MOUNT ALEXANDER
RESERVES IMPROVEMENT PLAN

prepared for:

Bill Woodfull Reserve, Maldon
Camp Reserve
Campbells Creek Recreation Reserve
Chewton Soldiers Memorial Park
Harcourt Recreation Reserve
Newstead Recreation Reserve

incorporating the Wesley Hill Recreation Reserve Master Plan (2009)

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SECTION 1. INTRODUCTION

The Mount Alexander Reserves Improvement Plan sets a clear direction and a long term strategy for the future development and improvement of the facilities at the seven major sport and recreation reserves in the Mount Alexander Shire.

The needs of each reserve are considered in the context of all seven reserves. This approach ensures that community needs of each local area are met, there is minimal duplication across the reserves, and that a range of participation opportunities at different levels are available across the suite of reserves while also ensuring that facilities are accessible to each township. Considering the seven reserves as a whole also importantly allows for all priorities across all reserves to be addressed together, to enable Council to allocate funding equitably.

The Study was initiated following a review and analysis which identified a number of significant, key common issues across the reserves. They included:

- Conflicts between users resulting in damage to infrastructure, and playing surfaces in particular;
- Ageing and inadequate infrastructure;
- Adhoc, poor quality facility development that detracts from the general amenity of some reserves;
- Historic relationships with some locations; and,
- Contribution of user groups to some facilities.

The establishment of a thorough facility development program for the facilities across all of the reserves aims to address these issues while also giving Council and the community a prioritised plan to direct the allocation of resources.

The Mount Alexander Reserves Improvement Plan comprises of a series of master plans for the following reserves:

- Bill Woodfull Reserve, Maldon
- Camp Reserve, Castlemaine
- Campbells Creek Recreation Reserve, Campbells Creek
- Chewton Soldiers Memorial Park, Chewton
- Harcourt Recreation Reserve, Harcourt
- Newstead Recreation Reserve, Newstead
Wesley Hill Recreation Reserve is also included in the suite of reserves that have been subject to detailed planning to set future development plans. The Wesley Hill Master Plan was prepared in 2009 separate to this study.

The following diagram shows the reserves included in the Mount Alexander Reserves Improvement Plan:

**Figure 1. Major sport and recreation reserves included in the Mount Alexander Reserves Site Improvement Plan**

Central to the Reserves Improvement Plan is the establishment of a vision for each reserve. The vision is informed by community need and local participation trends, and serves to guide; the appropriate type of use as informed; the appropriate scale and standard of development, and ensures that each reserve complements the other major reserves’ roles and functions.

A research process was designed and implemented to fulfil the study aim and achieve the study objectives and desired outputs. The process included the following:

- A review of relevant Council plans, strategy documents and operational policies;
- A review of the community characteristics and population trends occurring in the Mount Alexander Shire, and identification of the implications on participation in sport and recreation, and the required facility needs;
- Consideration of general sports participation trends and the possible implications on demand and facility needs in the Mount Alexander Shire;
- Review and assessment of the existing site conditions, the quality and functionality of the facilities, and utilisation;
- Consultation and engagement with stakeholders at each reserve, to explore current and desired utilisation, required improvements and constraints to use. The consultation included interviews with committees of management (which included representatives of tenant user groups and other regular users) and Council staff, and presentations to Councillors. Appendix 1 provides a summary of the consultation program.

This report provides a profile at each of the six reserves and discusses the key issues. Directions from the consideration of all nominated facility development needs informs the preparation of a master plan for each reserve that builds on the existing infrastructure and functions of the reserve, and sets a plan for future facility development to cater to future needs of the community. Each master plan is accompanied by a costed and prioritised works plan to guide implementation.

A review of the Wesley Hill Recreation Reserve Master Plan is also provided.

The master plans have been prepared by Michael Smith and Associates (landscape architect).
SECTION 2. BACKGROUND

This Section identifies the key policy parameters and commitments of Council that guide considerations around sport and recreation facility development. Analysis of the Mount Alexander Shire community profile enables identification of sport and recreation facility needs to support likely participation preferences, and allows for identification of changing needs over time. This is supported by an analysis of the broad sports participation patterns in terms of the potential influence on demand for facility use by the community.

2.1 Characteristics of the Mount Alexander community of relevance to the improvement of major sport and recreation reserves

The key population characteristics of the Mount Alexander Shire community are discussed to determine sport and recreation participation needs based on the community profile. Population projections are also considered and the implications on demand for participation, and the subsequent facility needs. Data used in this analysis sourced from the documents reviewed in Section 2.2, and the ‘Residential Land Demand and Supply Analysis’ (June 2010), with additional data derived from the Australian Bureau of Statistics Census surveys.

2.1.1 Profile of Mount Alexander Shire community of relevance to sport and recreation participation

The Mount Alexander Shire is a predominantly rural area, characterised by many townships and communities. The major township is Castlemaine, comprising 53% of the Shire population (including surrounding areas of Castlemaine East, Castlemaine West, Castlemaine South and Campbells Creek). Other townships include Maldon, Chewton (outlying area of Castlemaine), Guildford, Harcourt, Newstead and Taradale. Refer to Figure 2 for a breakdown of population distribution across the Shire.
The Shire comprised some 18,293 people in 2009. This is set to increase by 5,150 people to around 23,000 in 2026, representing an average annual growth rate of 1.3% (this rate of growth is slightly higher than that of Regional Victoria which is 1.1%). The population increased by 6% from 2001.

The Mount Alexander Urban Living Strategy estimates that the proportion of the Shire’s urban population will increase from around 67% in 2001 to 73% by 2021. Approximately 50% of the Shire’s population growth during this period is expected to occur in Castlemaine. This growth will be focused to the south and west in the direction of Campbells Creek, thus highlighting the changing demand that is likely to occur for the use of Campbells Creek Recreation Reserve in particular.

Mount Alexander is a generally mono-cultural community with lower proportions of people born overseas compared to many other Australian communities. At the time of the 2006 Census, 9.4% of the people who lived in the Mount Alexander Shire were born overseas (compared with a national average of 22%), and less than 1% of the population identified themselves as Indigenous. This trend is consistent with that of regional Victoria. The arrival of members of the Sudanese community from 2008 does not represent a significant shift in the demographic profile or demand for new or different sporting experiences.

The community is aged and ageing. In 2006 the median age across the Shire was 44 years, compared to the Victorian median of 37 years. In 2006, there was a larger proportion of people aged over 50 years in the Mount Alexander Shire compared to Regional Victoria, and smaller proportions of all of the younger age groups, particularly of young adults aged 18 to 34 years (refer to Figure 3.).
Figure 3. Comparison of age distribution in the Mount Alexander Shire vs Regional Victoria (2006)

Figure 4 shows greater detail of the distribution of the population by age across the major different areas that make up the Shire. The data allows for particular characteristics relating to age to be identified by local area. These characteristics add to the sport and recreation preferences of the local communities and dictate the types of facilities needed at reserves. General trends from the data shows that:

- The Castlemaine South / Chewton area has a younger age profile, with the highest proportion of young adults. The area has among the highest proportions of 0 to 4 year olds, but among the smallest of 5 to 17 year olds. This could suggest that the area is characterised by young families, and could expect further increases in the young children and youth populations over the short to medium term. This is a positive environment for a sports club.

- Campbells Creek has the youngest age profile, with the highest proportions of 0 to 4 year olds, and 5 to 17 year olds – in considerably larger proportions than the other areas. The area also has one of the highest proportions of young adults aged 18 to 34 years. The strong population of 0 to 4 year olds will continue the young population profile in this area for at least five to ten years. This is a positive environment for a sports club.

- The area containing the Harcourt Recreation Reserve (Rural East / Taradale) has a medium-aged community profile, having one of the highest proportion of residents in the 35 to 49 and 50 to 69 year age categories. This is complemented by a high proportion of youth suggesting a strong mature-family structure in this community. This is a positive environment for a sports club in the short term.
The Rural West / Newstead district could be characterised as a community transitioning from mature families to active older adults, with the highest proportion of 50 to 69 year olds and among the highest of 35 to 49 year olds, along with a high proportion of 5 to 17 year olds. It is likely that this community will age at a slower rate than Maldon / Tarrengower / Nuggetty, but faster than Rural East / Taradale. This presents a challenging environment for a sports club which would encounter transitioning towards active physical activities and sports appropriate to adults.

The Maldon / Tarrengower / Nuggetty district is characterised by an ageing community profile, with among the smallest proportions of each age group to 35 years, and among the largest proportion of 50 to 69 year olds. This presents a challenging environment for a sports club, but presents an opportunity for recreation participation or participation in less physically exertive sports, as the age profile is one of mature-age adults who may still be physically active.

Castlemaine East and Castlemaine West / McKenzie Hill districts have similar community profiles, being aged. These districts contain the highest proportions of residents aged over 70 years. The smaller proportions of all young age groups up to 50 years suggests that these areas will continue to be characterised by a strong aged profile, unless this is dramatically changed by a strong migration trend of people moving into the area, commonly associated with gentrification of an area. In terms of the prospects for a sports club, activities that can be undertaken by older adults will be more in demand in these districts – these will generally be less physically exertive and may include lawn bowls, walking, etc.
The period between 2006 and 2026 will see a substantial decline in the Shire’s population of children and youth, stability among the population of young adults (18 to 34 year olds), a decline in mature adults aged 35 to 64 years, and dramatic growth in 65 to 84 year olds.

The average individual and household incomes in the Shire were lower than those for Regional Victoria in 2006. There was a smaller proportion of high-income households (those earning $1,700 or more) and a high number of people on incomes below $1,000 per week.

The Mount Alexander Shire was characterised by fewer households of couples with children and more couples without children than the average for Regional Victoria and more single parent families. There was a significantly higher proportion of lone person households compared to other parts of Regional Victoria (30% compared to 25.7%).

2.1.2 Implications of population characteristics for sport and recreation facility provision

- Demand for leisure services and facilities will increase as the Shire’s population grows, particularly in the Castlemaine area which is the area subject to the greatest population growth. Demand for all the higher profile sports (such as cricket, football, soccer, tennis, netball and basketball) is expected to remain strong across the Shire.
The localities set to experience population growth, such as Campbells Creek, should expect to experience demand for facilities that can cater for junior sport. It is also likely that provision needs to be made for recreation facilities that support families and young children, such as playgrounds, safe places to run-about etc.

- There is likely to be little influence of non-Anglo cultures on the types of sports people want to participate in the Shire.
- The ageing of the community may increase demand for unstructured and less active sporting and recreational opportunities like gym, yoga, indoor aquatics, lawn bowls, golf, walking and cycling.
- Access to facilities is particularly important, whether it be by children, older adults, families or parents on their own with children. To this end, paths and lighting, as well as safe entry and exit points and road crossings are critical.
- The cost of accessing leisure services and facilities will need to be affordable in order to optimise participation by individuals and families on low incomes. Free for public use facilities will be important (eg. publicly accessible tennis and netball courts).

### 2.2 Influence of past research on the Reserves Improvement Plan

The following discussion summarises the key directions from Council’s plans and strategies and Council officer interviews that guide consideration around development of the reserves. The information is categorised under the different elements that combine to formulate the full spectrum of considerations in identifying and planning for sport and recreation facility development. The documents reviewed to establish these parameters included:

- Council Plan 2009-2013
- MAP 2020 – creating our future; Mount Alexander Community Plan
- Recreation Reserves and Playing Surfaces Review, 2009
- Indoor Aquatic Centre Feasibility Study, 2009
- Wesley Hill Recreation Reserve Master Plan Feasibility, 2009
- Sustainable Water Use Plan (2010), May 2010
- Camp Reserve Committee of Management; Instrument of Delegation
- Report from Wesley Hill user groups, meeting 5 October 2009
- Submission from Castlemaine Goldfields Football Club; Chewton Soldier’s Memorial Park, 2010
- Interviews with Council officers from the following work areas; Recreation, Infrastructure, Buildings and Parks
Council’s goal is to provide an attractive environment where people have access to the facilities they need to engage in a range of recreational, cultural and social interests. Connected walking tracks and cycle paths will encourage the community to be active and enjoy the natural environment. It is Council’s desire to provide services that attract and retain families and encourage young people to stay in the Shire, as well as services that support the ageing population and enable them to participate in community activities. To achieve this, Council’s objective is to provide attractive and well maintained recreational facilities. (Council Plan 2009-2013)

As identified in the Mount Alexander Community Plan (MAP 2020- creating our future) the community values its sporting options highly and has a vision of people congregating and mingling at sporting venues and community events.

The actions from the Community Plan that will help to achieve this vision have been identified as being important to the community, and have relevance to planning for future development of the reserves:

- Support the participation of young people, adults and older people in physical activities in multipurpose facilities;
- Include signpost exercise routines in public spaces in each town (incl Botanic Gardens in Castlemaine);
- Provide access to multipurpose recreational facilities for children and adults;
- Provide access to recreational facilities and tracks;
- Explore the development of walking and cycling tracks; and,
- Explore sharing of netball / football facilities with other clubs.

2.2.1 Participation

- Council has an important role to play in promoting health and preventing illness to the whole community by providing and maintaining infrastructure like parks and reserves, swimming pools and sports grounds and facilities for organised sport and informal physical activity.
2.2.2 Environmental sustainability

- Environmental sustainability is a key objective of the community, which nominated establishing a more reliable water supply and better water quality; encouraging retrofitting with more water efficient appliances; and ensuring highly water efficient new buildings, renovations and landscaping as priorities. (MAP 2020- creating our future; Mount Alexander Community Plan)

- Lack of water is a major issue impacting on the upkeep and standard of playing surfaces. Council has been working towards achieving more efficient consumption and will continue to focus on sourcing alternative options for catering to demand through sustainable avenues.

- No mains water is used at any of the reserves – alternative sources are used (such as bores).

- Specific planning for Council’s sports facilities has identified that upgraded sports facilities should employ environmentally sustainable design principles and features, and Council should endeavour to install solar hot water systems, photovoltaic solar panels, waterless urinals, low flow showerheads and taps, rainwater harvesting systems and rainwater storage tanks at pavilions in the reserves (Recreation Reserves and Playing Surfaces Review, 2009).

2.2.3 Management and maintenance of facilities

- Council’s Parks unit has difficulty maintaining sports facilities to the desired levels and is not able to cater for increased service levels beyond the current basic maintenance standards. There are no planned changes to resourcing levels that will increase the capacity of Council’s Parks maintenance function. Due to a lack of human resources and equipment, the Parks unit has begun to tender out the seasonal changeover maintenance of sports fields.

- It is possible that in the future Council may consider amending reserve user agreements to institute clearer roles and responsibilities between the community and Council.

2.2.4 Development of facilities

- The literature identifies that many Council sport and recreation facilities are old and inadequate for the needs of current users. In particular, the Recreation Reserves and Playing Surfaces Review (2009) identified common issues across reserves, being:
  - Small / under-sized and poor quality playing surfaces;
  - Inadequate ground lighting;
  - Poor quality fencing;
- Poor quality car parks and traffic management;
- Pavilions with inadequate areas;
- Poor / minimal landscape elements; and,
- Lack of multiple courts.

- The Recreation Reserves and Playing Surfaces Review (2009) also made the following recommendations pertaining to the upgrade and maintenance of recreation reserves:
  - Investigate the feasibility of increasing the width of the ovals that are too narrow at the recreation reserves in the major towns;
  - Endeavour to upgrade the floodlights at each of the recreation reserves in the major townships according to the Australian Standards for Sports Lighting;
  - Gradually replace the boundary fences around ovals;
  - Replace the perimeter fences that enclose a number of the recreation reserves in the major townships;
  - Endeavour to formalise and seal the main car parks in the recreation reserves; and,
  - Introduce a program to resurface worn netball courts and lengthen short run offs, and where necessary and feasible, provide additional lit courts.

- Council is working towards a uniform fence-style for both perimeter fencing and playing field boundary fencing.

- There are no known subsidence issues at any of the reserves, excepting part of Wesley Hill which was a former landfill site. The master plan designs around this area.

- Council is gradually converting playing surfaces to dry season grasses as part of reseeding / topdressing maintenance works – this will achieve a gradual upgrade to drought tolerant surfaces.

- The Recreation Reserves and Playing Surfaces Review (2009) identifies that Council is unlikely to be in a position to maintain its 61 hard court (tennis / netball) facilities to a high standard and as such, it may be appropriate to consider rationalisation of those that are under-utilised.

- It is an objective of Council to work towards a model of multipurpose spaces that are shared between user groups and are flexible to cater to different needs, and adaptable to changing uses over time.

- It is possible that there will be amalgamation of secondary schools in Castlemaine. This could provide an opportunity for Council to gain additional sports playing fields and indoor sports facilities for community use.
2.3 Sports participation trends

2.3.1 Broad sports participation trends

Data providing an overall guide to participation preferences and trends is sourced from annual surveying conducted by the Australian Sports Commission. The following summary is provided from the Participation in Exercise, Recreation and Sport Survey, comparing participation rates among Victorians aged 15 years and over, from 2004 to 2009:

- 90% of children aged between 5 and 14 years participate in recreation activities. The most popular activities undertaken by Victorian children in 2006 (refer to Table 2) in order are swimming, Australian Rules football, basketball, tennis and netball.

- 74% of Australians aged 15+ years participated in physical recreation activities. The most popular informal recreation activities were in order walking, aerobics/fitness, training/gym, swimming, cycling and running.

- Males and females over 15 years of age had similar participation rates in sport and recreation physical activities (66%). Females had higher participation rates than males in walking, aerobics, swimming, netball and yoga. Males had higher participation rates in football (ie. Australian Rules), basketball, cricket, cycling, golf and soccer. Equal participation rates were found in sports and physical recreation activities such as bush walking, hockey, tennis and volleyball.

- There is an estimated 82.6% Victorians aged 15 years and over who participated in at least one organised physical activity for exercise, recreation or sport within a 12 month period in 2009. This participation rate has decreased from 85.1% in 2004.

- When participation in organised activities (ie. sports) is analysed, there is a slight difference between participation by gender, with more men participating than women (12.5% to 11% respectively).

- Participation in non-organised activities is significantly higher than organised participation (commonly associated with sporting clubs), at 41.7% compared to 11.7%.

- The proportion of male participants was higher for six of the ten most participated in activities. The most marked difference between participation by men and women occurred in the activities of (in order) aerobics / fitness (female dominated), Australian Rules football, cycling, cricket, golf (higher male participation), and netball (higher female participation).

15 to 24 year olds represented the age group with the largest participant base in organised physical activity once per week (13.6%), followed closely by 25 to 34 year olds (13.4%). The trends vary between males and females, whereby the greatest proportion of female participants in organised physical activities undertaken once per week were aged 15 to 24 years, whereas 25 to 34 year olds represent the largest participant base for males.
A separate survey provides insight into participation in leisure activities (Children’s Participation in Cultural and Leisure Activities, Australian Bureau of Statistics, 2009). The data shows that some seven out of ten (72%) of Victorian children aged 5 to 14 years participated in at least one organised sport or dancing activity outside of school hours in 2009.

Tables 1 and 2 provide an overview of sports participation trends from the National research.

**Table 1. Participation rates for Victorians aged 15 years and over in sports and physical activities, comparing 2004 to 2009**

( Participation in Exercise, Recreation and Sport, 2004 and 2009 studies, Australian Sports Commission)

<table>
<thead>
<tr>
<th>Sport</th>
<th>Change (‘04-‘09)</th>
<th>Partic Rate (%) 2004</th>
<th>Ranking</th>
<th>Partic Rate (%) 2009</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking</td>
<td>↓ 10.0%</td>
<td>39.9</td>
<td>1</td>
<td>35.9</td>
<td>1</td>
</tr>
<tr>
<td>Aerobics</td>
<td>↑ 10.8%</td>
<td>21.2</td>
<td>2</td>
<td>23.5</td>
<td>2</td>
</tr>
<tr>
<td>Swimming</td>
<td>↑ 15.8%</td>
<td>16.5</td>
<td>3</td>
<td>13.9</td>
<td>3</td>
</tr>
<tr>
<td>Cycling</td>
<td>↑ 10.3%</td>
<td>11.6</td>
<td>4</td>
<td>12.8</td>
<td>4</td>
</tr>
<tr>
<td>Running</td>
<td>↑ 25.8%</td>
<td>9.3</td>
<td>5</td>
<td>11.7</td>
<td>5</td>
</tr>
<tr>
<td>Tennis</td>
<td>↓ 25.0%</td>
<td>9.2</td>
<td>6</td>
<td>6.9</td>
<td>6</td>
</tr>
<tr>
<td>Golf</td>
<td>↓ 24.4%</td>
<td>8.6</td>
<td>7</td>
<td>6.5</td>
<td>7</td>
</tr>
<tr>
<td>Australian Rules football</td>
<td>↓ 1.9%</td>
<td>5.2</td>
<td>8</td>
<td>5.1</td>
<td>9</td>
</tr>
<tr>
<td>Netball</td>
<td>↑ 27.5%</td>
<td>4.0</td>
<td>10</td>
<td>5.4</td>
<td>8</td>
</tr>
<tr>
<td>Basketball</td>
<td>↑ 25.6%</td>
<td>4.3</td>
<td>9</td>
<td>4.4</td>
<td></td>
</tr>
<tr>
<td>Bush walking</td>
<td>↓ 6.4%</td>
<td>4.7</td>
<td>9</td>
<td>4.4</td>
<td></td>
</tr>
<tr>
<td>Athletics / track &amp; field</td>
<td>↓ 20.0%</td>
<td>1.0</td>
<td></td>
<td>0.8</td>
<td></td>
</tr>
<tr>
<td>Badminton</td>
<td>↓ 35.7%</td>
<td>1.4</td>
<td></td>
<td>0.9</td>
<td></td>
</tr>
<tr>
<td>Cricket (outdoor)</td>
<td>↑ 16.7%</td>
<td>3.6</td>
<td></td>
<td>4.2</td>
<td></td>
</tr>
<tr>
<td>Football (soccer) - outdoor</td>
<td>↑ 15.4%</td>
<td>2.6</td>
<td></td>
<td>3.0</td>
<td></td>
</tr>
</tbody>
</table>

* Data has a greater margin for error due to small participant numbers
Table 2. Participation rates for Australian children aged 5-14 years old in organised sports, comparing 2003 to 2009

(Children’s Participation in Cultural and Leisure Activities, 2003 and 2009 studies, Australian Bureau of Statistics)

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Swimming</td>
<td>↑ 11.4%</td>
<td>16.6</td>
<td>1</td>
<td>18.5</td>
<td>1</td>
<td>31.9</td>
</tr>
<tr>
<td>Football (soccer) - outdoor</td>
<td>↓ 1.5%</td>
<td>13.4</td>
<td>2</td>
<td>13.2</td>
<td>2</td>
<td>8.9</td>
</tr>
<tr>
<td>Netball</td>
<td>↓ 7.7%</td>
<td>9.1</td>
<td>3</td>
<td>8.4</td>
<td>4</td>
<td>13.2</td>
</tr>
<tr>
<td>Tennis</td>
<td>↑ 8.1%</td>
<td>8.6</td>
<td>4</td>
<td>7.9</td>
<td>5</td>
<td>15.1</td>
</tr>
<tr>
<td>Australian Rules football</td>
<td>↑ 17.8%</td>
<td>7.3</td>
<td>6</td>
<td>8.6</td>
<td>3</td>
<td>21.6</td>
</tr>
<tr>
<td>Basketball</td>
<td>↓ 3.9%</td>
<td>7.7</td>
<td>5</td>
<td>7.4</td>
<td>6</td>
<td>18.3</td>
</tr>
<tr>
<td>Cricket (outdoor)</td>
<td>↑ 4.0%</td>
<td>5.0</td>
<td>7</td>
<td>5.2</td>
<td>8</td>
<td>9.9</td>
</tr>
<tr>
<td>Martial arts</td>
<td>↑ 16.3%</td>
<td>4.9</td>
<td>8</td>
<td>5.7</td>
<td>7</td>
<td>7.4</td>
</tr>
<tr>
<td>Athletics / track &amp; field</td>
<td>↓ 13.2%</td>
<td>3.8</td>
<td>9</td>
<td>3.3</td>
<td></td>
<td>4.4</td>
</tr>
<tr>
<td>Gymnastics (trampolining)</td>
<td>↑ 31.4%</td>
<td>3.5</td>
<td>10</td>
<td>4.6</td>
<td>9</td>
<td>5.9</td>
</tr>
<tr>
<td>Rugby league</td>
<td>↑ 24.1%</td>
<td>2.9</td>
<td></td>
<td>3.6</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Cycling</td>
<td>≡ 25.6%</td>
<td>0.3</td>
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* Data has a greater margin for error due to small participant numbers

The Recreation Reserves and Playing Surfaces Review (Revised 2009) nominated that the Mount Alexander Shire has a significantly higher number of people participating in sport and recreation than the state average, based on membership data collected for all sporting clubs / associations operating in the Shire.

The study undertook an estimation of participation based on extrapolation of state based participation rates for participation in organised sport to the Mount Alexander community. The population of Mount Alexander Shire has not been surveyed to identify participation rates.

Participation across the various clubs and associations at the seven reserves is around 3,000 participants (informed by Recreation Reserves and Playing Surfaces Review and club data) - it should be noted that many residents would be members of more than one club. Therefore, the actual number of people playing sport at the seven major reserves would be lower. Of these participants around 1,900 were juniors, and 1,100 were senior participants.
**Table 3. Participation in Mount Alexander Shire sports clubs at the major recreation reserves (2008-09)**

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<th>Club</th>
<th>Cricket Jnr</th>
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<th>AFL football Jnr</th>
<th>AFL football Snr</th>
<th>Netball Jnr</th>
<th>Netball Snr</th>
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<th>Tennis Snr</th>
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Mount Alexander Reserves Improvement Plan
### Club Participation Trends

<table>
<thead>
<tr>
<th>Club</th>
<th>Cricket</th>
<th>AFL football</th>
<th>Netball</th>
<th>Tennis</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Jnr</td>
<td>Snr</td>
<td>Jnr</td>
<td>Snr</td>
<td>Jnr</td>
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<tr>
<td>Cricket club</td>
<td>12</td>
<td>36</td>
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<tr>
<td>Junior football club (x2)</td>
<td>120</td>
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<tr>
<td>Billiards club</td>
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<td>45</td>
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<tr>
<td>Little athletics club^</td>
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<td>250^</td>
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<tr>
<td>Remote control car club</td>
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<td>10</td>
<td>15</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>228</td>
<td>157</td>
<td>379</td>
<td>293</td>
<td>61</td>
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</tbody>
</table>

^ Club has been in recess since 2008

* Junior participation represents:
  - Little athletics: 250 participants
  - Remote control care: 10 participants
  - Football (soccer): 233 participants
  - Mixed youth activities (football, cricket, netball, tennis): 105 participants
  - Badminton: 20 participants
  - Basketball: 200 participants
  - Cycling: 30 participants

* Senior participation represents:
  - Table tennis: 90 participants
  - Trotting: 6 participants
  - Remote control car: 15 participants
  - Football (soccer): 35 participants
  - Badminton: 40 participants
  - Cycling: 35 participants
  - Billiards: 45 participants

### 2.3.2 Sport specific participation trends

The Wesley Hill Recreation Reserve Master Plan Feasibility (2009) undertook a detailed market assessment of demand across various sports provided for at Wesley Hill. The conclusions of the assessment are of relevance to the use of all recreation reserves in the Mount Alexander Shire and should be taken into consideration in the preparation of the master plans. The information from the Master Plan in each description following is complemented by broader sports participation data discussed in Section 2.3.1. An analysis of all sports conducted across the seven reserves is provided:

The following is an overview of participation trends for each main activity played at the reserves:

- **Athletics** (conducted at Wesley Hill Recreation Reserve, but in recess due to a lack of volunteers to run the club, as opposed to a lack of demand for participation) – membership to the club increased by some 167% within one year (2008 to 2009) following affiliation with the Victorian Little Athletics Association. State participation...
rates show a decrease in participation, from a low base. National data shows a decline in athletics participation by children aged 5-14 years. This is contrary to claims by VLAA and Athletics Victoria, that participation is increasing. The Wesley Hill Recreation Reserve Master Plan deemed there to be opportunity to increase participation in little athletics. As a result of the Shire’s little athletics club being in recess, there is latent demand for participation in junior athletics that is not being provided for at present.

- **Australian Rules football** (conducted at Camp, Campbells Creek, Wesley Hill, Newstead, Harcourt and Maldon) has one of the highest participation rates by people aged 15 years and over of all sports across the State. Participation has remained relatively stable from 2004 to 2009. Participation is also among the highest (third highest) for children aged 5 to 14 years according to National surveying, having increased from 2003 to 2009. Past studies have identified the sport to be the most participated in the Shire, with high rates of participation at a junior level, but a noted decline in participation in regional associations. In terms of future demand, the studies nominated current usage levels to remain constant.

The Maryborough-Castlemaine District Football Netball League, the competition with which the majority of senior football clubs in the Mount Alexander Shire play has indicated that the issue of undersized ovals is not considered to be a major risk to the conduct of the competition, providing that the run-off areas are compliant with minimum dimensions. To this end, indications from the League are that no senior football will be restricted from playing at any of the reserves included in this Study.

- **Badminton** (conducted at Wesley Hill) – badminton is a low participation sport. State participation rates indicate a declining trend. Badminton is one of the smallest participation sports among Australian children aged 5-14 years. There has been a slight increase in participation from 2003 to 2009. The Castlemaine Badminton Club had 60 members in 2009. It would be anticipated that this membership would remain relatively stable and may encounter a gradual decline in membership. It is anticipated that there would not be sufficient demand to increase provision for badminton.

- **Basketball** (conducted at Wesley Hill) – participation in basketball has undergone a period of decline, however State participation data indicates an increase among Victorians aged 15 years and over from 2004 to 2009. Participation in basketball is also strong among children aged 5-14 years, but has declined across Australia from 2003 to 2009. Regional basketball associations report consistent levels of participation, with 200 players in 2009. The Wesley Hill Recreation Reserve Master Plan anticipated that participation would remain stable in the Castlemaine region and deemed there to be no opportunity to extend participation in basketball.

- **Billiards** (conducted at Wesley Hill) – the Wesley Hill Recreation Reserve Master Plan determined there is no anticipated market opportunity to increase participation; with the Castlemaine Billiards Club membership has declining from 45 players over a two year
period. The Wesley Hill Recreation Reserve Master Plan deemed there to be no opportunity to extend participation in billiards.

- **Cricket** (conducted at Camp, Campbells Creek, Wesley Hill, Newstead, Harcourt and Maldon) – the Recreation Reserves and Playing Surfaces Review (2009) identified strong and ongoing demand for cricket ovals - particularly for senior cricket – due to an undersupply across the region for current competition times. State participation data shows cricket increasing in participation from 2004 to 2009. Cricket has undergone an increase in participation by Australian children from 2003 to 2009. The Wesley Hill Recreation Reserve Master Plan anticipated that the shortfall of grounds will curb demand, and on this basis there will be no change to participation in cricket. The opportunity would exist to gain increased use of existing cricket ovals if competition structure and times of play were revised.

- **Cycling (track)** (conducted at Wesley Hill Recreation Reserve) – State participation data for cycling indicates a high level of participation, and an increasing trend from 2004 to 2009 (this includes all forms of ‘cycling’, including non-organised cycling). Participation in cycling by Australian children is very low but has remained stable from 2003 to 2009. This is supported by participation with Cycle Sports experiencing a 50% increase in competitive cycling, with growth in veteran and masters age groups. The Castlemaine Cycling Club has also experienced a rise in local membership and has developed a program of cycling events; depending upon the replacement of the velodrome. The Wesley Hill Recreation Reserve Master Plan deemed there to be opportunity to increase participation in track cycling.

- **Football (soccer)** (conducted at Chewton Soldiers Memorial Park) – There has been an increase in participation in outdoor football among Victorians aged 15 years and over, from 2004 to 2009. National participation data for Australian children aged 5-14 years shows a decline in participation in outdoor football from 2003 to 2009. The sport has the second highest participation rate, behind swimming. Locally, the Association reports an average annual growth of 8% in participation – this growth is consistent with broader State trends of sustained growth over a number of years as reported by the State sporting body. The Wesley Hill Recreation Reserve Master Plan concluded that there is considerable market opportunity for participation in football to increase, subject to the availability of pitches.

- **Netball** (conducted at Camp, Campbells Creek, Wesley Hill, Newstead, Harcourt and Maldon) – Netball has a strong participation rate which has undergone strong growth from 2004 to 2009. Participation in netball by Australian children has decreased but has a strong base, being the fourth highest participation sport in 2009. The Recreation Reserves and Playing Surfaces Review identified netball as one of the most participated sports in the Shire. The Wesley Hill Recreation Reserve Master Plan deemed there to be the potential for some increase in demand for netball participation.
Remote control car racing (conducted at Wesley Hill Recreation Reserve) – Participation in the Castlemaine Remote Control Car Club has increased slightly over recent years, to a membership of 25 in 2009. The Wesley Hill Recreation Reserve Master Plan deemed there to be no significant market opportunity to increase participation in the sport.

Table tennis (conducted at Camp Reserve) – Table tennis has a low participant base which has decreased from 2004 to 2009. Membership in the Castlemaine Table Tennis Club was high in 2009, with some 90 members. It would be anticipated that this membership would remain relatively stable as the sport is well suited to older participants. It is anticipated that there would not be sufficient demand to increase provision for table tennis.

Tennis (conducted at Newstead, Harcourt and Maldon) – Participation in tennis is among the strongest of all sports, according to State participation data. However, participation has undergone a marked decline from 2004 to 2009. Tennis participation is among the highest of the sports, but has experienced a decline among Australian children aged 5-14 years from 2003 to 2009. This participation trend is not reflected locally, with the number of tennis participants being less than Australian Rules football, netball, football (soccer) and cricket. A positive characteristic of tennis is the equal participation by males and females, and the ability for the sport to be played by people of all ages. For this reason, it is anticipated that there will always be demand for tennis. If tennis courts are made publicly available for use at all times, demand for the sport may increase in the future. The Recreation Reserves and Playing Surfaces Review (2009) identified an oversupply of tennis courts (61) in the Shire.

Trotting (conducted at Campbells Creek Recreation Reserve) – there is little data available on harness racing. Excerpts of the 2004-2005 Harness Racing Victoria Annual Report suggest an increase in attendances (spectatorship) at events and the strong role of rural and regional Victoria in supporting the harness racing industry – with a 28% increase in attendances across the country cup circuit over the previous 12 months. The excerpt also identifies major capital spending on infrastructure improvement for harness racing in regional Victoria. The Campbells Creek Trotting Club noted that membership has been declining – that is from a very low participant base. It is anticipated that membership of the Club will continue to decline, and eventually the trotting track will receive such little use, particularly as the Campbells Creek are continues to change in population profile, that it will warrant consideration for closure.
SECTION 3. COUNCIL’S APPROACH TO SPORT AND RECREATION PROVISION

This Section provides the key strategic information relating to Council’s role in providing for sport and recreation. The information is central in determining the type of improvements at the reserves, and the approach to prioritisation of works.

3.1 Council’s guiding principles for sport and recreation facility provision

Council has developed the following principles to influence its role in sport and recreation provision. The principles have been formulated from previous strategic plans prepared by Council. The principles are relevant to this study in that they help to direct the key improvements at each reserve, to ensure that Council’s resources are allocated according to its key areas of focus, and that an overall consistent approach is taken across all of the reserves equally. Council’s principles for sport and recreation that guide the scope of works for the reserve master plans are:

- **Proper planning:**
  i. Capital works and reserve improvements will be properly scoped, planned and designed by appropriately qualified professionals.

- **Safety:**
  ii. Actions that address the safety of sport and recreation facilities will be afforded a high priority.

- **Participation and access:**
  iii. Council will encourage participation in sport and recreation by providing a range of accessible facilities for different standards of participation and accessibility requirements.

- **Demand and growth:**
  iv. Planning for sport and recreation provision will be based on justifiable demand and make allowance for growth which is to be informed by appropriate information and data.

- **Equal opportunity:**
  v. There should be equal opportunity for participation by juniors, seniors, males, females, and where possible, at a range of standards across the Shire.

- **Community connectedness**
  vi. Provide opportunities for the community to come together with the aim of enhancing community connectedness.
Multi use;

vii. Facilities and spaces for sport and recreation will be adaptable to allow for multi-purpose use as a priority.

Environmentally sustainable;

i. Upgraded and new facilities should aim to employ environmentally sustainable design principles and features to achieve energy efficiency and optimise water management.

Financially responsible;

ii. Provision of sport and recreation opportunities will be financially responsible, balancing community needs for sport and recreation facilities alongside the broader responsibilities of Council.

Partnerships;

iii. Improvements to sport and recreation infrastructure will be delivered through constructive partnerships with different levels of government and community organisations.

Quality over quantity;

iv. Council will seek to deliver fewer larger projects with better outcomes for user groups and facilities, rather than a large number of smaller projects across the Shire.

Improve amenity;

v. Improvements at reserves should also seek to enhance presentation and visual amenity.

Appropriate management;

vi. There is a need to determine appropriate management arrangements as a key part of any future renewal work at reserves to ensure that the facilities are used to their optimum and community access is achieved.

Monitoring and review;

vii. All of Council’s efforts in sport and recreation provision will be subject to monitoring and regular review. This will allow for relevance to the community to be maintained at all times and will ensure the optimal use of Council resources.
3.2 Council’s role in funding sport and recreation infrastructure

Although Council owns and/or manages most of the land that the proposed improvements are to occur, Council will only be able to achieve many of the necessary and desired improvements at sport and recreation reserves by working in partnership with others. Council also has a significant role in the maintenance of sports grounds and playing surfaces, buildings and other infrastructure at sporting reserves.

Given Council’s finite resources, the following development guidelines have been prepared to clarify the priorities of Council funding for the development and improvement of its sport and recreation facilities. The development guidelines will help determine the degree to which elements in different projects will be funded, and the roles of other stakeholders (ie. community, other levels of government). These statements are applied to focus the sport and recreation facility development needs before being prioritised for implementation.

3.2.1 Council funded – essential infrastructure

The following infrastructure items are considered to be essential in supporting the conduct of sport and recreation activities. In order to support participation, Council will work towards ensuring that, as the first priority, all facilities include:

- Playing surfaces and practice facilities to minimum required dimensions with a surface standard to a quality that reflects the level of competition played;
- Part floodlighting for training use to comply with Australian Standards;
- Toilets and change amenities that allow for safe, private use by males and females;
- Toilets accessible to the public;
- Kitchen/kiosk facilities that allow for basic food preparation and serving;
- Storage;
- First aid room;
- Security lighting;
- Gravel car parking;
- Pedestrian paths.
3.2.2 Council and partnership funded – desirable infrastructure

The following infrastructure items are considered to be desirable for supporting the conduct of sport and recreation activities, and support the growth and development of sport and recreation organisations to offer more and more diverse activities. Council will work towards the following infrastructure items as a second priority behind the ‘Essential infrastructure’:  

- Consider multiple playing surfaces / practice facilities;  
- Fencing of playing fields;  
- Full floodlighting, and / or floodlighting for competition use (compliant with Australian Standards);  
- Basic gathering spaces;  
- Spectator facilities (eg. verandahs);  
- Commercial / meals preparation kitchens and kiosks;  
- Umpire’s rooms;  
- Offices;  
- Coaches boxes;  
- Sealed car parking;  
- Recreational walking trails;  
- Synthetic playing surfaces;  
- Landscaping and park furniture.

3.2.3 Partner only funded infrastructure

Elements that are not considered to be a priority of Council to develop as they are not required for the fundamental operational needs of providing sport and recreation activities include:  

- Gyms;  
- Press boxes;  
- Ticket boxes;  
- Exclusive / purpose built facilities that will receive limited use or cater to fewer users / target groups;  
- Large social spaces;  
- Bars.

These infrastructure items are not excluded from consideration but will only be constructed as part of projects when funded from other sources.
3.3 Criteria for giving priority to projects and timing of project delivery

The following criteria have been developed to guide the implementation of works resulting from the reserve master plans. The criteria have been informed by Council’s principles for sport and recreation. They are split into short, medium and long term items, with definitions for prioritisation of projects within each timeframe (with 1 being the most important). The numbered priorities within each criteria level will determine how projects will be ordered within each timeframe which correlates to the timing for implementation within the duration nominated. The criteria are defined following:

3.3.1 High priority and lower cost projects (1-4 years)

Should address one or more of the following:

1. Address safety or health requirements, disability and gender access issues (minor), and/or structural and compliance issues;
2. Address basic functionality issues and minor structural problems;
3. Improve basic amenity and address vegetation in poor health and form, and
4. Support the planning for major facility renewal where there are a number of stakeholders and the need for external funding

They should:

- Be relatively low cost;
- Not require detailed planning or involve approval processes that may take a number of months / years to undertake; and,
- Not limit or compromise future works.

3.3.2 High priority major projects and resource management (2-8 years)

Could address the same type of issues and concerns as the short term projects but the issues / problems will be more significant in nature. They may also include works aimed at:

1. Addressing significant demand issues;
2. Promoting greater shared use; and,
3. Enhancing the functionality of the facility.

They could:

- Be moderately expensive to complete;
- Be an aggregation of smaller projects into one larger undertaking;
• Require reasonably detailed planning or involve approval processes that may take a number of months to conduct; and,
• Be projects that can attract significant external funding.

3.3.3 Medium priority long term projects (8-15 years)

May be more major in scope and could address the problems / issues and objectives listed above. They will also include works aimed at:

1. Making the reserve more welcoming and visually appealing;
2. Increasing the range and quality of resident’s experiences; and,
3. Cater to future needs of user groups.

Projects could:

• Require significant funding;
• Require time for demand to reach a level to justify the project; and,
• Require comprehensive planning and approval processes that may take many months or years to complete.

Whilst the above criteria should provide the basis for scheduling projects, other practical matters should to be taken into account. These include:

• External funding or partnership opportunities may become available for medium or long term projects. Council may have to seize these opportunities as they arise and bring them on earlier than anticipated; and,
• Works may become more urgent than projected. Demand pressures may accelerate and community expectation may shift significantly.

If these matters and other factors occur, it may be necessary to reclassify projects and review prioritisation as changes will impact Council's financial capacity to meet projected or scheduled works.
SECTION 4. REVIEW AND CONSIDERATION OF FACILITY DEVELOPMENT NEEDS AT THE RESERVES

This Section addresses each reserve in two parts, including:

**Part A;**

- A profile of the reserve (site attributes, scope of facilities, users, and an overview of utilisation);
- A site assessment of the reserve, including consideration of environmental and site features, features of significance and functional constraints;
- Existing conditions plan; and,
- Identification of issues relating to the reserve in the context of its surrounds, use of facilities,

**Part B** includes;

- The vision for the future use of the reserve, and associated development characteristics;
- Identification of facility development opportunities and assessment of these, and determination of a scope for the future development directions;
- A master plan for future development of the reserve, based on the future development directions;
- Nominated works required to implement the master plan with associated estimations of cost, and prioritisation.
4.1 Bill Woodfull Reserve, Maldon
Francis Street, Maldon

PART A; Reserve profile

4.1.1 Reserve overview

- The Reserve is approximately 3.46 hectares in size.
- The Reserve is Crown Land, with management delegated to Council which has delegated the responsibility to the Bill Woodfull Reserve Committee of Management under an Instrument of Delegation.
- A government reserve adjoins the Maldon Recreation Reserve on the western boundary.
- The Maldon Primary School forms the northern boundary of the Reserve, whilst a museum and library abut the Reserve on the eastern boundary.
- An old courthouse is located on the Reserve, next to the pavilion. The courthouse accommodates various community groups.
- Water to irrigate the oval is sourced from a bore; the water quality is good with low saline levels.
- The oval is undersized for senior football and cricket use, measuring 160m x 87m.

4.1.2 Facilities

- 3 x asphalt tennis courts with a shelter, two are floodlit.
- 1 x netball court with training floodlighting and two small shelters.
- 1 x tennis hit-up practice wall.
- 1 x oval with a synthetic wicket, automatic irrigation and some sub-surface drainage; fully floodlit.
- A sports pavilion comprising a social room, kitchen, kiosk, bar facilities and amenities.
- A separate change room building which includes home and away change rooms and umpires room.
- The old courthouse building next to the pavilion is used as a community venue.
- 2 x caged synthetic practice wickets.
- A scoreboard.
- Coaches boxes.
- 1 x water storage tank.
4.1.3 Users

- Maldon Cricket Club
- Maldon Football Netball Club
- Maldon Football Club – the club plays in the Maryborough / Castlemaine Football League
- Maldon Tennis Club

4.1.4 Utilisation

- Junior and senior football
- Junior and senior cricket
- Tennis
- Netball
- Maldon Folk Festival (annual event where people camp at the reserve), and other occasional events (such as annual Christian pilgrimage)
- The Reserve is the main park in the township
- Local schools use the reserve for sporting activities including interschool sports and physical education classes

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.

4.1.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- The Reserve is the main park in the township and forms part of a precinct, being surrounded by a number of other public facilities; a park adjoins the Reserve on the western boundary, the Maldon Primary School forms the northern boundary of the Reserve, whilst a museum and library abut the Reserve on the eastern boundary.
- Water to irrigate the oval is sourced from a bore; the water quality is good with low saline levels.
- The Reserve is used occasionally for events.
There are 4 x separate unsealed car parks located throughout the Reserve, providing for a total estimated 90 cars.

The oval measures 160m x 87m which is undersized for senior cricket and football use. Minimum senior football dimensions are 135m x 110m, making it 23m too narrow for minimum width (recommended senior size is 165m x 135m), plus run-offs. The field is also poorly oriented, being on an east-west axis (however the cricket wicket is correctly oriented in a north-south direction). There is no opportunity to widen the oval.

There are a number of entry points into the Reserve, none of which provide a strong sense of entry.

The cricket nets are not of the preferred north-south orientation.

The tennis courts are in reasonable condition, complying with required dimensions. Two of the three courts are floodlit.

An old courthouse of Heritage value is located at the Reserve.

The netball court was resurfaced in 2009 to required dimensions with training standard floodlighting. The fences around the netball courts need replacement.

The change rooms are located in a separate building behind the social pavilion and are small. There is an unsealed roadway running between the change room building and pavilion presenting a mixed use of vehicles and pedestrians.

The netball and tennis courts are only serviced by small sheds / shelters and the public toilet block.

There is limited security lighting throughout.

There are a number of mature native and exotic trees, especially along the eastern and southern perimeter of the oval.

The Reserve has poor quality landscaping and presentation - any open space areas are poorly defined and lacking in amenity.

There are no formalised and dedicated walking paths within the Reserve for pedestrian access or for fitness walking.

No children’s playground exists within the Reserve although there is one at another location a short distance away.

The existing seating around the oval is worn and dated.

The oval playing surface is in reasonably good condition, however there are some wear patches. There is water logging and erosion is an issue due to the granite soil profile.

The existing sports ground floodlighting is inadequate to meet the requirements of the sporting clubs and does not comply with Australian Standards.
• There are sections of retaining walls that do not have safety barriers.
• Weeds and untidy understorey vegetation are present along the southern boundary fence.
• Drainage is an issue around the oval and open space surrounding the oval.
• A public toilet is located near the tennis courts abutting the northern boundary.
4.1.6 Existing conditions site plan

The reserve is the main park in the township and forms part of the local green space network. The reserve is surrounded by a range of local public facilities, a government reserve adjoins the reserve on the western boundary, the Anglesea Reserves form the northern boundary of the reserve, while in the north are the railway tracks and the reserve on the eastern edge.

Water is in the reserve, including a stream with a dam and a lake, there are two sinks with a stream and a lake, there are two sinks with a stream and a lake, there are two sinks with a stream and a lake, there are two sinks with a stream and a lake.

1. The reserve is used for recreation and events.
2. There are a number of sports fields within the reserve, including cricket, football, soccer, and netball.
3. The reserve is accessed via a main entrance and a network of pathways.

The reserve is a place for recreation and events, with a range of facilities and activities available. The reserve is well-used, with a range of activities taking place regularly.

The reserve has a range of facilities, including sports fields, pathways, and a water feature.

The reserve is used for a variety of activities, including sports, events, and recreation.

The reserve is well-maintained, with pathways and facilities in good condition.

The reserve has a range of facilities, including sports fields, pathways, and a water feature.

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The reserve is used for a variety of activities, including sports, events, and recreation.

The reserve is well-maintained, with pathways and facilities in good condition.
4.1.7 Issues

- The playing field is very narrow (87 metres) making it really only appropriate for junior football use. There is no space to widen. The field is also poorly oriented, being on an east-west axis (however the cricket wicket is correctly oriented in a north-south direction).
  Required minimum dimension for senior cricket is 60m radius, for junior cricket is 50m radius which is non-compliant also.
- There is no pavilion providing change spaces and toilets for tennis and netball players.
- The change room facility is small and needs extension.
- The unsealed roadway between the change and social pavilion is unsafe and should be blocked off – cars currently park along this roadway.
- The light towers do not conform to Australian Standards and should be replaced with 4 new light poles.
- The cricket nets are ageing and will soon need replacement.
- The fences around the netball courts need replacement.
- The car parks are poorly defined, unlit and poor surface quality.
- The boundary fence is old and bent and needs replacing.
- The playing surface is uneven in areas and needs topdressing and levelling. The grass cover is good but consideration should be given to introducing couch grass.
- An unsealed roadway runs between the change room building and pavilion presenting a potential safety risk for pedestrians.
- The tennis club is prevented from running night tennis due to a lack of floodlighting over the courts.
- The netball club struggles to fit all activities on the one netball court and has identified that another court is required to fit all competition and training requirements.
- The oval playing surface profile requires additional top-dressing, aerating and levelling to ensure a safe surface for players.
PART B; Reserve improvement plan

4.1.8 Vision

The Bill Woodfull Recreation Reserve is a key part of the Maldon community recreation precinct. The Reserve offers a range of facilities to support various sport and recreation activities for residents of the Maldon area. Importantly, the Reserve is also developed to provide opportunities for less active recreation and community activities and gathering.

4.1.9 Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider opportunities to widen the oval to achieve senior football playing dimensions</td>
<td>Reflects the Reserve vision increases sustainability of users Caters for future needs Optimises use of spaces and facilities</td>
<td>The playing surface is compromised by being too narrow Every effort should be made to have the facilities support senior sport as this is a main focus of the reserve</td>
<td>✗</td>
<td>Space to widen the oval is very limited Only less than 10 metres extra in width could be achieved – when some 35 metres is required Works to achieve this would be significant, ie. include moving retaining walls and would thus be very expensive It is therefore deemed not viable to widen the oval for what would be minimal gain</td>
</tr>
<tr>
<td>Upgrade floodlighting to comply with Australian Standards</td>
<td>Reflects the Reserve vision increases sustainability of users Facilities are accessible and safe Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Allows for safe use of the oval Allows for more training groups to access the oval at one time Could allow for the conduct of night matches</td>
<td>⬤</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
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<tr>
<td>Light the third tennis court</td>
<td>Reflects the Reserve vision Increases sustainability of users Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Allow for increased use, for example for a night tennis competition</td>
<td></td>
<td>Include in master plan Consider once demand can be demonstrated by tennis – thought to be a long term action</td>
</tr>
<tr>
<td>Improve the sports pavilion either by seeking opportunities to extend the main sports pavilion to include female change room and a team meeting room / program room, or by developing a new multipurpose pavilion at a location to service cricket, football, tennis and netball</td>
<td>Reflects the Reserve vision Increases sustainability of users Facilities are accessible and safe Encourages participation Caters for future needs</td>
<td>Improve integration of facilities Minimise duplication of infrastructure Provide equitable provision for males and females</td>
<td></td>
<td>Include extension of existing pavilion and connection to change room building in master plan Further explore need and viability of new pavilion at time of detailed planning</td>
</tr>
<tr>
<td>Consider adding a gym to the pavilion</td>
<td>Encourages participation</td>
<td>Provide a service for senior football players</td>
<td></td>
<td>Space is heavily constrained and should be prioritised to the core amenity and social needs Too limited to one target group and inconsistent with the objectives Not considered to be an infrastructure item that Council provides Requires stringent management and supervision that is not considered appropriate for a club This may be an item the club seeks Council’s approval to provide itself</td>
</tr>
<tr>
<td>Consider blocking off the roadway between the change room building and sports pavilion – whilst still providing for occasional vehicle access to service the buildings</td>
<td>Improves presentation and amenity Facilities are accessible and safe Vehicle movement and parking Enhances pedestrian movement</td>
<td>Improve safety for pedestrians Improve amenity of the area</td>
<td></td>
<td>Consider options in master plan</td>
</tr>
</tbody>
</table>
| Consider developing combined tennis and netball courts to achieve an additional netball court, and resurface the tennis courts | Reflects the Reserve vision Encourages participation Caters for future needs Optimises use of spaces and facilities | Increase provision for netball to allow for expanded use | | Include resurfacing in master plan Do not include additional netball court in master plan as it is deemed that there is not sufficient demand for a
<table>
<thead>
<tr>
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<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fully floodlight the netball court</td>
<td>Facilities are accessible and safe</td>
<td>Increase opportunities to optimise use of facilities</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td>Provision for competition at times that may be more accessible to participants</td>
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<td></td>
<td>Caters for future needs</td>
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<td></td>
<td>Optimises use of spaces and facilities</td>
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<td>Caters for future needs</td>
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<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
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<tr>
<td>Develop a shared club house to service the tennis and netball facilities, to include change rooms, showers, toilets and a small social area and public toilets to replace the existing public toilet building</td>
<td>Reflects the Reserve vision</td>
<td>Provide for the needs of tennis and netball</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td>Minimise duplication of infrastructure</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
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<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Improves presentation and amenity</td>
<td>Optimise provision for car parking while also making most efficient use of parkland for car parking</td>
<td>☑</td>
<td>Explore car parking provision inside the reserve and in the areas immediately surrounding the reserve</td>
</tr>
<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Facilities are accessible and safe</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Vehicle movement and parking</td>
<td></td>
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</tr>
<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Enhances pedestrian movement</td>
<td></td>
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</tr>
<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Caters for future needs</td>
<td></td>
<td></td>
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<tr>
<td>Consideration should be given to formalising and lighting the car parks to optimise car parking</td>
<td>Improves connections and linkages</td>
<td></td>
<td></td>
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<tr>
<td>Undertake landscaping throughout including cleaning up and weed removal of understorey vegetation</td>
<td>Reflects the Reserve vision</td>
<td>Improve visual amenity and passive recreational opportunities</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Undertake landscaping throughout including cleaning up and weed removal of understorey vegetation</td>
<td>Improves presentation and amenity</td>
<td>Enhance amenity of the Reserve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake landscaping throughout including cleaning up and weed removal of understorey vegetation</td>
<td>Balances active and passive recreation</td>
<td>Build on natural existing features</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake landscaping throughout including cleaning up and weed removal of understorey vegetation</td>
<td>Improves connections and linkages</td>
<td>Provide natural shade</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake landscaping throughout including cleaning up and weed removal of understorey vegetation</td>
<td>Environmental sustainability</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Replace the existing sections of perimeter fence with 3m high black pipe and chain mesh fence with top and bottom rails Add new barrier fencing to the tops of the retaining walls</td>
<td>Reflects the Reserve vision</td>
<td>Improve amenity and safety</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Replace the existing sections of perimeter fence with 3m high black pipe and chain mesh fence with top and bottom rails Add new barrier fencing to the tops of the retaining walls</td>
<td>Consistent with Council plans and policies</td>
<td>Improve security for activities and events</td>
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</tr>
<tr>
<td>Replace the existing sections of perimeter fence with 3m high black pipe and chain mesh fence with top and bottom rails Add new barrier fencing to the tops of the retaining walls</td>
<td>Improves presentation and amenity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replace the existing sections of perimeter fence with 3m high black pipe and chain mesh fence with top and bottom rails Add new barrier fencing to the tops of the retaining walls</td>
<td>Facilities are accessible and safe</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit ( - has merit, ☐ - no merit, ❓ – some merit)</td>
<td>Recommended action</td>
</tr>
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</tr>
<tr>
<td>Provide walking paths throughout for dual purposes; for pedestrian use (ie. thoroughfare), and recreational use (eg. walking circuit)</td>
<td>Improves presentation and amenity Facilities are accessible and safe</td>
<td>Balances active and passive recreation Encourages participation Enhances pedestrian movement Improves connections and linkages Environmental sustainability</td>
<td>Provide for passive recreational users Encourage participation in the largest participation activity of walking Provide opportunities for the safe conduct of walking for fitness in a pleasant environment Provide for safe connections to nearby features Link to major trail networks</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Install park lighting and security lighting near the major facilities</td>
<td>Improves presentation and amenity Facilities are accessible and safe</td>
<td>Improve safety for users and security of facilities</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the various drainage swales and construct spoon drains and drainage pits throughout the reserve, many of which are eroded</td>
<td>Improves presentation and amenity Facilities are accessible and safe Environmental sustainability</td>
<td>Improve useability of the facilities</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Consider replacing the cricket nets</td>
<td>Facilities are accessible and safe</td>
<td>Improve safe movement through the Reserve Minimise conflict between uses</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Install a children’s playground</td>
<td>Reflects the Reserve vision Balances active and passive recreation Encourages participation</td>
<td>Increase the range of recreational uses of the Reserve Complement existing uses</td>
<td></td>
<td>Include in master plan Consider locating to a site close among the tennis / netball facilities that will provide for safe use</td>
</tr>
<tr>
<td>Consider consolidating entry points to the Reserve through creating a main entry feature that has a strong presence and profile. As part of this ensure that emergency vehicle access is provided to the oval.</td>
<td>Improves presentation and amenity Vehicle movement and parking Enhances pedestrian movement</td>
<td>Minimise risk of conflict between users Improve safety</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Replace the oval boundary fence with a timber bollard and rail fence to improve amenity</td>
<td>Improves presentation and amenity</td>
<td>Upgrade to Council’s standard Improve presentation and amenity</td>
<td></td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.1.10 Design scope for Bill Woodfull Reserve future development plan

The following scope of items to be addressed in the future development plan for the Reserve has been prepared based on the future facility needs deemed to have merit for inclusion in a master plan:

- Designate formal car parking within and immediately outside of the Reserve where opportunities exist. Consider the need for improvement to the external access road to deal with all entering / exiting traffic.
- The oval is significantly undersized in width for senior sport, with no opportunity for expansion.
- Consider consolidating entry points – create a main entry that has a strong sense of entry.
- Provide for emergency vehicle access to the sports oval.
- Consider closing off the roadway between the pavilion and change room building. Continue to allow for occasional vehicle access for deliveries and maintenance.
- Replace the cricket nets at an alternative location that allows for a north-south alignment.
- Resurface the tennis courts and fully floodlight.
- Replace the oval boundary fence with a timber bollard and rail fence to improve amenity.
- Replace the perimeter fence with 3m high black pipe and chain mesh fence with top and bottom rails.
- Seek opportunities to improve connections to surrounding community facilities (such as the primary school, swimming pool, dirt BMX jumps).
- Extend the pavilion and change room building to include female change rooms and a meeting room – consider opportunities to link the two buildings to expand the size of the change rooms.
- Develop a clubhouse to service the tennis and netball courts, to include change rooms, publicly accessible toilets and a small social area. Demolish the existing public toilet block.
- Install security lighting at major facilities.
- Undertake landscaping throughout, preserving significant trees.
- Provide paths throughout the Reserve for walking for fitness and thoroughfare purposes, and connecting the main facilities.
- Construct a playground for young children near the netball or tennis courts.
- Replace the existing park seating.
- Resurface the oval and include irrigation and drainage. Fully floodlight the playing field.
- Provide new barrier fencing along the top of the existing retaining walls to enhance safety.
- Eradicate weeds and remove untidy understorey vegetation along the southern boundary fence.
- Address the drainage of the site, including the various swales and channels throughout the Reserve.
- Fully floodlight the netball court.
4.1.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Formalise car parking (gravel) and investigation of road treatment by traffic</td>
<td>Short</td>
<td>3</td>
<td>75000</td>
</tr>
<tr>
<td>engineering consultant ($5K)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Consolidating entry points – create a main entry and create an emergency</td>
<td>Short</td>
<td>3</td>
<td>27500</td>
</tr>
<tr>
<td>vehicle entry point to the oval</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Close off the roadway between the pavilion and change rooms (excavation of</td>
<td>Short</td>
<td>3</td>
<td>7500</td>
</tr>
<tr>
<td>gravel / asphalt, cultivation, fill, topsoil &amp; grass)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Address drainage of the sports oval and surrounds</td>
<td>Short</td>
<td>3</td>
<td>18000</td>
</tr>
<tr>
<td>i) Design a multi-use clubhouse to service the tennis and netball courts –</td>
<td>Short</td>
<td>3</td>
<td>25000</td>
</tr>
<tr>
<td>replacing the public toilets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>k) Landscaping</td>
<td>Short</td>
<td>3</td>
<td>50000</td>
</tr>
<tr>
<td>k) Paths</td>
<td>Short</td>
<td>3</td>
<td>45000</td>
</tr>
<tr>
<td>k) Playground</td>
<td>Short</td>
<td>3</td>
<td>35000</td>
</tr>
<tr>
<td>k) Replace park seating (15 seats at oval, 4 seats at netball court)</td>
<td>Short</td>
<td>3</td>
<td>34000</td>
</tr>
<tr>
<td>k) Rubbish bins (5)</td>
<td>Short</td>
<td>3</td>
<td>5000</td>
</tr>
<tr>
<td>l) Install security lighting</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>n) Provide new barrier fencing along the top of the existing retaining walls</td>
<td>Short</td>
<td>3</td>
<td>3500</td>
</tr>
<tr>
<td>g) Design extension of the pavilion and change room building</td>
<td>Medium</td>
<td>1</td>
<td>25000</td>
</tr>
<tr>
<td>j) Construct a multi-use clubhouse to service the tennis and netball courts –</td>
<td>Medium</td>
<td>2</td>
<td>250000</td>
</tr>
<tr>
<td>replacing the public toilets and install security lighting (incl demolition of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>public toilets)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Fully floodlight the netball court</td>
<td>Medium</td>
<td>3</td>
<td>18000</td>
</tr>
<tr>
<td>c) Resurface tennis courts and fully floodlight</td>
<td>Medium</td>
<td>3</td>
<td>94000</td>
</tr>
<tr>
<td>e) Replace oval boundary fence</td>
<td>Medium</td>
<td>3</td>
<td>42000</td>
</tr>
<tr>
<td>f) Replace the perimeter fence</td>
<td>Long</td>
<td>1</td>
<td>150000</td>
</tr>
<tr>
<td>n) Relocate cricket practice nets to new location</td>
<td>Long</td>
<td>1</td>
<td>30000</td>
</tr>
<tr>
<td>h) Construct pavilion and change room building extension and install security</td>
<td>Long</td>
<td>2</td>
<td>250000</td>
</tr>
<tr>
<td>lighting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>m) Resurface oval including irrigation and drainage, and fully floodlight</td>
<td>Long</td>
<td>3</td>
<td>300000</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td></td>
<td></td>
<td><strong>$ 1,504,500</strong></td>
</tr>
</tbody>
</table>

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.
4.2 Camp Reserve

Located in Forest Street, Castlemaine

PART A; Reserve profile

4.2.1 Reserve overview

- The Reserve is approximately 4.25 hectares in size.
- The Reserve is Crown Land, with management delegated to Council which has delegated the responsibility to the Camp Reserve Committee of Management under an Instrument of Delegation.
- Camp Reserve caters for a large number of users and diversity of uses (outlined following), some of which occur only occasionally / annually but have permanent infrastructure. Some components of the reserve are overused (eg. the sports field).
- The site is home to many of the major events in the Mount Alexander Shire (outlined following). The reserve is widely regarded as the ‘premier’ sports reserve in Castlemaine – the highest level of local football is played at the reserve in addition to hosting the major events of the Shire.
- Camp Reserve is close to town, has power and is enclosed (with a high fence) – this makes it an attractive venue for events due to the perceived benefit in addressing safety. It is located approximately 750m from the Botanic Gardens in central Castlemaine and within 3 minutes walk to the Castlemaine train station.
- The oval playing surface is regarded as being of high quality.
- The oval is irrigated via a bore with the water quality being of good quality.
- Car parking is limited, both on site and surrounds. This is a constraint to some uses, particularly for events, and especially for those which attract large crowds.
- All buildings except the football clubrooms are reaching the end of their useful life – the universal toilet and male toilet blocks are in good condition.
- Works are scheduled in 2010/11 for the construction of a walking track connecting the Reserve to a major trail linking Castlemaine and Chewton.
- There is an average of 500 spectators to a football match. Besides the annual events, this is the regular activity that attracts the most people to the Reserve at one time.
4.2.2 Facilities

- 1 x fully floodlit oval (football and cricket) with turf wicket and boundary fence
- 1 x outdoor netball court
- 3 x cricket practice nets (synthetic)
- 2 x sports pavilions servicing the sports oval (1x large social facility with bar, kitchen and kiosk, and 1 x change room facility) – shared between the cricket and football clubs and hired by other users for events
- Table tennis pavilion and adjoining office (modified shipping container) located at the southern end
- A temporary change building to service the netball court which doubles as a social room
- Two dated brick toilet blocks (one male and female on the eastern side, and one male only on the western side) and one more recently constructed accessible unisex toilet block (located near the male only toilet block on the western side)
- 3 x stock sheds – solely for the use of events
- Stables – solely for the use of events
- A cenotaph
- A timekeepers box
- Player and coaches shelters
- Informal car parking around the perimeter of the oval
- A sealed car park off Gingell Street (western boundary)

4.2.3 Users

- Castlemaine United Cricket Club
- Castlemaine Football Club – only club in the Shire to play in the Bendigo Football League (other clubs play in the Maryborough-Castlemaine District Football Netball League)
- West End Rovers Junior Football Club
- Castlemaine Football Netball Club
- Pink Pumas Netball Club
- Castlemaine Table Tennis Club
- Maryborough Castlemaine Umpires Association
A number of events are held at Camp Reserve each year. These include:

- Castlemaine Lions Swap Meet – April of each year (605 stallholders and 6,000 visitors)
- Castlemaine Annual Agricultural Show – October of each year (3,000 visitors)
- April Feature Show (2,000 visitors)
- IGA New Year’s Eve Fireworks (2,000 visitors)
- Castlemaine Kennel Club (1,000 visitors)
- Castlemaine Foal Show (200 visitors)
- Castlemaine Sheep Dog Trials (200 visitors)

4.2.4 Utilisation

- Utilisation of oval is high to the point of being overused. The playing field has next to no opportunity to be rested, as major events are scheduled at the changeover of sports seasons (summer to winter in February / March, and winter to summer in August / September) meaning that ground renovation works are greatly compromised every year.
- The table tennis pavilion is deemed to be underutilised.
- In addition to events, the Reserve is used as for the Castlemaine District cricket finals.
- The Castlemaine Lions Swap Meet has grown every year to its current size which is at capacity. There is demand from around 100 more stallholders. The Lions Club considers Camp Reserve to be ideally sized for the event and particularly well situated being centrally located to Castlemaine. Insufficient car parking is a major issue and the Club has implemented various strategies to try to alleviate this.
- The Agricultural Show anticipates growth.
- The cricket club indicated a stable membership over recent years
- The football clubs report demand for participation

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.

4.2.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- The reserve caters for a large number of users and diversity of uses, including events which occur occasionally / annually but have permanent infrastructure.
- Utilisation of oval is high to the point of being overused.
• The netball facilities are located behind the social pavilion and change room buildings and have a poor interface to these buildings and the rest of the reserve. Buildings for the netball facilities are temporary and limited.

• The buildings at the main (southern) entry are poorly presented, being a site shed and corrugated iron pavilion.

• There is a poor sense of entry to the reserve.

• All buildings except the football clubrooms are at the end of their useful life – the universal toilet and male toilet blocks are in good condition.

• There are numerous buildings of different standard and scales, with some functions duplicated (ie. various stock sheds, multiple public toilets, sports change and social buildings).

• There is a significant amount of weed growth and Elm tree suckers along the creek line.

• The oval measures 177m x 106.5m which is not only too narrow for width, but undersized for senior cricket and football use. Minimum senior football dimensions are 135m x 110m making the oval 3.5m too narrow (plus run-offs), and 28.5m too narrow according to recommended dimensions (recommended senior size is 165m x 135m), plus run-offs.

• There are three stand-alone public toilet blocks around the oval. The eastern public toilet block is poorly located at the rear of buildings and amongst trees, with minimal lighting – presenting concerns around safety.

• The reserve is compact and is enclosed by Ulmus procera (English Elms) to the east (these trees are Heritage listed) and by topography / slope and a row of Cupressus macrocarpa (Cypress Pines) and Ulmus procera (English Elms) to the west.

• There is minimal on site car parking. Car parking is a constraint to some uses, particularly events. The existing car parking within the reserve is informal and there are no barriers to control vehicle access around the oval.

• The oval surface was fully renovated in 2003.

• There is a gentle fall from the perimeter oval fence in towards the centre of the oval and a backfall from the centre of the oval creating a shallow depression as a ring around the playing surface. This grading of the land is likely to result in drainage issues with water unable to runoff the playing surface.

• The avenue of English Elms on the eastern boundary, some of which are right at the edge of the oval fence, is a significant landscape feature which frames the oval. There is no replacement plan for the trees. There is currently an earthen track of poor condition running beneath the trees which is creating severe compaction of the grounds to the trees’ root zones.
- The existing sport ground floodlighting is inadequate to meet the requirements of the sports clubs and Australian Standards.
- The location of the player access gates is creating wear of the grass surface at the goal square area, particularly in wet conditions.
- The netball court has recently been resurfaced and increased in size to eliminate run off hazards.
- There is a well-lit pedestrian underpass under the railway line parallel to Forest Street which allows for good pedestrian access to the reserve.
- There is currently no children’s playground within the reserve.
- The existing lighting within the reserve is inadequate.
- There are no dedicated walking paths within the reserve for pedestrian access or for fitness walking.
- There is a slope to the south-west corner of Gingell Street and Forest Street. The incline of the grassed slope abutting the playing surface is significant and forms a good spectator vantage point. The site is further enhanced by the row of Cupressus macrocarpa (Cypress Pines) to the rear which provide a sense of enclosure.
4.2.6 Existing conditions site plan

The reserve covers a large number of users and change of area, including events which occur occasionally. Annual and three-year permanent fixtures, utilisation of floodplains is the key to the point being answered.

It is important to maintain a series of spaces throughout the reserve and the pathways, particularly for events and for various areas in the position.

The vertical facilities are located between the social space and commercial buildings, and have a poor impact to these buildings and the rest of the reserve. Buildings for the vertical facilities are unnecessary and limited.

The buildings at the main (southern) entry are poorly presented, being a constrained and congested area. There is little sense of entry to the reserve.

The buildings at the eastern (north) entry are of different size, and styles, with some rooms dedicated to various social services, multiple public toilets, sports and social buildings.

The reserve features an amount of wood growth with three breaks, central areas and the creek.

The road measures 176m x 10.0m which is not only too narrow for traffic, buttablename is for social services and football use. Minimum car parking dimensions are 176m x 10.0m making the road 7.5m too narrow (allow extra, and 39.5m too narrow according to recommended dimensions. Improved access is 398m x 10.0m plus narrow.

There are three small shrubs one toilet block around the road. The eastern public toilet block is poorly located at the rear of buildings and scattered trees, with minimal lighting and poor access for the reserve.

Countryside is ideal for both reserve and pedestrian pathways.

In the consumers the reserve.

The reserve is compact and is enclosed by existing process. English Elm is on the east, Ash is on the west, and native trees (Eastern Red Gum and Eucalyptus pilularis) are on the west.

There is minimal evidence of parking. The eastern parking is consistent in some areas, particularly events. The existing parking structures are informal and informal with no barriers to control vehicle access around the road.

The road surface was fully renewed in 2003. There is a gentle fall from the pavement road line towards the centre of the road and a hike from the centre of the road including a shallow depression in a link along the planting surface. The grading of the road is likely to result in drainage issues with water unable to reach the planting surface.

The surface of English Elm on the eastern boundaries, some of which are right at the edge of the road line, is a significant landscape feature which frames the road. There is no replacement plan for these trees. There is currently an area of grass space condition varying towards the trees which is creating severe congestion of the present in the area.

The existing space ground planting is inadequate to meet the requirements of the sports fields and Australian landscapes.

The location of the plays area grasses is creating some of the grass surfaces as the good slopes area, particularly in wet conditions.
4.2.7 Issues

- The playing surface is over-used due to high levels of regular use for sport combined with the conduct of events, and the timing of the events at each seasonal changeover inhibiting the opportunity to rest the playing surface and undertake ground renovation works.
- The Reserve does not have a grand sense of entry that reinforces its standing in the community as one of the main and most central sport and recreation venues in Castlemaine with a very strong history associated with the town.
- There are a number of separate buildings at the Reserve, which could benefit from consolidation to achieve more space, improve amenity and encourage greater shared use between users.
- There are some drainage issues; with stormwater / services drain running under the playing field which can cause Gingell Street to flood from the creek, and poor drainage of the playing field.
- The oval is undersized (too narrow) compared to the minimum dimension for senior football and cricket.
- It is important to retain vehicle access through the Reserve and to the pavilion, particularly for events and for service access to the pavilion.
- There is insufficient car parking on site and at surrounding areas (streets) for large crowds / events. In particular, lack of car parking is a major issue for the Castlemaine Lions Swap Meet with cars swamping the area surrounding the Reserve causing congestion for residents and traffic management issues throughout the town.
- The Lions Club is satisfied with the current size of the Swap Meet which Camp Reserve ideally caters for. The Swap Meet is at capacity for Camp Reserve and the Club does not have active plans to try and grow the event (to enlarge the event would require relocating to a site with larger capacity), despite there being demand from additional stallholders. The preference of the Club is for the Swap Meet to stay at Camp Reserve, however, it is recognised that the major car parking issues and traffic congestion caused by the event does not have an obvious solution (despite various attempts to alleviate the problem). Given this, the Club would be willing to consider the concept of relocation (in the longer term) on the basis that a sufficient alternative is available that can meet the required infrastructure to host the Swap Meet. It was recognised that Campbells Creek is really the only viable option close to Castlemaine that has the potential to meet the facility requirements, although it is currently lacking in the required infrastructure, particular perimeter fencing. It is estimated that Campbells Creek could fit approximately 200 additional stalls to Camp Reserve. The Lions Club is reluctant to consider the use of temporary infrastructure (such as fencing and toilets) due to the added organisational effort and cost.
The infrastructure required to support the Swap Meet (and other events) would include;
- 3-phase power
- Water – drinking water and provision for drenching water
- Provision for undercover sites
- Perimeter, high fence for security and to control access
- Toilets and showers
- The site needs to be drained to avoid water-pooling
- Car parking / well-draining overflow parking

- The Agricultural Show has a strong affiliation to Camp Reserve and not willing to relocate – this is partly due to the connection between the Show Day events with the parade through town (ie. the parade finishes in Camp Reserve).

**PART B; Reserve improvement plan**

4.2.8 Vision

Camp Reserve provides quality infrastructure to support senior level, high standard sports competition. This infrastructure will cater to the needs of events in being the secondary events venue for the Mount Alexander Shire. The Reserve serves an important role as a neighbourhood park for local residents and a linear link and thoroughfare. To this end, facilities will be accessible and safe.
### Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit ( - has merit,  - no merit, ? - some merit)</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider relocating major events (eg. Swap Meet) to a venue that can be developed to</td>
<td>Reflects the Reserve vision</td>
<td>Camp Reserve is too small to cater for the needs of the larger events, particularly due to a lack of car parking. This creates significant congestion around the reserve. The oval is overused and does not have an opportunity to be renovated properly at seasonal changeover meaning that the quality of the surface is compromised in catering to the high level of local sport it supports. There are other options for the development of other sites that are not likely to have the same issues of special congestion and therefore have capacity to support the ongoing growth of events.</td>
<td></td>
<td>Consider events that can potentially be relocated to other sites. Consider developing Campbells Creek Recreation Reserve with infrastructure that will support events in place of Camp Reserve.</td>
</tr>
<tr>
<td>more sufficiently cater to the needs of events (ie. with sufficient space for car parking)</td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Vehicle movement and parking</td>
<td></td>
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<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Reflects the Reserve vision</td>
<td>The playing surface is compromised by being too narrow. Every effort should be made to have the facilities support senior sport as this is a main focus of the reserve.</td>
<td></td>
<td>Seek opportunities to widen the sports oval in the master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
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<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consider opportunities to widen the oval to achieve senior football playing dimensions</td>
<td>Reflects the Reserve vision</td>
<td>Allows for use of the oval to be spread across all lit surfaces. Allows for more training groups to access the oval at one time. Could allow for the conduct of night matches</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
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<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
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</tr>
<tr>
<td>Upgrade floodlighting to fully light the sports ground</td>
<td>Reflects the Reserve vision</td>
<td></td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
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<tr>
<td></td>
<td>Facilities are accessible and safe</td>
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<tr>
<td></td>
<td>Encourages participation</td>
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<tr>
<td></td>
<td>Caters for future needs</td>
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<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
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</tr>
<tr>
<td>Introduce drought tolerant grasses to the sports ground over Summer</td>
<td>Facilities are accessible and safe</td>
<td>Improve the wearability of the sports ground surface and responsibly minimise the requirement for water Provide a safe sports surface for participants that is appropriate to the standard played</td>
<td></td>
<td>Include in annual maintenance program for the sports ground</td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Environmental sustainability</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
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<td>--------------------</td>
</tr>
<tr>
<td>Consolidate the number of amenities buildings (sheds etc) and older buildings and</td>
<td>Improves presentation and amenity</td>
<td>Improve the amenity of the reserve</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>consider temporary structures for the sheds</td>
<td>Vehicle movement and parking</td>
<td>Achieve more space for appropriate development</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Enhances pedestrian movement</td>
<td>Reduce the maintenance requirements associated with multiple infrastructure</td>
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<tr>
<td>Remove the public toilet to the east (along the Creek) and replace with publically</td>
<td>Improves presentation and amenity</td>
<td>Improve safety for users</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>accessible toilets attached to main buildings</td>
<td>Facilities are accessible and safe</td>
<td>Remove infrastructure from close to the Creek</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reduce the maintenance requirements associated with multiple infrastructure</td>
<td></td>
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<tr>
<td>Increase storage</td>
<td>Increases sustainability of users</td>
<td>Provide safe, accessible and convenient areas for the storage of equipment to assist in the efficient running of club activities</td>
<td>☑️</td>
<td>Add storage areas to existing / new main buildings rather than providing separate buildings</td>
</tr>
<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
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<tr>
<td>Install security lighting near major facilities</td>
<td>Presentation and amenity</td>
<td>Improve safety for users and security of facilities</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Safety of facilities</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Review car parking to improve traffic</td>
<td>Increases sustainability of users</td>
<td>Opt optimise car parking spaces and control traffic movement</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>management and to increase and formalise car parking – consider reducing roads</td>
<td>Caters for future needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>through the reserve (but continue to provide for occasional vehicle access for</td>
<td></td>
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<tr>
<td>events)</td>
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<tr>
<td>Rebuild the change rooms to include provision for netball (female change rooms) and</td>
<td>Reflects the Reserve vision</td>
<td>Provide for female sports participants</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>kiosk – merge netball facility needs into the two main buildings (change room</td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
<td>Install low flow taps, solar hot water system, water efficient appliances and rainwater harvesting systems</td>
</tr>
<tr>
<td>building and sports pavilion), and include publicly accessible toilets</td>
<td>Encourages participation</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Caters for future needs</td>
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<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
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</tr>
<tr>
<td>Redevelop the table tennis pavilion to include a permanent office, storage and</td>
<td>Reflects the Reserve vision</td>
<td>Provide modern amenity facilities</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>consider the opportunity to achieve a permanent multi-purpose exhibition space and</td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>publicly accessible toilets</td>
<td>Improves presentation and amenity</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
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<td></td>
<td>Caters for future needs</td>
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<td></td>
<td>Optimises use of spaces and facilities</td>
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</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
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<td>------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Consider the development of a press box</td>
<td>Reflects the Reserve vision</td>
<td>Cater to expectations of the football league and meet the needs of the football club</td>
<td>?</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
<td></td>
<td>Not considered to be an infrastructure item that Council provides</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Consider adding to the public toilet at the east side of the oval and</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>combining with the relocation of the timekeepers box once the oval is</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>widened.</td>
</tr>
<tr>
<td>Consider the development of a grandstand for housing spectators during the viewing of events / competition matches</td>
<td>Reflects the Reserve vision</td>
<td>Encourage people to view competition matches and other activities in comfort</td>
<td>☑</td>
<td>Do not include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
<td>☑</td>
<td>There is limited space for this large infrastructure, particularly in the</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>☑</td>
<td>ideal location along the side of the oval</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>☑</td>
<td>The infrastructure is costly to provide</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>☑</td>
<td>While the facility would have multiple applications, it would largely cater for</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>☑</td>
<td>spectators of senior football</td>
</tr>
<tr>
<td></td>
<td>Enhances pedestrian movement</td>
<td></td>
<td>☑</td>
<td>Consider opportunities to increase seating to provide for spectators</td>
</tr>
<tr>
<td>Resurface the netball court with acrylic surface and install floodlighting</td>
<td>Reflects the Reserve vision</td>
<td>Ensure that minimum playing dimensions are met</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Provide space for the development of a second netball court</td>
<td>Increases sustainability of users</td>
<td>Provide for the safe conduct of the sport by players</td>
<td>☑</td>
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<td>☑</td>
<td></td>
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<tr>
<td></td>
<td>Facilities are accessible and safe</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Consider enclosing the netball court</td>
<td>Reflects the Reserve vision</td>
<td>Provide all weather protection for netball participants</td>
<td>☑</td>
<td>Do not include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Facilities are accessible and safe</td>
<td></td>
<td>☑</td>
<td></td>
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<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Replace oval boundary fence with timber bollard and rail fence with chain mesh infill to improve amenity</td>
<td>Reflects the Reserve vision</td>
<td>Improve amenity and safety</td>
<td>☑</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Consistent with Council plans and policies</td>
<td></td>
<td>☑</td>
<td></td>
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<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td></td>
<td>☑</td>
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<tr>
<td></td>
<td>Facilities are accessible and safe</td>
<td></td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
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<td>-------------------------------------------------------------------------------------</td>
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<td>--------------------------------------------------------------------------</td>
<td>-------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Replace the existing sections of perimeter fence with 3m high black pipe and chain</td>
<td>Reflects the Reserve vision</td>
<td>Improve amenity and safety</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>chain mesh fence with top and bottom rails</td>
<td>Consistent with Council plans and policies</td>
<td>Improve security for activities and events</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Facilities are accessible and safe</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake landscaping throughout; including managing the Heritage Elms and tidying</td>
<td>Improves presentation and amenity</td>
<td>Enhance the amenity of the Reserve</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>up the Creek through planting a second row of trees to eventually replace the Elms</td>
<td>Balances active and passive recreation</td>
<td>Build on the existing natural assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>as they naturally reach the end of their life, removing the Elm suckers and weeds</td>
<td>Environmental sustainability</td>
<td>Protect significant species</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade park furniture (seating) where required</td>
<td></td>
<td>Provide natural shade</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide walking paths throughout for dual purposes; for pedestrian use (ie.</td>
<td>Balances active and passive recreation</td>
<td>Provide for passive recreational users</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>thoroughfare), and recreational use (eg. walking circuit)</td>
<td>Encourages participation</td>
<td>Encourage participation in the largest participation activity of walking</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enhances pedestrian movement</td>
<td>Provide opportunities for the safe conduct of walking</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improves connections and linkages</td>
<td>walking for fitness in a pleasant environment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Environmental sustainability</td>
<td>Provide for safe links to nearby features</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Link to major trail networks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Install a children’s playground</td>
<td>Reflects the Reserve vision</td>
<td>It is anticipated that the playground will be in high demand, particularly as access to the reserve is improved and as the population grows</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Consistent with Council plans / policies</td>
<td></td>
<td></td>
<td>Longer term action</td>
</tr>
<tr>
<td></td>
<td>Balances active and passive recreation</td>
<td></td>
<td></td>
<td>Consider relocating to a site closer</td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td></td>
<td>among the tennis / netball facilities</td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td></td>
<td>and closer to the main pavilion</td>
</tr>
<tr>
<td></td>
<td>Caters for future needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replace bore water storage tank with a larger tank</td>
<td>Increases sustainability of users</td>
<td>Improve opportunities for achieving a sustainable water supply for the</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td>upkeep of the sports ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Facilities are accessible and safe</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocate the player access gates</td>
<td>Improves presentation and amenity</td>
<td>Avoid wearing of the grass surface at the goal square area</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.2.10 Design scope for Camp Reserve future development plan

The following scope of items to be addressed in the future development plan for the Reserve has been prepared based on the future facility needs deemed to have merit for inclusion in a master plan:

- Restrict traffic movement through the Reserve to provide for safe pedestrian use (keep provision for occasional vehicle access for events and emergency access).
- Contain car parking to distinct formalised areas at the Reserve.
- Formalise car parking within the Reserve. Create an additional access point in to the Reserve off Gingell Street at the pavilion (northern) end. Restrict access down the east and west sides of the oval to provide for occasional vehicle access only. Particularly avoid vehicular use of the track to the east beneath the row of Elm trees as current access is creating severe compaction of the ground to the tree’s root zones.
- Redevelop the existing change room building to improve the standard and condition of the amenities and to service all outdoor sports (ie. to include provision for netball), and to include internally and externally accessible toilets. Expand to include a kiosk and storage.
- Redevelop the Agricultural Hall / table tennis pavilion to include a permanent office and storage. Consider the opportunity to achieve a permanent multi-purpose exhibition space and publicly accessible toilets.
- Provide a covered spectator viewing area to be a multipurpose facility that will provide sheltered spectator viewing over the netball courts, to also double as a space for the erection of temporary structures for the goat, poultry and sheep sheds annually during the Agricultural Show. Remove the existing permanent sheds / stables within the Reserve.
- Clean up the existing vegetation along the creek line. Undertake weed removal and eradicate the Elm tree suckers.
- Widen the oval to the west to achieve as close to senior dimensions as possible.
- Remove the existing public toilet building to the eastern side of the Reserve and provide new internally and externally accessible public toilets to the new table tennis pavilion.
- Replace the oval boundary fence with timber bollard and rail fencing with chain mesh infill to improve amenity.
- Replace the existing perimeter fence with three metre high black pipe and chain mesh fencing with top and bottom rails.
- Reconfigure the existing court to provide sufficient space for an additional future netball court. Resurface the netball courts and install floodlighting.
- Regrade and top-dress the oval to improve the drainage of the playing surface. Establish warm season drought tolerant grass for summer use of the oval.

- Prepare a replacement plan for the Heritage listed Elm trees within the Reserve. Replacement trees should be planned in appropriate locations to avoid conflict with the oval as the trees grow.

- Upgrade the existing ground floodlighting to meet competition standards.

- Relocate the player access gates to avoid wearing of the grass surface at the goal square area.

- Construct a children’s playground with associated shade trees, seating and drinking fountains.

- Install security lighting near major facilities.

- Provide walking paths throughout the Reserve for pedestrian access and circuit paths for fitness walking.

- Consider constructing a combined press box and the relocated timekeepers box by adding above the public toilet at the west side of the oval once the oval is widened.

- Replace the bore water storage with a larger tank.

- Undertake landscaping throughout, including upgrading park furniture and providing additional seating.
4.2.11 Master plan

- Revise car parking facilities from within the reserve deep recession for occasional vehicle access for events and emergency access.
- Designate the existing change rooms to serve all numbered sports. Include a kitchen, internally and externally accessible toilets and storage.
- Redevelop the Agricultural Hall / Table tennis pavilion to include a permanent office and storage. Consider the opportunity to achieve a permanent multi-purpose exhibition space.
- Provide a covered spectator viewing area to double as an extension for the erection of temporary structures for the pavilion, playgrounds and other events. Remove the existing permanent shade sail within the reserve.
- Clear up the existing vegetation along the creek line. Unnecessary weed removal and snipping the Dollybush suckers.
- Widen the oval to the west to achieve a closer to senior dimensions. This will require closure of the existing access road and loss of car parking along the perimeter of the oval in this area. Maintain enough space for occasional vehicle access.
- Remove the existing public toilet building to the eastern side of the reserve and provide new internally and externally accessible public toilets to the new table tennis pavilion.
- Replace the oval boundary fence with timber picket and rail fencing with chain-mesh infill to improve aesthetics.
- Replace the existing perimeter fence with 3 metre high black picket and chain mesh fencing with top and bottom rails.
- Provide space for the expansion of the netball court facilities. Remove some of the existing court to provide sufficient space. Remove fence and install floodlighting.
- Formulate car parking within the reserve. Create an additional access point in to the reserve off Lingill Street at the pavilion end. Extends access down the east and west sides of the oval to occasional vehicle access only. Particularly avoid vehicular use of the track to the east beneath the row of Elm trees as current access is creating severe compaction of the ground in the trees' root area.
- Upgrade and resurface the oval to improve the drainage of the playing surface. Establish warm season drought-tolerant grass for summer use of the oval.
- Prepare a replacement plan for the heritage listed Elm trees within the reserve. Replacement trees should be planted in appropriate locations to avoid conflict with the oval as it grows.
- Locate the existing sports ground floodlighting to meet competition standards.
- Re乐趣 the play area access ways to avoid wearing of the grass surface at the goal square area.

**NOTE:** Numbering does not reflect the priority of the actions.

---

**Legend**

- Existing group of significant vegetation
- Proposed basketball court (shown in outline)
- Proposed formalised car parking area (shown in outline)
- Proposed concrete / asphalt area kept clear for the erection of temporary structures for the pavilion, playgrounds and shade shade sails (shown in outline)
- Existing perimeter fence to be replaced
- Proposed expansion of the existing oval
- Proposed access track to be used predominantly as pedestrian use with some occasional vehicle access for events
- Proposed children's play space with associated seating and shade areas

---

**Master Plan**

_CAMP RESERVE, CASTLEMALOE_  
_MOUNT ALEXANDER SHIRE COUNCIL_
4.2.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>c) Design rebuild of change rooms – shared change room building with netball, kiosk, storage</td>
<td>Short</td>
<td>1</td>
<td>140000</td>
</tr>
<tr>
<td>e) Design redevelopment of Agricultural Hall / table tennis pavilion to include a permanent office, storage and consider the opportunity to achieve a permanent multi-purpose exhibition space</td>
<td>Short</td>
<td>3</td>
<td>55000</td>
</tr>
<tr>
<td>h) Install security lighting near major facilities</td>
<td>Short</td>
<td>3</td>
<td>25000</td>
</tr>
<tr>
<td>r) Weed removal and eradication of Elm tree suckers</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>a) Widen the oval and resurface the playing surface</td>
<td>Medium</td>
<td>1</td>
<td>150000</td>
</tr>
<tr>
<td>a) Replace floodlighting on the oval</td>
<td>Medium</td>
<td>1</td>
<td>125000</td>
</tr>
<tr>
<td>i) Provide walking paths throughout (concrete on west side, granitic sand with plinth on east side)</td>
<td>Medium</td>
<td>1</td>
<td>55000</td>
</tr>
<tr>
<td>b) Covered multipurpose sheltered spectator viewing area for the netball courts to also double as temporary animal sheds for the Agricultural Show; and demolish existing sheds and stables</td>
<td>Medium</td>
<td>2</td>
<td>60000</td>
</tr>
<tr>
<td>d) Construct rebuild of change rooms – shared change room building with netball, kiosk, storage</td>
<td>Medium</td>
<td>2</td>
<td>1400000</td>
</tr>
<tr>
<td>l) Develop car parks and amend roads, entries, including landscaping (linked to item a)</td>
<td>Medium</td>
<td>3</td>
<td>295000</td>
</tr>
<tr>
<td>m) Children's playground</td>
<td>Medium</td>
<td>3</td>
<td>35000</td>
</tr>
<tr>
<td>n) Relocate the player access gates onto the sports field</td>
<td>Medium</td>
<td>3</td>
<td>750</td>
</tr>
<tr>
<td>o) Construct a combined timekeepers room and press box above existing public toilet block on western side</td>
<td>Medium</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>p) Replace bore water storage with a larger tank</td>
<td>Medium</td>
<td>3</td>
<td>50000</td>
</tr>
<tr>
<td>q) Replace existing perimeter fencing with a 1.8m high fence (1000m length)</td>
<td>Long</td>
<td>1</td>
<td>160000</td>
</tr>
<tr>
<td>j) Resurface the netball court in an acrylic surface and install floodlighting</td>
<td>Long</td>
<td>2</td>
<td>45000</td>
</tr>
<tr>
<td>f) Construct redeveloped of Agricultural Hall / table tennis pavilion to include a permanent office, storage and consider the opportunity to achieve a permanent multi-purpose exhibition space and storage, and include public toilets</td>
<td>Long</td>
<td>3</td>
<td>550000</td>
</tr>
<tr>
<td>g) Remove the public toilet to the east and replace with publicly accessible toilets attached to main buildings (linked to item f)</td>
<td>Long</td>
<td>3</td>
<td>8000</td>
</tr>
<tr>
<td>k) Provide space for the development of a second floodlit netball court</td>
<td>Long</td>
<td>3</td>
<td>54000</td>
</tr>
</tbody>
</table>

Total $3,287,750

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.
Other considerations pertaining to implementation of the master plan are:

- Widening of the oval will require closure of the existing access road and loss of car parking along the perimeter of the oval in this area.
4.3 Campbells Creek Reserve

Campbells Creek Fryerstown Road, Campbells Creek

PART A; Reserve profile

4.3.1 Reserve overview

- Campbells Creek Recreation Reserve is a large reserve, being approximately 9.5 hectares in size. As a result, it is spacious and provides many opportunities for development.
- The Reserve is Crown Land, with management delegated to Council which has delegated the responsibility to the Campbells Creek Recreation Reserve Committee of Management under an Instrument of Delegation.
- Campbells Creek is the main area of Castlemaine that is experiencing residential development – the local population is particularly characterised by young families, therefore it could be expect that there will be demand for junior participation in particular in this area.
- There are no plans for the development of additional playing fields as part of any residential developments, according to the Campbells Creek Outline Development Plan.
- The Reserve is located in a residential setting with access off a residential street.
- Some parts of the Reserve are isolated, therefore there is a need to be mindful of designing facilities and landscaping to provide for safe use.
- The oval is irrigated via a bore and the playing surface is scheduled for renovation during 2010.
- The Committee of Management has identified the opportunity to cater for events – to build on the number of events already held at the Reserve.
- The facilities have recently been upgraded to 3-phase power.
- There is an average of 500 spectators to a football match. Besides the annual events, this is the regular activity that attracts the most people to the Reserve at one time.

4.3.2 Facilities

- 1 x senior sized oval (football and cricket) with synthetic wicket and boundary fence – fully floodlit
- 1 x outdoor netball court - floodlit
- Make-shift netball clubrooms
- 3 x cricket practice nets (the original cricket practice nets still remain and are rundown and disused)
- Sports pavilion – social room, kitchen, change rooms – the rooms are insufficiently sized for home and away teams, and as a result, a temporary building has been added to the rear of the pavilion for the away team change room needs
- 1 x trotting track encircling the sports oval
- Trotting club house
- A playground
- 1 x disused, run-down sports pavilion
- 1 x scoreboard
- 2 x coaches boxes
- 2 x water storage tanks
- A rotunda
- Gravel car parking around the perimeter of the oval and adjacent to the pavilion

4.3.3 Users

- Campbells Creek Colts Cricket Club
- Campbells Creek Junior Football Club
- Campbells Creek Football Netball Club
- Campbells Creek Trotting Club

There are events held at Campbells Creek Reserve each year. These include:
- Castlemaine Rotary Truck Show – November annually (8,000 visitors)
- British Motorcycle Rally

4.3.4 Utilisation

- The senior football club was in recess between 2006 to 2008.
- The Reserve is used to host the Castlemaine and District Cricket Association junior finals and representative team junior training and matches.
- Castlemaine Secondary College uses the Reserve for interschool sports days and other primary schools access the Reserve to for physical education class activities.
- The Trotting Club is around 100 years old. Peak usage times of the trotting track by the club are early mornings.

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.
4.3.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- The Reserve is large in size, spacious and provides many opportunities for development. However, some parts can feel isolated.
- The Reserve is used for events however the existing infrastructure within the Reserve does not adequately meet the requirements of many of the larger events. A number of large events are held at the Reserve each year, including some which involve camping.
- Buildings for the netball facilities are make-shift and temporary.
- The trotting track is undersized and therefore appropriate for training use only. The design of the trotting track around the sports oval and pavilion requires careful management to ensure safe crossing. There is a gate to close off the track as well as signage.
- The feature memorial gate is a significant Heritage element. The rotunda is also a Heritage listed feature.
- There is a reasonable amount of open space surrounding the oval but these areas are poorly defined, poorly landscaped and lacking amenities (such as seating).
- There are several significant stands of Eucalyptus melliodora (Yellowbox), E. Camaldulensis (River Red Gums) and Eucalyptus leucoxylon (Yellow Gums). The creek area to the south-east of the reserve is badly eroded and has some weed infestation.
- There is some topographical interest particularly to the north-west corner of the Reserve.
- The oval surface of Rye and Fescue grass is in a reasonably good condition although it is uneven near the existing cricket practice area.
- There are several gravel tracks, some of which are unused.
- Some of the Elm trees which surround the play space are in poor condition.
- There appears to be some drainage issues within the Reserve such as the shallow depression to the west of the main access road (at the junction with the trotting track) and the stormwater discharge from a small trench grate at the player access gate on to the oval.
- The Reserve is not fully enclosed by a perimeter fence.
- There is some disused and run-down infrastructure that has not been removed and is unsightly.
4.3.6 Existing conditions site plan

The reserve is large in size, spacious and provides many opportunities for development. However, some parts can feel isolated.

The reserve is a popular event venue however the existing infrastructure within the reserve does not adequately meet the requirements of many of the larger events. A number of large events are held at the reserve each year, including some which involve camping.

Buildings for the events/facilities are made-shift and temporary.

The running track is understood and therefore appropriate for training use only. The design of the running track around the sports oval and pavilion require careful management to ensure safe running. There is a plan to close off the track as well as signage.

The feature remnant gate is a significant heritage element.

There is a reasonable amount of open space surrounding the oval but these areas are poorly defined, poorly landscaped and lacking amenities (such as seating).

There are several significant stands of Eucalyptus millingtonii (Yellow Box), E. camaldulensis (River Red Gum) and E. mociniana (Yellow Gum) within the reserve. The creek area to the south-west of the reserve is badly vandalised and has some weed infestation.

There is some topographical interest particularly to the north-west corner of the reserve.

The soil surface of play and field grass is in a reasonably good condition. The ground surface is poor and uneven near the existing cricket pavilion area.

There are several grass tracks, some of which are unattractive.

Some of the little trees which surround the play space are in poor condition.

There appears to be some drainage issues within the reserve such as the shallow depression to the west of the main access road at the junction with the running track and the stormwater discharge from a small trench grate at the player access gate on to the oval.

There is no perimeter fence around the reserve.

**EXISTING CONDITIONS PLAN**

**CAMPBELLS CREEK RECREATION RESERVE, CAMPBELLS CREEK**

**MOUNT ALEXANDER SHIRE COUNCIL**

Mount Alexander Reserves Improvement Plan
4.3.7 Issues

- The trotting track is undersized and is therefore used for training only. Membership of the club is very low and utilisation is also low. This raises the question over the viability of the track.
- The design of the trotting track around the sports oval and pavilion present a potential safety hazard for pedestrians and vehicles crossing the track. There is a gate to close off the track to allow for safe crossing as well as signage.
- The lack of a perimeter fence could restrict use for events.

PART B; Reserve improvement plan

4.3.8 Vision

Campbells Creek Recreation Reserve is the primary sport and recreation facility for the local community offering quality facilities in a natural, bush setting. The Reserve is the primary events venue for the Mount Alexander Shire, providing infrastructure and facilities that are adaptable to the needs of organisers to support major events.
### 4.3.9 Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider developing with infrastructure to support events, including; sufficient and overflow car parking that is all-weather proof, security lighting, public toilets, fencing</td>
<td>Reflects the Reserve vision Consistent with Council plans / policies Increases sustainability of users Balances active and passive recreation Encourages participation Optimises use of spaces and facilities</td>
<td>Provide a venue for events that has minimal impact on those not associated with the event, provides for the efficient conduct of events in a safe and secure manner</td>
<td>✓ - has merit ¯ - no merit ? – some merit</td>
<td>These items have all been considered as separate actions in this assessment Discuss the detailed elements with the Lions Club to ensure they can be sufficiently and satisfactorily addressed Proceed with development on the basis of in principle agreement from the Lions Club to relocate to Campbells Creek once all required infrastructure needs have been met Set a timeframe for development and relocation and gain agreement from Campbells Creek Committee of Management and Lions Club</td>
</tr>
<tr>
<td>Extend and refurbish the pavilion to provide additional change rooms and public toilets Consider increasing the size of the kitchen (to fit 10-12 people)</td>
<td>Increases sustainability of users Facilities are accessible and safe Improves presentation and amenity Balances active and passive recreation Encourages participation Caters for future needs Optimises use of spaces and facilities Improves connections and linkages Environmental sustainability</td>
<td>Provide for female sports participants, general reserve users Provide comfortable accommodation for visiting teams Provide a workable space that accommodates enough volunteers to provide meals and conduct events in an efficient and timely manner</td>
<td>✓ - has merit ¯ - no merit ? – some merit</td>
<td>Include in master plan Include low flow taps, solar hot water system, water efficient appliances and rainwater harvesting systems Kitchen extension subject to more detailed assessment of justification for increase in size – may be appropriate to reconfigure kitchen rather than a costly extension</td>
</tr>
<tr>
<td>Increase storage for all users</td>
<td>Increases sustainability of users Caters for future needs</td>
<td>Provide safe, accessible and convenient areas for the storage of equipment to assist in the efficient running of club activities</td>
<td>✓ - has merit ¯ - no merit ? – some merit</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit ( - has merit,  - no merit, ? - some merit)</td>
<td>Recommended action</td>
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<tr>
<td>Consider developing the netball courts as combined netball / tennis courts, with the relocation of the tennis courts from the Community Centre to shared facilities at the Reserve</td>
<td>Reflects the Reserve vision Increases sustainability of users Encourages participation Caters for future needs Optimises use of spaces and facilities Improves connections and linkages</td>
<td>Diversify the range of activities provided for at the reserve Locate tennis to a site that already has other associated infrastructure Build up profile of tennis through locating to a site that attracts other players</td>
<td></td>
<td>Include in master plan Longer term option as tennis courts at the Community Centre reach the end of their life</td>
</tr>
<tr>
<td>Install security lighting near major facilities</td>
<td>Presentation and amenity Safety of facilities</td>
<td>Improve safety for users and security of facilities</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Establish a large formalised and sealed car park and make provision for an unsealed overflow car park</td>
<td>Presentation and amenity Vehicle movement and parking</td>
<td>Optimise car parking spaces and control traffic movement</td>
<td></td>
<td>Include in master plan Consider viability of sealing of the car park due to estimated high cost – may be a longer term action once more events locate to the reserve</td>
</tr>
<tr>
<td>Replace existing perimeter fencing with a secure, high black pipe and rail and chain mesh fence with top and bottom rails</td>
<td>Reflects the Reserve vision Consistent with Council plans / policies Presentation and amenity Facilities are accessible and safe</td>
<td>Improve amenity and safety Improve security for activities and events</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Replace oval boundary fence with timber bollard and rail fence with chain mesh infill to improve amenity</td>
<td>Reflects the Reserve vision Consistent with Council plans and policies Improves presentation and amenity Facilities are accessible and safe</td>
<td>Improve amenity and safety</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>The trotting club has plans to develop the trotting club rooms as a meeting space</td>
<td>Facilities are accessible and safe Optimises use of spaces and facilities</td>
<td>Provide a meeting space for the trotting club and a space to display memorabilia</td>
<td> - is not consistent with the objective around multiuse of facilities</td>
<td>Do not include in master plan Seek to have trotting club memorabilia safely on display in main pavilion</td>
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<tr>
<td>Development proposal</td>
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<tr>
<td>Consider adding a gym to the pavilion</td>
<td>Encourages participation</td>
<td>Provide a service for senior football players</td>
<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>Too limited to one target group and inconsistent with the objectives</td>
</tr>
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<td></td>
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<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>Not considered to be an infrastructure item that Council provides</td>
</tr>
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<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>Requires stringent management and supervision that is not considered appropriate for a club</td>
</tr>
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<td></td>
<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>This may be an item the club seeks Council’s approval to provide itself</td>
</tr>
<tr>
<td>Consider the development of a permanent ticket box to replace the existing</td>
<td>Increases sustainability of users</td>
<td>Improve amenity</td>
<td>?</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provide a better functioning facility</td>
<td></td>
<td>Timing to be considered – would be needed prior to events locating to the reserve</td>
</tr>
<tr>
<td>Consider constructing a timekeepers box above the scoreboard</td>
<td>Increases sustainability of users</td>
<td>Caters for future needs</td>
<td>?</td>
<td>Do not include in master plan but ensure there is space available</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provide a better functioning facility</td>
<td></td>
<td>Not considered to be an infrastructure item that Council provides</td>
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<td></td>
<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>This may be an item the club seeks Council’s approval to provide itself</td>
</tr>
<tr>
<td>Consider the development of a second set of cricket practice nets</td>
<td>Reflects the Reserve vision</td>
<td></td>
<td>?</td>
<td>Do not include in master plan but make provision for future expansion of the nets to add another practice wicket once demand justifies need</td>
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<td>Increases sustainability of users</td>
<td>Caters for future needs</td>
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<td></td>
<td>Encourages participation</td>
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<td>Caters for future needs</td>
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<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
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<tr>
<td>Provide full ground training floodlighting</td>
<td>Consistent with Council plans / policies</td>
<td>Allows for use of the oval to be spread across all lit surfaces</td>
<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Increases sustainability of users</td>
<td>Allows for more training groups to access the oval at one time</td>
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<td></td>
<td>Encourages participation</td>
<td>Could allow for the conduct of night matches</td>
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<td>Caters for future needs</td>
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<tr>
<td>Increase seating around the playing areas for spectators</td>
<td>Reflects the Reserve vision</td>
<td>Make provision for spectators and encourage congregation and social interaction</td>
<td><img src="https://raw.githubusercontent.com/ICaloo/merit-reasoning/main/merit.png" alt="" /></td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Balances active and passive recreation</td>
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<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
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<tr>
<td>Improve the landscape quality of the reserve and retain significant areas of native vegetation, preserve remnant vegetation and address weed problems (especially along the Creek)</td>
<td>Improves presentation and amenity</td>
<td>Enhance the amenity of the Reserve</td>
<td>- has merit</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td>Balances active and passive recreation</td>
<td>Build on the existing natural assets</td>
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<tr>
<td></td>
<td>Environmental sustainability</td>
<td>Provide natural shade</td>
<td></td>
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<tr>
<td>Consider improving the link between residences and the Reserve by constructing a safe Creek crossing</td>
<td>Reflects the Reserve vision</td>
<td>Improve accessibility to the Reserve and enhance connections to the surrounding residential area to improve access and encourage use</td>
<td>- has merit</td>
<td>Include all in master plan</td>
</tr>
<tr>
<td></td>
<td>Balances active and passive recreation</td>
<td>Provide for passive recreational users</td>
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<td></td>
<td>Encourages participation</td>
<td>Encourage participation in the largest participation activity of walking</td>
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<td></td>
<td>Enhances pedestrian movement</td>
<td>Provide opportunities for the safe conduct of walking for fitness in a pleasant environment</td>
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<td></td>
<td>Optimises use of spaces and facilities</td>
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<td></td>
<td>Improves connections and linkages</td>
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<tr>
<td>Remove rundown, disused infrastructure (cricket practice nets and old pavilion)</td>
<td>Consistent with Council plans / policies</td>
<td>Old infrastructure is not useable and presents an eyesore</td>
<td>- has merit</td>
<td>Include in master plan</td>
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<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td>Could be unsafe if used ‘unofficially’ (eg. by children)</td>
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<td></td>
<td>Enhances pedestrian movement</td>
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<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
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<tr>
<td>Upgrade children’s playground</td>
<td>Reflects the Reserve vision</td>
<td>It is anticipated that the playground will be in high demand, particularly as access to the reserve is improved and as the population grows</td>
<td>- has merit</td>
<td>Include in master plan</td>
</tr>
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<td></td>
<td>Consistent with Council plans / policies</td>
<td></td>
<td>Long term action</td>
<td></td>
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<tr>
<td></td>
<td>Balances active and passive recreation</td>
<td></td>
<td>Consider relocating to a site closer among the tennis / netball facilities and closer to the main pavilion</td>
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<tr>
<td></td>
<td>Encourages participation</td>
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<td>Caters for future needs</td>
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<tr>
<td>Install new irrigation system and resurface existing playing field</td>
<td>Encourages participation</td>
<td>Optimise the standard of the oval playing surface</td>
<td>- has merit</td>
<td>Include in master plan</td>
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<td></td>
<td>Caters for future needs</td>
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<td>Improves presentation and amenity</td>
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<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit ( - has merit ‡ - no merit ? – some merit)</td>
<td>Recommended action</td>
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<tr>
<td>Develop permanent infrastructure to support shared tennis and netball activities, to include publicly accessible toilet facilities.</td>
<td>Increases sustainability of users Encourages participation Cats for future needs Optimises use of spaces and facilities</td>
<td>Support the conduct and development of a variety of sports at the Reserve</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Provide a public toilet and spectator viewing shelter to the south-west of the oval</td>
<td>Reflects the Reserve vision Balances active and passive recreation Cats for future needs</td>
<td>Increase utilisation throughout the Reserve Provide multipurpose use facilities to support the range of uses of the Reserve</td>
<td></td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.3.10 Design scope for Campbells Creek Recreation Reserve future development plan

The following scope of items to be addressed in the future development plan for the Reserve has been prepared based on the future facility needs deemed to have merit for inclusion in a master plan:

- Consider developing the Reserve with infrastructure to support major events (such as the Castlemaine Lions Swap Meet), to include; car parking (overflow), security lighting, public toilets and fencing (some of these may be temporary infrastructure).

- Consider relocating the two existing tennis courts from Community Centre and co-locate them with the netball facilities. Provide two new multipurpose tennis / netball courts and in the longer term, develop a single-purpose tennis court once sufficient demand exists.

- Develop a multipurpose clubhouse to support shared tennis and netball activities to include publicly accessible toilet facilities (including provision for people with a disability). Consider linkages to the main pavilion, where possible.

- Increase storage for all users as part of the main pavilion extension and the tennis / netball clubhouse.

- Install security lighting near major facilities.

- Provide paths / trails throughout the Reserve to develop a circuit for walking and a thoroughfare to the school and town.

- Provide additional planting in certain areas of the Reserve. Undertake erosion control and revegetation works along the creek to the south-east of the Reserve. Retain the significant areas of native vegetation, preserve the remnant vegetation and address week problems, particularly along the creek.

- Extend the existing pavilion to provide additional change rooms, storage, public toilets and disabled toilets, and consider the need to extend the kitchen.

- Better manage access across the trotting track through restricting vehicle access to occasional and emergency use only.

- Remove the aged and disused infrastructure within the Reserve, such as the old pavilion and cricket practice nets.

- Relocate and upgrade the children’s playground to the area between the main pavilion and the relocated netball and tennis facilities.

- Consider constructing a bridge over the creek to improve pedestrian access to the Reserve.

- Establish a large formalised and sealed car park.

- Resurface the existing playing field. Consider the use of a warm season grass species for summer use.
• Replace the oval boundary fence with a timber bollard and rail fence with chain mesh infill.
• Replace the existing perimeter fencing with an appropriate rural-style fence of similar height to the existing fence (eg. high black PVC coated wire mesh).
• Install a new automated irrigation system to the playing surface.
• Consider the development of a permanent ticket box to replace the existing one.
• Upgrade the floodlighting to fully light the playing areas for training purposes.
• Increase seating around the playing areas for spectators.
• Provide a public toilet and spectator viewing shelter to the south-west of the oval, to include disabled toilets.
4.3.11 Master plan

**Vision:**
Campbells Creek Recreation Reserve is the sporting and recreation hub for the local community offering quality facilities in a natural, bush setting. The Reserve is the primary events arena for the Mount Alexander Shire, providing infrastructure and facilities that are adaptable to the needs of organiations to support major events.

- Consider developing the reserve with infrastructure to support the Demat Men’s unit, carpark, tennis court, exercise and walking trails and facilities (these may be temporary infrastructures).
- Consider relocating the existing tennis courts to the tallangatta Reserve and incorporate them with netball within the reserve. Remove the existing netball court. Provide temporary modified tennis courts in another area on the reserve with resurfacing of the tennis court area requiring additional netball and tennis courts.
- Provision of the single-purpose tennis court will require the removal of one mature tree. Alternative locations have been considered for the tennis court, but are not deemed the best option. The netball court should be relocated to a new location on the reserve, or the tennis court area can be modified to accommodate the tennis court and on tree level. Further planning will be required to accommodate for the loss of the tree.
- Develop permanent infrastructure to support shared tennis and netball activities. Consider bridges to the main pavilion. Provide publicly accessible rest facilities (including provision of disabled toilets).
- Increase storage for all users as part of the main pavilion extension and new tennis / netball building.
- Install security lighting near major facilities.
- Provide parks / walks throughout the reserve to develop a circuit for walking and cycling to the school and town.
- Provide additional playing in certain areas of the reserve.
- Undertake erosion control and revegetation works along the creek to the north bank of the reserve. Retain the significant areas of riparian vegetation and address weed problems, particularly along the creek.
- Extend the existing pavilion to provide additional change rooms, storage and public rooms facilities (including provision of disabled toilets) and consider the need to extend the kitchen.
- Better manage access across the existing track through vehicular access to occasional and emergency use only.
- Remove the aged and damaged infrastructure within the reserve such as the old pavilion and irrigation system.
- Replace and upgrade the children’s playground to the area between the main reserve and the relocated netball and tennis courts.
- Consider constructing a bridge over the creek to improve pedestrian access to the reserve.
- Establish a large formalised and landscaped car park.
- Resurface the existing playing field. Consider the use of a warm season grass species for sports play. Replace the artificial playing surface with a natural based and all-weather track with chain link fencing.
- Install new external irrigation system to the playing surface.
- Replace the existing perimeter fencing with an appropriate natural fence of similar height to the existing fence.
- Consider the development of a permanent ticket box to replace the existing one.
- Upgrade floodlighting to fully light the playing areas.
- Increase seating around the playing areas for spectators.
- Provide an accessible public toilet (including provision of disabled toilets) and spectator viewing shelter to the west of the main reserve.
- Note: numbering does not reflect the priority of the actions.

**Legend:**
- Existing group of significant vegetation
- Existing damaged infrastructure to be renewed
- Proposed floodlight
- Proposed formalised and landscaped car park
- Overflow car parking area
- New tennis court, netball court and multi purpose court with associated perimeter fencing
- Proposed planting / revegetation works
- Proposed cross connections for pedestrian paths / mail access
- Proposed access road / existing access
- Proposed children’s playground
### 4.3.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>b)</strong> Design a clubhouse to provide change rooms and shelter for tennis and netball</td>
<td>Short</td>
<td>2</td>
<td>25000</td>
</tr>
<tr>
<td><strong>e)</strong> Design extension of pavilion to provide additional change rooms, storage and public toilets (to also consider an expanded kitchen)</td>
<td>Short</td>
<td>2</td>
<td>40000</td>
</tr>
<tr>
<td><strong>d)</strong> Path / trails throughout</td>
<td>Short</td>
<td>3</td>
<td>70000</td>
</tr>
<tr>
<td><strong>d)</strong> Develop a bridge over the creek – to assist with access and pedestrian access</td>
<td>Short</td>
<td>3</td>
<td>TBA</td>
</tr>
<tr>
<td><strong>d)</strong> Landscaping throughout including revegetation of the creek area</td>
<td>Short</td>
<td>3</td>
<td>100000</td>
</tr>
<tr>
<td><strong>d)</strong> Remove aged and disused infrastructure – old cricket practice nets</td>
<td>Short</td>
<td>3</td>
<td>10000</td>
</tr>
<tr>
<td><strong>k)</strong> Increase seating for spectators (10 seats)</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td><strong>i)</strong> Install full ground floodlighting for training purposes</td>
<td>Medium</td>
<td>1</td>
<td>100000</td>
</tr>
<tr>
<td><strong>a)</strong> Develop two new tennis courts and co-locate with netball</td>
<td>Medium</td>
<td>2</td>
<td>130000</td>
</tr>
<tr>
<td><strong>a)</strong> Relocate and upgrade children’s playground</td>
<td>Medium</td>
<td>2</td>
<td>35000</td>
</tr>
<tr>
<td><strong>c)</strong> Construct a clubhouse to provide change rooms and shelter for tennis and netball</td>
<td>Medium</td>
<td>2</td>
<td>250000</td>
</tr>
<tr>
<td><strong>f)</strong> Construct pavilion extension to provide additional change rooms, storage and public toilets (to also consider an expanded kitchen)</td>
<td>Medium</td>
<td>2</td>
<td>400000</td>
</tr>
<tr>
<td><strong>f)</strong> Remove aged and disused infrastructure – old pavilion</td>
<td>Medium</td>
<td>2</td>
<td>8000</td>
</tr>
<tr>
<td><strong>m)</strong> Install security lighting near major facilities</td>
<td>Medium</td>
<td>2</td>
<td>30000</td>
</tr>
<tr>
<td><strong>g)</strong> Formalise car park (and seal)</td>
<td>Medium</td>
<td>3</td>
<td>220000</td>
</tr>
<tr>
<td><strong>h)</strong> Construct a permanent ticket box</td>
<td>Medium</td>
<td>3</td>
<td>5000</td>
</tr>
<tr>
<td><strong>j)</strong> Upgrade perimeter fence (high, chain mesh PVC coated fence)</td>
<td>Medium</td>
<td>3</td>
<td>60000</td>
</tr>
<tr>
<td><strong>l)</strong> Provide a public toilet block and spectator viewing shelter</td>
<td>Medium</td>
<td>3</td>
<td>110000</td>
</tr>
<tr>
<td><strong>n)</strong> Resurface sports oval and replace oval boundary fencing</td>
<td>Long</td>
<td>3</td>
<td>155000</td>
</tr>
<tr>
<td><strong>o)</strong> Install new automated irrigation system to the sports oval</td>
<td>Long</td>
<td>3</td>
<td>80000</td>
</tr>
</tbody>
</table>

**Sub-total** $1,839,000

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.
Other considerations pertaining to implementation of the master plan are:

- Development of the proposed multi-use tennis and netball facilities in the proposed location will require the removal of one mature tree. Alternative locations have been considered for the tennis court, but are not deemed the best option. The nominated location best suits criteria of being close to the main pavilion, located with the other tennis facilities, situated inside the trotting track and on flat land. Offset planting will be required to compensate for the loss of the tree.
4.4 Chewton Soldiers Memorial Park

Pyrenees Highway, Chewton

PART A; Reserve profile

4.4.1 Reserve overview

- The Reserve is approximately 2.9 hectares in size (excluding the land to the west of the creek).
- The Reserve is Crown Land, with management delegated to Council which has delegated the responsibility to the Castlemaine Goldfields Football (soccer) Club under an Instrument of Delegation.
- The future of the outdoor pool and associated infrastructure is uncertain.
- There is no secure source of water for irrigation use – there is access to a water supply via a pipeline.
- The Reserve incorporates a war memorial.
- The Chewton Football Club was previously based at the site for 15 to 20 years before disbanding – the memorabilia of the club is still stored in the clubrooms.

4.4.2 Facilities

- 3 x soccer pitches (1 x senior sized with 2 x junior pitches running east-west over the senior north-south running configuration, plus a separate undersized pitch), partially floodlit.
- 1 x outdoor swimming pool with junior pool and change rooms.
- A small public toilet block – the public toilet block has been upgraded as part of the sports pavilion works to improve weather protection and include pathways.
- A playground (recently installed).
- Sports pavilion – subject to major upgrade in 2010 to include 4 x change rooms, umpires change room, new toilets, club room and club office, kitchenette, with ramped access.
- Separate kiosk building – the building has been retained for use as a kiosk and also includes a first aid area.
- Stage 2 of the current pavilion works are proposed to construct a kitchen in the pavilion, a viewing deck and storage.
4.4.3 Users

- Castlemaine Goldfields Football (soccer) Club

4.4.4 Utilisation

- The Castlemaine Goldfields Football Club is the only soccer club in the Shire. The Club plays in the Bendigo Amateur Soccer League and provides opportunities for junior, and senior male and female soccer.
- The Club also uses the Castlemaine Lawn Tennis Club (for activities for U/5’s and U/6’s) and Western Reserve (for activities for U/7’s, U/8’s).
- The Club believes the current pavilion upgrade will provide for future needs.
- Recreational swimming.

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.

4.4.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- There is no secure source of water for irrigation use – there is access to a water supply via a pipeline however this has some salt contamination and is of little use for irrigating the playing fields.
- The Reserve incorporates a war memorial.
- The Reserve caters for football (soccer), with three pitches in use by the tenant club in the following configuration; 2 x junior pitches running east-west with a senior pitch running over the top in a north-south orientation, plus a separate undersized pitch. The playing areas are only partially floodlit and the playing surface is uneven in areas and surface coverage is poor in areas.
- The pavilion was upgraded in 2010 to include 4 x change rooms, umpires change room, new toilets, club room and club office, kitchenette, with ramped access. Stage 2 building improvement works are proposed to construct a kitchen, viewing deck and storage – no timeframe has been set for these works.
- The gravel/earthen car park (which is in poor condition at the south end) to the west of the pavilion divides the park and separates the southern grassed area from the playing fields. Cars park along Fryers Road as overflow.
- The public toilet block has been upgraded as part of the sports pavilion works to improve weather protection and include pathways. It is however, still small in providing only provides one toilet each.
- There are currently no barriers to prevent wayward soccer balls from entering the car parks and the creek.
- There is an old school house of stone construction which is of Heritage value and is currently used for storage, but is of poor standard (not weather proof, no electricity supply, not secure).
- The park has an attractive setting. However, it has no park lighting or pathways and some of the fencing is unattractive.
- There are no dedicated walking paths within the reserve for pedestrian access or for fitness walking.
- The memorial Elm trees along Fryers Road are highly significant from both a heritage and landscape perspective.
- The park is enclosed by both exotic and native vegetation which provides a strong sense of place and contains views to the playing field.
- The open space to the south and west offers interpretation opportunities although much of it is currently weed infested. There is a brick railway bridge on Adelaide Street and an interesting small arched brick bridge immediately south of the playing fields, as well as a brick arched tunnel along the water course to the south of the reserve running along the railway.
- The general store located across the road from the park on the Pyrenees Highway is a popular stop for motorists, and the north edge of the park is visually integrated with the motorists’ journey through Chewton in either direction.
- The location of the playground was chosen by the community and was installed in 2009.
- The south-west corner of the reserve has the Great Dividing Walking Trail.
- There is a four wheel drive access track which runs along the creek at the southern boundary of the park.
- A residential property to the south of the pavilion has unofficial driveway access off the park’s gravel public access road.
4.4.6 Existing conditions site plan

The Mount Alexander Reserves Improvement Plan identifies significant existing conditions that require consideration in the development of the Reserves Improvement Plan. The following are the key existing conditions that are identified in this plan:

- The Reserves have a rich history and cultural significance, and it is important to preserve and protect this heritage value.
- The Reserves have a diverse range of vegetation and wildlife, and it is important to maintain and enhance this biodiversity.
- The Reserves have a number of existing structures and facilities, and it is important to assess their condition and consider their future use.

LEGEND

- Existing group of significant vegetation
- Existing creek shown indicated
- Existing sewerage pit/latrine shown indicated
- Existing open field lighting

EXISTING CONDITIONS PLAN

SOLDIERS MEMORIAL PARK, CHEWTON
MOUNT ALEXANDER SHIRE COUNCIL

Mount Alexander Reserves Improvement Plan Page 77
4.4.7 Issues

- The park has an attractive setting. However, it has no park lighting or pathways and some of the fencing is unattractive.
- The playing surface is in need of renovation.
- Car parking is congested and as a result, patrons park in surrounding streets during peak times.
- The car park separating two playing areas at the southern end of the Reserve presents a safety issue due to young children crossing the car park to access the junior playing area south of the car park.
- There are not enough public toilets (1 toilet each) and the toilet building is of a poor standard.

PART B; Reserve improvement plan

4.4.8 Vision

The Chewton Soldiers Memorial Park is the district level football (soccer) venue in the Mount Alexander Shire. Importantly, the Reserve provides for the recreational needs of local residents as well as providing a comfortable, restful stopping place for travellers in a green, treed landscaped environment.
### 4.4.9 Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct two full sized senior soccer pitches to enable the Club to consolidate all</td>
<td>Reflects the Reserve vision&lt;br&gt;Increases sustainability of users&lt;br&gt;Encourages participation&lt;br&gt;Caters for future needs&lt;br&gt;Optimises use of spaces and facilities</td>
<td>Cater for the needs of the full membership of the club&lt;br&gt;Allow the club to consolidate all activities at the one site&lt;br&gt;Make provision for further increase in membership</td>
<td>✔️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>activities at the one site - to consider any orientation / layout options to fit (the Club will accept east-west orientation to achieve two full sized pitches)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consider constructing a synthetic soccer pitch</td>
<td>Reflects the Reserve vision&lt;br&gt;Increases sustainability of users&lt;br&gt;Balances active and passive recreation&lt;br&gt;Encourages participation&lt;br&gt;Caters for future needs&lt;br&gt;Optimises use of spaces and facilities</td>
<td>As above&lt;br&gt;Deemed to be an alternative if two senior sized pitches cannot be achieved</td>
<td>?</td>
<td>Only consider if two full sized natural soccer pitches cannot be achieved&lt;br&gt;Discuss with Castlemaine Goldfields Football Club</td>
</tr>
<tr>
<td>Construct external / internally accessible public toilet</td>
<td>Balances active and passive recreation&lt;br&gt;Encourages participation</td>
<td>Provide amenities for sport spectators</td>
<td>✔️</td>
<td>Include in master plan&lt;br&gt;Consider adding to the new pavilion building – to include low flow taps, solar hot water system, water efficient appliances</td>
</tr>
<tr>
<td>Consider developing a public toilet block at the northern end of the Reserve</td>
<td>Balances active and passive recreation&lt;br&gt;Encourages participation and use</td>
<td>Service the playground and wayside stoppers</td>
<td>✔️</td>
<td>Include in master plan&lt;br&gt;Include water efficient appliances, solar hot water system and consider rainwater harvesting systems to flush toilets</td>
</tr>
<tr>
<td>Renovate the old School House</td>
<td>Caters for future needs&lt;br&gt;Optimises use of spaces and facilities</td>
<td>Provide for weather proof, secure storage</td>
<td>✔️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Install security lighting near major facilities</td>
<td>Presentation and amenity&lt;br&gt;Safety of facilities</td>
<td>Improve safety for users and security of facilities</td>
<td>✔️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit (👍 - has merit, 🤔 - no merit, 🎯 - some merit)</td>
<td>Recommended action</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Achieve sufficient car parking throughout that is safe to access; and formalise</td>
<td>Improves presentation and amenity</td>
<td>Achieve no net loss of on-site car parking</td>
<td>Include in master plan</td>
<td>Consider sealing where appropriate</td>
</tr>
<tr>
<td></td>
<td>Vehicle movement and parking</td>
<td>Minimise impact of Reserve users’ cars and traffic congestion on surrounding areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enhances pedestrian movement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cats for future needs</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade floodlighting to fully light playing areas according to Australian Standards</td>
<td>Reflects the Reserve vision</td>
<td>Allows for use of the playing field to be spread across all areas</td>
<td>Include in master plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>increases sustainability of users</td>
<td>Allows for more training groups to access the playing field at one time</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td>Could allow for the conduct of night matches</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cats for future needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade playing surface to include automated irrigation system and drainage</td>
<td>Reflects the Reserve vision</td>
<td>Optimise the standard of the sports field playing surface</td>
<td>Include in master plan</td>
<td>Consider options for recycling water collected from the pavilion roof and storm water which could be stored in old pool tanks</td>
</tr>
<tr>
<td></td>
<td>increases sustainability of users</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Optimises use of spaces and facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add picnic facilities to the existing playground</td>
<td>Reflects the Reserve vision</td>
<td>Create a pleasant resting place</td>
<td>Include in master plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Balances active and passive recreation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Encourages participation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undertake landscape planting throughout</td>
<td>Reflects the Reserve vision</td>
<td>Enhance amenity of the Reserve</td>
<td>Include in master plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improves presentation and amenity</td>
<td>Build on natural existing features</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Environmental sustainability</td>
<td>Provide natural shade</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Create a buffer to prevent wayward balls from entering the Creek and car parks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide ongoing management and maintenance of the significant Elm trees along Fryers Road</td>
<td>Environmental sustainability</td>
<td>Maximise the longevity of these important natural assets that reflect the heritage of the area</td>
<td>Include in master plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ensure the safety of park users</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Undertake a replacement program at the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
<tr>
<td>----------------------</td>
<td>---------------------------</td>
<td>-----------</td>
<td>-----------------</td>
<td>--------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>appropriate time to ensure that new vegetation can be grown before the eventual removal of the trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide paths / trails to connect to the main trail networks to the south and north</td>
<td>Reflects the Reserve vision&lt;br&gt;Balances active and passive recreation&lt;br&gt;Encourages participation and use&lt;br&gt;Enhances pedestrian movement&lt;br&gt;Optimises use of spaces and facilities&lt;br&gt;Improves connections and linkages</td>
<td>Provide for passive recreational users&lt;br&gt;Encourage participation in the largest participation activity of walking&lt;br&gt;Provide opportunities for the safe conduct of walking for fitness&lt;br&gt;Provide linkages to the major trail networks connecting areas throughout the district</td>
<td>[ - has merit]&lt;br&gt;[ - no merit]&lt;br&gt;[? - some merit]</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Replace existing perimeter fencing with a black PVC coated pipe and rail and chain mesh fence with top and bottom rails</td>
<td>Reflects the Reserve vision&lt;br&gt;Consistent with Council plans / policies&lt;br&gt;Presentation and amenity&lt;br&gt;Facilities are accessible and safe</td>
<td>Improve amenity and safety&lt;br&gt;Improve security for activities and events</td>
<td>[ - has merit]&lt;br&gt;[ - no merit]&lt;br&gt;[? - some merit]</td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.4.10 Design scope for Chewton Soldiers Memorial Park future development plan

The following scope of items to be addressed in the future development plan for the Reserve has been prepared based on the future facility needs deemed to have merit for inclusion in a master plan:

- Provide two full sized, senior soccer pitches; one in a north-south orientation and the other in an east-west orientation.
- Upgrade the playing surfaces and install drainage and automated irrigation systems.
- Provide new formalised car parking areas to replace the existing informal car parks.
- Provide new public toilets as part of the pavilion.
- Consider measures to prevent wayward balls from entering the car parks and the creek.
- Upgrade the old School House to provide for safe, secure use. Provide interpretive signage.
- Add to the existing playground to provide picnic facilities and create a pleasant resting place.
- Provide paths / trails to connect to the main train networks to the south and north.
- Provide ongoing management and maintenance of the Elm trees along Fryers Road.
- Provide a public toilet at the northern end of the park to service the playground and wayside stoppers.
- Upgrade the floodlighting to fully light the playing field areas according to Australian Standards.
- Replace the existing perimeter fencing along Pyrenees Highway and Fryers Road with a black pipe and rail and chain mesh fence with top and bottom rails of similar height to the existing fence.
- Provide landscaping treatments throughout the Park.
- Install security lighting near major facilities.
4.4.11 Master plan

VISION:
The Memorial Park is a historically significant site, renowned for its rich social and cultural history. The Park provides a valuable open space for community use and recreation, offering a range of activities from sports to leisurely picnics.

1. Redevelopment: The existing layout of the Park is outdated and requires modernization. The Master Plan aims to create a more accessible and attractive space for all users.

2. Improved Facilities: The Master Plan proposes the construction of new facilities, including restrooms, lighting, and seating areas, to enhance the user experience.

3. Connectivity: The Master Plan focuses on improving connectivity within the Park, with clearer pathways and signage to guide visitors.

4. Sustainability: The Master Plan incorporates sustainable practices, such as water conservation and energy efficiency, to reduce the environmental impact of the Park.

5. Community Involvement: The Master Plan provides opportunities for community involvement, including public consultations and volunteer programs.

6. Monuments: The Master Plan includes proposals for the preservation and enhancement of existing monuments and historical markers.

NOTE: The diagram and the text are designed to complement each other, providing a comprehensive view of the Master Plan's objectives and strategies.
4.4.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>h) Provisional sum for development of pool site as identified through community consultation</td>
<td>Short</td>
<td>2</td>
<td>50000</td>
</tr>
<tr>
<td>a) Construct two full sized, senior soccer pitches</td>
<td>Medium</td>
<td>1</td>
<td>230000</td>
</tr>
<tr>
<td>a) Install automated irrigation system and drainage to sports grounds</td>
<td>Medium</td>
<td>1</td>
<td>80000</td>
</tr>
<tr>
<td>b) Upgrade floodlighting to fully light playing areas (5 floodlights to fully light 1 pitch and part of another)</td>
<td>Medium</td>
<td>1</td>
<td>125000</td>
</tr>
<tr>
<td>h) Install security lighting near major facilities</td>
<td>Medium</td>
<td>1</td>
<td>20000</td>
</tr>
<tr>
<td>c) Develop car parks (seal car park on Pyrenees Hwy, gravel car park at pavilion)</td>
<td>Medium</td>
<td>3</td>
<td>45000</td>
</tr>
<tr>
<td>e) Renovate the old School House</td>
<td>Medium</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>d) Construct public toilet block at playground to north of the reserve</td>
<td>Long</td>
<td>1</td>
<td>130000</td>
</tr>
<tr>
<td>g) Paths / trails</td>
<td>Long</td>
<td>1</td>
<td>65000</td>
</tr>
<tr>
<td>g) Landscaping</td>
<td>Long</td>
<td>1</td>
<td>50000</td>
</tr>
<tr>
<td>g) Replace existing perimeter fencing (existing 1.1m high black PVC coated pipe and rail with top and bottom rails and chain mesh infill)</td>
<td>Long</td>
<td>1</td>
<td>36000</td>
</tr>
<tr>
<td>f) Add public toilets to pavilion</td>
<td>Long</td>
<td>2</td>
<td>90000</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td></td>
<td></td>
<td><strong>$ 956,000</strong></td>
</tr>
</tbody>
</table>

(Note: no allowance has been made for ongoing management and maintenance of the Elm trees along Fryers Road (nominated in Sections 4.4.9 and 4.4.10, as it is presumed this is covered in Council’s operational budget.)

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.
4.5 Harcourt Recreation Reserve

Harcourt Recreation Reserve

4.5.1 Reserve overview

- The Reserve is approximately 4.56 hectares in size.
- The Reserve is Crown Land, managed by the Department of Sustainability and the Environment which has delegated the responsibility to the Harcourt Recreation Reserve Committee of Management.
- A group of Coolstores are located on the western boundary of the reserve.
- Council has applied for a grant to upgrade the power supply to allow for the floodlighting at the netball court to be upgraded.

4.5.2 Facilities

- 1 x oval with automatic irrigation, subsurface drainage and a boundary fence; partly floodlit
- 1 x sports pavilion
- A scoreboard
- Coaches boxes
- 1 x concrete cricket wicket – formerly a turf wicket table that had fallen into a poor state of disrepair (upgraded to synthetic in 2008)
- 2 x old cricket practice nets
- 3 x plexipave tennis courts (with 1 netball marked over the tennis courts to provide for combined use) with players shelters
- A toilet block adjacent to the tennis courts
- A tennis shelter for spectator viewing, officials and player changing
- 2 x water storage tanks
- A playground
- A large sealed car park
- A multipurpose use sports pavilion and community recreation centre (hire venue), including; change rooms, social room, large hall, meeting rooms, kitchen, toilets, showers and office space
4.5.3 Users

- Harcourt Tennis Club
- Harcourt Football / Netball Club
- Lions Cricket Club – the club returned to the reserve in 2008 after using other ovals for a number of years due to the deterioration of the turf wicket oval at the reserve

4.5.4 Utilisation

- The reserve is used for cricket, football, tennis and netball - the public hall and meeting rooms at the community recreation centre are used by the local community for functions, parties, meetings, training sessions and a host of community activities
- The Reserve is used by the Harcourt Primary School for school sport and physical education classes, interschool sports, including cricket

4.5.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- The Reserve includes a multipurpose use sports pavilion and community recreation centre in good condition. The public hall and meeting rooms at the community recreation centre are used for older adult and disability support programs, functions, meetings, training sessions and community activities. There is minimal storage for all user groups.
- The opportunity exists to harvest water from the roofs of the Coolstores located on the western boundary of the Reserve.
- Water for sports ground irrigation is sourced from a nearby race via a water allocation but this source has been limited due to restrictions.
- The oval measures 162m x 106m which is undersized for minimum senior football dimensions according to recommended dimensions (recommended senior size is 165m x 135m), and 4 metres short on the width according to minimum senior size (135m x 110m), plus run-offs making the oval only really appropriate for junior football and cricket use. There is limited space to widen the oval.
- The oval is surrounded by a timber post-and-rail boundary fence and retaining walls made of old tyres and soil infill construction. The retaining walls are visually unattractive and detract from the visual appeal of the Reserve.
- The oval is not irrigated.
- The public toilet block is in poor condition and requires replacement.
There are disused and run-down cricket practice nets that have not been removed and are unsightly.

The Reserve does not have a strong sense of presence, with minimal signage.

The sports oval surface is in average condition with some large bare patches in the high use areas. The oval is partly floodlit.

There are significant stands of large native trees and vegetation in the southern area of the Reserve.

There are no formalised and dedicated walking paths within the Reserve for pedestrian access or for fitness walking.

The Reserve is poorly landscaped.

The tennis / netball courts are newly surfaced and comply with required dimensions. The tennis courts are oriented north-south, with the netball court marked in an east-west orientation over the tennis courts.

The cricket practice wickets (constructed in 2002) are not safe for public use as they are cracked and uneven with torn synthetic carpet covers and uneven run-ups.

The existing children’s playground is small and provides limited play opportunities.

There is limited security lighting throughout.

There are a number of drainage issues around the Reserve, particularly the various drainage swales and channels.

The facilities are serviced by a large sealed car park.
4.5.6 Existing conditions site plan

The Reserve includes a multi-purpose use sports pavilion and community recreation centre in good condition. The basketball and tennis courts at the community recreation centre are used by older adults and disability support programs, functions, meetings, training sessions and community activities.

The opportunity exists to provide water from the north of the reserve along the western boundary of the reserve. A stormwater drain has been constructed from a nearby road via a storm line but this resource has been limited due to restrictions.

The paddock measures 120m x 25m which is underutilised for football or netball. Football dimensions according to recommended dimensions (recommended senior size is 100m x 100m), and 4 metres down on the sides exceeding the recommended minimum of 5m as per the Football Victoria Standards. Netball dimensions would not exceed the recommended size of 50m x 50m.

The land is surrounded by a formal entrance and boundary fences, which denote the extent of the reserve and the development. The entrance fences are visually distinctive and distinct from the visual appeal of the reserve.

The public facilities block is in poor condition and requires replacement.

There are damaged and run down toilet practice rooms that have not been removed and are unhygienic.

The Reserve does not have a strong sense of presence, both external and internal.

The sports and nature areas are uneven and can be difficult to access for some sections.

There are significant stands of large native trees and vegetation in the southern areas of the Reserve.

There are no accessible and dedicated walking paths within the reserve for pedestrian access or for fitness walking.

The Reserve is poorly landscaped.

The reserve, 1 basketball courts are mainly surfaced and comply with required dimensions. The tennis courts are maintained well, with their hard courts in good condition and in line with the tennis court standards. The tennis courts are located on the reserve.

The paddock provides excellent access to the reserve for public use, as they are in good condition and very accessible, making them ideal for informal activities.

Council is working towards a uniform fence style for both permanent fencing and playing field boundary fencing.

The existing children’s playground is small and provides limited play opportunities.

There is a number of drainage issues around the reserve, particularly in the various drainage swales and channels.

The facilities are serviced by a large sealed car park.

Legend

- Existing group of significant vegetation
- Existing significant slope
- Existing remaining walls
- Existing playing field lights
- Existing car park

Existent Conditions Plan
Harcourt Recreation Reserve
Mount Alexander Shire Council
4.5.7 Issues

- The oval is undersized (too narrow) compared to the minimum dimension for senior football and cricket.
- The playing surface is uneven in areas and needs top-dressing and levelling.
- The tyre retaining walls around sections of the oval are unsightly.
- The Reserve is poorly landscaped.
- The cricket practice wickets (constructed in 2002) are not safe for public use as they are cracked and uneven with torn synthetic carpet covers and uneven run-ups.

PART B; Reserve improvement plan

4.5.8 Vision

The Harcourt Recreation Reserve provides quality facilities that offer senior and junior sport and recreation activities as well as supporting a range of community-based services. The Reserve is a hub for community gathering and socialising for all residents of Harcourt and surrounds.
## 4.5.9 Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider lighting netball court for training purposes</td>
<td>Increases sustainability of users Facilities are accessible and safe Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Allows for safe use of the courts at night Allows for more training groups to access the courts at one time Could allow for the conduct of night matches</td>
<td>☑️</td>
<td>Include in master plan (Council submitted an application for a grant in 2010 to undertake this work)</td>
</tr>
<tr>
<td>Consider options to provide for the amenity needs of tennis and netball; through either upgrading the shared tennis and netball facilities, or addition to the main pavilion to include change rooms, showers, toilets and social facilities</td>
<td>Reflects the Reserve vision Increases sustainability of users Encourages participation Caters for future needs</td>
<td>Cater to the amenity needs of participants Provide comfortable facilities for players, officials and spectators</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Consider the provision of an additional public access netball court</td>
<td>Reflects the Reserve vision Increases sustainability of users Encourages participation Caters for future needs</td>
<td>Provide a public access facility Provide for future demand that is space efficient</td>
<td>☑️</td>
<td>Include in master plan In first instance seek to open up the existing court for public access (currently enclosed and locked unless in use by the club). Consider providing as a multi-use area (eg. marked lines over a car park) until demand justifies a sole use court</td>
</tr>
<tr>
<td>Consider the opportunity to widen the oval to achieve senior football playing dimensions including reconstructing the tyre retaining walls</td>
<td>Reflects the Reserve vision Increases sustainability of users Caters for future needs Optimises use of spaces and facilities</td>
<td>The playing surface is compromised by being too narrow Every effort should be made to have the facilities support senior sport as this is a focus of the reserve There may be a more aesthetic landscaping option to the retaining walls</td>
<td>☑️</td>
<td>Seek opportunities to widen the sports oval in the master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit ( - has merit  - no merit ? – some merit)</td>
<td>Recommended action</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Upgrade and install floodlighting to fully light the sports ground (including appropriate upgrades to switchboards and power supply)</td>
<td>Reflects the Reserve vision Increases sustainability of users Facilities are accessible and safe Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Allows for use of the oval to be spread across all lit surfaces Allows for more training groups to access the oval at one time Could allow for the conduct of night matches</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the sports playing field surface and introduce drought tolerant grasses to the oval over Summer, to also include drainage and irrigation</td>
<td>Facilities are accessible and safe Optimises use of spaces and facilities Environmental sustainability</td>
<td>Improve the wearability of the sports ground surface and responsibly minimise the requirement for water Provide a safe sports surface for participants that is appropriate to the sport and the standard played</td>
<td></td>
<td>Include in annual maintenance program for the sports ground</td>
</tr>
<tr>
<td>Consider the development of a permanent ticket box to replace the existing</td>
<td>Increases sustainability of users</td>
<td>Improve amenity Provide a better functioning facility</td>
<td>?</td>
<td>Include in master plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Timing to be considered – would be needed prior to events locating to the reserve</td>
</tr>
<tr>
<td>Increase storage for all users</td>
<td>Increases sustainability of users Caters for future needs</td>
<td>Provide safe, accessible and convenient areas for the storage of equipment to assist in the efficient running of club activities</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Install park lighting and security lighting near major facilities and near the eastern entrance and remove the non-compliant floodlighting (ie. from the front of the community recreation centre)</td>
<td>Presentation and amenity Safety of facilities</td>
<td>Improve safety for users and security of facilities</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Replace the cricket practice nets with two new nets and remove the old practice cricket nets</td>
<td>Reflects the Reserve vision Increases sustainability of users Encourages participation Caters for future needs</td>
<td>Provide sufficient facilities to cater to the desired level of cricket practice during current times of use for training Allows for the conduct of practice off the sports oval</td>
<td></td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
<tr>
<td>----------------------</td>
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</tr>
<tr>
<td>Replace oval boundary fence with timber bollard pipe and rail with wire mesh fence to improve amenity</td>
<td>Reflects the Reserve vision Consistent with Council plans and policies Improves presentation and amenity Facilities are accessible and safe</td>
<td>Improve amenity and safety</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Formalise the car park adjacent to the tennis courts Consider the need to improve traffic flow and to increase car parking</td>
<td>Increases sustainability of users Improves presentation and amenity Vehicle movement and parking Caters for future needs</td>
<td>Optimise car parking spaces and control traffic movement</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Undertake landscaping throughout, including preserving the remnant vegetation in the southern section of the reserve</td>
<td>Improves presentation and amenity Balances active and passive recreation Environmental sustainability</td>
<td>Enhance the amenity of the Reserve Build on the existing natural assets Protect significant species Provide natural shade</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Provide walking paths throughout for dual purposes; for pedestrian use (ie. thoroughfare), and recreational use (eg. walking circuit)</td>
<td>Balances active and passive recreation Encourages participation Enhances pedestrian movement Improves connections and linkages Environmental sustainability</td>
<td>Provide for passive recreational users Encourage participation in the largest participation activity of walking Provide opportunities for the safe conduct of walking for fitness in a pleasant environment Provide for safe connections to nearby features</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Consider opportunities to increase connections to the adjacent bushland section of the reserve</td>
<td>Facilities are accessible and safe Balances active and passive recreation Encourages participation and use Improves connections and linkages</td>
<td>Add to recreational interest and opportunities Preserve vegetation by nominating specific access areas</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Provide a safe path connection between the reserve and the primary school</td>
<td>Facilities are accessible and safe Encourages participation and use Enhances pedestrian movement Improves connections and linkages</td>
<td>Increase connection between key sport and recreation facilities in the town Provide for safe crossing of the road, particularly as it is anticipated to be used by children</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Harvest rainwater from the roofs of the Coolstores backing onto the Reserve – this will require the installation of water holding facilities</td>
<td>Increases sustainability of users Improves presentation and amenity</td>
<td>Secure an additional water source Improve the wearability of the sports ground surface through reducing impact of water</td>
<td>🍀</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
</tr>
<tr>
<td>----------------------</td>
<td>---------------------------</td>
<td>-----------</td>
<td>------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>and appropriate irrigation services.</td>
<td>Caters for future needs Optimises use of spaces and facilities Environmental sustainability</td>
<td>restrictions Provide a safe sports surface for participants</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>Upgrade / replace the existing public toilets</td>
<td>Balances active and passive recreation Encourages participation</td>
<td>Provide amenities for sport spectators</td>
<td>☑️</td>
<td>Include in master plan Consider providing internal / externally accessible public toilets as an extension to the main pavilion building and demolish the existing public toilet block – to include low flow taps, solar hot water system, water efficient appliances</td>
</tr>
<tr>
<td>Consider installing perimeter fencing along the southern boundary of the Reserve</td>
<td>Reflects the Reserve vision Consistent with Council plans / policies Presentation and amenity Facilities are accessible and safe</td>
<td>Improve amenity and safety Improve security for activities and events</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the various drainage swales and construct spoon drains and drainage pits throughout the reserve, many of which are eroded.</td>
<td>Improves presentation and amenity Facilities are accessible and safe Environmental sustainability</td>
<td>Improve usability of the Reserve Improve amenity Ensure the Reserve is safe for use</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the existing children's playground</td>
<td>Balances active and passive recreation Encourages participation Caters for future needs</td>
<td>Ensure facilities remain relevant Encourage use</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Improve the way-finding signage to the main entrance of the Reserve and provide gateway signage at all of the entrances, particularly the main entrance.</td>
<td>Enhances pedestrian movement Improves presentation and amenity Improves connections and linkages</td>
<td>Assist in increasing the profile of the Reserve Assist with way-finding</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the main entrance to the Reserve</td>
<td>Reflects the Reserve vision Improves presentation and amenity</td>
<td>Provide a greater sense of entry Increase the profile of the Reserve</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.5.10 Design scope for Harcourt Recreation Reserve future development plan

The following scope of items to be addressed in the future development plan for the Reserve has been prepared based on the future facility needs deemed to have merit for inclusion in a master plan:

- Extend the sports pavilion to enlarge the social room and provide female change rooms, storage areas, publicly accessible toilets and covered spectator viewing areas to the oval and the tennis / netball courts. Remove the existing public toilet block.
- Harvest water from the Coolstore factory roofs to use for irrigating the sports ground. Investigate water storage requirements based on expected volumes.
- Widen the oval to achieve as close to senior dimensions as possible, resurface the oval with drought tolerant grass and include full floodlighting, irrigation and drainage.
- Improve the way-finding signage to the main entrance and provide gateway signage at all of the entrances, particularly the main entrance.
- Install security lighting at major facilities.
- Undertake landscaping throughout, preserving remnant vegetation in the southern section of the Reserve.
- Increase storage at facilities for all users.
- Provide pedestrian paths throughout the Reserve. Create a circuit for walking and connections between the facilities.
- Consider improving linkages to the bushland section of the Reserve and between the Reserve and the primary school.
- Provide full floodlighting to the netball / tennis courts for training purposes.
- Formalise car parking adjacent to the tennis courts.
- Replace the existing cricket practice nets with two new nets.
- Install a new boundary fence around the oval.
- Consider the need for a permanent clubhouse to support shared tennis and netball activities – consider linkages to the main pavilion where possible.
- Upgrade the existing children’s playground.
- Provide netball court line marking as a public access court over the future formalised car park area. Install a swing gate so that the car park can be closed off to allow for use of the netball court.
- Construct a permanent ticket box to replace the existing temporary ticket box at the main entrance gate.
- Upgrade the entrances to the Reserve to provide a greater sense of entry.
- Address the drainage of the site including the oval and the various drainage swales and channels around the Reserve.
- Install perimeter fencing along the southern boundary of the Reserve.
4.5.11 Master plan

VISION:
The Harcourt Recreation Reserve provides quality facilities that offer social and sporting activities and are in prime location, as well as supporting a range of community-based services. This reserve is vital for community gathering and socialising for all residents of Harcourt and surrounds.

1. Extend the stormwater channel to manage the social area and provide female change rooms, storage areas, public accessible public toilets and covered spectator viewing areas to the east and the tennis / netball courts. Remove the existing public toilet block.

2. Harvest water from the Cockatoo Valley catchment for irrigation and revegetation and also provide rainwater storage requirements based on expected rainfall.

3. Retain the oval to provide a safe and convenient facility for various sports as required by the town and upgrade full structural repairs to the retaining wall at Northern Crescent. Reinforce the existing retaining walls with an alternative landscape treatment.

4. Improve the wayfinding signage to the main entrance and provide gateway signage at all of the entrances, particularly the main entrance.

5. Install security fencing at major facilities for safety.

6. Undertake landscaping throughout, pressuring removal of vegetation in the southern section of the reserve.

7. Increase storage at facilities for all users.

8. Provide pedestrian paths throughout the reserve, create a circular walking route connecting between facilities. Provide for safe visual crossing and access between the school and sports reserve via a pedestrian path with wide access via a crossing point.

9. Consider improving linkages to the leatherwood section of the reserve.

10. Provide full floodlighting to the netball / tennis courts.

11. Formalise car parking adjacent to the tennis courts.

12. Replace the existing cricket practice nets in the current location.

13. Install new boundary fence around the oval.

14. Consider the need for a permanent clubhouse to support social, tennis and netball activities - consider linkages to the main pavilion.

15. Upgrade the existing children’s playground.

16. Provide multi-purpose room/tennis court by upgrading existing court area and netball court to form a drill field and also provide for a netball court for improved netball court.

17. Consider a permanent stadium box to replace the existing temporary box.
4.5.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>f) Fully floodlight the netball / tennis courts for training purposes</td>
<td>Short</td>
<td>1</td>
<td>36000</td>
</tr>
<tr>
<td>j) Install security lighting</td>
<td>Short</td>
<td>1</td>
<td>36000</td>
</tr>
<tr>
<td>h) Replace the existing cricket practice nets</td>
<td>Short</td>
<td>1</td>
<td>16000</td>
</tr>
<tr>
<td>d) Fully floodlight the sports oval</td>
<td>Short</td>
<td>2</td>
<td>100000</td>
</tr>
<tr>
<td>a) Implement water harvesting from Coolstore roofs</td>
<td>Short</td>
<td>3</td>
<td>TBA</td>
</tr>
<tr>
<td>c) Address drainage of the site including the sports oval</td>
<td>Short</td>
<td>3</td>
<td>16000</td>
</tr>
<tr>
<td>e) Landscaping</td>
<td>Short</td>
<td>3</td>
<td>50000</td>
</tr>
<tr>
<td>e) Paths (granitic sand)</td>
<td>Short</td>
<td>3</td>
<td>35000</td>
</tr>
<tr>
<td>e) Erect directional signage</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>e) Linkages to the bushland (100m of informal path)</td>
<td>Short</td>
<td>3</td>
<td>3000</td>
</tr>
<tr>
<td>e) Create linkage to primary school and safe road crossing, to provide access to the sports hall</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>i) Design extension of pavilion to provide change rooms and shelter for tennis and netball, enlarge social room and include public toilets and storage</td>
<td>Short</td>
<td>3</td>
<td>50000</td>
</tr>
<tr>
<td>n) Upgrade the entrances to the Reserve to provide a greater sense of entry</td>
<td>Short</td>
<td>3</td>
<td>20000</td>
</tr>
<tr>
<td>j) Construct pavilion extension to provide change rooms and shelter for tennis and netball, enlarge social room and include public toilets and storage</td>
<td>Medium</td>
<td>3</td>
<td>500000</td>
</tr>
<tr>
<td>j) Demolish the existing public toilets</td>
<td>Medium</td>
<td>3</td>
<td>8000</td>
</tr>
<tr>
<td>l) Construct a permanent ticket box</td>
<td>Medium</td>
<td>3</td>
<td>5000</td>
</tr>
<tr>
<td>m) Upgrade existing children's playground</td>
<td>Long</td>
<td>1</td>
<td>35000</td>
</tr>
<tr>
<td>b) Widen the oval and resurface with drought tolerant grass (will require new timber sleeper retaining walls in replacement of tyres)</td>
<td>Long</td>
<td>3</td>
<td>150000</td>
</tr>
<tr>
<td>b) Install new boundary fence around the oval</td>
<td>Long</td>
<td>3</td>
<td>45000</td>
</tr>
<tr>
<td>g) Formalise (asphalt) car park adjacent to the tennis courts</td>
<td>Long</td>
<td>3</td>
<td>150000</td>
</tr>
<tr>
<td>k) Develop an additional public access netball court (linked to item g – line-marking and rings on car park asphalt surface)</td>
<td>Long</td>
<td>3</td>
<td>5000</td>
</tr>
<tr>
<td>o) Install new automated irrigation system to sports oval</td>
<td>Long</td>
<td>3</td>
<td>80000</td>
</tr>
</tbody>
</table>

Sub-total $1,380,000

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.

Other considerations pertaining to implementation of the master plan are:

- Widening of the oval may require replacement of the tyre retaining walls with an alternative landscape treatment.
4.6 Newstead Recreation Reserve
Panmure Street, Newstead

PART A; Reserve profile

4.6.1 Reserve overview

- The Reserve is approximately 2.65 hectares in size.
- The Reserve is Crown Land, with Council as the Committee of Management which has delegated the responsibility to the Newstead Recreation Reserve Committee of Management under an Instrument of Delegation.
- Council has applied for a grant to resurface the hard courts and to lay conduit for future floodlighting.
- Automatic irrigation was installed to the sports oval in 2007.

4.6.2 Facilities

- 3 x asphalt tennis courts
- 1 x netball court (combined with the tennis courts)
- Tennis / netball clubhouse
- 1 x oval with a synthetic cricket wicket; irrigated and partly floodlit
- 2 x cricket practice nets
- A separate cricket practice net
- A sports pavilion with a kitchen, bar facilities, kiosk, toilets and change rooms and a social area
- A scoreboard
- Coaches boxes
- A ticket box
- A combined tennis / netball court with an associated shelter
- 3 x tennis courts with an associated shelter
- 2 x water storage tanks
- Unsealed car parking at the northern and southern ends of the reserve
4.6.3 Users

- Newstead Cricket Club
- Newstead Tennis Club
- Newstead Football club
- Newstead and District Youth Club (football and netball)
- Newstead Football Netball Club

4.6.4 Utilisation

- Junior and senior cricket, football, tennis, netball
- All four tennis courts are used by the tennis club and needed to cater for the membership
- Local schools use the oval and netball court for sporting activities including interschool sports and physical education classes
- Annual Newstead Folk Music Festival (Newstead Live), occurs for a week in late January and attracts around 800-1,000 people
- Occasional private hire of the sports pavilion
- The Reserve is the main park in the township

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.

4.6.5 Site analysis

The following features of the Reserve and the facilities were identified through a site assessment:

- The Reserve is the main park in the township.
- The Reserve is used for the Annual Newstead Folk Music Festival (Newstead Live) which attracts around 800-1,000 people.
- The sports pavilion is deemed to be in good condition but the facilities are cramped; there are no separate change rooms for women and the kitchen is small and basic. The facility does not meet the functional needs of users.
- The tennis courts are in reasonable condition and are not floodlit.
- The small tennis clubhouse is in poor condition.
- The single practice cricket net is in poor condition and is not used.
- The sports oval field is narrow for senior football use (the ground measures 151m x 102m, compared to minimum senior dimensions of 135m x 110m, plus run-offs).
• The oval surface is of a good standard, is irrigated with water sourced via a bore. It is floodlit, but the lighting does not conform to Australian Standards.

• An unmade roadway (road reserve) abuts the reserve on the south-east boundary. Visually it forms part of the Reserve but cannot be used for any Reserve function.

• A stand-alone netball court is located across the road from the Reserve at the northern corner. The court does not comply with minimum dimensions for netball and has no floodlighting. There is a weather shelter provided for players but no pavilion offering change facilities or toilets.

• There is a lack of shade around the oval for spectators. Large deciduous trees provide shade in some areas.

• The cricket practice nets to the south end of the oval are poorly located as the run-ups are on the oval playing surface.

• No children’s playground exists within the Reserve although there is one at another location a short distance away.

• There are no formal and dedicated walking paths within the Reserve for pedestrian access or for fitness walking.

• The existing car parking within the Reserve is informal. The surface of the car park near the main pavilion is in poor condition. No barriers exist to control vehicular access around the Reserve.

• There are no public toilets at the Reserve.

• The size and orientation of the playing field means that balls are prone to entering the netball and tennis area and run out on the surrounding streets.

• The existing security lighting near the major facilities is inadequate.

• The existing seating around the oval is worn and dated in appearance.

• The main entrance to the Reserve is understated and there is no sense of entry or destination as the entrance is approached.

• A community garden is located across Panmure Street.
4.6.6 Existing conditions site plan

- The reserve is the main park in the township.
- The reserve is used by the Mount Alexander Rural Fire Brigade and the local community for recreational purposes.
- There are no public toilets at the reserve.
- The ease of access to the playing field areas from the main entrance and the playing field areas is poor.
- The existing security lighting near major facilities is inadequate.
- The main entrance to the reserve is worn and does not correspond to the appearance of the reserve.
- There is a lack of shade around the oval for spectators.
- There is no drinking water available.
- There is no signage for the reserve.
- There is no seating area provided.
- There is a lack of maintenance.
- There is no lighting provided.
- There is no footpath provided.
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4.6.7 Issues

- The playing field is narrow and is not suitable for senior football use (measures 151m x 102m). Opportunity to expand the oval to achieve the required senior dimension is constrained.

- The pavilion is small and cramped. Consideration should be given to the development of facilities to provide sufficiently sized male and female change rooms and kitchen, a meeting space and disabled toilets.

- The light towers do not conform to Australian Standards and should be replaced with four new poles.

- The cricket nets are poorly located and should be relocated and replaced with three new wickets; they include concrete run-ups that extend into the playing field.

- Consideration should be given to incorporating the unsealed road reserve into the Reserve. This land could be used for the cricket nets.

- The netball court does not comply with minimum dimensions.

PART B; Reserve improvement plan

4.6.8 Vision

Newstead Recreation Reserve provides for senior and junior sport and recreation participation for residents of Newstead. The accessible facilities will be of a scale that reflects the needs of the township in order to ensure a range of activities are offered to residents to participate and socialise together.
### 4.6.9 Assessment of identified facility development needs

<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebuild the pavilion as a multipurpose facility to service football, cricket, tennis and netball uses, to include change rooms, externally publicly accessible toilets and disabled toilets, meeting space, appropriate kitchen and kiosk facilities and storage and sheltered spectator viewing. (It has been identified in a previous planning exercise that the Newstead Community Centre is the most suitable venue for larger functions but require larger kitchen facilities.)</td>
<td>Reflects the Reserve vision increases sustainability of users Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Provide for female sports participants Provide sufficient space to cater for users' needs Provide modern amenity facilities</td>
<td>☑️</td>
<td>Include in master plan Install low flow taps, solar hot water system, water efficient appliances and rainwater harvesting systems</td>
</tr>
<tr>
<td>Remove the existing separate tennis clubhouse as part of the pavilion redevelopment</td>
<td>Reflects the Reserve vision increases sustainability of users Encourages participation Caters for future needs Optimises use of spaces and facilities</td>
<td>Remove unsightly, non-functional infrastructure from the Reserve Gain space for alternative uses</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Consider opportunities to widen the oval to achieve senior football playing dimensions Replace boundary fencing with timber bollard and rail fence (It has been identified that approximately 10 metres could be gained with the removal of trees and the roadway on the south-eastern side, and the playing surface could be extended on the other side by approximately 3 to 5 metres)</td>
<td>Reflects the Reserve vision improves presentation and amenity Facilities are accessible and safe Caters for future needs Optimises use of spaces and facilities</td>
<td>The playing surface is compromised by being too narrow. Improve amenity and safety</td>
<td>☑️</td>
<td>Seek opportunities to widen the sports oval in the master plan, if possible. (While the concept of widening the oval is favourable for inclusion in the master plan, it is deemed to be highly constrained due to limited space and the requirement to remove trees. Therefore, this item will not be reflected in the master plan.)</td>
</tr>
<tr>
<td>Upgrade floodlighting to fully light the sports ground to meet Australian Standards for training use</td>
<td>Reflects the Reserve vision increases sustainability of users Facilities are accessible and safe</td>
<td>Allows for use of the oval to be spread across all lit surfaces Allows for more training groups to access the</td>
<td>☑️</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
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<td>---------------------------------------------------------------------------</td>
<td>------------------</td>
<td>---------------------</td>
</tr>
</tbody>
</table>
| Seek the opportunity to relocate the sole-use netball court among the proposed shared tennis / netball court area so as to encourage shared use and be more serviceable by a club house. Consider converting the stand alone netball court to a skate / BMX facility or other purpose. Alternatively, resurface the netball court and expand playing area to meet minimum dimensions; upgrade the fencing and consider floodlighting. | Encourages participation  
Caters for future needs  
Optimises use of spaces and facilities | oval at one time  
Could allow for the conduct of night matches | ? - some merit | Include in master plan |
| Resurface the tennis courts and consider developing combined tennis and netball courts to achieve an additional netball court. Replace the fences. | Reflects the Reserve vision  
Encourages participation  
Caters for future needs  
Optimises use of spaces and facilities | Enhance player comfort  
Cater to demand  
Encourage multipurpose use and increase utilisation | ? - some merit | Include in master plan |
| Consider installing a tennis side lighting system to the tennis / netball courts to facilitate night tennis and netball training | Increases sustainability of users  
Facilities are accessible and safe  
Encourages participation  
Optimises use of spaces and facilities | Increase utilisation | ? - some merit | Include in master plan |
| Install security lighting near major facilities | Presentation and amenity  
Safety of facilities | Improve safety for users and security of facilities | ? - some merit | Include in master plan |
| Increase storage | Increases sustainability of users  
Caters for future needs  
Optimises use of spaces and facilities | Provide safe, accessible and convenient areas for the storage of equipment to assist in the efficient running of club activities | ? - some merit | Add storage areas to existing / new main buildings rather than providing separate buildings |
| Reconstruct the cricket practice nets at a new location at the southern end of the reserve | Reflects the Reserve vision  
Improves connections and linkages | Minimise impact on the playing surface  
Reduce impact from potential conflict of | ? - some merit | Include in master plan |
<table>
<thead>
<tr>
<th>Development proposal</th>
<th>Relationship to Objectives</th>
<th>Rationale</th>
<th>Comment on merit (✔ - has merit ☹ - no merit ? - some merit)</th>
<th>Recommended action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider removing the stand alone cricket practice net adjacent to the pavilion</td>
<td></td>
<td>different uses in one area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide an electrical connection to the existing scoreboard</td>
<td>Caters for future needs</td>
<td>Enhances user-friendliness for users</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Review car parking to improve traffic management and to increase and formalise car parking</td>
<td>Increases sustainability of users Improves presentation and amenity Vehicle movement and parking Caters for future needs</td>
<td>Optimise car parking spaces and control traffic movement</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Close the unsealed roadway at the south-east end of the reserve and incorporate it as part of the reserve</td>
<td>Improves presentation and amenity Balances active and passive recreation Enhances pedestrian movement Improves connections and linkages</td>
<td>To create additional open space that can support informal recreational pursuits</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Consider installing a children’s playground – consider feasibility of providing given the location of another playground close by</td>
<td>Reflects the Reserve vision Consistent with Council plans / policies Balances active and passive recreation Encourages participation Caters for future needs</td>
<td>It is anticipated that the playground will be in high demand, particularly as access to the reserve is improved and as the population grows</td>
<td>✔</td>
<td>Include in master plan Consider relocating to a site closer among the tennis / netball facilities and closer to the main pavilion if possible</td>
</tr>
<tr>
<td>Install a safety net / high fences along the western and eastern sides of the oval to prevent wayward balls from going on to the roadways, and into the tennis / netball courts and playground</td>
<td>Improves presentation and amenity Facilities are accessible and safe</td>
<td>Improve amenity and safety</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Undertake landscaping throughout Install and upgrade park furniture (including seating) where required</td>
<td>Improves presentation and amenity Balances active and passive recreation Environmental sustainability</td>
<td>Enhance the amenity of the Reserve Build on the existing natural assets Protect significant species Provide natural shade</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Upgrade the main entrance to the Reserve</td>
<td>Reflects the Reserve vision Improves presentation and amenity</td>
<td>Provide a greater sense of entry Increase the profile of the Reserve</td>
<td>✔</td>
<td>Include in master plan</td>
</tr>
<tr>
<td>Development proposal</td>
<td>Relationship to Objectives</td>
<td>Rationale</td>
<td>Comment on merit</td>
<td>Recommended action</td>
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<tr>
<td>Provide walking paths throughout for dual purposes; for pedestrian use (ie. thoroughfare), and recreational use (eg. walking circuit) Consider improving the link to residences and to town</td>
<td>Balances active and passive recreation Encourages participation Enhances pedestrian movement Improves connections and linkages Environmental sustainability</td>
<td>Provide for passive recreational users Encourage participation in the largest participation activity of walking Provide opportunities for the safe conduct of walking for fitness in a pleasant environment Provide safe connections to nearby features</td>
<td>☑ - has merit ☐ - no merit ☞ - some merit</td>
<td>Include in master plan</td>
</tr>
</tbody>
</table>
4.6.10 **Design scope for Newstead Recreation Reserve future development plan**

- Redevelop the main pavilion as a multipurpose building to cater for combined football, cricket, tennis and netball needs. Include male and female change rooms, public access toilets, a meeting space, social space, storage, kiosk and a kitchen. Provide a covered spectator viewing area to service the oval and courts. It is deemed that elements of the existing building can be adapted to include new building features to meet the user groups’ needs, and address concerns around functionality, risk of flooding, and access.
- Remove the separate tennis clubhouse.
- Remove the single practice cricket net.
- Fully floodlight the oval.
- Close road reserve and integrate the area as part of the park. Develop as a passive recreation area.
- Combine the stand alone netball court with the tennis courts to required dimensions. Resurface and floodlight all courts including fencing.
- Convert the undersized, stand-alone netball court to an alternative informal recreational use (such as BMX jumps).
- Provide landscaping treatments throughout. Provide additional shade trees around the oval.
- Reconstruct the cricket practice nets at a new location at the southern / south-eastern end of the Reserve with a storage shed.
- Replace the existing sections of perimeter fencing with a rural-style fence of a similar height. Install high fences along the western and eastern sides of the oval to prevent wayward balls from going on to the roadways.
- Replace the oval boundary fencing with timber bollard and rail fencing with chain mesh infill to improve amenity.
- Consider installing a playground within the Reserve.
- Provide walking paths to provide linkages through the Reserve and to create a walking circuit. Seek opportunities to locate paths to encourage access to surrounding amenities and features of the town. Consider appropriateness of restricting vehicle access around the oval to provide space for pathways and other uses.
- Review car parking to improve traffic management, and increase and formalise the car parking within the Reserve. The car park should allow for bus access and parking.
- Provide an electrical supply connection to the existing scoreboard.
- Provide a safety net to stop balls from entering the netball / tennis courts and the playground.
• Install security lighting near major facilities.
• Upgrade the existing seating and provide additional seating around the oval.
• Upgrade the main entrance into the Reserve to provide a greater sense of entry.
4.6.11 Master plan

**VISION:**
Newstead Recreation Reserve provides for seniors and junior sport and recreation participation for residents of Newstead.

The assessed facilities will be of a size that reflects the needs of the township in order to ensure a range of activities are offered to residents to participate and socialise together.

- Rebuild the pavilion as a multi-purpose facility to service tennis, cricket, soccer and other sports.
- Provide additional female locker rooms, toilet facilities and changing rooms.
- Upgrade the soccer field to include paved access, new drainage, and new seating.
- Upgrade the tennis courts to include new lighting, and new seating.
- Provide accessible toilet facilities.
- Create a new car park to improve traffic management and to increase and formalise the car parking within the reserve. The car park should allow for bus access and parking.
- Provide a new access to the reserve from the southern end.
- Upgrade the reserve access from the southern end of the reserve to the southern end of the reserve.
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- Upgrade the reserve access from the southern end of the reserve to the southern end of the reserve.
- Upgrade the reserve access from the southern end of the reserve to the southern end of the reserve.

**NOTE:** Numbering does not reflect the priority of the actions.

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**LEGEND:**
- Existing open space
- New footpath
- Existing footpath
- New building
- Existing building
- Proposed car parking
- Existing car parking
- Proposed walking track
- Existing walking track
- Proposed pathway
- Existing pathway

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Mount Alexander Reserves Improvement Plan
4.6.12 Priorities, timing and associated costs

The individual works projects from the master plan have been costed and scheduled according to the criteria outlined in Section 3. The following is a prioritised list of works:

<table>
<thead>
<tr>
<th>Improvement works</th>
<th>Priority</th>
<th>Rating</th>
<th>Est Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Prepare a design for redevelopment of the main pavilion to service the needs of football, cricket, tennis and netball; to include change rooms, meeting space, social room, disabled toilets and externally accessible toilets, kitchen and kiosk, first aid and umpires rooms and sheltered spectator viewing</td>
<td>Short</td>
<td>1</td>
<td>$100,000</td>
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<tr>
<td>g) Combine single netball court with tennis courts to minimum dimensions, including floodlighting</td>
<td>Short</td>
<td>1</td>
<td>$40,000</td>
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<tr>
<td>m) Security lighting</td>
<td>Short</td>
<td>1</td>
<td>$30,000</td>
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<tr>
<td>e) Close road reserve (fencing and minor landscaping)</td>
<td>Short</td>
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<td>$5,000</td>
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<tr>
<td>c) Remove single practice net</td>
<td>Short</td>
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<td>$1,000</td>
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<tr>
<td>c) Replace existing sections of perimeter fencing including providing safety netting to prevent wayward balls from entering the courts, playground and roadway</td>
<td>Short</td>
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<td>$80,000</td>
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<tr>
<td>h) Convert single netball court to an alternative informal recreational use (such as dirt BMX jumps)</td>
<td>Short</td>
<td>3</td>
<td>$15,000</td>
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<td>n) Spectator seating (6)</td>
<td>Short</td>
<td>3</td>
<td>$12,000</td>
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<td>o) Upgrade main entrance (trees, planting, sign)</td>
<td>Short</td>
<td>3</td>
<td>$20,000</td>
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<td>b) Construct new pavilion</td>
<td>Medium</td>
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<td>$1,000,000</td>
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<td>b) Remove separate tennis clubhouse</td>
<td>Medium</td>
<td>1</td>
<td>$8,000</td>
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<tr>
<td>f) Relocate cricket practice nets</td>
<td>Medium</td>
<td>1</td>
<td>$25,000</td>
</tr>
<tr>
<td>j) Formalise car parking (gravel)</td>
<td>Medium</td>
<td>1</td>
<td>$15,000</td>
</tr>
<tr>
<td>l) Provide electrical supply connection to existing scoreboard</td>
<td>Medium</td>
<td>1</td>
<td>$6,000</td>
</tr>
<tr>
<td>d) Fully floodlight oval</td>
<td>Medium</td>
<td>3</td>
<td>$100,000</td>
</tr>
<tr>
<td>k) Replace oval boundary fencing</td>
<td>Medium</td>
<td>3</td>
<td>$40,000</td>
</tr>
<tr>
<td>i) Landscaping</td>
<td>Long</td>
<td>2</td>
<td>$40,000</td>
</tr>
<tr>
<td>i) Construct a playground</td>
<td>Long</td>
<td>2</td>
<td>$35,000</td>
</tr>
<tr>
<td>i) Paths</td>
<td>Long</td>
<td>2</td>
<td>$40,000</td>
</tr>
</tbody>
</table>

Sub-total $1,612,000

Assumptions underpinning estimations of probable cost:

- Resurfacing of playing fields includes topdressing and re-sowing grass and assumes all irrigation and drainage is retained with allowance for minor enhancements;
- Resurfacing of hard courts assumes a reasonably stable base; and,
- Fencing assumes a PVC coated chain mesh style fence to the nominated height.
4.7 Wesley Hill Recreation Reserve
McGrath Street, Castlemaine

PART A; Reserve profile

4.7.1 Reserve overview

- The site consists of two large parcels of Crown Land totalling 16.4 hectares.
- The State Government has delegated management authority of the Reserve to Council, who in turn has delegated this responsibility to the two committees of management at the Reserve; the Wesley Hill Recreation Reserve Committee of Management (covering the outdoor sports facilities and surrounds), and the Castlemaine War Memorial Stadium Committee of Management (which focuses on the indoor stadium).
- A detailed master plan was prepared for the Reserve in 2009. The priorities of the Plan will be considered alongside those of the other Castlemaine Reserves. The key findings and directions from the Master Plan are summarised in this profile.
- A feature of the Reserve is the range of facilities that attract a mix of uses (there are 12 different user groups). As a result, the Reserve attracts the highest level of ongoing use of the major reserves in the Mount Alexander Shire.
- The playing surface of the Doug Powell oval was renovated in 2009.
- There are future works planned by Council to construct ramped walkways into the stadium and to commence implementation of the master plan with the first stages being design of the shared use pavilion (to service the outdoor sports) and six new outdoor netball courts in 2010/11.
- The western portion of the site is subject to subsidence. Council has undertaken geotechnical testing of tip site to determine degree of constraints on building works etc. The geotechnical assessment surmised that parts of the Reserve are disturbed due to former uses for mining and landfill and the sloping site features, combined with shallow rock in parts. The conclusions of the geotechnical findings are that the western section of the Reserve is not suited to development due to the prohibitive cost to develop given the lack of stability of the ground conditions associated with the topography, rock and contamination.

4.7.2 Facilities

- 2 x court stadium multi-lined for netball, badminton and volleyball; spectator seating, administration area, billiard room (3 x full size billiard tables) and change / toilet facilities
- 2 x playing fields; 1 x floodlit football oval (Doug Powell oval) located inside the velodrome, 1 x cricket oval (Elsie Palmer oval) with turf wicket (formerly 2 x soccer pitches)
- 1 x asphalt velodrome (450m - oversized)
- 1 x grass athletics track (inside velodrome)
- 6 x outdoor asphalt netball courts – (not floodlit)
- 2 x cricket practice nets
- A change shed housing 2 x junior football clubs, little athletics, track cycling club
- A playground
- 1 x dirt remote control car circuit
- 2 x separate public toilet blocks

4.7.3 Users

- Castlemaine Cannons Basketball Association
- Castlemaine and District Netball Association
- North Castlemaine Cricket Club
- Castlemaine Cycling Club
- Castlemaine Little Athletics Club – in recess since 2008 due to a lack of volunteers to run the club
- Wesley Hill Junior Football Club
- Winters Flat Junior Football Club
- Castlemaine Remote Control Car Club
- Billiards Club
- Castlemaine Badminton Club
- Castlemaine Billiards Club
- A hockey club was based at the Reserve in the past which disbanded due to a lack of appropriate facilities

4.7.4 Utilisation

- Schools use the athletics field at the Reserve for athletics carnivals

Refer Section 2.3.1 for an overview of recent membership of the regular user groups.
4.7.5 Site analysis

The following features of the Reserve and the facilities were identified through the Master Plan:

- The Master Plan identifies an overall lack of supporting amenity, particularly in relation to outdoor facilities located on the Reserve. It acknowledges that many of the existing structures are in poor condition.
- There is disconnection between facilities across the site, and as a result, an opportunity to augment the Reserve by examining opportunities for shared facilities.
- A CFA training track immediately abuts the Reserve at the north-eastern corner.
- The netball courts are undersized and surface quality is poor.
- Additional car parking is required.
- The velodrome is used for training use only as it does not meet modern standards (gradient, length). The surface is in poor condition and requires patching.
- The Elsie Palmer (top) oval is short and wide. It is suitable for senior cricket but unsuitable for senior football. It could be satisfactory for senior and junior soccer.
- The reserve has one serviceable pavilion. The pavilion is small and basic and needs extension. It should cater for the users of both ovals.
- The ovals do not have floodlights. If senior football was introduced, 4 x lights should be installed on the Doug Powell (bottom) oval. Lights should be installed on the Elsie Palmer (top) oval if used for winter sports.
- The Doug Powell (bottom) oval is in poor condition and needs renovation. The Elsie Palmer (top) oval has reasonable grass cover. Consideration should be given to introducing couch grass on both ovals and the soil should be tested on an annual basis.
4.7.6 Existing conditions site plan

- Photo Point 1: Football Courts / Vacant Land Interface
- Photo Point 2: Views from the Reserve to residential properties to the west
- Photo Point 3: Existing land profile
- Photo Point 4: Reserve ground surface
- Photo Point 5: Gym building
- Photo Point 6: Views within the Reserve to the south-west corner
- Photo Point 7: Creek / Drains line along Macquarie Street
- Photo Point 8: Soccer Fields: Yandoona and Residential Area to the north-east
- Photo Point 9: Railway Line
- Photo Point 10: Steep slopes along the railway line
- Photo Point 11: Soccer Fields
- Photo Point 12: Creek Drain / Drainage Channel, New towards Scots Avenue
- Photo Point 13: Remote Control Race Track

**DRAWING KEY**
- Existing Native Trees
- Existing Eucalyptus
- Existing structures
- Existing Waterbodies
- Existing Access
- Future Policies
- Future Access
- Future Structures
- Future Waterbodies
- Future Trees
- Future Vegetation
- Future Indian
- Future Industrial
- Future Entertainment
- Future Industrial
- Future Commercial
- Future Residential
- Future Vacant Land
- Future Development
- Future Land Use
- Future Reserve
- Future Waterway

Mount Alexander Reserves Improvement Plan
4.7.7 Issues

The Wesley Hill Recreation Reserve Master Plan Feasibility (2009) identified the following issues:

- The outdoor playing fields are irrigated via water sourced from a bore, however, the bore has a high saline content making it not ideal as a long term solution.
- There is a need to consider the replacement and redistribution of buildings across the site.
- The cricket and cycling / athletics buildings are in poor condition - lack of availability of change room facilities, kitchen amenities and spectator shelter are not available at those facilities.
- Any development or replacement facilities should address the capacity to accommodate multiple users through co-location.
- Vehicular and pedestrian access circulation – there is car park congestion during peak times of use.
- Despite a clear indication of regular community use of the site for regular walking activities, the site does not have any integrated network within the site or connection to a broader trail system. Proximity to the Great Dividing Trail to the north provides the opportunity to significantly improve the amenity and appeal of the site for walking.
- There are a number of pressure points that have high traffic and pedestrian circulation areas in the same place – the entrance to the War Memorial Stadium at the single lane bridge, the access road to the upper netball courts.
- The topography adds complexity to the site – it limits the feasible area for development due to excessive earthworks and structural support, and creates erosion. Any redevelopment will need to consider substantial revegetation in order to manage the onsite erosion and also to improve the overall landscape quality.
- Formal and informal usage patterns show a high level of usage – Saturdays during winter is a peak use time (up to 150 vehicles on site at one time).
- The site is an important destination for residents for informal recreational activities such as walking – facilities such as integrated trail system, seating, improved landscape quality and directional signage are key factors that would support this activity.
- Vehicular and pedestrian circulation has been a central theme identified as part of the assessment of existing conditions – there is no formal organisation of parking across the site.
- In light of competing priorities the full replacement of the velodrome is not considered a feasible option in the short term. The cycling club is happy to be relocated on the basis that a quality facility is provided that complies with minimum dimensions (the club had made a submission in the past to go to the pool site in Castlemaine with BMX).
PART B; Reserve improvement plan

4.7.8 Proposed vision

‘A vibrant community recreation precinct that supports a range of formal and informal recreation activity for people of all ages and abilities.’
(Wesley Hill Recreation Reserve Master Plan Feasibility, 2009)

4.7.9 Assessment of identified facility development needs

- It has relocated some facilities to improve opportunities for synergies between existing activities, clubs and facilities.

4.7.10 Design scope for Wesley Hill Recreation Reserve future development plan

Implicit to the direction of the Wesley Hill Recreation Reserve Master Plan Feasibility (2009) redevelopment has been that:

- It seeks to improve the functionality of major sporting assets and responds to known deficiencies (such as court boundary allowances, condition of the velodrome and size of the junior football oval);
- It aims to improve the overall landscape quality and amenity;
- It seeks to diversify the recreation opportunity and the value of the precinct through the inclusion of passive recreation settings, including a central play area and a network of walking trails; and,
- It acknowledges that a significant portion of the western boundary was a former tip site.

The redevelopment also aims to enhance universal access to all features of the site and it proposes to do this through:

- Development of a trailed pathway system throughout the site;
- Provide clear points of pedestrian and vehicular entry; and,
- Consolidate a number of ageing facilities with limited functionality, with a centralised community space.
The two committees are not fully agreeable with the proposed development directions and priorities of the Master Plan, per the following:

(Report from Wesley Hill user groups meeting 5 October 2009)

- Concerned that the informal recreation elements have been prioritised for development above the sporting elements;
- Suggest that implementation is reprioritised to achieve the construction of the built elements first, followed by the informal recreation elements - suggest that the velodrome is considered as part of stage 1 works and to be located encircling the radio controlled car club;
- Requested two additional outdoor netball courts (to total 8) with all-weather protection, in a more practical location that is closer to the stadium;
- There is a concern that only around one third of the car parking needs have been provided for through onsite car parking provision;
- Believe the pavilion is poorly located, particularly being located away from the netball courts – which impacts on the use of the central timing system;
- Concerned that a wetland would present safety hazards for children;
- The indoor users suggested that a function room and commercial kitchen is required for the indoor users separate to the outdoor users;
- The provision of four glass squash courts has been raised by a provider – the indoor committee suggested consideration of the opportunity to provide for squash;
- In summary, the user groups suggested the following additions / amendments to the master plan:
  - Using some of the piped creek area as useable space for car parking;
  - Building a large stadium over the site of the existing outdoor netball courts or at the rear of the stadium to include a function room, commercial kitchen, two additional courts and potentially squash courts;
  - The addition of an additional indoor (multipurpose) court;
  - Converting the stadium to a show court to also be used as a multipurpose area;
  - Providing eight outdoor netball courts at the top of the hill area near the proposed stadium – two to be covered for weather protection;
  - Providing for eight badminton courts which can be achieved with an additional court;
  - Relocating the velodrome along the railway line with the remote control car club circuit in the centre;
  - Enlarging the football oval to size; and,
  - Further developing the cricket facilities and the Elsie Palmer Oval to remain as a cricket ground;
• The committees suggested that Council acquires vacant land adjoining the Reserve to assist with providing developable space to meet needs (eg. car parking);

• The outdoor committee clubs have agreed in principle with the concept of a multipurpose pavilion, but there are some concerns regarding the management of the venue and equitable access to facilities;

• The cricket club holds a strong preference to retain its current use of facilities without changes. This includes sole and exclusive use of an oval and pavilion. The cricket club does not want to share use of an oval or pavilion with any other users, including a winter user in the opposite season;

• There is a moratorium until 2015 for the basketball club to achieve the required run-off distance to ensure the basketball courts meet the minimum dimensions of the association.

4.7.12 Priorities, timing and associated costs

Indication of probable cost is in the order of $10.5M, according to the following stages of works:

• Stage 1 ($3.6M): formalise car parking; multipurpose community facility (pavilion) for cycling, football, netball, cricket and athletics; extend oval boundaries to provide for senior football and cricket; construct roundabout at entrance; playground and walking paths; landscaping.

• Stage 2 ($5.6M): develop 333m velodrome with athletics / soccer in centre; construct 6 x asphalt netball courts with lighting; entry feature and significant landscaping; formalise car parking for radio controlled car area.

• Stage 3 ($1.3M): extend indoor stadium to address court run off space; relocate cricket nets to rear of pavilion; demolish existing netball courts and replace with formal car parking; develop on-road remote control car area.

In light of competing priorities the full replacement of the velodrome is not considered a feasible option in the short term, despite the evidence of benefit and the demonstrated capacity of the Castlemaine Cycling Club to support the growth of cycling in the region. The Master Plan recommends that effort should be made to understand the expected life of the existing facility and the impact that resurfacing will have upon the extended life of the asset.
Appendix 1. SUMMARY OF CONSULTATION PROGRAM

The following is a summary of the consultation undertaken to inform the study throughout the development of the Reserves Improvement Plan. The consultation program is listed in chronological order:

<table>
<thead>
<tr>
<th>Consultation method</th>
<th>Purpose</th>
<th>Stakeholder consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council staff interviews</td>
<td>Information gathering</td>
<td>Parks staff, Leisure staff</td>
</tr>
<tr>
<td>(June 2010)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Committee of management meetings</td>
<td>Information gathering</td>
<td>Wesley Hill (indoor and outdoor committees)</td>
</tr>
<tr>
<td>(June 2010)</td>
<td></td>
<td>Camp Reserve, Campbells Creek</td>
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<tr>
<td></td>
<td></td>
<td>Chewton, Castlemaine Lions Club</td>
</tr>
<tr>
<td>Councillor presentation</td>
<td>Present draft site assessment, key findings, vision and master plans for</td>
<td></td>
</tr>
<tr>
<td>(August 2010)</td>
<td>Camp Reserve, Campbells Creek, Chewton</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Camp Reserve, Campbells Creek, Chewton</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Campbells Creek, Chewton, Castlemaine Lions Club</td>
<td></td>
</tr>
<tr>
<td>Committee of management meetings</td>
<td>Present key findings and draft master plans for feedback</td>
<td>Newstead, Bill Woodfull, Maldon, Harcourt</td>
</tr>
<tr>
<td>(August / September 2010)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Committee of management meetings</td>
<td>Present key findings as a master plan option for feedback</td>
<td>Campbells Creek, Newstead, Harcourt</td>
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<tr>
<td>(September 2010)</td>
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<tr>
<td>Committee of management meetings</td>
<td>Present revised master plans for feedback</td>
<td>Campbells Creek, Newstead, Harcourt</td>
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<td>(late September / early October 2010)</td>
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<tr>
<td>Councillor presentation</td>
<td>Present draft site assessment, key findings, vision and master plans for</td>
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<tr>
<td>(October 2010)</td>
<td>Newstead, Harcourt</td>
<td>Councillors, Council Executive</td>
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<tr>
<td>E-mail contact with Chewton committee</td>
<td>Present revised master plans and prioritised implementation plan with</td>
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<tr>
<td>with option to meet, but not considered</td>
<td>costings for feedback</td>
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<td>necessary)</td>
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</tr>
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<td>(March 2011)</td>
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