the need to create breaks or more visual access through the wetland growth, particularly along the eastern edge of the lake (Martin Street) and in and around the wetland area. (bullrushes etc.)</p>
3.	<p>There is a desire to connect the two bodies of water more significantly to improve water flow and continuity.</p>
4.	<p>There is an understanding of the need to develop and function of the wetland environment however it is generally felt that this 'functional' aspect of the water bodies should not take up more open water areas.</p>
5.	<p>The introduction of a fishing bank and jetty would be beneficial.</p>
6.	<p>The walking track should be extended around the Lake and both bodies of water</p>
7.	<p>Water levels need to be managed more effectively to improve water depth and reduce opportunity for any weed blooms</p>
8.	<p>Sugar gums along the Primary School boundary may have to be removed due to the propensity for limb drop and risk management.</p>
9.	<p>More effective development of the area to the south of the second water body is required. Currently the area is partially grass covered and weed infested.</p>
10.	<p>Flooding in recent years has caused effluent from the adjacent abattoirs to run into the Lake Bartlett waterway, however, recent works have more effectively bunded and contained this run off on site. In the event of heavy flooding however, some escape of material may occur.</p>
11.	<p>The opportunity to more fully interpret the wetland area should be considered. Can a lookout point or small walkway be introduced?</p>

12.	The development of Charlie Taylor Park may increase usage. Currently this area reflects poorer amenity with reduced visual connection to the lake, some poor facilities, little irrigation or shade opportunities.
13.	Introduce public toilets; can the Tatura Scout Hall toilets be opened up for public use?
14.	Develop the Scout hall to open out onto the Lake and investigate the options for decking and a commercial outlet (e.g. Cafe)
15.	Develop walking path to connect across to Albert Street.
16.	Modify existing walking path along Albert St to connect into network of paths and provide gate in fence
17.	Provide safer storm water catchment points- storm water catchment at the south end of Martin Street (opposite abattoirs) is a risk due to depth and grass coverage and needs to be made safer.
18.	More visual connection needs to be made to the lake, with some breaks in the dense rushes along the banks to allow better connection and interaction with the lake environment.
19.	Consistent use of furniture styles should be implemented, with the replacement of the remaining concrete chairs along Service Street.

Community Engagement on Draft Master Plan

In late 2012 the City of Greater Shepparton undertook press releases and publicised the completed Draft Master Plan. The Tatura community was invited to review the Master Plan and make comment. Comments were sought either in writing, by phone or in person at the Listening Post.

Listening Post

On 15th December representatives of the City of Greater Shepparton and Spiire attended a listening post in Hogan St Tatura to listen to the input from the community regarding the Draft Master Plan. Approximately 20 - 30 people reviewed the documents and made informal comment. People were invited in person to take and complete a survey form to formalise their feedback. Only 1 such form has been received. The main issues raised at the Listing Post were consistent with those previously known and included

a division in opinion regarding the value of the existing wetland and lake system, and the need for the existing lake to offer more water based recreation such as fishing. Other elements of the Draft Master Plan were generally supported.

The results of the community engagement have included :

- re-ordering of priorities to make the fishing platforms the first action and
- the clearing of the centre of the lake to be undertaken as part of Priority 1 actions.

8. Identified Development Opportunities

Issues and Opportunities

Based on the research and consultation undertaken to date the following key issues and opportunities have been highlighted. These act as a guide in developing

recommended works and actions that will seek to mitigate or eliminate issues and enhance opportunities.

	Key Issues
1.	<p>The development of the wetland area has caused concern that the recreational values of the lake and reserve are being reduced. The key issue relates to the balance between an appropriate level of environmental benefit derived from the development of wetlands, compared to providing a lake and reserve for passive recreation and amenity. Issues raised include;</p> <ol style="list-style-type: none"> Compromised visual amenity of the lake (as perceived by some but not all) Lack of access to the lake shore in order to sit and enjoy the water or fish etc., Lack of access around the wetlands, Risk issues with the growth that has occurred in the wetlands area and, The possibility of the southern water body also becoming wetlands.
2.	<p>The development of wetland areas is important given the need to filter the water and the role Lake Bartlett has with regard to water retardation and flood mitigation.</p>
3.	<p>The Charlie Taylor Park area between Tatura Scout Hall and the Italian Social Club requires upgrading to create an area of higher amenity. Irrigation, further shade and seating could be utilised to create a more pleasant park like environment.</p>
4.	<p>Park furniture is not of a consistent and several seats are in poor condition.</p>
5.	<p>The lack of public toilets near the barbecue was noted as an issue.</p>
6.	<p>The southern area of the recreation reserve is undeveloped and is subject to some areas of risk that require further management, such as the storm water run off points and weed growth.</p>
7.	<p>There are minor issues raised by user groups including;</p> <ol style="list-style-type: none"> the need for better storage facilities (replacement of shipping containers with better alternative) to improve amenity and reduce flooding that currently occurs, the amount of shade over the cricket nets currently is a risk for cricket training, higher fencing or some other treatment is required to reduce loss of cricket balls into wetland 'corner' of cricket ground, the development of a weather proof path and shelter for the junior oval/pitch, the development of lighting for the junior oval to spread training wear and, the need to move soccer training around to reduce localized areas of wear.

	Opportunities Identified
1.	Improve access to the water's edge by removing cumbungi and reeds
2.	Develop a higher amenity area at Charlie Taylor Park with irrigation and improved facilities
3.	Create a pedestrian link path behind the Italian Social Club building
4.	Create a loop walking track to the south to match into existing
5.	Create an extended loop walking track to meet O'Reilly Road
6.	Walking track extended through the active recreation area to Albert Street
7.	Create water treatment facility to improve water quality
8.	Join Existing Open Water bodies (subject to hydraulic design)
9.	Provide pedestrian link around/through/ across the existing wetland to improve visual access/interface
10.	Upgrade spectator amenity to the junior oval/pitch area with the introduction of an all weather path and shelter
11.	Provide higher fencing and some tree planting to the north east corner of the main oval to mitigate loss of cricket balls in this area
12.	Lighting of junior oval to reduce wear on both ovals
13.	Future consideration (15-20 years) of land swap with Italian Social Club to open up visual connection between Lake Bartlett and the southern end of the reserve.
14.	Review future use of the Tatura Scout Hall with consideration to removal at the end of practical life
15.	Replacement of seats along Service Street to provide consistency of design
16.	Encourage the adoption of the Lake Bartlett precinct by School and Community groups to assist in development, maintenance and on going education/interpretation
17.	Increase water quality management and flood mitigation (including potential Section 173 Agreements or Development Contribution Plan) contributions from benefited urban developments with in the catchments (not defined in this report)
18.	Provide additional formalised parking on Martin St when demand shows it is required
19.	Clear the snags from the centre of the existing lake to enable fishing

9. Master Plan Development Principles

Design Principles

The Master Plan for Lake Bartlett must take into account the outcomes of the community engagement and match the issues and opportunities identified by the Tatura community with best practice design and development principles.

The issues and opportunities have been identified above and the key design principles are identified below.

Design Principle	Implications for the Master Plan and site development
Environmental sustainability	<p>The Lake and surrounds must be developed in a manner that allows it to be enjoyed by the current community as well as future generations of Tatura residents. The Park development must seek to minimise such items as energy and potable water inputs use indigenous vegetation to maximise habitat value, water quality management potential and environmental resilience</p>
Social responsibility	<p>The development of the Lake and precinct should seek to accommodate as many different social groups as possible. The location should promote social interaction and incidental conversation/ connections between community members. Gathering spaces for social functions and for interaction between families and generations should be provided.</p> <p>The precinct's development should encourage ownership of, participation by and a sense of control by the local community.</p>
Economic feasibility	<p>The development of the precinct must be undertaken in a way that is consistent with the funding models and budget capacity of the City of Greater Shepparton. The capital budget required to make any recommended improvements must be made available in order to maintain the community planning process momentum and provide confidence in the Master planning and development process. In addition to initial development costs, maintenance budgets and staffing levels will be a key issue in determining the long term success of any development.</p> <p>In order to maximise the efficiency of facilities they should be provided so that each facility can be used for multiple users/uses over a variety of time frames (e.g. multiple groups using buildings, multiple groups sharing spaces and facilities)</p>

<p>Access for all people regardless of age, income ability family etc</p>	<p>Lake Bartlett and its surrounds are public land and as such are available to all members of the community. The planning, design and development of the area must ensure that all members of the community are able to access its facilities.</p> <p>This includes;</p> <ul style="list-style-type: none"> • Physical abilities - the lake must be developed in accordance with the requirements of Australian Standard 1428 Access and Mobility providing minimum requirements for mobility impaired and visually impaired • Income levels - as a public facility the majority of facilities should be available free of charge • Social groupings - the spaces must be provided to accommodate a variable combination of social and family groups from individuals through to large groups of 40-50 people.
<p>Provision of amenity</p>	<p>Amenity for the community is important and should be considered as a key item in the planning, design and development process. Provision of quality surfaces, pathways shade and tree cover are significant in the perception of the location and the value in which it is held by the community</p>
<p>Safety and CPTED</p>	<p>Community safety is often an issue in public spaces. The planning and design of this precinct can be enhanced through the use of CPTED principles (<i>Crime Prevention Through Environmental Design</i>) This involved making sure that;</p> <ul style="list-style-type: none"> • passive surveillance is maximised • the various spaces are actively used and occupied • there are multiple access and escape routes • opportunities for hidden activity and screening of inappropriate behavior are minimised

10. Master Plan Development Recommendations

Master Plan Components

The list of development recommendations has been generated from the issues and opportunities identified by the Tatura community through the community engagement process and checked against the identified development principles. These recommendations have been ranked in priority order by members of the Tatura Community and the City of Greater Shepparton. The recommendations deliver a suite of changes that will improve Lake Bartlett and the surrounds for the current and future generations of the Tatura community.

Priority 1 Actions – to be auctioned in 1 – 2 Years

1.1 Install water access platforms and fishing decks to the edges of the water bodies.

Access to the waters edge for recreation has been a major point of discussion in the community. Many people expect to be able to access the water for fishing, toy boating and similar recreational activities. The decks/ platforms should allow a combination of access styles including railed/protected platforms preventing accidental access to the water as well as stairs allowing controlled and safe access directly to the water. A variety of access options will cater for a range of activities.

The platforms should be installed at;

- a) North end of Lake Bartlett near Service St
- b) Adjacent to Scout Hall on the western side of the Lake
- c) Behind the Italian Social Club on the middle pond.

In addition the centre of the existing lake should be cleared of snags to allow clear water for fishing.

1.2 Installation of a circuit path

The installation of a circuit path from the current bridge south towards O'Reilly Rd allowing pedestrian access to the southern part of the Reserve and looping back to the TCAC area around the Junior Oval.

The paths will need to provide equal access for people of all abilities and will therefore be hard surfaced (asphalt or concrete) and be wide enough to accommodate the needs of all users. The paths will need to link the key origins and destinations in the southern portion of the Precinct and link into the current points of access/exit both within the reserve and in the streets surrounding.



1.3 Cover the open drain in the South West section of the precinct.

The existing culvert under Martin St from the table drain near the Gathercoles abattoir discharges into an open drain west of the creek. The culvert from Martin St should be extended and covered to provide an even and level grass area. This will enable more effective maintenance and management of the southern section of the Reserve and will allow for more flexible use of this currently under-utilised space.



Priority 2 Actions – to be actioned in 3 – 4 Years

Extend the middle water body towards Lake Bartlett in the vicinity of the existing bridge to create a larger pond. An extended middle pond will increase the water storage volume of the system and provide a range of habitats for fish and water birds. The hydraulic head (difference in water level) between the upper water body and the wetland must be maintained in order for the wetland and

the lake aquatic system to function. For this reason there must be two separated water bodies with one slightly higher than the other. This is the current situation and is why the middle pond and Lake Bartlett are not currently joined into one water body. The extension of the middle pond and the establishment of an earthen/rock/planted bund between the two water bodies will maintain the current hydraulic settings while allowing a larger middle pond to be used for recreation. This is an interim step towards the ultimate joining of the water bodies (subject to a detailed hydraulic and nutrient flow analysis) which will only be successfully achieved if a higher water body can be established higher up the system (See Priority 5).

Priority 3 Actions - To be auctioned in 5-6 Years

3.1 Improvements to Charlie Taylor Park.

In combination with Mactier Park, Lake Bartlett provides the key open space and passive recreation space in central Tatura. The current level of facility provision at Lake Bartlett does not encourage long stays or large gatherings of families, friends and the community. The recommended upgrades and improvements to facilities includes;

- a) Improved lawns and irrigation
- b) New Paths
- c) Renovation of existing shelter
- d) Removal of unused items (e.g. Fire pit, plastic fireworks)
- e) Installation of a new picnic/park shelter and
- f) On going and consistent maintenance of the bollards and the park.



3.2 Installation of vandal resistant access all abilities public toilets.

The general park improvements (above) and the installation of toilets will make Lake Bartlett a viable option for a family picnic and will extend the visitation potential for the area. The toilets should be prefabricated ‘crane in’ style and should be positioned to be available to every one that uses the precinct.

3.3 Improve Storage for Sports Clubs

The current storage arrangements for the sports clubs are not adequate and need replacing. The existing

shipping containers are unsightly and do not provide effective storage for the sports gear. It is recommended that new storage sheds are constructed in a similar location to the current shipping containers with floor levels high enough to prevent flooding. The design the storage sheds and the location should be arranged to provide sheltered spectator areas along the NW wall of the sheds and potentially provide a roofed area for weather protection of oval spectators.

Priority 4 Actions – to be auctioned 7-8 years

4.1 Complete the path network behind the Italian Social Club

The area to the rear of the Italian Social Club is currently under used. The extension of the path network through this area of the park will allow for a greater variety of choices for walkers and provide improved access to the various sections of the precinct. This will require the channel between the middle pond and the upper reach of the creek to be shaped and vegetated in preparation for Priority 5 actions (below), and the installation of a pedestrian bridge.



Priority 5 Actions – to be auctioned beyond 8 years

5.1 – Design and Construct a new wetland system upstream of the existing.

The design and construction of a new wetland system between O’Reilly Rd and the current middle pond will realize a number of benefits for the Tatura community and the environment. The creation of an ‘upper’ water body at a slightly higher level should provide adequate hydraulic head to feed the existing wetland via a piped supply and remove the need for the middle pond to be separated from Lake Bartlett. This in turn allows the middle pond and Lake Bartlett to be joined into a single water body providing greater recreational opportunities for park users.

The installation of additional wetland area will provide further improvements in water quality and environmental



MASTER PLAN COMPONENTS

These recommendations have been generated from the issues and opportunities identified by the community. These have been mapped onto the site to deliver changes that will improve Lake Bartlett and the surrounds for the current and future generations of Takara. The actions and recommendations are listed in priority order.

Priority 1 - Actioned in 1 - 2 years

- 1.1 Install decks around Lake Bartlett and middle open water pond to allow for fishing and access to waters edge.
 - a) Adjacent to Scout Hall
 - b) North end near Service St
 - c) Middle Pond behind Italian Social Club
- 1.2 Clear debris and snags from existing lake to enable unobstructed fishing. Install circuit path from Charlie Taylor Park south across creek to to

O'Reilly Rd and back around Junior oval.

1.3 Extend existing culvert from Martin St near the Abattoir to creek line to provide clear and filled land profile over currently under used space.

Priority 2 - Actioned in 3- 4 Years

- 2 Extend the pond/open water behind the Italian social club to meet Lake Bartlett, using temporary rock/earth weir structure, bridge to maintain hydraulic head ensuring flow through existing wetland, visually (but not actually) joining two bodies of water - including excavation, shaping and weir construction.

Priority 3 - Actioned in 5 - 6 years.

- 3.1 Improve Charlie Taylor Park including new paths, improved irrigated lawns, renovation of

- 3.2 existing shelter, removal of fire pit and plastic firework, new picnic/park shelter, and repair of bollards
- 3.2 Install 'access all abilities' vandal resistant public toilets in Charlie Taylor Park.
- 3.3 Replace existing shipping containers used for storage of Sports equipment with purpose built storage sheds to allow safe, secure and effective storage of sports gear above flood levels.

Priority 4 - Actioned in 7 - 8 Years

- 4.1 Install paths and bridge mid way along the southern section of creek joining the rear of the Italian Social Club with the Junior Oval precinct and continuing to the TCAG to provide improved access between sports areas and Martin St area and

- 4.2 Charlie Taylor Park install path between existing bridge to Albert St along north side of Frank Howley Oval

Priority 5 - Actioned beyond Year 8

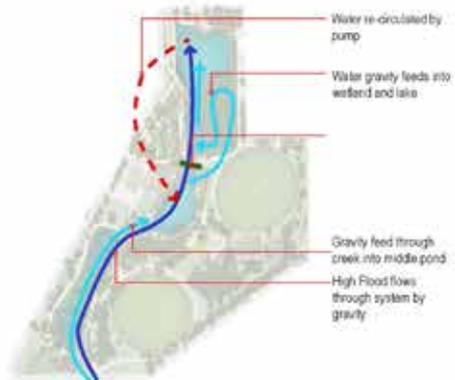
- 5.1 Design and construct new wetland in southern area of site including paths and water circulation pumps to circulate water through whole system from O'Reilly Rd
- 5.2 Remove weir between existing Lake Bartlett and middle pond to create long stretch of connected open water

Priority 6 - Actioned when grants are available with Club support

- 6.1 improved sports lighting
- 6.2 Provision of sunbain shelter for Junior Oval



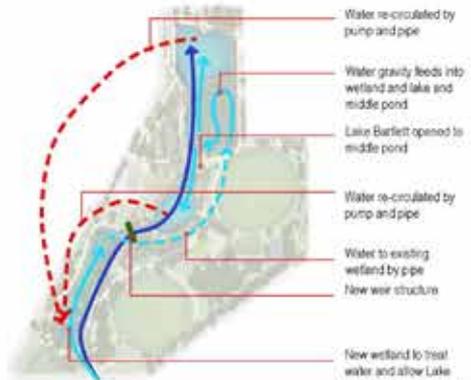
DETAIL PLAN - CHARLIE TAYLOR PARK



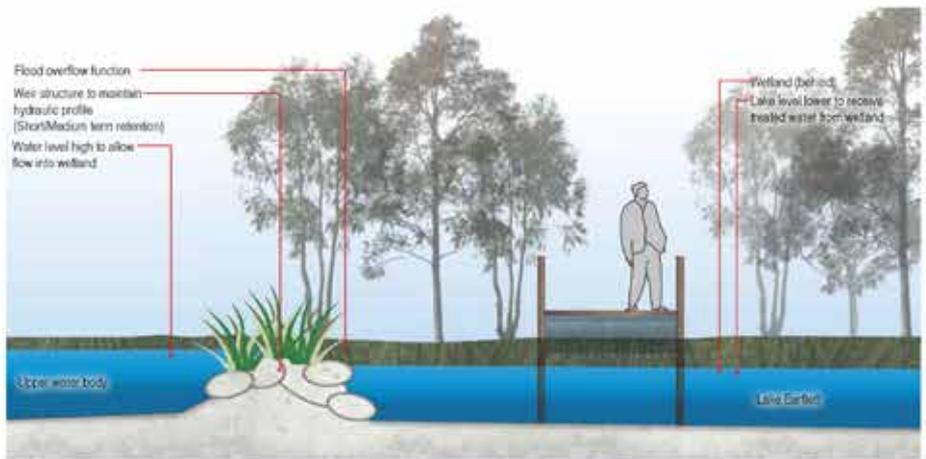
EXISTING WATER FLOW SEQUENCE



INDICATIVE SHORT TERM PROPOSED WATER FLOW



INDICATIVE LONG TERM PROPOSED WATER FLOW



INDICATIVE SECTION A' - A

values.

The design and final outcomes of the extended wetland will be the subject of detailed analysis and modeling studies. The outcomes of these additional studies will determine the final form, function and location of the additional wetland.



5.2 Remove the weir between Lake Bartlett and the middle pond.

As a result of the additional wetland the middle pond and Lake Bartlett can be joined into one water body by removing the temporary earth bund/weir established in Priority 2.

Priority 6 – To be auctioned when grants become available with support from the relevant sports clubs

6.1 Provide training lighting to the Junior oval.

This will reduce usage pressure on the turf surface of Frank Howley Oval and allow the efficient use of the recreation facilities.



6.2 Shelter for Junior Oval

Provide a roof structure for sun and rain protection to the NW side of the Junior Oval improving the comfort and amenity for spectators.



6.3 Fencing and/or planting near wetland to prevent ball loss.

Construct a fence or provide tree planting between the existing wetland and the Frank Howley Oval to prevent ball loss from the Oval into the wetland.

Additional Items not listed as priorities but worthy of long term consideration

1. Architectural modifications to the Scout Hall to allow a deck overlooking the lake
2. Consideration of a commercial license and fitout of the Scout Hall to provide a commercial opportunity in the precinct such as a café as a lease arrangement from Council.



3. Negotiations with the Italian Social Club regarding the long term furniture of the indoor bocce court building and their land holding at that site. Potential exists to improve the circuit pathways and the generate connections between the northern and southern areas by undertaking a land swap with the social club to ensure they are not disadvantaged, but the park layout can be improved.

On Going Operational Items that must be considered through out the development process.

A) Improvements to interpretive signage to educate park users regarding the value and function of the wetland

B) Improve, repair and replace park furniture to provide high quality consistent suite of fittings within the Park



C) Continue to manage the existing wetland and any additional aquatic vegetation to ensure a balance between natural processes (nutrient removal, habitat etc) with the community perceptions and the requirements for the precinct to be a functional community park and recreation area.

D) City of Greater Shepparton will be required to continue to train and develop parks maintenance staff who have skills and competencies in aquatic environment management to ensure that the hydraulic regime and the aquatic plantings are maintained to their optimum level.

II. Master Plan Implementation and Costs

The implementation and construction of the recommendations that are included in this report will need the support of the Greater Shepparton City Council and the Tatura community. The list of items for action that have been identified in this report have been prioritised according to cost, feasibility and demonstrated support.

In order to confirm that support and to clarify the highest priority elements for development the Draft Master Plan is being made available to the public for comment. We are seeking feedback on the items for development and the order in which the community

believe they should be undertaken. The priority order will be influenced by the community views, the construction and hydraulic viability/process and by the available budgets.

The priority list of recommendations above and the costed items below are provided in a PRELIMINARY PRIORITY ORDER to generate comment and feedback. The majority of the capital funding for this project is likely to come from the Capital Expenditure budget of the City of Greater Shepparton. This is typical of local government park upgrades.

No.	Action Item	Unit	\$/unit	Quantity	Cost	Comment
Priority 1 To be Actioned in Years 1 - 2						
1.1	Install decks around Lake Bartlett and middle open water pond to allow for fishing and access to waters edge Clear debris and snags from centre of Lake to allow for unobstructed fishing					Allowing for 5x5m decks, footings and associated requirements at \$350/m2 + 20% contingency
	Adjacent to Scout Hall	item	10500	1	\$10,500.00	
	North end near service st	Item	10500	1	\$10,500.00	
	Middle pond near Italian Service Club	item	10500	1	\$10,500.00	
1.2	Install circuit path from Charlie Taylor Park south to O'Reilly Rd, across creek and north along junior playing field to meet existing bridge	Lin M	80	887	\$70,960.00	"Cost for 2.0m wide gravel/crushed rock (incl contingency)"
1.3	Extend existing culvert from Martin St near the Abattoir to creek line to provide clear and filled land profile over currently under used space	allowance	5,000	1	\$5,000.00	
	Subtotal				\$107,460.00	
Priority 2 To be Actioned in Years 3 -4						
2.1	Extend the pond/open water behind the Italian social club to meet Lake Bartlett, with new weir structure under bridge to maintain hydraulic head ensuring flow through existing wetland, visually (but not actually) joining two bodies of water					
a)	excavation and shaping	allowance	50,000	1	\$50,000.00	
b)	weir	allowance	20,000	1	\$20,000.00	
c)	re-setting bridge	allowance	30,000	1	\$30,000.00	
	Subtotal				\$100,000.00	
Priority 3 To be Actioned in Years 5-6						
3.1	"Improve Charlie Taylor Park including - New paths - Improved irrigated lawns - Renovate existing shelter - Remove fire pit and plastic firework - New picnic/park shelter - Repair and maintain painted bollards"	allowance/ m2	30	9300	\$279,000.00	Allow approx \$30/m2 as an average rate for new park construction with similar inclusions
3.2	Public Toilets	Item	80,000	1	\$80,000.00	Proprietary Item

3.3	Replace existing shipping containers used for storage of Sports equipment with purpose built storage sheds to allow safe, secure and effective storage of sports gear above flood levels	item	30,000	1	\$30,000.00	Commercially available shed approx 10 x 10
	Subtotal				\$389,000.00	
Priority 4 To be Actioned in Years 7- 8						
4.1	Install paths to Bridge mid way along the southern section of creek joining the rear of the Italian Social Club with the Junior Oval precinct and continuing to the TCAC to provide improved access between sports areas and Martin St area incl. Charlie Taylor Park	Lin M	80	585	\$46,800.00	"Cost for 2.0m wide gravel/crushed rock (incl contingency)"
4.2	Install bridge to match into paths above	Allowance	40,000	1	\$40,000.00	10m span bridge
4.3	Install path between existing bridge to Albert St along north side of Frank Howley Oval	Lin M	60	200	\$12,000.00	Cost for 2.0m wide gravel/crushed rock
	Subtotal				\$98,800.00	
Priority 5 To be Actioned beyond Year 8						
5.1	Design and construct new wetland including earth-works, planting and drainage and required infrastructure	m2	100	17000	\$1,700,000.00	\$1.0M/hectare allows for civil and landscape costs for a constructed wetland
	Subtotal				\$1,700,000.00	
Priority 6 To be Actioned as funds or grants become available with support from the Clubs						
6.1	Improved facilities for sports clubs including					
6.2	Lighting	Allowance	35,000	1	\$35,000.00	lightpoles x 3 (15k), electrical (20K) plus 20% contingency
6.3	Provision for Spectator Shelter for the Junior Oval	item	70,000	1	\$70,000.00	arch (10K), building (55K) plus 15% contingency
	Subtotal				\$105,000.00	
On going operational items						
Op 1	- Improve interpretation signage					
Op 2	- Improve, repair and replace furniture to provide consistent high quality park facilities					
Op 3	- Continue to manage the wetland and lake side vegetation to ensure a balance between natural processes including nutrient removal and habitat – with the community perceptions and requirements for the site to be a functional community park.					
Items that have been considered as future works						
FW 1	- Architectural modifications to the Scout hall to allow decking to look over Lake Bartlett					
FW 2	Consideration of a commercial license to operate a café or other Food and beverage venture on lease arrangement from Council					
Grand Total Cost Estimate					\$2,500,260.00	

12. Funding Opportunities

While the majority of funding is likely to come from the City of Greater Shepparton, there are other funding sources available through federal, state and philanthropic sources. Most bids for external funding are competitive and require a demonstrated level of community and organizational support to be successful. This Master Plan and the associated community engagement records will form an integral part of any funding application.

Below are listed a small number of grants that are currently available and relevant to the development of Lake Bartlett.

Recreational Fishing Grants Department of Primary Industries

http://m.dpi.vic.gov.au/fisheries/about-fisheries/fishing-grants-program/small-grants-program/small-grants-program-guidelines-and-conditions?SQ_DESIGN_NAME=mobile

The following is taken from the website above

To provide funding of up to \$5,000 (GST exclusive) for small recreational fishing projects which benefit public recreational fishing in Victoria.

The Victorian Government recognises that recreational fishing is a major social and economic contributor to Victorian communities, and, as such, the Government supports actions or programs which aim to boost participation in recreational fishing and related activities.

The Small Grants Program is continuously open for applications, year round, subject to the allocation of available funds for any given period. An 'easy-to-complete' form has been developed for grant applications to be made.

The Small Grants Program is not reliant on any matching cash contribution for an application to be successful.

Community Facility Funding Program – Minor Facilities Grant Department of Planning and Community Development

<http://www.dpcd.vic.gov.au/home/grants/all-grants/community-facilities-funding-program>

The following is taken from the website above

The Community Facility Funding Program helps provide high quality, accessible community sport and recreation facilities across Victoria by encouraging:

- increased sport and recreation participation
- increased access to sport and recreation opportunities
- better planning of sport and recreation facilities
- innovative sport and recreation facilities
- environmentally sustainable facilities
- universally designed facilities

The Community Facility Funding Program provides grants for planning and building new and improving existing facilities where communities meet, interact and participate in sport and recreation.

Communities for Nature Grants – Department of Sustainability and Environment

http://www.dse.vic.gov.au/__data/assets/pdf_file/0003/125787/CforNature_Guidelines_FA_R_WEB-final.pdf

The following is taken from the website above

The Victorian Government is inviting applications from the community who are seeking support to improve their local natural environment and conserve local biodiversity values. The Communities for Nature grants program seeks to:

- support practical community action to deliver measurable environmental outcomes;
- support community groups and volunteers undertaking works of primarily an environmental nature; and
- support communities with relevant and timely information to assess priorities at the local level to determine the best returns in undertaking on-ground works.

The program has \$20 million dollars to invest over the next four years. Two streams of funding are available: A small project grant, for applicants seeking up to \$10,000 and a large project grant, for applicants seeking between \$10,000 and \$150,000.

Single or multi year projects that are planned to be completed within 1 to 4 years are eligible for funding. Projects should be place based and focused locally on issues such as:

- Biodiversity and habitat preservation
- Revegetation
- Cleaning up waterways
- Control of pests and weeds

Further Information

Further grants may become available during the life of this Master Plan. Regular updates to Grant Programs are made public on a variety of Departmental websites and on the GrantsLINK website located here \

<http://grants.myregion.gov.au/>

The various bodies responsible for securing funding (primarily the City of Greater Shepparton and the Tatura Community Planning Group) should make regular checks and internet searches for funding opportunities that may be relevant to the development of recreation, environmental and community facilities.

13. Where to from Here?

Project Process

The project process from here is as mapped out in Section 2

The process is now completed and is being put to the Greater Shepparton City Council for adoption.

What will happen NEXT?

The Greater Shepparton Council will adopt the Master Plan and commence implementation. The implementation and budget allocation will then be subject to the spending priorities identified by the Council through their budget deliberations and weighed against other worthy projects within the municipality.

How Can I be Involved?

The City of Greater Shepparton, the Tatura Community Plan Committee and the Tatura community encourage all residents to take an interest in the development of Lake Bartlett. While the master planning phase is complete there may be opportunities to be involved in going volunteering and community activities from time to time in the precinct.

Appendix I

Results from Community Listening Post held Sunday 4th
March 2012 at Taste of Tatura event to establish Issues
and Opportunities

Appendix 2

Results from Community Engagement relating to the Draft Master Plan (this Plan).

This Community Engagement process is currently underway. The results will be summarised and inserted here in the final version of the Master Plan.