
Elliminyt Recreation Reserve Master Plan

January 2018

for the South Colac Sports Club





Elliminyt Recreation Reserve Master Plan 2017

About this document

This report describes the process undertaken to prepare the Elliminyt Recreation Reserve Master Plan, and outlines the information assessed and the key directions proposed in the master plan. The master plan was prepared by Simon Leisure Consulting for the South Colac Sports Club, and the associated user groups at the Elliminyt Recreation Reserve, with funding support received from the Colac Otway Shire. MEMLA landscape architects and JMA building architects were sub-contracted by Simon Leisure consulting for the provision of specialist services.

Acknowledgements

Simon Leisure Consulting acknowledges the support and assistance provided by the Executive members of the South Colac Sports Club and staff from Colac Otway Shire.

Particular thanks to the following key personnel:

- Mick Baker, South Colac Sports Club.
- Tracey Tann, South Colac Sports Club.
- Ryan Fennell, South Colac Sports Club.
- Jake Veale, South Colac Sports Club.
- Ashley Borch, South Colac Sports Club.
- David Seabright, South Colac Sports Club.
- Nicole Frampton, Recreation & Open Space Coordinator, Colac Otway Shire.
- Lisa Loughnane, Recreation Officer, Colac Otway Shire.

The preparation of the master plan was the culmination of several stakeholder meetings held during the period March 2016 and March 2017, and included involvement by user groups, prospective user groups, Council staff, local community groups and residents. The overall contribution from the stakeholder groups and other community members is acknowledged and appreciated.



Simon Leisure Consulting Pty Ltd

ABN 38 314 852 941

Office 1, 655 Nepean Highway Brighton East Victoria 3187

M 0458 957 824

E richard@simonleisure.com

www.simonleisure.com

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1. INTRODUCTION

The Elliminyt Recreation Reserve is the primary public open space area for residents from the Elliminyt district of Colac, which is the largest township in the Colac Otway Shire. The reserve is located approximately 3km south of Colac on the Colac-Lavers Hill Road, Elliminyt.

Elliminyt Recreation Reserve is a Crown land reserve, with its main function and use being a sporting and open space reserve. The reserve comprises of a sports oval with a sealed velodrome around it, a netball court, four tennis courts, a playground, and other buildings and spaces to support these facilities. The reserve is managed by the South Colac Sports Club ('Sports Club') and is used by the following groups:

- South Colac Football Netball Club.
- City United Cricket Club.
- Colac Cycling Club.
- Elliminyt Tennis Club.

Some of the facilities and infrastructure at the reserve are ageing or no longer fit for purpose. There is an identified need for the expansion and/or upgrade of some of the facilities, including the netball facilities, the tennis courts, the velodrome, the main pavilion building, the public toilets, and the internal path network. In addition, the Sports Club and Council are keen to explore how the reserve can be utilised more by the local community, particularly as Elliminyt is the fastest growing area of Colac. It is timely, therefore, that a master plan be prepared for the Elliminyt Recreation Reserve that considers not only the potential to expand and upgrade existing facilities, but also assess the capacity to incorporate other facilities and spaces to accommodate new sporting and recreation activities for broad community use.

1.1. Project Aim, Objectives and Scope

The main aim of the master plan is to determine the best use and development of the reserve in accordance with stakeholder requirements and community expectations. The objectives of the master plan study were:

1. To assess the layout and condition of the existing sporting facilities, and propose possible uses and development in consideration of the needs of community and stakeholders.
2. To assess the land in consideration of possible future infrastructure developments (sporting, social, commercial) that meets the needs of the user groups and the local community.
3. To provide a design concept which integrates sporting facilities and establishes a framework for the future direction for the use and development of the reserve.
4. To apply innovation and efficiency to design and configuration concepts, and comply with legislation ensuring universal design principles are considered.
5. To develop design concepts that can be staged, and make recommendations relating to various costing options and timing of these stages.

The scope of the master plan study was:

- Consult with the community and stakeholder groups to understand current and future needs for recreation and open space provision in Elliminyt, including social and commercial infrastructure.
- Provide a clear strategic direction for the use of the land and the development of infrastructure, which clearly articulates the required facilities and location within the reserve.
- Assess and address the key requirements of the community and key stakeholders in consideration of the following:
 - Better integration and connectivity of sporting facilities

- New, expanded, and additional sporting facilities
- Opportunities for informal and passive recreation
- Opportunities for social (convention) and commercial infrastructure
- Public toilets
- Landscaping, native vegetation, and general aesthetics
- Sustainability principles and practices
- Car parking
- Provide design concepts to meet the project's aims and objectives.
- Provide a costed and prioritised action plan for implementation, including specific actions to be undertaken and timelines.
- Provide innovative ideas and actions to drive the reserve towards becoming the township's leading sporting hub and recreational area.

This report provides an overview of the study process, describes the key findings from the study, and outlines a new 'Vision' for the Elliminyt Recreation Reserve.

1.2. Master Planning Process

A number of research and consultative processes have informed the master plan development, including:

- Review of relevant background reports.
- Analysis of demographic information relating to the Elliminyt district.
- Review and assessment of the existing sporting and recreation facilities by the consultant team.
- Consultation with the South Colac Sports Club, the regular user groups (the Elliminyt Tennis Club, the Colac Cycling Club, the City United Cricket Club, and the Elliminyt Primary School), Council, and other stakeholders.
- Analysis of issues and opportunities for the reserve, and the preparation of concept plans for review by project stakeholders.
- Preparation of the final draft Elliminyt Recreation Reserve Master Plan.
- Final combined meeting with the Sports Club, the regular user groups, Council, and other stakeholders (including local residents) to review the final draft master plan (March 2017).
- Preparation of the final Elliminyt Recreation Reserve Master Plan and study report.

The Elliminyt Recreation Reserve Master Plan has been designed to not only reflect the needs and aspirations of the Sports Club and the reserve user groups, but to also incorporate new opportunities for sporting and recreation facility provision.

1.3. Purpose and Use of a Master Plan

A master plan determines a broad Vision for an area and outlines a number of projects and strategies that are required to be implemented to achieve the new Vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Elliminyt Recreation Reserve Master Plan may be required depending upon their scale, likely impact and estimated cost.

The inclusion and reference to projects in the master plan does not directly commit the South Colac Sports Club, other reserve user groups, the Colac Otway Shire, or any other organisation to a responsibility for funding and implementing these projects. It is likely that there will be a reliance on State and Federal Government funding opportunities to realise many of the projects.

2. CONTEXT AND BACKGROUND

The Elliminyt Recreation Reserve Master Plan was informed by a number of research and planning considerations. This section provides a summary of the key planning and contextual factors which were important to be assessed and considered during the preparation of the master plan.

2.1. Site Context

The Elliminyt Recreation Reserve is located approximately 3km south of the central activities district of Colac. Joiner Reserve is a passive parkland within the same precinct as Elliminyt Recreation Reserve, and is located to the east on the opposite side of the Colac-Lavers Hill Road.



2.2. Elliminyt Population Characteristics

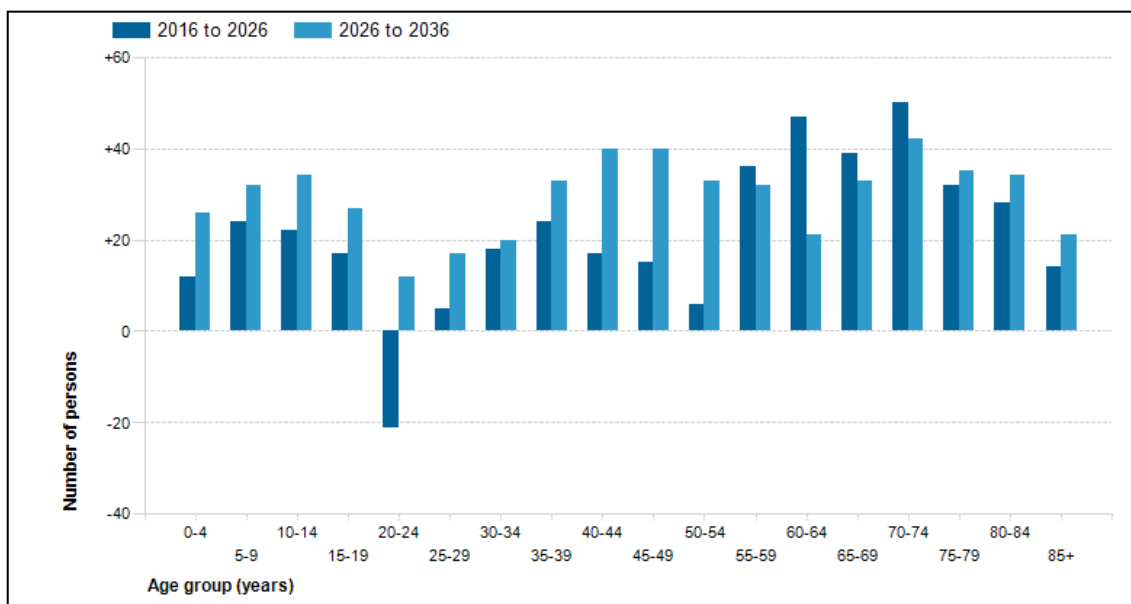
The population of the combined area of Colac-Elliminyt in 2016 was 12,129 people, but for Elliminyt only was 2,936 people. For Elliminyt, this represents an increase of 335 people since 2011¹. Compared to all of Colac, Elliminyt has a younger population profile, which is consistent with the area being the main growth area of Colac. This is evidenced by the proportion of the population aged 0–17 years in Elliminyt being 26.7% compared to all of Colac at 21.2%, and the proportion aged over 70 years in Elliminyt being 10.6% compared to all of Colac at 14.8%.

¹ Source: Community Profile i.d. Colac Otway Shire.

The cultural diversity of Elliminyt is low, with 89.6% of residents being Australian-born (Colac-Elliminyt: 83.3%)². Elliminyt had the lowest level of disadvantage in Colac Otway Shire in 2011 with a SEIFA index score of 1,029.1³, compared to all of Colac Otway Shire at 964.6. (2016 SEIFA Index data was not available at the time the report was written).

The projected population growth for Elliminyt to 2036 is 3,657, or an increase of 721 people. Although the overall profile of the population of Elliminyt will age to 2036, it is significant that the number of people in the active age cohort of 5 – 39 years will increase (see Figure 1 below)

Figure 1 - Population Forecast Change by 5 year Age Groups - Elliminyt (2016-2036)



Of note is that the Colac 2050 Community Infrastructure Plan projects that the population of Colac will grow by 7,700 people to 20,000 in 2050, with most of this increase likely to occur in the Elliminyt area – approximately 6,000 people.

The above population characteristics of Elliminyt have implications for the direction of the master plan:

- The increasing population will ensure that there will continue to be local demand for sporting facilities and other active recreation pursuits in Elliminyt, irrespective of age.
- The high proportion of Australian-born residents suggests that the typical Anglo-sports of Australian Rules football, cricket, netball and tennis will continue to be the dominant activities of choice of residents.
- The general ageing of the population will continue to increase the demand for new and improved passive recreation opportunities, such as walking paths (with seats and shade) and passive parklands.

² Source: Community Profile i.d. Colac Otway Shire.

³ SEIFA score is the Socio-Economic Index for Australia and is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and variables that reflect disadvantage. The lower the score, the higher the relative disadvantage of an area.

2.3. Strategic Planning Directions

The following reports provided important context, background and direction during the preparation of the master plan:

- Council Plan 2013-2017 (revised 2015).
- Colac 2050 Community Infrastructure Plan (2016).
- Colac Framework Plan (2017).
- Colac Otway Public Open Space Strategy (2011).
- Colac Otway Shire Physical Activity Strategy 2014-2017.
- Colac Otway Shire Recreation Strategy 2006-2010.
- Colac Otway Tennis Facility Audit (2011).
- Future of Tennis in Colac (2014).
- G21 Regional Tennis Strategy 2015-2025.
- G21 and AFL Barwon Regional Strategy (2015).

The key directions from the plans and strategies relevant to the master plan study are noted below.

Council Plan 2013-2017

The Council Plan is structured around the following four key themes (or 'pillars'). Each pillar is underpinned by a number of strategies, and the strategies that support the master planning process and its subsequent outcomes are noted below.

1. Good Governance
 - Effective community engagement and participation.
2. A Planned Future
 - Plan for future land use to respond to population growth and changing needs.
3. A Place to Live and Grow
 - Address the health and wellbeing needs of people of all ages and abilities.
 - Maintain existing infrastructure.
4. A Healthy Community and Environment
 - Encourage active participation in recreation, arts and leisure pursuits.

Colac 2050 Community Infrastructure Plan

The purpose of the Plan was to identify the community infrastructure needs of the Colac Area through to 2050. The report notes that there will be an increase in the population of Elliminyt by approximately 6,000 people, and this large population growth will significantly increase the demand for community infrastructure. Whilst the report concludes that existing and planned facilities in Colac will generally have the capacity to satisfy current and future demand through to 2050, the following specific recommendations were made for Elliminyt:

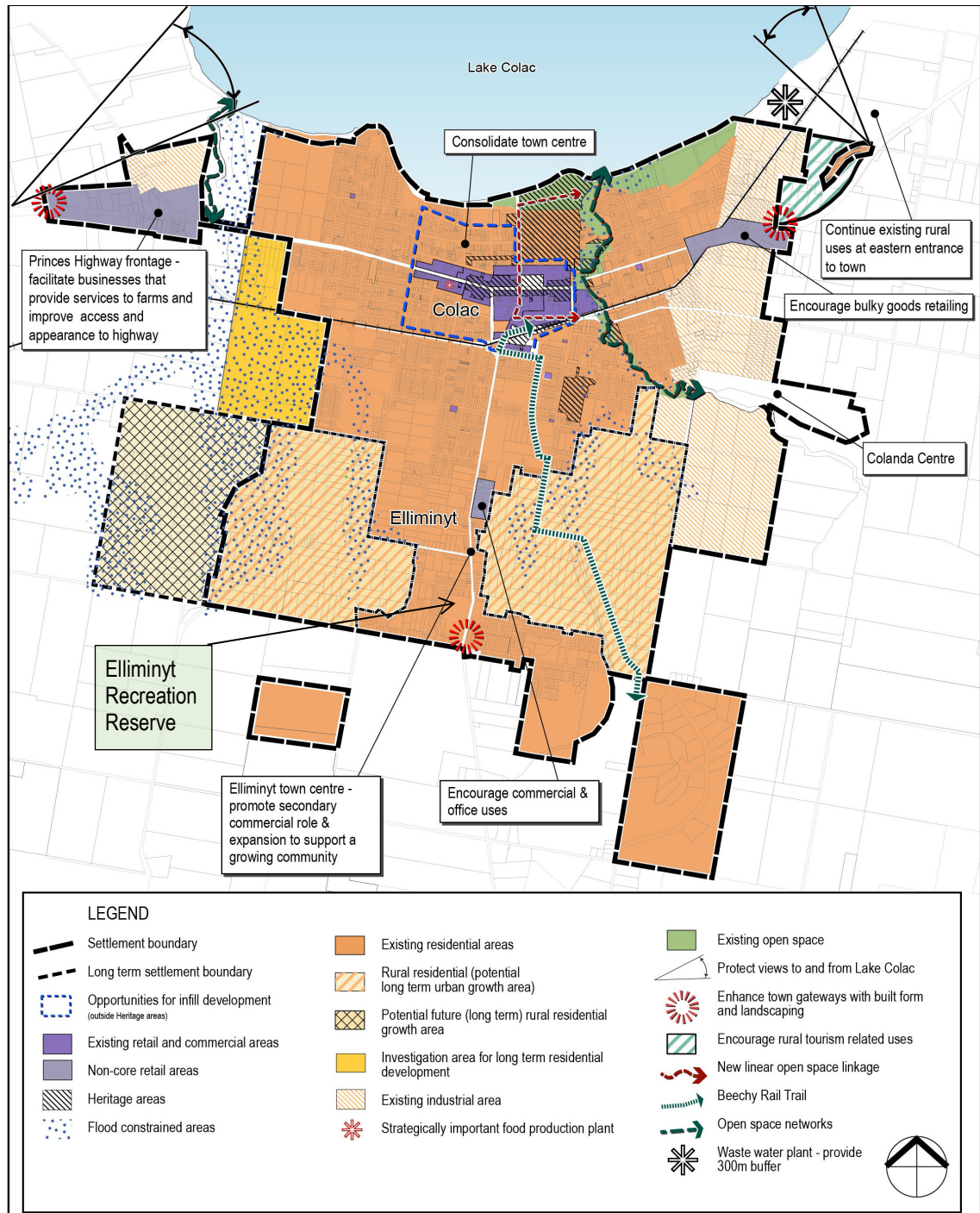
- Make provision for additional community meeting space in Elliminyt.
- Redevelop Elliminyt Recreation Reserve by upgrading the sports oval, providing an additional netball court or joint-use tennis court, and expanding the pavilion/ change rooms.

Colac Framework Plan (2017)

The Colac Framework Plan addresses the future potential for growth and development of the Colac and Elliminyt areas and identifies the means by which appropriate residential and commercial development can be accommodated.

Figure 2 below shows how much of the future residential land will be in the Elliminyt area.

Figure 2 – Colac Framework Plan (2017)



Public Open Space Strategy (2011)

The Public Open Space Strategy sets out a strategic framework for the planning and provision of open space within the Shire. In the context of the framework for the hierarchy and classification of open space as outlined in the Strategy, the Elliminyt Recreation Reserve is 'District' level open space and is categorised as a 'Sports Reserve'.

An analysis of the Urban Colac Area identified that *"There is a reasonable distribution of sports reserves but they generally have a limited range of facilities and often no facilities for sports that require a rectangular playing field, such as soccer and rugby. The sports reserves also lack facilities for non-organised active or passive recreation."*

Specific recommendations for Elliminyt and the Elliminyt Recreation Reserve, include:

1. Investigate the provision of a good quality neighbourhood park, including the provision of a high standard play facility for a wide range of age groups to service the Elliminyt area, e.g. at Joiner Reserve. This has been actioned with the recent installation of the new playground within the Elliminyt Recreation Reserve, just north of the tennis courts.
2. For sports reserves, such as the Elliminyt Recreation Reserve:
 - Explore opportunities to provide rectangular playing fields on the existing ovals to cater for sports such as soccer.
 - Upgrade the existing pavilions and other facilities.
 - Explore opportunities for use of alternative water sources and drought tolerant grasses, where applicable.
 - Landscape around the oval.
 - Improve car parking arrangements.
 - Provide informal recreation opportunities, eg. seating, picnic areas, play spaces, pathways, landscape features, etc.
 - Provide for non-organised active recreation, such as kick about spaces around the ovals.

Physical Activity Strategy (2014-2017)

The aim of the Physical Activity Strategy is to establish an evidence base to guide policy and decision making at a regional and municipal level to create an environment that supports physical activity. The strategy particularly focuses on identifying physical activity interventions, such as facility development, policies, programs and services that are cost effective and most likely to succeed in increasing people's ongoing participation in physical activity.

There were no specific recommendations for the master planning process contained within the strategy, however, the preparation of the master plan is consistent with the objectives of the strategy by improving the provision of facilities and spaces that may influence people to get active, and remain physically active.

Recreation Strategy (2006-2010)

The Recreation Strategy is underpinned by the following principles:

- Accessibility
- Partnerships
- Risk Management
- Financial Sustainability
- Flexible, multi-use approach
- Cross-organisational input

The Strategy includes the following recommendations/directions that are relevant to the master plan study:

- Undertake master plans for each of the city reserves, including the capacity to redevelop reserve surfaces.
- Implement the tennis and netball facilities' plans.
- Continue to support and encourage access and use of specialist facilities in collaboration with the resident clubs, eg. track cycling.

Tennis Strategies and Reports

The facility audit conducted in 2011 on the four tennis courts located at Elliminyt Recreation Reserve found no significant issues with the infrastructure, but identified that the courts will need resurfacing in the next 10 years, and the net posts replaced and the fence renewed.

There were no specific recommendations and directions for the Elliminyt Tennis Club in the 'Future of Tennis in Colac' report.

The G21 Regional Tennis Strategy classifies the Elliminyt Tennis Club facility as one of two 'Local' facilities available in the Shire, and that the long-term viability of the facility will need to be assessed as part of a broader future assessment of all tennis facilities in Colac. The strategy identified the following upgrade works:

- Court surface renewal by 2020.
- Perimeter fence renewal by 2020.
- Replacement of the net posts by 2018.

G21 and AFL Barwon Regional Strategy 2015

The strategy provides the principles and strategic framework to support the future development, governance and growth of football and netball throughout the G21 Region. It also provides key regional strategic directions and recommendations, as well as identifying key priorities and actions for AFL Barwon, AFL Victoria, Netball Victoria and each participating municipality.

A condition rating on the football and netball facilities at the Elliminyt Recreation Reserve was carried out as part of the project. Infrastructure items and condition scores are noted below.

Main pavilion	4/10	Netball amenities	8/10
Change rooms	3/10	Main netball court	10/15
Floodlighting (oval)	10/15	Floodlighting (court)	10/15
Oval surface	4/15		
Oval amenities ⁴	6/10		

The key items requiring improvement (as assessed by the report authors) are the main pavilion and the football change rooms.

⁴ Oval amenities = cricket pitch, irrigation system, oval fencing.

3. ELLIMINYT RECREATION RESERVE

3.1. History and Ownership

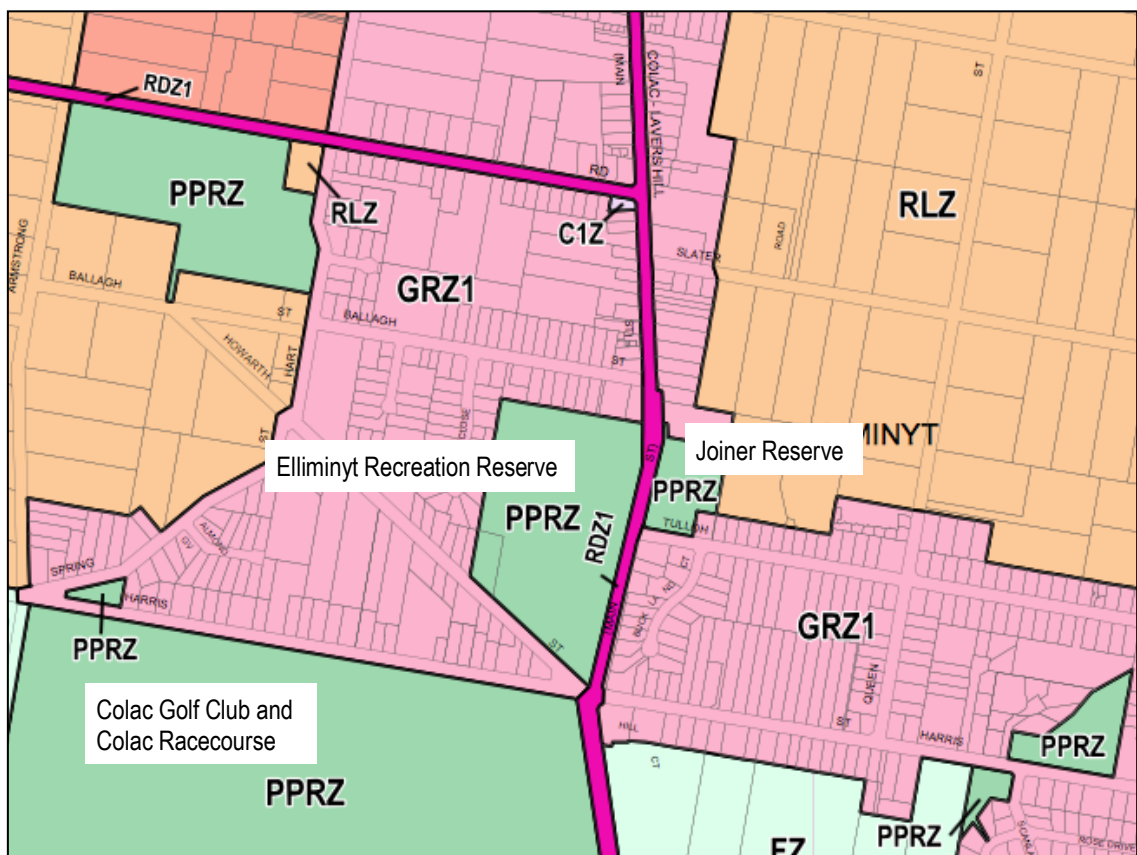
Elliminyt Recreation Reserve is a Crown land reserve managed by the Colac Otway Shire Council. The reserve is 7.7 hectares in size, and is located approximately 3km south of Colac in the suburb of Elliminyt.

3.2. Planning

The reserve is zoned *Public Park and Recreation Zone* (see Figure 3). The current sporting and recreational uses of the reserve are consistent with its zoning.

The reserve is not subject to any planning overlays.

Figure 3 - Planning Scheme Map Showing the Elliminyt Recreation Reserve



3.3. Existing Facilities

3.3.1. Sporting Facilities

The reserve comprises of the following sporting facilities:

- One sports ground of approximate dimensions 160m x 115m, including a synthetic cricket wicket and floodlighting. All appear in good condition, although the floodlights do not provide the minimum recommended 50 lux for football training.



Sports ground viewing east

The oval is on the small side for senior football, mainly due to the narrow pockets at both ends, which are an outcome from the final shape of the ground. Little opportunity exists to either widen or extend the oval, as an asphalt velodrome circumnavigates the ground. The track is a valuable feature of the reserve and is being used more frequently each year as the Colac Cycling Club continues to grow. Beyond the footprint of the velodrome there are constraints to further expand the size of the oval/ velodrome: there is a significant grade change on the northern side; and on the south side of the oval, the pavilion and other infrastructure are built to the edge of the velodrome.

- The centre wicket is orientated east-west, which is not the preferred orientation.
- A manually operated scoreboard is located in the northwestern corner of the reserve.

One 450 metre asphalt cycling track around the perimeter of the sports ground. The condition of the surface is average, with evidence of cracking and uneven sections. The cycling club has patched up areas to improve its performance.



Velodrome

- The main sports pavilion comprises of home and away player change rooms and amenities, a social area with separate bar and combined kitchen/ canteen facilities, internal toilets, a training room, and umpires room. All facilities and spaces are in average to poor condition and some functional constraints exist with the present layout of facilities. During the study, a building condition report and a timber pest report were commissioned by independent contractors, and each confirmed the poor condition of the building and identified that the building is termite infested. (Refer Section 5.2 for additional information concerning the condition of the pavilion).



Main pavilion – social room

- Adjoining the main sports pavilion is a covered bar area and terraced spectator viewing area.
- One asphalt netball court with associated changing facilities and shelter, including floodlighting. The facilities were built in 2006 and are in good condition.



- A small sports pavilion comprising of a change area and toilet. The pavilion was previously used as the netball change rooms, and more recently, it has been used as a cricket store and meeting area.

- Four asphalt tennis courts (2 banks of 2 courts), none are floodlit. The eastern bank of courts requires re-surfacing. The fencing around the courts is in average to fair condition (bellying and rust).



- A small tennis pavilion with a basic kitchen, meeting room and toilet facilities is in good condition.
- There is no path between the pavilion and the courts, despite a grade change between both assets. Some bench seating on the south side of the courts has been recently installed.

3.3.2. Other Facilities

The reserve also includes the following additional facilities and spaces.

- A playground with adjoining BBQ/shelter and seating are all in very good condition and are popular with local residents and visitors to the reserve/region.



- An extensive internal path network, with some sections in good condition and some requiring re-surfacing.
- The public toilet block is in average to poor condition, and is poorly located in proximity to other facilities, such as the main sports pavilion and the playground.

3.3.3. Landscape and Car Parking

- The reserve has a steep gradient from the highest point at the southern end of the reserve, to the lowest point at the northern end where the sports ground is located.
- Whilst there are a number of mature eucalypts throughout the reserve, the overall tree planting is sporadic and could be strengthened along the boundaries, particularly adjacent to residential boundaries.
- All internal roads and car parking are unsealed.
- There are two banks of terraced car parking along the southern side of the sports ground, and the car parking to the east and west of the ground is informal. The car parking on the west of the sports ground is accessed via a gravel road between the main pavilion and the netball courts and presents as a safety issue for pedestrians moving between both facilities and around the sports ground.



- A gravel car park services the play space precinct, and informal car parking on grass is available on either side of the tennis clubroom.
- The main entrance to the reserve is off Colac-Lavers Hill Road, with a secondary entrance from the south off Howarth Street. A second cross-over off Howarth Street approximately 30m east of the secondary entrance leads to a small open space area for no obvious reason and appears to be unnecessary.
- The reserve edges along the western and northern boundaries are eroding and degraded. These edges would benefit from some landscaping and tree planting.



Evidence of surface degradation along boundaries

4. CONSULTATION

A combination of meetings, interviews, site inspections and community surveying was carried out with various stakeholders during the study period, including user groups, representatives from local community groups, the local primary school and Council staff. Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on preliminary concept plans prepared for the reserve and the main pavilion.

A chronological summary of the consultation undertaken is shown in the following table.

Date	Method of Consultation	Group / Stakeholder
20 April 2016	Meeting	Colac Otway Shire Staff Workshop
	Meeting	Elliminyt Primary School
	Meeting	Warrion Cricket Club
	Meeting	Colac Cycling Club
	Meeting	Elliminyt Tennis Club
	Meeting	South Colac Sports Club
May 2016	Telephone Meetings	Colac Auskick Warrion Cricket Club City United Cricket Club St Laurence Community Services/MyPATH
May 2016	Survey	Community and local residents
10 August 2016	Meeting – progress report	South Colac Sports Club
8 December 2016	Meeting – review reserve and pavilion concept plans	South Colac Sports Club
16 March 2017	Information Session	All stakeholders

See Appendix 1 for a list of people and groups consulted.

4.1. Council Staff Meeting

A summary of the key outcomes, suggestions and comments from a meeting with Council staff is provided in the following table.

Group	Meeting Notes
<p>Colac Otway Shire Council Staff (Meeting date: 20 April 2016) <u>Meeting Attendees</u> Mark Robinson – Parks and Gardens Nicole Frampton - Recreation & Open Space Coordinator Casey Slater – Building Maintenance Geoff Alexander – Strategic Planner Adam Lehmann – Manager Assets</p>	<p>The Elliminyt Recreation Reserve is a Crown land reserve. The Growth Area Plan for Colac includes a landscape assessment for Colac and Elliminyt. The view corridors have been preserved. The rezoning south of Harris Road will provide for 300 new homes. This will provide for future growth in Elliminyt.</p> <p>Buildings Council maintains the buildings on the reserve to the basic standard. There is termite damage in the main pavilion and also in the retaining wall to the south of the pavilion. The retaining wall is in poor condition. The change rooms are small, and access for players and umpires to the ground is across the cycling velodrome.</p> <p>Path Network The paths are of various standards due to the recent playground works. Some have been prioritised due to the connections they offer.</p>

	<p>Traffic The road through the reserve is often used as a thoroughfare between Main Street and Howarth Street.</p> <p>There are safety concerns for pedestrians in two locations:</p> <ul style="list-style-type: none"> • the area between the sports ground and the netball court, and • the section of road adjacent to the tennis courts. <p>Sports Facilities The cricket practice nets were removed when the netball change rooms were built in 2006. Consideration needs to be made to include new cricket nets in the master plan.</p> <p>Sports Ground and Landscaping The playing surface should be a priority for Council before any building upgrades, with improved drainage and irrigation required. Consideration should be given to converting the playing surface to a drought tolerant species of grass.</p> <p>The current tree plantings throughout the reserve could be strengthened.</p>
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4.2. User Group Consultation

A summary of the key outcomes, suggestions and comments from the consultation with user groups conducted during the research and master plan development phase is provided in the following table.

Group	Meeting Notes
<p>South Colac Sports Club (Meeting date: 20 April 2016) (Follow-up meetings were held 10 August 2016, 8 December 2016 and 16 March 2017)</p> <p><u>Meeting Attendees</u> Ryan Fennell Jake Veale Ashley Borsch Tracey Tann David Seabright</p>	<p>The South Colac Sports Club identified the following issues relating to facilities:</p> <ul style="list-style-type: none"> • require a second netball court to meet demand, • clubrooms require upgrading/redevelopment due to some non-compliances with the building code, some of the spaces do not meet AFL guidelines, and its condition (including evidence of termite damage), • car parking around the reserve needs reviewing, and the stormwater flow associated with some of the car parks also needs reviewing, • there are deficiencies with the oval, including its size and condition, and the floodlighting does not meet 50 lux, and • the scoreboard needs replacing with a digital scoreboard. <p>There is support for a café/commercial operation at the reserve, and to better integrate all of the facilities.</p>
<p>Colac Cycling Club (Meeting date: 20 April 2016)</p> <p><u>Meeting Attendees</u> Anthony McDonald Darren Allan Neil Widdicombe Scott O'Hanlon Richard</p>	<p>The Colac Cycling Club was established in 1926, went into recess in 1996, and re-formed in 2002. It is a very successful club boasting Olympic and Commonwealth Games participants.</p> <p>There are not many tracks in Western Victoria, with the closest cycling velodrome at Ballarat.</p> <p>Facility Use The velodrome is used for track cycling in the summer. The Club conducts road racing during the winter. The road racing season is based at the Beeac Community Centre.</p> <p>There are 70 days of use of the reserve each year for competition and training. There are 18 competition nights across the season, which are initially conducted on Tuesday evenings but then swap to Fridays when football pre-season training commences. Training is held two nights per week 5.30pm – 8.00pm, subject to scheduling, and on occasions</p>

Group	Meeting Notes
	<p>conflicts with football pre-season training. The Club also conducts cycling activities for Trinity College and Colac Specialist School.</p> <p>In March 2016 and 2017, the Club conducted a combine event, and due to the success of the events is now planning to increase the number of these events to up to four per year.</p> <p>Membership 50 financial or active members: 33 seniors and 17 juniors. There are only a few senior females, however the junior section is 50% female. The Club has increased its membership by over 200% in the past 18 months and is continuing to increase. Riders come from other towns, such as Warrnambool, for Saturday rides.</p> <p>Aspirations and Constraints The Club identified the following aspirations and constraints.</p> <p>A VIS grant funded the purchase of bikes, therefore, improved/increased storage is now required. The Club currently uses a shipping container for storage.</p> <p>Clubrooms for change rooms and toilets, and for the display of Club honour boards, etc.</p> <p>Track lighting so that the Club can train under lights rather than be restricted to twilight, and also potentially stage evening competitions.</p> <p>If the track was improved the Club could host regional events, which are currently held in Hamilton. Desired upgrades include:</p> <ul style="list-style-type: none"> • Upgrade the track perimeter fencing, and the gates should open out from the track. • Bike access – it is best to have two entrances to the track. • The football coaches' boxes are a safety concern and need to be recessed back from the track. • Install a public address system. Competitions have multiple starting positions around the track, therefore PA is required around the entire track. <p>There is no access to the main pavilion unless it is booked through the South Colac Sports Club, so for non-competition use there is no access to toilets or change rooms, other than the public toilets.</p> <p>There is always a lot of dirt on the track that the Club has to constantly monitor. The biggest issue is gravel washing onto the track.</p> <p>There are issues with concurrent use of the track / sports ground.</p>
<p>Elliminyt Tennis Club (Meeting date: 20 April 2016)</p> <p><u>Meeting Attendees</u></p> <p>Dale Andrews John Rogers Jayne Olds Bruce Edwards</p>	<p>The Elliminyt Tennis Club was founded in the 1950's. Originally, the courts were located further down the reserve. The Club commenced use of the current location with two courts, then expanded to four courts and a clubroom.</p> <p>The courts are always open for community use.</p> <p>Facility Use The Club has a summer tenancy only, when it utilises the facility on the evenings from Monday to Thursday each week. All four courts are used during competition.</p> <p>Membership Approximately 60 active members and 20 social members.</p> <p>Aspirations and Constraints The Club identified the following aspirations and constraints.</p> <p>The two eastern courts require resurfacing.</p> <p>A formed car park with 25 – 30 spaces at the end of the road.</p>

Group	Meeting Notes
	<p>The master plan should allow for two additional courts to accommodate future growth.</p> <p>Steps with a handrail between the clubrooms and the courts are required, and a ramp for disabled access.</p> <p>There are four drainage pits that are blocked, and require repair/replacement.</p>
<p>Elliminyt Primary School (Meeting date: 20 April 2016) <u>Meeting Attendee</u> Angela Hall - Principal</p>	<p>Facility Use</p> <p>The Elliminyt Primary School use the reserve for their Athletics Carnival, Cross Country event, afternoon sports on a weekly basis in Terms 2 and 3, and in Term 4 for Bike Ed program. The Prep classes also use the Pirate Park and surrounding parkland for an excursion each April.</p> <p>The reserve is the displacement site for school evacuations.</p> <p>The school books the use of the reserve with the Shire for any of their large events. For the Athletics Carnival, the school also uses the main pavilion.</p> <p>There is a good relationship between the school and the South Colac Sports Club. The school has aligned its sports colours with the Club.</p> <p>The cycling track provides a grandstand atmosphere for the school's sports day.</p> <p>The footpath between the school and the reserve is in good condition.</p> <p>Suggested improvements: The public toilets need upgrading.</p>
<p>Warrion Cricket Club (Meeting date: 20 April 2016) <u>Meeting Attendee</u> Shane Vicary</p>	<p>The Warrion Cricket Club is the only cricket club in the rural area of Warrion, which has a small population. Most of their players are from Colac.</p> <p>Facility Use</p> <p>The Club uses the Elliminyt Recreation Reserve as a Colac base and currently uses the cricket clubrooms. Many of the Club's junior players also play football for South Colac Sports Club.</p> <p>The Club currently trains at the local high school, however there is no access to toilets, etc.</p> <p>The Club hosted three family events in 2015 at the Elliminyt Recreation Reserve, which were very successful.</p> <p>The Club is concerned that it may not be able to sustain a cricket club located 20 minutes out of Colac when most players reside in Colac.</p> <p>Aspirations and Constraints</p> <p>The Club would like to become a regular tenant at the Elliminyt Recreation Reserve.</p> <p>It would like to explore the feasibility of installing a turf centre wicket, and would also require a cricket practice facility (2-3 nets) for both junior and senior use.</p> <p>The current off-field facilities at the reserve would meet their needs.</p>
<p>City United Cricket Club (Meeting date: 20 April 2016) <u>Meeting by telephone</u> Brian Inglis</p>	<p>The City United Cricket Club is based at Eastern Reserve. The Club uses the Elliminyt Recreation Reserve for their 3rdXI team on Saturdays and their U/16 team on Friday nights.</p> <p>They have no issue with the east-west orientation of the oval cricket pitch.</p>

Group	Meeting Notes
<p>Colac Auskick (Meeting date: May 2016) <u>Meeting by telephone</u> Chris Riches</p>	<p>Colac Auskick has 350-400 participants, of which the majority are boys. There are two components: Junior for Preps-Grade 3; Senior for Grades 4-6.</p> <p>Currently, Colac Auskick is conducted at Central Reserve on Friday nights and Sundays.</p> <p>Colac Auskick would consider relocating some of their program to the Elliminyt Recreation Reserve, with the key requirements being access to toilets and a permanent store of approximate dimensions 4m x 5m.</p>
<p>St Laurence Community Services/ MyPATH (Meeting date: May 2016) <u>Meeting by telephone</u> Karen Paddick</p>	<p>MyPATH regularly uses the Elliminyt Recreation Reserve on Tuesdays. The visits typically include up to 10 clients who walk around the sports ground and use the netball courts for ball games.</p> <p>Key requirement is more undercover areas (shade/shelter).</p>

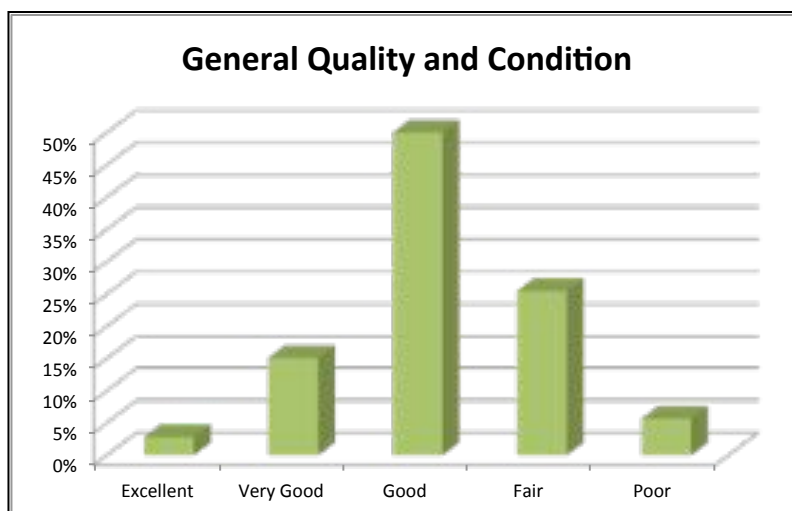
All of the information above was considered during the preparation of the master plan.

4.3. Resident Survey

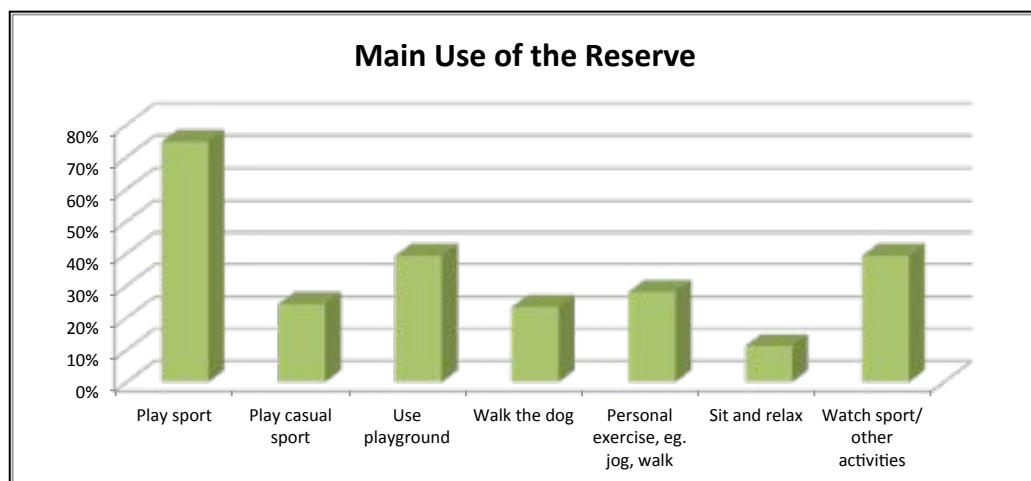
An opportunity was provided to local residents and stakeholders to have input into the Elliminyt Recreation Reserve Master Plan. An online survey questionnaire was available via a Facebook page, and a hard copy of the same questionnaire was hand delivered to 200 randomly selected households in Elliminyt. Households included all properties directly abutting the Elliminyt Recreation Reserve, and other randomly selected properties in an area bound by Irwillippe Road, Armstrong Street, Harris Road, the new estate south of Harris Road, and the households south of Tulloh Street. (See Appendix 2 for the questionnaire).

The survey period was 1 – 13 May 2017. In all, 107 completed questionnaires were received: 13 hard copy surveys; and 94 online surveys. The key findings from the survey are described below. (See Appendix 3 for a full set of results).

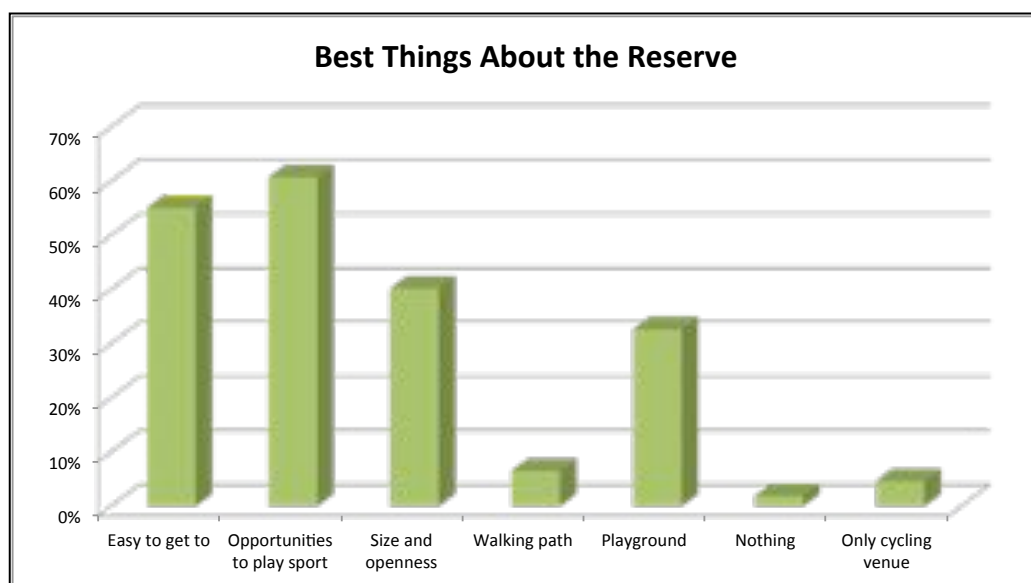
- 99% of respondents had used the Elliminyt Recreation Reserve in the previous 12 months.
- 68% of respondents rated the general quality and condition of the reserve as ‘excellent’, ‘very good’ or ‘good’, whilst 25% rated it ‘fair’ and 6% rated it ‘poor’ (one person responded ‘don’t know’). See graph below.



- Respondents were asked for what purpose(s) they mainly used the reserve. 75% of respondents had used the reserve to 'play sport', with the next most popular uses being to 'use the playground' (39%) and to 'watch sport and other activities' (39%). See graph below.



- Respondents were asked to identify the three best things about the reserve. The graph below shows that the most popular responses were the 'opportunities to play sport' (61%), 'easy to get to' (55%), its 'size and openness' (40%), and the 'playground' (33%).

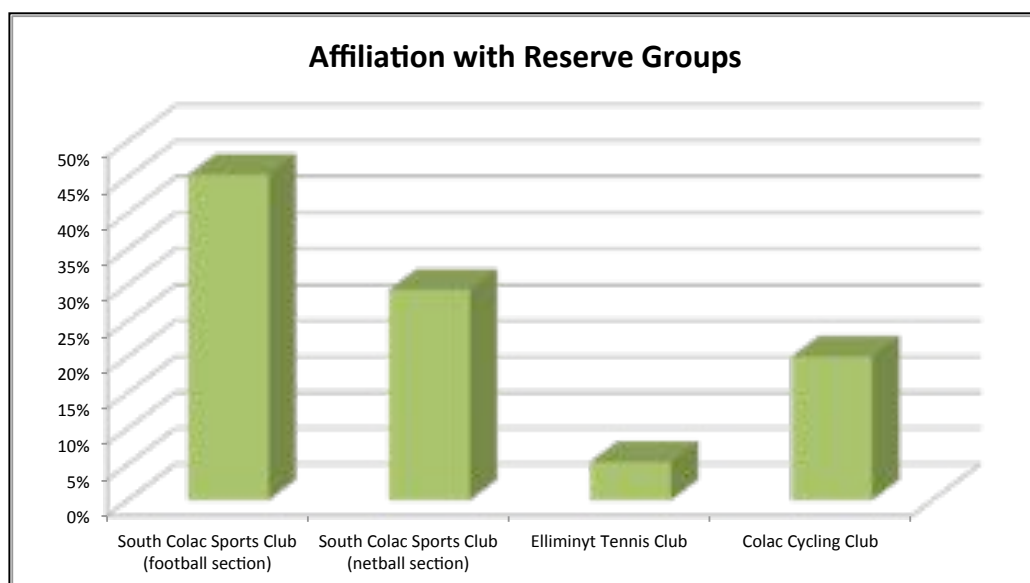


- Some of the reasons why respondents don't use the reserve include:
 - Lack of seats, tables (7 responses)
 - Poor condition of the reserve (5)
 - Don't feel safe (4)
- Respondents were asked to nominate any additional sporting facilities, or groups, that could be located at the reserve:
 - Second netball court (7 responses)

- □ Soccer club (2)
- □ Lawn bowls (2)
- □ Cricket practice facilities (2)
- □ Cycling clubrooms (2)
- Respondents were asked to nominate any improvements to the reserve:
 - Upgrade the clubrooms (39 responses)
 - Additional netball court (21)
 - Improve size and surface of oval (13)
 - Upgrade floodlighting (12)
 - Increase/improve car parking (11)
 - Improve spectator seating (10)
 - Resurface the cycling track (9)

Profile of Survey Sample

- Of the total sample of 107, most (70%) were a member of one of the groups based at the Elliminyt Recreation Reserve, or had other family members who were. Of the 75 respondents who were members of groups, most were affiliated with the South Colac Sports Club. See graph below.



- The survey required respondents to nominate their Household Type, with the highest proportion of households being 'family with most children aged 6 - 15years' (27%), and 'couple, no children or children no longer living at home' (22%).

5. ANALYSIS OF ISSUES AND OPPORTUNITIES

Two key issues for the Elliminyt Recreation Reserve raised during the master planning project were:

1. The location of a second netball court.
2. The upgrade of the main pavilion.

The following sections review the issues and considerations for these items.

5.1. Netball Court

The netball section of the South Colac Sports Club currently comprises of three senior netball teams and three junior netball teams. The netball program has increased in recent seasons partly due to the success of the Club, and partly due to the increasing population in the South Colac/Elliminyt area.

The existing netball court, shelter and change rooms at the Elliminyt Recreation Reserve were built in 2006 and provide compliant, fit for purpose and contemporary netball facilities for players and officials.

The South Colac Sports Club requires a second netball court to enable it to continue to provide a quality netball training experience for its players, and to also ensure home matches can be scheduled efficiently during the competition season. Several other clubs in the Colac & District Football Netball League have two netball courts available at their home reserve.

A number of site options were assessed to locate a second netball court. The key pre-requisite for any option was that the second court had to be in close proximity to the existing court and change rooms. The main location options considered were:

1. The vacant land behind the goals and immediately north of the change rooms. The key constraint of this option is that available land is too narrow.
2. The vacant land just behind the scoreboard (see Figure 4). The key constraint of this option is that it is a fill site and unsuitable due to unstable land.
3. Beside the existing netball court (see Figure 5). The key constraints with this option are that will require the main pavilion to be removed, and it will also prevent the area behind the goals being accessed for overflow car parking.
4. The vacant land south of the existing netball court (see Figure 6). This is the preferred option.

Figure 4 – North Netball Court Option



Figure 5 – Side-by-Side Netball Court Option



Option 4 does not unduly impact current infrastructure and land uses, however, a key challenge with this site is the topography, as the land required for the second court rises 3 – 4 metres from the level of the existing court. In an attempt to mitigate the need to cut into the slope, an assessment of the feasibility of constructing the court in an east-west orientation was explored (see Figure 7), however, was quickly

discounted due to the impact on the adjacent road access from behind the pavilion and the non-preferred orientation of the court in an east-west direction.

Figure 6 – South Netball Court Option

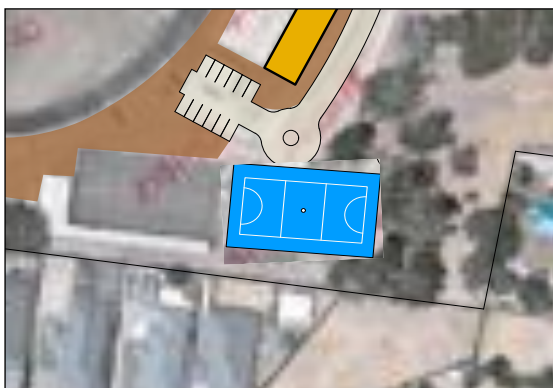
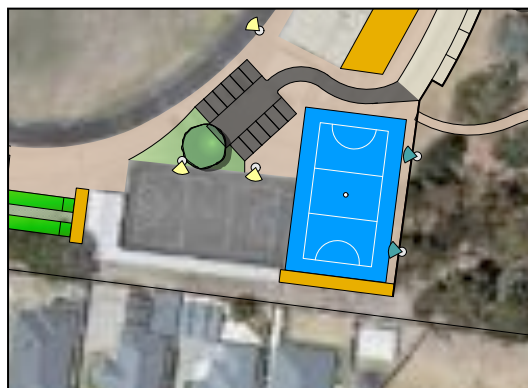


Figure 7 – South Netball Court (East-West) Option



The best solution is to construct the court south of the existing netball court with the preferred north-south orientation. This option will have a significant impact on construction costs, as not only is a cut and fill required, but batters and drainage to control stormwater run-off from the south will need to be constructed. This option will also require half a dozen trees to be removed, however, the reserve presents a number of opportunities for offset planting. The master plan supports this option, with the inclusion of a player shelter along the western side of the court and floodlights to facilitate winter training.

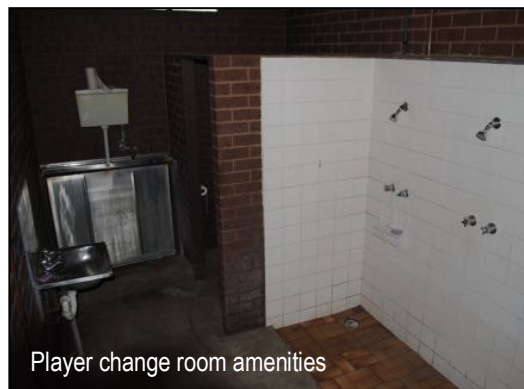
An interim option until a second netball court becomes available is to utilise the tennis courts. From a desktop assessment, it appears possible for a netball court with compliant run-offs to be overlaid on one bank of two tennis courts in a north-south direction. The key infrastructure adjustments required will be to convert the existing fixed tennis net posts to be removable, and to install sockets for removal netball goals. The tennis courts are not floodlit, so any netball court would only be available for training before darkness and for competition matches.

5.2. Main Pavilion

The reserve’s main pavilion is non-compliant in a number of critical areas and has a number of structural deficiencies.

Pavilion Compliance and Functionality

- The combined area of the home change room and associated amenities is less than the recommended AFL preferred areas of 45sqm for the change room and 25sqm for the amenities, and they are not female friendly in their design and fit-out.
- The combined area of the away change room and associated amenities is less than the recommended AFL preferred areas of 45sqm for the change room and 25sqm for the amenities, and they are not female friendly in their design and fit-out (see right).
- The umpires’ change room and amenities are significantly less than the AFL preferred area of 25sqm, and the rooms currently do not allow for male and females to change simultaneously in private.



Player change room amenities

- The main entry into the pavilion from the car park is a thoroughfare that divides the kitchen/canteen preparation area and the serving area.
- The internal male toilets that service patrons in the social room comprises of one pan only.
- There is no disabled toilet within the pavilion.
- There is no furniture store to service the social room, and there is inadequate storage for sports equipment to cater for regular tenant users.

As well as the above core areas being deficient in the pavilion, the current layout does not allow two separate uses of the social rooms to occur concurrently. An opportunity explored during the design development process was to allow for the possible use of the social rooms by the South Colac Sports Club (or a hirer) whilst the Colac Cycling Club is using the social space for meetings, training or events. An operable wall has been proposed to allow for the existing total social space of approximately 180sqm to be divided into two smaller spaces of 120sqm and 60sqm. This could be the set up during the summer period when the cycling club is active, whilst still maintaining continued access to social and meeting space for the South Colac Sports Club. A kitchenette has been allowed for in the smaller portion. During the winter season when the total space is required by the South Colac Sports Club, the operable wall would be opened up.

A separate meeting room/ cycling club office has also been allowed for to provide a permanent base for the Colac Cycling Club, which will assist the committee to continue to manage the growth and popularity of the club in a more efficient and effective way. When not being used by the cycling club, the room will have flexibility to be used as a room for football timekeepers and for other community group meetings.

The area schedule in Table 1 informed the design process for an upgrade and expansion of the pavilion, and incorporates the AFL recommended areas for 'local' standard pavilions, and also the preferred spatial areas by the South Colac Sports Club.

Appendix 4 contains the existing conditions floor plan for the main pavilion (400sqm), and a concept floor plan showing the expansion and upgrade of the pavilion to achieve a fit for purpose and more flexible facility for club and community use (700sqm). The footprint for the pavilion has increased by approximately 300sqm, with the expansion occurring both south and west (requiring the demolition of the former netball change room building). The extension of the building footprint to the south is by an estimated 7.0 metres, and after allowing for external circulation space to the rear of the pavilion, the total distance of the internal and external areas beyond the current alignment of the (failing) retaining wall is approximately 4 – 5 metres.

The retaining wall is in poor condition due to termite damage (see photo below), and needs to be replaced. (See condition report from PJ Ytrup & Associates in Appendix 5). The new retaining wall should be positioned in a location that will provide for an increased building footprint.



Retaining wall located behind the main pavilion, and one of the retaining wall posts showing the effects of termite infestation

Table 1 – Suggested Area Schedule for the Proposed Expansion and Upgrade to the Main Pavilion

Accommodation	AFL 'Local' Facility Standard Areas (m2)	Tenants' Aspirational Schedule (m2)	Recommended Areas (m2)	Comments
Home Team				
Home Change	45	45	45	Potential for the home and away change rooms to be connected by roller door (or operable wall) to enable the combined space to be utilised for indoor football training during inclement weather.
Home Amenities	25	25	25	To be female friendly (refer 'AFL Preferred Facility Guidelines - Amenities Upgrade for Unisex Use' report).
Home Massage / Strapping	10	10	12	Combined space
Home Medical Room (Doctors Room)	10	10		
Fitness Gymnasium	25	50	50	Recommended to locate the gym adjacent to the home change room and separate with netting only (so gym can be used as a possible warm-up area on match days).
Away Team				
Away Change	45	45	45	See 'Home Change' above
Away Amenities	25	25	25	To be female friendly (refer 'AFL Preferred Facility Guidelines - Amenities Upgrade for Unisex Use' report).
Away Massage / Strapping	10	10	10	Supplied in lieu of First Aid
Other Spaces				
Umpires Change Room	25	25	25	To be female friendly (refer 'AFL Preferred Facility Guidelines - Amenities Upgrade for Unisex Use' report).
Time Keepers / Scorers	10	8	6	
Administration Office	15	15	0	Shared space by all clubs
Meeting Room	-	20	20	Shared space, but a base for the Colac Cycling Club. Available to the community to hire for meetings.
Social Room (main)	100	200	180	Allow for an operable wall to enable the space to be divided into one room of 120sqm and one of 60sqm. Social Room (main) to be utilised by the South Colac Sports Club off-season. Social Room (#2) to be utilised by the Colac Cycling Club in-season. Combined space to be utilised by the South Colac Sports Club in-season and by the Colac Cycling Club for events.
Social Room (#2)				
Canteen	20	40	25	
Kitchen (main)				
Kitchen Store	-	6	5	
Kitchen (Social Room #2)	-		12	At western end of building
Bar (main)	-	15	15	
Cool Room / Store	-	10	10	
Store (tables/ chairs/ portable stage)	-	20	20	
Entry foyer (Incl. trophy display)	-	10	15	
Internal Toilets (incl. accessible WC with baby change facility)	-	35	35	
Storage				
Internal Store (sports club)	20	20	15	
Internal Store (cycling club)	-	20	15	
Miscellaneous Areas				
Cleaner's Store	5	5	5	
Services			10	
Covered Viewing Area	50	100	100	Extend existing - not part of total floor area calculation
Total Net Area	440.0	769.00	625.00	
Grossing (Circulation at 5%)	22.0	38.45	31.25	
Total Building Area	462.0	807.45	656.25	

Pavilion Structural Deficiencies

A timber pest inspection of the pavilion was carried out on 31 October 2017 by Tri4 Pest Control Pty Ltd. The inspection identified the following:

- Evidence of timber pest activity and damage by termites identified as Coptotermes.
- The evidence of termite damage was widespread throughout the pavilion.
- The likely causes of termite infestation are high moisture readings to the north wall of the building, and the concrete slab floor is cracked.

The report concluded that, “... the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered HIGH”, meaning that the building is likely to require constant and ongoing maintenance, which will become costly.

(Refer Appendix 6 for the Tri4 Pest Control report, ‘Standard Timber Pest Report’).

PJ Yttrup & Associates undertook a condition assessment of the pavilion in June 2017. Following this report, the company also prepared a plan in December 2017 describing upgrade works required to the building due to the presence of termites and other issues observed that do not comply with current codes or good building practice. Of significance, the report notes the following

“It is unlikely that the building can be completely protected from future ingress [of termites]”

“Consideration should be made for replacing the existing building, considering the current condition and likelihood of future termite ingress.”

(Refer Appendix 7 for the PJ Yttrup & Associates report, ‘Upgrade Works Preliminary for Costing’).

Whilst the assessment of the future of the main pavilion in this master planning study has focused on the potential for the upgrade and expansion of the existing building, building inspections undertaken concurrently with the study period and independently of the study, have clearly shown that the building has serious structural and termite infestation issues. It is recommended therefore, that a detailed feasibility assessment of the options for either the retention and upgrade/ expansion of the pavilion or the demolition and replacement of the pavilion be carried out, inclusive of cost benefit analysis.

6. ELLIMINYT RECREATION RESERVE MASTER PLAN

6.1. Plan Development

The Elliminyt Recreation Reserve Master Plan was developed through consideration and analysis of information collected during the project from the following sources:

- Local influences, including the demographic profile of the Elliminyt district and the directions of relevant strategic reports from Council and sport peak bodies.
- Site analysis by the consultant team.
- Consultation with the South Colac Sports Club, the Elliminyt Tennis Club, the Colac Cycling Club, the City United Cricket Club, the Elliminyt Primary School, the Warrion Cricket Club, selected Colac Otway Shire staff, and other stakeholders and residents.
- Assessment of various options and scenarios to improve and upgrade the reserve and its facilities.
- Feedback from stakeholders on preliminary concept reserve layout plans and on preliminary floor plans for an upgraded and extended main pavilion.

The key design drivers for the development of the master plan were:

1. Redevelopment of the pavilion – to provide fit for purpose facilities for reserve user groups and for the pavilion to be more inclusive of the regular reserve users.
2. Provision of a second netball court.
3. Improved traffic management – internal road network, car parking.
4. Improved landscaping – western and northern sides of oval, managing stormwater, tree planting, path network, seating, and shelter.
5. Improved social recreational experiences.
6. Upgrade of the oval.
7. Improved integration of and connections between facilities.

The key elements and directions identified in the Master Plan are described below, and should be read in conjunction with the illustrated Master Plan in Appendix 8.

6.2. Key Directions of the Master Plan

1. Sports Ground and Cycling Track

- Install new sub-surface irrigation and drainage systems.
- Upgrade the oval surface by converting it to a warm season grass.
- Upgrade the floodlights to 50 lux.
- Convert the scoreboard to a digital scoreboard.
- Retain the current cycling track configuration, and resurface.
- Reposition the players' benches to improve the safety of cyclists.
- Install a 1.5m path around the oval – seal the sections of the path where gravel currently washes onto the cycling track.
- Install new terraced spectator standing area.
- Resolve the stormwater run-off around the car parking areas, including at the entrance to the pavilion.

2. Netball Precinct

- Install two cricket practice nets if cricket becomes a regular tenant.
- Replace the temporary storage container with an enclosed storage room as an extension to the netball rooms.
- Construct a new netball court, player shelters, and floodlights (assess the feasibility of a cut and fill solution for the court base to reduce costs).
- Revegetate the batter between the netball facilities and the adjoining properties to the west of the reserve to provide a screen.

3. Main Sports Pavilion

- Assess the feasibility to upgrade and extend the sports pavilion, or replace it. Pavilion engineering and termite reports prepared during the study period both conclude that consideration needs to be given to replacing the pavilion, due mainly to the likelihood of further termite infestation. This evidence, coupled with the need to also undertake extensive works to the existing building to upgrade player and umpire amenities areas to achieve compliance with building codes and also with AFL preferred facility standards, suggests that the building has reached the end of functional life.
Any new or redeveloped pavilion needs to incorporate improved player and umpire change rooms, a new gymnasium, capability for the social area to be divided to accommodate concurrent use by co-tenants, new bar/ kitchen/ canteen areas, new internal toilets, new meeting rooms, and increased storage.
- Remove the former netball rooms (cricket store).
- Re-construct the retaining wall in a new location to accommodate a larger pavilion.

4. Other Facilities and Spaces

- Install steps and paths to better connect the tennis courts with the tennis clubroom.
- Resurface the tennis courts and make good the drainage surrounding the courts.
- Replace the tennis court perimeter fence.
- Consider expanding the play space precinct north of the current infrastructure.
- Better connect the play space precinct to the public toilet by constructing an unsealed path.
- Upgrade the public toilets.
A new pavilion would provide an opportunity to consider including public toilets within the building to more conveniently service people utilising the sports ground and the netball areas, with an exeloo automated public toilet (or other similar facility) considered for installation adjacent to the playground and BBQ area. This strategy would enable the existing public toilet building to be removed. The additional cost to achieve this direction for the future provision of public toilets at the reserve should be considered during the design development and feasibility assessment for a new pavilion.
- Investigate site options for a possible BMX facility to support active living by young people.
- Better connect Main Street to the reserve in the northeast by constructing an unsealed path.
- Construct an unsealed path around the northern boundary of the oval to connect the existing perimeter paths to form a continuous circuit.
- Reinstate the existing paths throughout the reserve that are overgrown and in poor condition.
- Improve the landscape amenity of the batters around the northern and western sides of the oval by turfing or using other ground cover.
- Strengthen the tree planting throughout the reserve, particularly along the northern boundary and the southern boundary along Howarth Street.

5. Traffic Management

- Install a roundabout at the reserve entrance to improve flow and safety on event days.
- Cease vehicle entry into the reserve off Howarth Street by removing the cross over. This will eliminate the opportunity for vehicles to cut through the reserve, and will improve the safety of reserve users.

- Remove the crossover off Howarth Street leading into the open space area in the southeast corner of the reserve, and reinstate to grass.
- Form unsealed car parking to service the tennis facility.
- Reconfigure the existing unsealed access roads and car parking south of the oval to ensure they comply with car parking standards and guidelines.
- Create a new overflow car parking area west of the reserve entry.
- Construct a new sealed car park and access road between the netball court and the main pavilion to improve safety.

6.3. Cost Plan

The Elliminyt Recreation Reserve Master Plan recommends more than 35 separate but interconnected projects for the reserve. The total estimated cost for full implementation of the Master Plan is in excess of \$4,850,000.

The practicality and order of implementation of all projects has been and will continue to be subject to a number of factors and criteria before proceeding, including:

- Availability of State and Federal funding.
- Current and future priorities of the South Colac Sports Club, other user groups, and the Colac Otway Shire Council.
- Stakeholder and community needs.
- Further investigation, research and consultation to determine the feasibility of projects.

The Master Plan Cost Plan is shown on the following pages. The item number assigned to each project is the same as the numbered symbols on the master plan, and an indicative project cost and prioritisation have been included.

Important Notes:

- *All capital cost estimates shown in the table are based on works being undertaken by professional contractors, and consultant fees associated with design development and administration have been averaged at 10% of construction costs.*
- *The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades (other than the reserve main pavilion), which are typically required to identify more accurate estimated costs from a Quantity Surveyor.*

Cost exclusions include:

- *Construction contingencies.*
- *Any costs/loss of income, which may be incurred by user groups or Council during construction of improvement projects.*
- *Goods and Services Tax (GST).*
- *It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program, by combining /packaging projects into one larger contract.*
- *The directions contained within the master plan do not commit the South Colac Sports Club, the Colac Otway Shire or any other organisation to a responsibility for funding projects.*

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Sports Ground/ Cycling Track				
1	Upgrade the oval surface	- Install a new sub-surface automated irrigation system (\$135,000) - Install a new drainage system (\$135,000) - Spray, scarify, core and line plant existing turf, and top-dress with sand to achieve consistent levels (\$100,000)	M	\$370,000
2	Upgrade the floodlighting around the oval	- Australian Standards for training	H	\$300,000
3	Install a digital scoreboard	Assumes the existing structure can accommodate the attachment of a new digital scoreboard	M	\$35,000
4	Re-surface the velodrome	- Asphalt 450m x 6.5m = 3,000sqm @ \$80	H	\$311,500
5	Make safe the velodrome track	- Reposition the coaches boxes (\$5,000) - Re-hinge track access gates to open outwards (\$3,500)	H	\$8,500
6	Install a path around the oval	- Unsealed section 275m x 1.5m = 410sqm @ \$35 (\$14,350) - Sealed section (in front of spectator terracing) 80m x 1.5m = 120sqm @ \$85 (\$10,200)	L	\$24,550
7	New terraced spectator standing area	- Allowance for 50m of two levels of unsealed terracing 100m @ \$150 (\$15,000) and stormwater management (\$10,000)	L	\$25,000
8	Control storm water run-off from the car park towards the pavilion	- Allowance for pits, collector swales and sealing	H	\$15,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$89,805
	Sub Total Sporting Facilities			\$1,179,355
Netball Precinct				
9	Install two cricket practice nets	- Includes concrete base, synthetic surfacing for the whole concrete base, fencing	L	\$150,000
10	New enclosed storage room as an extension to the netball sheds	- 10m x 3m on a concrete slab with a roller door 30sqm @ \$300	M	\$9,000
11	Integrate the stormwater run-off from the netball courts into the broader stormwater system		H	\$10,000
12, 16	New netball court	Scope includes: - removal of trees (\$10,000) - earthworks, including cut and fill, and retaining wall (\$150,000) - new asphalt court with 3.05m run-offs, line-marking and goals - court fencing, shelter (\$160,000) - floodlights to Australian Standards for training (\$65,000)	H	\$385,000
13	Revegetate batter	- Shrub planting	M	\$4,500
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$55,850
	Sub Total Sports Ground/ Cycling Track			\$614,350
Main Sports Pavilion				
14a	New retaining wall	- 70m @ \$450	H	\$31,500
14a	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		H	\$35,000
14b	Extend and upgrade the sports pavilion building	Scope of works for upgrade and extension option (refer Appendix 5 for floor plan): - General site infrastructure (\$220,000) - Upgraded social rooms, including full height windows and operable wall - Re-purposed kitchen/ canteen - New bar and store, and furniture store - New internal toilets, including an accessible toilet - New home, away and umpire change rooms - all female friendly - New gymnasium - New equipment storage Estimated floor area for proposed pavilion (700sqm) Allowance for upgrade of existing 365sqm @ \$2,200 (\$803,000) Allowance for extension/ new spaces 340sqm @ \$2,900 (\$986,000) New verandah roofing (\$85,000) Site services (\$50,000) Pavilion rebuild cost: - General site infrastructure (\$220,000) - Site services (\$50,000) - New building 705sqm @ \$2,900 (\$2,044,500) Total \$2,314,500	H	\$2,959,000
15	Demolish the former netball room		H	\$15,000
16	New retaining wall along the access road (See No. 12 above for netball component)	- 85m @ \$450	M	\$38,250
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$223,225
	Sub Total Main Sports Pavilion			\$3,301,975

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Other Facilities and Spaces				
17	Install steps and paths to better connect the tennis courts with the tennis clubroom	- Allow for sealed path to follow grade - Estimated 65m x 1.5m = 100sqm @ \$85	H	\$8,500
18	Resurface the tennis courts	- Resurface the courts with asphalt, approx. 2,470sqm @ \$15 (\$37,050) - Line-marking (\$3,000) - Repair perimeter stormwater drainage to improve flow (\$7,500)	M	\$47,550
19	Replace the tennis court fencing	- Approx. 210m @ \$100 supply and install	L	\$21,000
20	Future expansion of play space	- Allowance only	M	\$100,000
21	Consider site options for a new BMX facility	- Allowance is for a dirt jumps course (design and construct)	M	\$75,000
22	New unsealed path between the play space and the public toilet	- Approx. 130m x 1.5m = 195sqm @ \$35	M	\$6,825
23	Upgrade the public toilet	- Allowance only for new fittings, painting	H	\$35,000
24	New unsealed path between Main Street and the oval	- Approx. 50m x 1.5m = 75sqm @ \$35	L	\$2,625
25	Project is incorporated into No. 6 above			
26	Reinstate the existing paths throughout the reserve that are overgrown and in poor condition	- Allowance only	L	\$25,000
27	Improve the landscape amenity of the batters around the northern and western sides of the oval	- Shrub planting	M	\$10,000
28	Undertake tree planting, as required	- Allowance for 50 semi-mature trees @ \$250	M	\$12,500
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$34,400
	Sub Total Other Facilities			\$378,400
Traffic Management				
29	Install a roundabout at the reserve entrance	- Allows for sealed surface within the roundabout, and the first 5m extending from the roundabout	L	\$75,000
30	Remove the crossover off Howarth Street	- Allowance to break and remove the crossover, new kerb, and reinstatement to grass	H	\$7,500
31	Remove the crossover off Howarth Street	- Allowance to break and remove the crossover, new kerb, and reinstatement to grass	H	\$7,500
32	Form unsealed car park to service the tennis facility	- Approx. 100sqm @ \$35 (\$3,500) - Install bollards, bumpers (\$7,500)	M	\$11,000
33	Reconfigure the existing unsealed access roads and car parking south of the oval, and formalise new car parking east of the oval	- Allow for spaces 2.6m wide x 4.9m long, and back-up area of 6.0m - Approx. lineal length of section south of the oval and requiring upgrade is 250m, and the length of the new gravel car parking around the east of the oval is 120m - Estimated total works 4,100sqm of gravel @ \$35 (\$143,500) - Allowance for stormwater management (\$30,000) - Allowance for planting batters (\$10,000)	L	\$183,500
34	Create a new overflow car parking	- No works required		
35	New sealed car park and access road between the netball court and the main pavilion	- Allowance for 23 car parks including kerb and channel @ \$3,000 per space (\$69,000) - Allowance for bollards/ fence (\$25,000)	M	\$94,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$37,850
	Sub Total Traffic Management			\$416,350
TOTAL MASTER PLAN COSTS (ex GST)				\$ 5,890,430

Appendix 1

Groups and People Consulted

Elliminyt Recreation Reserve User Groups

Name	Organisation
Mick Baker	South Colac Sports Club
Ryan Fennell	South Colac Sports Club
Jake Veale	South Colac Sports Club
David Seabright	South Colac Sports Club
Tracey Tann	South Colac Sports Club
Ashley Borch	South Colac Sports Club
Steve Baudinette	South Colac Sports Club
Scott O'Hanlon	Colac Cycling Club
Richard	Colac Cycling Club
Neil Widdicombe	Colac Cycling Club
Anthony McDonald	Colac Cycling Club
Darren Allan	Colac Cycling Club
Dale Andrews	Elliminyt Tennis Club
Jayne Olds	Elliminyt Tennis Club
Bruce Edwards	Elliminyt Tennis Club
John Rogers	Elliminyt Tennis Club
Brian Inglis	City United Cricket Club

Other People Consulted

Name	Position / Department
Angela Hall	Principal, Elliminyt Primary School
Shane Vicary	Warrion Cricket Club
Suzanne Barker	Colac Otway Shire Council
Mark Robinson	Colac Otway Shire Council
Nicole Frampton	Colac Otway Shire Council
Casey Slater	Colac Otway Shire Council
Geoff Alexander	Colac Otway Shire Council
Adam Lehmann	Colac Otway Shire Council
Chris Riches	Colac Auskick
Karen Paddick	St Laurence Community Services/ MyPATH
Kate Geary	Apex Preschool
Loreen Missen	Apex Preschool


Appendix 2

Resident Survey Questionnaire

RESIDENT SURVEY

Elliminyt Recreation Reserve Master Plan

Supported by




Colac Otway
SHIRE

Dear Resident

The South Colac Sports Club, with support from Colac Otway Shire and other reserve user groups, is preparing a master plan for the Elliminyt Recreation Reserve (the area surrounding the South Colac Oval – see right). The purpose of the master plan is to establish a clear direction for the future use and development of the reserve.

This questionnaire is to enable surrounding residents to have their say about how the Elliminyt Recreation Reserve can be improved to benefit the whole community. Your responses will help us to understand what might make the reserve more attractive for you and your family as a destination for sport and recreation.

The questionnaire will take only five minutes to complete, but needs to be returned by Friday 13th May 2016.



1. In the past 12 months, did you or your family use the Elliminyt Recreation Reserve? *(Tick one box)*

Yes (Continue) No (Go to Q. 5)
2. How do you rate the general quality and condition of the reserve? *(Tick one box)*

Excellent Very Good Good Fair Poor Don't Know
3. For what purpose(s) do you or your family mainly use the Elliminyt Recreation Reserve? *(Multiple responses accepted)*

Play sport or participate in activities as a member of a club or group based at the reserve

Play casual sport or other games with family, friends, etc.

Use the playground To sit and relax

Walk the dog Watch sport or other activities based there

Personal exercise, e.g. jog, walk Sit and relax

Other (specify) _____
4. What are the best things about the Elliminyt Recreation Reserve? *(Up to two responses)*

Easy to get to Walking path

Opportunities to play sport Playground

Size and openness of the reserve Nothing

Other (specify) _____

Now go to Q. 6

Q. 5 should only be answered by respondents who answered 'No' to Q. 1

5. Why don't you or your family use the Elliminyt Recreation Reserve? *(Up to three responses)*

Not interested Nothing for me to do in the reserve

I am injured or have health constraints The reserve is always being used for sport

No time - too busy Poor condition of the reserve

Lack of seats, tables, picnic areas Don't feel safe

Other (specify) _____

6. Are there any additional sporting facilities, or groups, that you believe could be located at the reserve in the future? If so, please list.

7. What three main improvements to existing facilities, spaces and infrastructure, do you suggest for the Elliminyt Recreation Reserve, if any? *(Or tick a box)*

Nothing, it's fine how it is Don't Know

i. _____

ii. _____

iii. _____

8. Have you any further comments to make about the reserve, or its future use and improvement?

The following information will help us analyse the survey responses.

9. Are you or your family a member of one of the groups based at the Elliminyt Recreation Reserve?

- South Colac Sports Club (football section) City United Cricket Club
 South Colac Sports Club (netball section) Colac Cycling Club
 Elliminyt Tennis Club
 Other (specify) _____

10. Which of the following best describes your household? *(Tick one box)*

- Single person (under 30yrs) Family with mostly pre-school children
 Single person (over 30 yrs) Family with most children aged 6–15 yrs
 Couple, no children or children no longer at home Family with most children aged over 15 yrs
 Group of adults, no children Other (specify) _____

Following endorsement of a draft master plan by Council, it will be placed on Public Exhibition for a six week period. Would you like to be contacted when the draft master plan is available for review and feedback by residents? If 'Yes', please provide an email address (preferred) or a mailing address below.

Name

Email or Postal Address

YOU HAVE NOW COMPLETED THE SURVEY - THANK YOU!

Return the completed questionnaire by Friday 13th May 2016 to the following drop-off locations:

- Elliminyt Mini-Mart, corner Main Street & Irrewillipe Road, Elliminyt
- Elliminyt Primary School Reception, 135 Slater Street, Elliminyt
- Colac Otway Shire Customer Service, 2-6 Rae Street, Colac

For more information about the project, contact Mick Baker (South Colac Sports Club) on mobile 0402 271 255 or Council's Recreation Unit on telephone 5232 9400.

Appendix 3

Resident Survey Results

Resident Survey Results - Elliminyt Recreation Reserve (May 2016)

1. In the past 12 months, did you or your family use the Elliminyt Recreation Reserve?

Response	% of Users	Frequency
Yes	99%	106
No	1%	1
Total	100%	107

2. How do you rate the general quality and condition of the reserve?

Rating	% of Users	Frequency
Excellent	3%	3
Very Good	15%	16
Good	50%	53
Fair	25%	27
Poor	6%	6
Don't Know		1
Total	100%	106

3. For what purpose(s) do you or your family mainly use the Elliminyt Recreation Reserve? (Multiple responses accept

Activity	% of Respondents	Total Responses
Play sport	75%	80
Play casual sport	24%	26
Use playground	39%	42
Walk the dog	23%	25
Personal exercise, eg. jog, walk	28%	30
Sit and relax	11%	12
Watch sport/ other activities	39%	42
Don't use the reserve		2
Total		259

4. What are the best things about the Elliminyt Recreation Reserve?

Response	% of Users	Frequency
Easy to get to	55%	59
Opportunities to play sport	61%	65
Size and openness	40%	43
Walking path	7%	7
Playground	33%	35
Nothing	2%	2
Only cycling venue	5%	5
Total		152

5. Why don't you or your family use the Elliminyt Recreation Reserve? (Up to three responses)

Response	% of Respondents	Frequency
Not interested	0%	0
I am injured or have health constraints	1%	1
No time - too busy	2%	2
Lack of seats, tables, picnic areas	7%	7
Nothing for me to do in the reserve	1%	1
The reserve is always being used for sport	1%	1
Poor condition of the reserve	5%	5
Don't feel safe	4%	4
Other	1%	1
Total		22

6. Are there any additional sporting facilities, or groups, that you believe could be located at the reserve in the future? If so, please list.

Response	% of Respondents	Frequency
2nd netball court		6
Soccer club		2
Colac Umpires		1
Lawn Bowls		2
Mothers Groups		1
Walking Groups		1
Athletics		2
Boot Camp Fitness		1
Change the tennis courts to Multi purpose with lights		2
Improved changerooms for football and netball		1
Dog friendly facilities		1
Additional / long tern cricket clubs		1
Outdoor Gym Equipment		1
Skate Park		1
Pool / Darts		1
Function Room above		1
Cycle Safety		1
Community meetings/ passive activity in the rooms		2
Bushplay for early childhood services		1
More parking		1
Cycling Club Clubrooms		1
Local school use more		1
Cycling		2
Basketball hoop near playground		1
Better facilities for cricketers		1
Hockey - multi use with tennis		1
Cricket		1
new tennis facility for whole shire		1
Outdoor in ground trampolines		1
Sports Bar		1
RSL new base utilising clubrooms		1
Auskick Ground		1
Cricket nets		2
Adventure playground extending from the existing		1
Walking Groups		1
CDFL Board		1
access into the reserve across the main road for walkers and children		1
Total		49

7. What three main improvements to existing facilities, spaces and infrastructure, do you suggest for the Elliminyt Recreation Reserve, if any?

Response	% of Respondents	Frequency
Nothing, it's fine how it is		0
Don't know		1
Increase car parking		11
Additional netball court		21
Increase netball seating		1
Public Toilets		9
Cleaning of public toilets		1
Clubrooms		4
Disabled toilet in main building		1
Larger function room		1
Upgrade South Colac Clubrooms		39
Extra space for netballers to warm-up		2
Improved surface and increased size of ground		13
Remove bike track		5
Resurface cycling track		9
Upgrade lighting		12
Fencing around area		1
Better road		1
Cycling clubrooms		6
Picnic Tables		1
Separate cycling track from cricket/football		1
Shade sail on playground		2
Improved landscaping		1
Wheelchair friendly		1
More trees for natural shade		2
Playground at oval		2
General maintenance / mowing etc.		1
Increase safety for footballers with cycling track		1
Remove Cypress trees in Joiner Park		2
Improve tennis courts		2
Better driveway		1
Improve walking paths/ more steps		1
Childsafe fence around the playground		2
two story clubrooms		2
Bistro		4
Improved walking tracks		2
Better access for bikes to the gates on the clubroom side		1
Seating		10
Fencing maintenance		1
Toilets closer to playground		6
Improved signage and entrance appearance		1
Turf Cricket Wicket		1
Resurface roads		1
Make tennis courts multi surface		1
Concrete paths		2
Cricket practice nets		1
Maintenance on walking path		1
Lawn Bowls Club		1
Football Commentary Box		1
Landscaping		1
New/integrated cycling track		1
Develop scoreboard area		1
Improve irrigation system on oval		1
New score box with meeting room below for other sports clubs		1
Equal access to facilities for all clubs		1
Sealed driveway and car parks		2
Increased availability of cycling track from October to March		1
New scoreboard		2
Tennis lighting and upgrade surface		2
Playground additions		1
Use as a daycare centre		1
Fitness stations		2
Function Centre		1
Exercise Equipment		2
1/2 court basketball		1
5km running/walking track with a soft surface		1
Enclosed off leash dog area		1
Sealed road from main entrance to Clubrooms		1
Improved walking track		1
Keep tidy behind netball courts		1
More seating for enjoying the reserve		1
Screen neighbouring houses from noise and perverts		1
Move siren away from residential areas and don't use prior to 9am		1
Limit noise at night outside allowed hours		1
Use football rooms for a public gym		1
Auskick Facilities		1
Total		225

8. Have you any further comments to make about the reserve, or its future use and improvement?

Response
Bistro between Tennis Club and Football Club
Encourage more community use of Clubrooms eg. weddings
Need to assess access and engineering requirements on the north side of the ground
More people would get involved in cycling if the facilities were improved
All Club joint committee needs to enhance relationships to facilitate better use of the reserve
More advertising of the sports played there
Cycling Club is growing and requires better off track facilities
Cycling Club needs own facility
Improvements to Clubrooms and increased use of the reserve
This is a joint use reserve and the clubs need to work together to achieve their goals
The football Club has little regard for the cycling Club
This is the closest Cycling Club to many. (lives in Camperdown)
Clubrooms need to be upgraded and Cycling Club needs access to facilities
No tennis facilities for use in Term 2 and 3. Mick Mullen President Barwon Region tennis 0409 651 556
Remove the bike track and relocate
Facilities need upgrading for a growing area
Massive growth area and there is nowhere to have a meal or a meeting in the area
With the upgrade of facilities it could be used for daycare
Need to consolidate facilities into one large function centre.
Additional playground facilities ie. Adventure park, skate park
Improve landscaping and maintenance on Northern side of the reserve
Stop bike riders from staring into adjoining residences
Sunday market once a month instead of at Memorial Square
Improved clubrooms/function centre would be great in growing area
Formalise car parking at playground
Doggy poo bags
Total

9. Are you or your family a member of one of the groups based at the Elliminyt Recreation Reserve?

Response	% of Respondents	Frequency
South Colac Sports Club (football section)	45%	34
South Colac Sports Club (netball section)	29%	22
Elliminyt Tennis Club	5%	4
Colac Cycling Club	20%	15
Total		75

10. Which of the following best describes your household?

Response	% of Respondents	Frequency
Single person (under 30yrs)	7%	7
Single person (over 30yrs)	6%	6
Couple, no children or children no longer at home	22%	24
Group of adults, no children	5%	5
Family with mostly pre-school children	18%	19
Family with most children aged 6-15 yrs	27%	29
Family with most children aged over 15 yrs	16%	17
Total		107

Appendix 5

Inspection Report for the Retaining Wall (Termites)

Report withheld

Appendix 6

Pavilion Inspection Report (Termites)

Report withheld

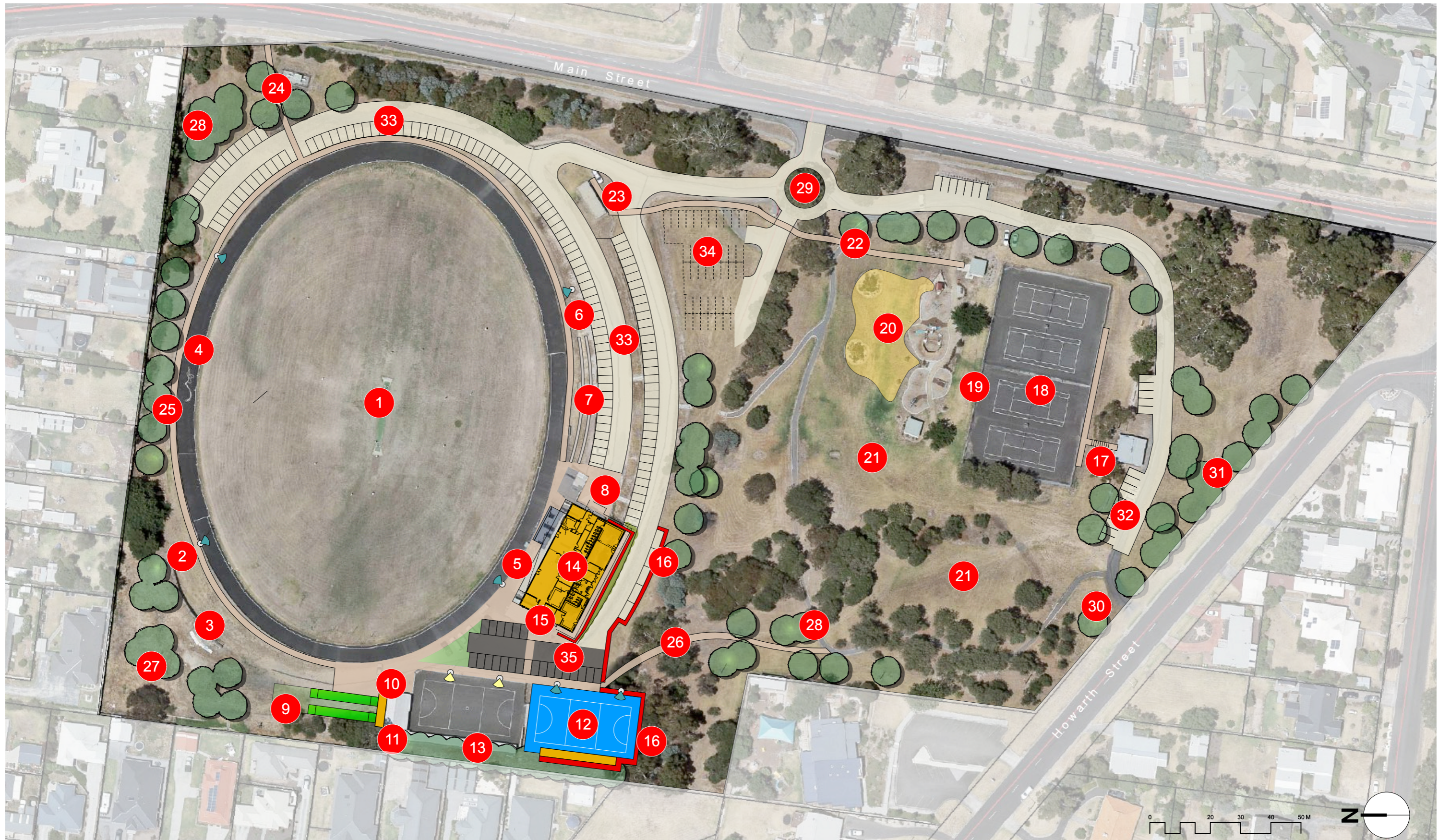
Appendix 7

Pavilion Upgrade Works Report (as a result of termite damage)

Report withheld

Appendix 8

Elliminyt Recreation Reserve Master Plan



Plan Annotations

Sports Ground/ Cycling Track

- 1 Install new sub-surface irrigation and drainage systems
- 2 Upgrade the floodlights to 50 lux
- 3 Upgrade scoreboard to digital display system
- 4 Retain the current cycling track configuration, but resurface
- 5 Reposition the players benches back to improve the safety of cyclists
- 6 Install a 1.5m path around the oval – seal the sections of the path where gravel currently washes onto the cycling track
- 7 New terraced spectator area, and resolve drainage/ stormwater as part of works
- 8 Resolve the drainage/ stormwater run off from the car park area

Netball Precinct

- 9 Install two cricket practice nets when cricket becomes a regular tenant
- 10 Replace the container with an enclosed storage room as an extension to the netball sheds
- 11 Integrate run off from netball courts into stormwater system
- 12 New netball court, player shelter, and floodlights (assess feasibility of a cut and fill solution for the base to reduce costs)
- 13 Revegetation of batter to screen netball areas to adjacent residential areas

Main Sports Pavilion

- 14 Assess the feasibility to upgrade and extend the sports pavilion (or replace it) to include improved player and umpire change rooms, a new gymnasium, capability for the social area to be divided to accommodate concurrent use by co-tenants, new bar/ kitchen/ kiosk areas, new internal toilets, new meeting rooms, and increased storage
- 15 Remove former netball rooms
- 16 New retaining wall

Other Facilities and Spaces

- 17 Install steps and paths to better connect the clubrooms and the tennis courts
- 18 Resurface the tennis courts and make good the drainage surrounding the courts
- 19 Replace the tennis court perimeter fence
- 20 Site for possible future expansion of the playspace precinct
- 21 Site options to be investigated for possible BMX facility
- 22 New unsealed path to connect the playspace to the public toilet
- 23 Upgrade the public toilet
- 24 Install an unsealed connecting path from Main Street
- 25 Install an unsealed connecting path using the same design/ materials as existing
- 26 Reinstate existing paths that are overgrown and in poor condition
- 27 Work to improve the landscape amenity of the batters by turfing or other ground cover
- 28 Strengthen the tree planting throughout the reserve

Traffic Management

- 29 Install a roundabout at the reserve entrance
- 30 Remove the crossover to cease vehicle access from Howarth Street
- 31 Remove the crossover and reinstate to grass
- 32 Form unsealed car parking to service the tennis facility
- 33 Reconfigure existing unsealed access roads and car parking, and resolve drainage/ stormwater as part of works, and replant batter
- 34 New overflow car parking area
- 35 New sealed car park and access road to improve safety