

## 6. Reserve Master Plans

### Eastern Reserve



Key: In order of priority.  
(Refer to page 30 for score)



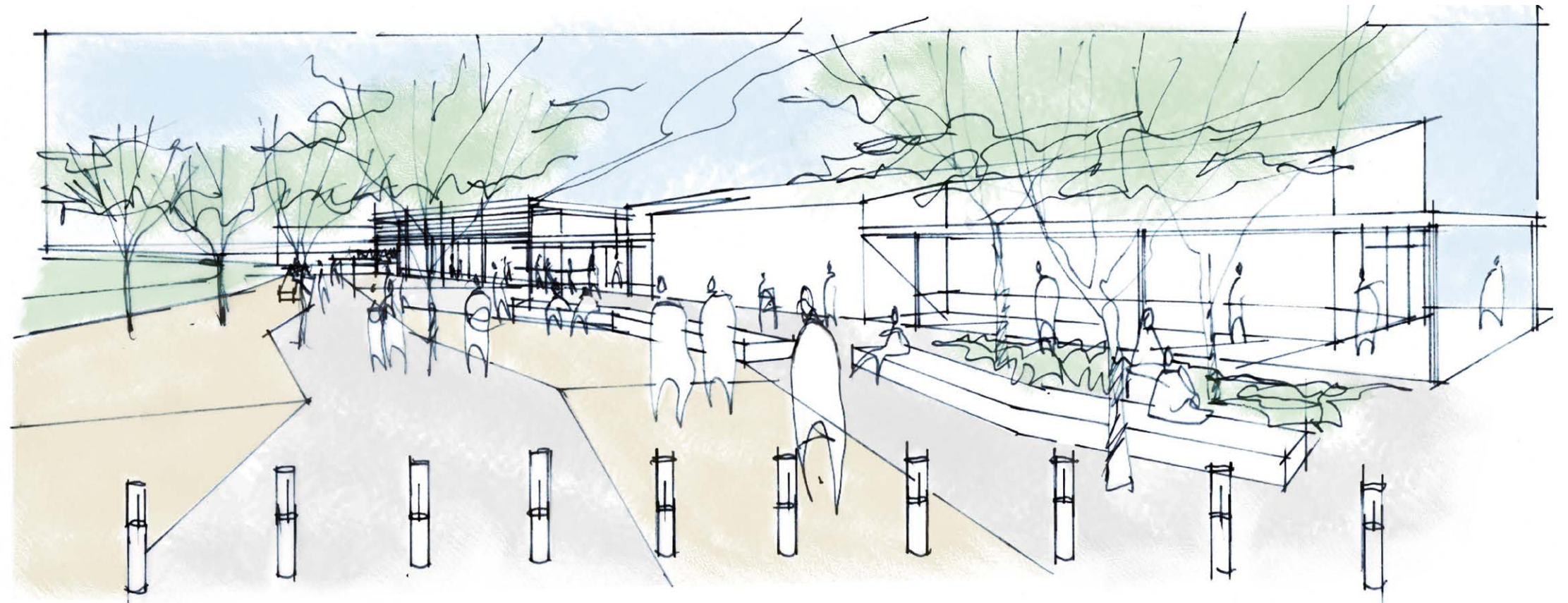
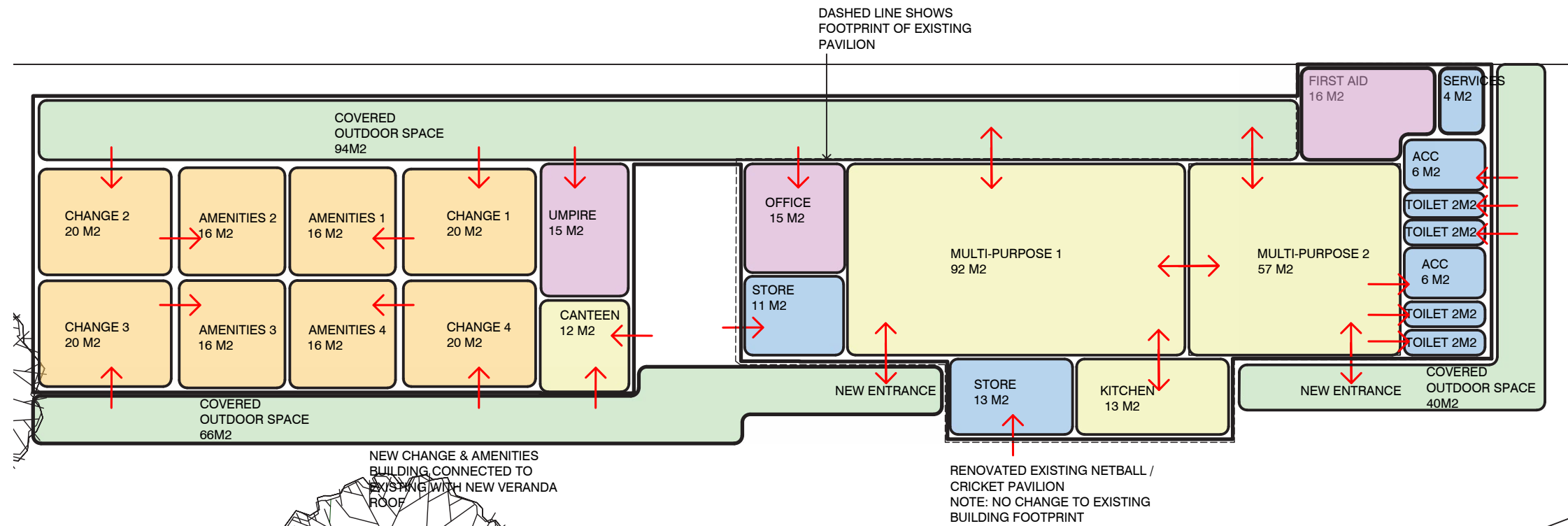
- 1 Council to undertake a bi-annual review of the oval playing surface and rectify subsidence and undulations through top-dressing and/or levelling as required to ensure ongoing safety and suitability of the playing surface. A higher degree of maintenance will be required to keep the playing surface safe and playable.
- 2 Resurface asphalt netball courts to address cracking and to improve user safety (i.e. reduce slippage) and to ensure compliance with current standards, including court surrounds. New fence and gate access along western interface. Review existing water sources and add water outlet/tap to eastern side of courts.
- 3 Construct baseball diamond off the cricket oval. New netting, player, scorers and officials boxes, and seating to be included. Baseball outfield, netting and boxes are not to ABL standards, however mirror the existing playing field sizes. Outfield approx. 82m from home base. Infield lighting to be provided to training standard.
- 4 Retain the existing cricket field, top dressing and leveling where required (55m radius & 2m buffer). Note that the outfield does not meet the min. size for Australian regional/ premiere cricket standards.
- 5 Construct and formalise road with clear signage and protective barrier fencing between path and road
- 6 Construct new batting cage to be shared use for baseball and cricket. User groups have requested an enclosed under cover facility. Size to be confirmed by available budget during detailed design. Clubs have requested an indicative size of 40mL x 15mW x 5.5m H. Exact location, site investigations and detailed design process for the indoor training facility to be undertaken separately to the master plan.
- 7 Existing pavilion to be upgraded to meet contemporary facility standards and guidelines for existing sports (i.e. netball, cricket and baseball). Undertake necessary maintenance of existing pavilion. Forecourt to include controlled vehicular access to overflow carpark with pedestrian priority and replace existing fence with new fence and removable bollard access. Safety and security including lighting to be included in upgrade works.
- 8 Retain and maintain existing cricket nets for community and club use.
- 9 Remodel and reconstruct car parking adjacent to the playing field (approx. 60 spaces).
- 10 Existing cricket storage/equipment shed - club to upgrade/extend to accommodate additional storage requirements. No existing vegetation to be removed in expanding the shed footprint.
- 11 Refurbish and formalise existing car park including new parallel parking along Wilson Street (approx. 170 spaces).
- 12 Construct a shared path network throughout the reserve (i.e. 2.5m wide)
- 13 Introduce new tree planting where indicated
- 14 Spectator zone - behind diamond



## Eastern Reserve Netball / Cricket / Baseball Pavilion

### Notes:

- Existing pavilion to be refurbished without extending the existing building footprint. Level of refurbishment can be adjusted to suit the available budget.
- A new dedicated change facility building is proposed to the north, connected to the existing pavilion by a new veranda roof (subject to further site investigations (former tip site) and site suitability for construction of new building).
- Designed to meet Netball Victoria Facility Guidelines for Local / Sub Regional facility.
- Additional two sets of change and amenities are added to cater for the needs of the oval users. (Change 3 & 4 plus Amenities 3 & 4) This could also be used by netball users at peak times.
- Note the existing multipurpose space is above the area provisions. But the current propose to renovate these existing spaces
- Multipurpose spaces may be combined to form a single large space as per current arrangement.
- Existing pavilion could be renovated in stages to suit budget allowances.
- Proposed new wet block could be a prefabricated / modular pavilion
- Uni-sex public toilets and multipurpose room toilets to southern end of existing pavilion
- Canteen in central location to service netball and oval users
- Change/amenity pavilion has covered space to east and west to service netball and oval users
- Note - connecting new and existing buildings with covered veranda is subject to approval of building surveyor / fire engineer. Buildings may need to be kept separate.



## 8. User Groups' Implementation Priorities

		User Site Priority			Indicative Cost
		High	Medium	Low	
<b>Eastern Reserve</b>					
EA1	Council to undertake a bi-annual review of the oval playing surface and rectify subsidence and undulations through top-dressing and/or levelling as required to ensure ongoing safety and suitability of the playing surface. A higher degree of maintenance will be required to keep the playing surface safe and playable.	H			\$25,000
EA2	Resurface asphalt netball courts to address cracking and to improve user safety (i.e. reduce slippage) and to ensure compliance with current standards, including court surrounds. New fence and gate access along western interface. (Funded - to be completed during 2022/23). Review existing water sources and add water outlet/tap to eastern side of courts.	H			\$180,000
EA4	Retain the existing cricket field, top dressing and leveling where required (55m radius & 2m buffer). Note that the outfield does not meet the min. size for Australian regional/ premiere cricket standards.	H			\$20,000
EA3	Construct baseball diamond off the cricket oval. New netting, boxes, and seating to be included. Baseball outfield, netting and boxes are not to ABL standards, however mirror the existing playing field sizes. Outfield approx. 82m from home base. Infield lighting to be provided to training standard.	H			\$500,000
EA7	Existing pavilion to be upgraded to meet contemporary facility standards and guidelines for existing sports (i.e. netball, cricket and baseball). Forecourt to include controlled vehicular access to overflow carpark with pedestrian priority and replace existing fence with new fence and removable bollard access		M		\$3,543,000
EA8	Retain and maintain existing cricket nets for community and club use.		M		\$250,000
EA5	Construct and formalise road with clear signage and protective barrier fencing between path and road	H			\$200,000
EA6	Construct new undercover batting cage (Training Facility) to be shared use for baseball and cricket. Size to be confirmed by available budget during detail design. Indicative size is 40m L x 15m W x 5.5m H.	H			\$600,000
EA11	Refurbish and formalise existing car park including new parallel parking along Wilson Street (approx. 170 spaces).			L	\$600,000
EA9	Remodel and reconstruct car parking adjacent to the playing field (approx. 60 spaces).		M		\$300,000
EA12	Construct a shared path network throughout the reserve (i.e. 2.5m wide)			L	\$300,000
EA10	Existing cricket storage/equipment shed - club to expand to accommodate additional storage requirements. No existing vegetation to be removed in expanding the shed.		M		\$20,000
EA13	Introduce new tree planting where indicated			L	\$20,000
EA14	Spectator zone - behind diamond			L	\$50,000
<b>Sub-total</b>					<b>\$6,608,000</b>

		User Site Priority			Indicative Cost
		High	Medium	Low	
<b>Western Reserve</b>					
W1	Explore future shared/multi-use opportunities of social rooms for all reserve tenants (cricket)	H			No cost associated with action
W2	Resurface existing netball court and warm up area to improve player/official safety (ie. reduce slippage) to support existing use until 2 new netball courts can be designed and constructed.	H			\$45,000
W3	Existing change rooms to be upgraded / redeveloped to meet sports facility standards (for existing reserve sports of football and cricket).	H			\$3,322,000
W7	Existing Netball rooms to be upgraded to provide change rooms and amenities to service two new courts as well as public toilets to service reserve users.		M		price included in W3
W5	Construct new cricket nets with storage shed with power to service nets (e.g. bowling machine) and drinking fountain.	H			\$250,000
W4	Construct 2 new netball courts and associated lighting paving, spectator areas, players benches, etc.	H			\$500,000
W15	Construct new playground with connecting paths and seating			L	\$300,000
W8	Construct and formalise car parking behind football/ cricket pavilion (approx. 30 spaces)		M		\$150,000
W10	Construct a one-lane crossing with hold points to allow vehicle access to northern car park. To include bollards/ fencing between road and pedestrian area.		M		\$100,000
W17	Demolish existing public toilets and replace as part of new Netball Pavilion facilities			L	\$50,000
W9	Upgrade pedestrian area to improve spectator amenity		M		\$75,000
W6	Storage shed - consider options to incorporate into redeveloped change room facilities (i.e. consolidate buildings on site).	H			\$10,000
W12	Electronic scoreboard		M		\$80,000
W11	Install safety netting behind the goals		M		\$75,000
W16	Construct a 1.5m wide path around oval			L	\$100,000
W13	Upgrade / formalise the road around the oval		M		\$150,000
W14	Construct and formalise car parking around oval (approx. 90 spaces)		M		\$500,000
W18	Introduce tree planting where indicated			L	\$15,000
<b>Sub-total</b>					<b>\$5,722,000</b>

		User Site Priority			Indicative Cost
		High	Medium	Low	
<b>Lake Oval</b>					
L1	Construct a new pavilion to service the needs of cricket and Football Umpires Association. Existing building doesn't meet sports facility standards/ guidelines.	H			\$2,238,000
L3	Construct new cricket nets, drinking fountain, and storage shed with power access to service nets (e.g. for bowling machine etc). Training facility's size, configuration and additional storage to fit within existing trees/ fences.	H			\$300,000
L5	Install lights to support Football Umpire training (i.e. 50/100 lux)		M		\$423,000
L2	New parallel parking and vehicle exclusive bollards along Queens Avenue	H			\$75,000
L7	3 x bench seats to be located between circuit path and fence to allow for best viewing to oval. Note: new seating installed for the 2022/23 cricket season.			L	completed
L6	Construct car parking at the back of the pavilion (approx. 15 spaces). Leveling works to be considered to enable parking on sloped areas. To be completed at the same time as the construction of a new pavilion.		M		\$100,000
L4	Location of new electronic scoreboard (new electronic scoreboard installed for 2022/23 cricket season)	H			completed
L8	Area of existing picket fence to be realigned to allow for circuit path			L	\$50,000
L10	Areas / zones for informal car parking around the oval			L	\$10,000
L9	Construct a 2.5m wide shared circuit path on outside of existing picket fence			L	\$25,000
<b>Sub-total</b>					<b>\$3,221,000</b>

		User Site Priority			Indicative Cost
		High	Medium	Low	
<b>Central Reserve</b>					
C1	Demolish the old scoreboard and construct a new pavilion to service Little Athletics, Dog Obedience and users of the second oval. Facility to incorporate extensive storage areas for clubs using Central Reserve as well as external undercover sheltered areas for viewing and gathering. The existing building does not meet sports facility standards/ guidelines.	H			\$3,491,000
C5	Demolish the former hockey pavilion and associated buildings. Note: can only be completed when new facility is constructed (Item C1) - item has been scored the same as C1 due to item needing to be completed at the same time.	H			\$50,000
C3	Construct little athletics facilities including long jump x 2, discuss, shot-put x 2. Javelin to be played on cricket/ soccer pitch.	H			\$50,000
C9	Resurface existing tennis courts to support ongoing use by the community and as an overflow venue for club competitions. Includes gate/fencing/shelter works.			L	\$100,000
C2	Redevelop the second playing field to accommodate junior cricket (40m radius & 3m buffer) and a soccer training pitch (90m x 58m & 3m buffer). Existing lighting to be moved around soccer pitch. Amateur Match Practice and Competition – Comer Four Pole (100 lux)	H			\$250,000
C4	Construct a dual sided toilet block to service the Youth Precinct and public as well as events staged at the reserve. Redevelop / incorporate improved undercover spectator area (currently used as the 'can-bar' on match days) - subject to site suitability.	H			\$500,000
C11	Decommission and remove toilet block when new facilities are provided closer to the skate park.			L	\$50,000
C6	Construct a new youth precinct to include playground, basketball court, table tennis, fitness equipment, furniture, netball half court with hopscotch and foursquare line markings.		M		\$700,000
C7	Construct fenced dog obedience training grounds including Show Dog Obedience Shed and fenced off-lead dog park.		M		\$150,000
C8	Upgrade paved pedestrian area to improve spectator amenity		M		\$450,000
C13	Formalise car parking around oval including road connecting north and south of reserve (approx. 87 spaces).			L	\$250,000
C10	Construct a new CFA training track (150m long) and training tower			L	\$2,000,000
C14	Construct car parking to service southern area of reserve (approx. 148 spaces). Subject to the relocation of the Little Athletics field and jump activities.			L	\$500,000
C12	Construct a 3m wide shared circuit path including pedestrian connection to Brown St			L	\$150,000
C15	Introduce tree planting where indicated			L	\$50,000
<b>Sub-total</b>					<b>\$8,741,000</b>

The site priorities on this page (high, medium and low) represent the priorities as communicated to Council and the consultant as part of this project's community consultation processes. The site priorities are reserve specific – i.e. they do not take into account priorities at other reserves. In the next section of this plan, projects/facility improvements and initiatives at each reserve are assessed globally against the Principles Based Planning Framework in order to determine an overall priority order for projects. This page also includes a high level, indicative costs for each project.



## 9. Implementation Plan

In this section, priorities at all reserves have been assessed against the Principles Based Planning Framework. This has helped develop a global priority list across all City Reserves. In the global list, some priorities have been reordered to reflect their relative priority against priorities at other reserves. Club priorities are still shown in this section via the colour coded traffic lights.

### Implementation Plan (Overall Ranking based on Total Score)

Overall Priority Project Listing			User Site Priority			Indicative Cost
			High	Medium	Low	
1	W1	Explore future shared/multi-use opportunities of social rooms for all reserve tenants (cricket)	H			No cost associated with action
2	EA1	Council to undertake a bi-annual review of the oval playing surface and rectify subsidence and undulations through top-dressing and/or levelling as required to ensure ongoing safety and suitability of the playing surface. A higher degree of maintenance will be required to keep the playing surface safe and playable.	H			\$25,000
3	EA2	Resurface asphalt netball courts to address cracking and to improve user safety (i.e. reduce slippage) and to ensure compliance with current standards, including court surrounds. New fence and gate access along western interface. (Funded - to be completed during 2022/23) Review existing water sources and add water outlet/tap to eastern side of courts.	H			\$180,000
4	W2	Resurface existing netball court and warm up area to improve player/official safety (ie. reduce slippage) to support existing use until 2 new netball courts can be designed and constructed.	H			\$45,000
5	ELR2	Upgrade the floodlighting around the oval (funded - to be completed during 2022/23)	H			\$450,000
6	EA4	Retain the existing cricket field, top dressing and leveling where required (55m radius & 2m buffer). Note that the outfield does not meet the min. size for Australian regional/ premiere cricket standards.	H			\$20,000
7	EA3	Construct baseball diamond off the cricket oval. New netting, boxes, and seating to be included. Baseball outfield, netting and boxes are not to ABL standards, however mirror the existing playing field sizes. Outfield approx. 82m from home base. Infield lighting to be provided to training standard.	H			\$500,000
8	ELR14	Main Sports Pavilion - Engage a building architect to undertake a feasibility study to investigate the options for the upgrade, extension and/or replacement of the main pavilion, and to prepare final design plans. Extend and upgrade the sports pavilion building. Demolish the former netball room. New retaining wall along the access road.	H			\$6,000,000
9	L1	Construct a new pavilion to service the needs of cricket and Football Umpires Association. Existing building doesn't meet sports facility standards/ guidelines.	H			\$2,238,000
10	EA7	Existing pavilion to be upgraded to meet contemporary facility standards and guidelines for existing sports (i.e. netball, cricket and baseball). Forecourt to include controlled vehicular access to overflow carpark with pedestrian priority and replace existing fence with new fence and removable bollard access		M		\$3,543,000
11	W3	Existing change rooms to be upgraded / redeveloped to meet sports facility standards (for existing reserve sports of football and cricket).	H			\$3,222,000
12	C1	Demolish the old scoreboard and construct a new pavilion to service Little Athletics, Dog Obedience and users of the second oval. Facility to incorporate extensive storage areas for clubs using Central Reserve as well as external undercover sheltered areas for viewing and gathering. The existing building does not meet sports facility standards/ guidelines.	H			\$3,491,000
13	C5	Demolish the former hockey pavilion and associated buildings. Note: can only be completed when new facility is constructed (Item C1) - item has been scored the same as C1 due to item needing to be completed at the same time.	H			\$50,000
14	ELR18	Resurface the tennis courts		M		\$100,000
15	C3	Construct little athletics facilities including long jump x 2, discuss, shot-put x 2. Javelin to be played on cricket/ soccer pitch.	H			\$50,000
16	ELR26	Reinstate the existing paths throughout the reserve that are overgrown and in poor condition			L	\$25,000
17	C9	Resurface existing tennis courts to support ongoing use by the community and as an overflow venue for club competitions. Includes gate/fencing/shelter works.			L	\$100,000

Overall Priority Project Listing			User Site Priority			Indicative Cost
			High	Medium	Low	
			H			
18	C2	Redevelop the second playing field to accommodate junior cricket (40m radius & 3m buffer) and a soccer training pitch (90m x 58m & 3m buffer). Existing lighting to be moved around soccer pitch. Amateur Match Practice and Competition – Corner Four Pole (100 lux)	H			\$250,000
19	EA8	Retain and maintain existing cricket nets for community and club use.		M		\$250,000
20	L3	Construct new cricket nets, drinking fountain, and storage shed with power access to service nets (e.g. for bowling machine etc). Training facility's size, configuration and additional storage to fit within existing trees/ fences.	H			\$300,000
21	C4	Construct a dual sided toilet block to service the Youth Precinct and public as well as events staged at the reserve. Redevelop / incorporate improved undercover spectator area (currently used as the 'can-bar' on match days) - subject to site suitability.	H			\$500,000
22	C11	Decommission and remove toilet block when new facilities are provided closer to the skate park.			L	\$50,000
23	EA5	Construct and formalise road with clear signage and protective barrier fencing between path and road	H			\$200,000
24	W7	Existing Netball rooms to be upgraded to provide change rooms and amenities to service two new courts as well as public toilets to service reserve users.		M		price included in W3
25	L5	Install lights to support Football Umpire training (i.e. 50/100 lux)		M		\$423,000
26	W5	Construct new cricket nets with storage shed with power to service nets (e.g. bowling machine) and drinking fountain.	H			\$250,000
27	C6	Construct a new youth precinct to include playground, basketball court, table tennis, fitness equipment, furniture, netball half court with hopscotch and foursquare line markings.		M		\$700,000
28	EA6	Construct new undercover batting cage (Training Facility) to be shared use for baseball and cricket. Size to be confirmed by available budget during detail design. Indicative size is 40m L x 15m W x 5.5m H.	H			\$600,000
29	ELR35	New sealed car park and access road between the netball court and the main pavilion (construct at the same time as construction of the new pavilion)		M		\$100,000
30	ELR6	Install a path around the oval (will assist with alleviating the gravel which washes onto velodrome surface)			L	\$100,000
31	W4	Construct 2 new netball courts and associated lighting paving, spectator areas, players benches, etc.	H			\$500,000
32	ELR17	Install steps and paths to better connect the tennis courts with the tennis clubroom	H			\$20,000
33	C7	Construct fenced dog obedience training grounds including Show Dog Obedience Shed and fenced off-lead dog park.		M		\$150,000
34	L2	New parallel parking and vehicle exclusive bollards along Queens Avenue	H			\$75,000
35	W15	Construct new playground with connecting paths and seating			L	\$300,000
36	L6	Construct car parking at the back of the pavilion (approx. 15 spaces). Leveling works to be considered to enable parking on sloped areas. To be completed at the same time as the construction of a new pavilion.		M		\$100,000
37	ELR22	New unsealed path between the play space and the public toilet (would need to be sealed due to wash out and DDA compliance)		M		\$30,000
38	ELR23	Upgrade the public toilet			L	\$35,000
39	W8	Construct and formalise car parking behind football/ cricket pavilion (approx. 30 spaces)		M		\$150,000
40	ELR1	Upgrade the oval surface including sub-surface irrigation and drainage systems		M		\$370,000
41	ELR19	Replace the tennis court fencing			L	\$40,000
42	L7	3 x bench seats to be located between circuit path and fence to allow for best viewing to oval. Note: new seating installed for the 2022/23 cricket season.			L	completed
43	ELR21	Consider site options for a new BMX/Bike Park facility		M		\$240,000
44	EA10	Refurbish and formalise existing car park including new parallel parking along Wilson Street (approx. 170 spaces).			L	\$600,000
45	W10	Construct a one-lane crossing with hold points to allow vehicle access to northern car park. To include bollards/ fencing between road and pedestrian area.		M		\$100,000
46	ELR3	Install a digital (electronic) scoreboard		M		\$80,000
47	L4	Location of new electronic scoreboard (new electronic scoreboard installed for 2022/23 cricket season)	H			completed
48	ELR20	Future expansion of play space		M		\$100,000

## 9. Implementation Plan cont.

Overall Priority Project Listing			User Site Priority			Indicative Cost
			High	Medium	Low	
49	ELR33	Reconfigure the existing unsealed access roads and car parking south of the oval, and formalise new car parking east of the oval	H		L	\$183,500
50	EA9	Remodel and reconstruct car parking adjacent to the playing field (approx. 60 spaces).		M		\$300,000
51	ELR8	Control storm water run-off from the car park towards the pavilion	H			\$30,000
52	ELR11	Integrate the stormwater run-off from the netball courts into the broader stormwater system	H			\$30,000
53	W17	Demolish existing public toilets and replace as part of new Netball Pavilion facilities			L	\$50,000
54	W9	Upgrade pedestrian area to improve spectator amenity		M		\$75,000
55	C8	Upgrade paved pedestrian area to improve spectator amenity		M		\$450,000
56	ELR32	Form unsealed car park to service the tennis facility		M		\$11,000
57	L8	Area of existing picket fence to be realigned to allow for circuit path			L	\$50,000
58	ELR30	Remove the crossover to cease vehicle access to tennis courts from Howarth St	H			\$15,000
59	W6	Storage shed - consider options to incorporate into redeveloped change room facilities (i.e. consolidate buildings on site).	H			\$10,000
60	L10	Areas / zones for informal car parking around the oval			L	\$10,000
61	ELR12	New netball court	H			\$1,000,000
62	ELR31	Remove the crossover (Howarth Street south entrance) and reinstate to grass	H			\$15,000
63	W12	Electronic scoreboard		M		\$80,000
64	W11	Install safety netting behind the goals		M		\$75,000
65	ELR7	New terraced spectator standing area (resolve drainage/stormwater issues)			L	\$50,000
66	W16	Construct a 1.5m wide path around oval			L	\$100,000
67	W13	Upgrade / formalise the road around the oval		M		\$150,000
68	C13	Formalise car parking around oval including road connecting north and south of reserve (approx. 87 spaces).			L	\$250,000
69	W14	Construct and formalise car parking around oval (approx. 90 spaces)		M		\$500,000
70	C10	Construct a new CFA training track (150m long) and training tower			L	\$2,000,000
71	C14	Construct car parking to service southern area of reserve (approx. 148 spaces). Subject to the relocation of the Little Athletics field and jump activities.			L	\$500,000
72	EA11	Construct a shared path network throughout the reserve (i.e. 2.5m wide)			L	\$300,000
73	C12	Construct a 3m wide shared circuit path including pedestrian connection to Brown St			L	\$150,000
74	L9	Construct a 2.5m wide shared circuit path on outside of existing picket fence			L	\$25,000
75	EA10	Existing cricket storage/equipment shed - club to expand to accommodate additional storage requirements. No existing vegetation to be removed in expanding the shed.		M		\$20,000
76	ELR24	New unsealed path between Main Street and the oval			L	\$8,250
77	ELR9	Install two cricket practice nets			L	\$200,000
78	ELR13	Netball Precinct revegetate batter		M		\$15,000
79	ELR10	New enclosed storage room as an extension to the netball sheds		M		\$15,000
80	ELR27	Improve the landscape amenity of the batters around the northern and western sides of the oval		M		\$20,000
81	ELR28	Undertake tree planting, as required		M		\$15,000
82	EA13	Introduce new tree planting where indicated			L	\$20,000
83	C15	Introduce tree planting where indicated			L	\$50,000
84	W16	Introduce tree planting where indicated			L	\$15,000
85	ELR29	Install a roundabout at the reserve entrance			L	\$75,000
86	EA14	Spectator zone - behind diamond			L	\$50,000