

Kyabram Northern Oval Recreation Reserve Master Plan January 2013



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1. INTRODUCTION

The Kyabram Northern Oval Recreation Reserve is located on the corner of Albion and Tisdall Streets and is one of five recreation precincts in Kyabram. The Reserve currently caters for association netball, junior football, cricket, CFA training and soccer.

The Kyabram Northern Oval Recreation Reserve is surrounded by undeveloped residentially zoned land to the north, industrial land to the west and established residential areas to the south and east.

The Reserve has been identified as having the capacity to become a focal high quality open space facility for future emerging communities. The development of a master plan will therefore need to consider the long term growth opportunities at the Recreation Reserve with an emphasis on an increase of multi-purpose recreation facilities and protecting the site for expansion of future recreation facilities.

1.1 Purpose of the Study

The purpose of this project is to prepare a master plan for the Kyabram Northern Oval Recreation Reserve that provides for the anticipated current and future user groups and provides for future flexibility.

More specifically, the objectives of this project are to:

- Identify the present and future sporting and recreation demand for which the Northern Oval will need to cater;
- Prepare a planning concept which supports Council's corporate goals and objectives, namely those that contribute towards Council's four foundations of social, economic, natural and built environment (as per Council Plan 2011 – 2013);
- Identify the optimal development for Northern Oval, including:
 - Range of facilities and their locations;
 - Traffic (vehicle and pedestrian) flows and parking;
 - Landscaping and spectator areas;
- Outline for each facility design features, shared use of facilities, location and size; and a development timeframe;
- Estimate costs of capital development and identify contribution sources;
- Provide policy recommendations relating to management plans and marketing;
- Establish monitoring and evaluation strategies for the implementation of the Master Plan.



1.2 Methodology

The following methodology has been used in the development of the Kyabram Northern Oval Recreation Reserve Master Plan:

- Site inspections;
- Steering Committee Meetings;
- Review of relevant strategies and literature;
- Review of demographic profile;
- Analysis of industry and participation trends;
- Community and stakeholder consultation including:
 - On site meetings;
 - Organisation questionnaire;
 - Meeting with Ward Councillor and Council Officers; and
 - Community Forum.
- Analysis of consultation outcomes and key issues;
- Identification of vision and objectives;
- Development of three separate development options;
- Consultation with stakeholders to identify a preferred development option;
- Development of Master Plan and Report;
- Community consultation on Draft Master Plan and Report;
- Development of Final Master Plan and Report.



2. BACKGROUND REVIEW

A detailed background review was undertaken as part of the master planning process to provide planning and policy context. This included a review of relevant literature, demographic data and participation trends.

2.1 Literature Review

Council Plan 2009 – 2013

The Council Plan is set around the following four foundations:

1. The social environment - building vibrant communities with strong identities; building social inclusion; and contributing to an efficient social service system with single entry points and clear pathways.
2. The economic environment – supporting existing industry maintenance, growth and expansion; planning for industry transition, diversification and change; and attracting and encouraging new investment.
3. The natural environment – protecting biodiversity and land; responding to climate change; improving water quality and conservation; and minimizing waste to landfill.
4. The built environment – developing and using frameworks that improve the built environment for community wellbeing; preserving and enhancing public areas and infrastructure to provide safe, accessible and attractive places and facilities; and when building or replacing community assets, considering its importance to the community, its affordability and sustainability.

Recreation Reserves Analysis (2007)

The aim of this policy is to provide guidelines for the level and standard of sporting reserves that Council should provide for residents. The Strategy includes an analysis of 31 recreation reserves and makes the following recommendations for the Kyabram Northern Oval (at a total estimated cost of \$262,500):

- Upgrade the reserve main entrance (medium priority).
- Resurface the netball court surface (high priority).
- Seal (hot mix) the access road into the reserve and the area between the pavilion and the oval (low priority).
- Formalise the car parking along the western boundary of the netball courts (medium priority).
- Develop the land beyond the northern end of the pavilion into a quality passive area (medium priority).

The recommendations contained within the 'Recreation Reserves Analysis' need to be revisited following Council's 'Financial Sustainability Review' and the increased emphasis on the long term financial sustainability of Council assets. This will therefore be a key consideration for the Kyabram Northern Oval Recreation Reserve Master Plan, in addition to maximising the use of existing and planned infrastructure by the community through flexible design and shared use.

2.2 Demographic Profile

The Shire of Campaspe had 35,455 residents in 2006 which had increased by 2.4% (844 people) from 2001. As shown in the following table the Shire of Campaspe has a higher proportion of children aged 0 to 11 years and adults aged 60 years and over compared to Regional Victoria. The majority of residents were born in Australia (88.8%) and 1.9% are Indigenous persons (compared to 1.2% in Regional Victoria).

The following table provides a summary of the age profile and comparative information for Kyabram, the Shire of Campaspe and Regional Victoria.

Age Cohort	Kyabram		Shire of Campaspe		Regional Victoria
	No.	%	No.	%	
0 – 4 years	427	6.2%	2,253	6.4%	6.2%
5 – 11 years	724	10.5%	3,737	10.6%	10.0%
12 – 17 years	632	9.2%	3,273	9.2%	9.2%
18 – 24 years	518	7.5%	2,367	6.7%	8.0%
25 – 34 years	720	10.4%	3,505	9.9%	10.9%
35 – 49 years	1,334	19.3%	7,558	21.4%	21.5%
50 – 59 years	871	12.6%	4,728	13.4%	13.7%
60 – 69 years	708	10.3%	3,733	10.5%	9.4%
70 – 84 years	770	11.1%	3,478	9.8%	9.2%
85 years +	201	2.9%	767	2.2%	1.9%
Total	6,903	100.0%	35,399	100.0%	100.0

Source: Shire of Campaspe Website: Community Profile / Profile id, Enumerated Data.

Kyabram has:

- A total population of 6,903 persons (as at 2006), which increased by 0.4% (28 persons) from 2001.
- A similar proportion of people in the younger age groups compared to Regional Victoria. Overall 25.9% of the population is aged between 0 and 17 years, compared to 25.4 in Regional Victoria.
- A higher proportion of older adults aged 70 years and over (14.0%) compared to the Shire of Campaspe (12.0%) and Regional Victoria (11.1%).
- A smaller proportion of adults aged 35 to 69 years compared to the Shire of Campaspe and Regional Victoria.
- Approximately 88.5% of residents born in Australia, and 1.6% are Indigenous persons.
- Population forecasts for 2020 project minimal future population growth for Kyabram.

The demographic profile of Kyabram highlights the need for the Northern Oval Recreation Reserve to cater for all age groups, in particular children and older adults, through the provision of a diverse range of opportunities that are complementary to those provided at other recreation precincts within the area.

2.3 Participation Trends

Research shows that there are five key benefits to participation in recreation and physical activity. These include:

- Health benefits – i.e. improved physical fitness, reduced risk of heart disease etc.
- Personal benefits – i.e. increased self esteem, improved mental health etc.
- Community benefits – i.e. strengthened community identity, spirit and pride etc.
- Economic benefits – i.e. employment generation, volunteering etc.
- Environmental benefits – enhanced landscape, improved environments for flora and fauna, sustainable use of resources etc.

An analysis of the 2010 Exercise, Recreation and Sport Survey (ERASS) results provides valuable information about the participation trends for persons aged 15 years and over in Australia and Victoria. A summary of some of the key findings is provided below.

- In 2010, 82.3% of Australians participated at least once in physical activity for exercise, recreation or sport. (This is referred to as the ‘total’ participation rate.) Victoria has a similar rate of total participation (83.4%), which has increased from 77.4% in 2001.
- The Victorian rate of ‘regular’ participation in physical activity (three or more times per week) increased from 36.5% in 2001 to 48.7% in 2010. This is higher than the national rate of 47.7%
- Females in Victoria have a higher regular participation rate than males (51.3% compared to 46.0%).
- In Victoria, total participation remains the highest among those aged 15-24 years (90.2%) and declines (to 73.1%) for people aged 65 years and over.
- In 2010, the 15-24 year age group had the highest rate of regular participation in Victoria (53.0%), followed by the 55-64 year age group (50.6%).
- Victorian participation in physical activity organised by a club, fitness centre or other organisation was 40.9% in 2010 which has remained stable since 2001 (40.4%)

The following table provides a list of the top ten physical activities undertaken in Australia and Victoria in 2010.

Australia			Victoria		
Rank	Activity	Participation rate (%)	Rank	Activity	Participation rate (%)
1	Walking	35.9	1	Walking	36.6
2	Aerobics / Fitness	23.5	2	Aerobics / Fitness	24.7
3	Swimming	13.0	3	Swimming	13.5
4	Cycling	11.9	4	Cycling	12.7
5	Running	10.6	5	Running	12.7
6	Golf	6.7	6	Golf	7.3
7	Tennis	6.0	7	Tennis	6.8
8	Bushwalking	4.8	8	Australian Rules Football	5.4
9	Football (soccer)	4.8	9	Basketball	4.8
10	Netball	3.7	10	Bushwalking	4.6

Source: “Participation in Exercise, Recreation and Sport – Annual Report 2009”.

- The top 10 activities undertaken by Victorians in 2010 was similar to the National top ten. The only exceptions were the inclusion of Australian Rules football and basketball and the exclusion of football / soccer and netball.

Victorian participation trends for sport and recreation activities that are specifically relevant to this project are summarised in the following table:

Netball	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (3.8% compared to 3.5%). • A higher proportion of females (6.7%) play netball compared to males (0.9%). • Participation has declined from 4.4% in 2001 to 3.8% in 2010.
Tennis	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (6.8% compared to 6.0%). • A higher proportion of males (7.4%) play tennis than females (6.2%). • Participation has declined significantly since 2001 (9.2% compared to 6.8%).
Cricket	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (3.5% compared to 3.2%). • A significantly higher proportion of males (6.6%) participate in cricket compared to females (0.6%). • Participation has grown from 2.6% in 2001 to 3.5% in 2010 (however has declined from 4.2% in 2009).
Football - Australian Rules	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (5.4% compared to 3.3%). • A significantly higher proportion of males (10.2%) participate in cricket compared to females (0.7%). • Participation has grown slightly from 5.1% in 2001 to 5.4% in 2010.
Football - Soccer	<ul style="list-style-type: none"> • Participation in Victoria is lower than the Australian participation rate (3.5% compared to 4.8%). • A higher proportion of males (5.3%) participate in football / soccer compared to females (1.9%), however female participation in soccer has grown considerably since 2001 (0.6%). • Participation has grown slightly from 2001 (3.1%) to 2010 (3.5%).

The Australian Bureau of Statistics' "Children's Participation in Cultural and Leisure Activities" (2009) provides information about the participation trends for children aged 5 to 14 years. Some relevant findings include:

- An estimated 63% of children aged 5-14 years participate in at least one organised sport outside of school hours. The most popular sport for children was swimming with a participation rate of 19%, followed by soccer (13%) and Australian Rules football (9%).
- Approximately 60% of children ride a bike, which has declined from 68% in 2003.
- An estimated 49% of children participate in skateboarding, rollerblading or riding a scooter. Boys are more likely than girls to participate in both of these activities.
- Approximately 48% spend time on art and craft activities (outside of school hours). Girls are more likely than boys to participate in arts and craft activities.

3. THE EXISTING SITE

The Northern Oval Recreation Reserve is located on the corner of Albion and Tisdall Streets in Kyabram and is approximately 4.8ha in size.

The Reserve is zoned Public Park and Recreation Zone (PPRZ) which recognises public land for recreation and open space. Located to the north of the reserve is vacant undeveloped residentially zoned land ('Residential 1'), whilst land to the east is part of a 'Rural Living Zone'.

The Northern Oval Recreation Reserve is classified as a 'District' reserve catering for the higher level of senior and middle grade club competitions in Kyabram and surrounding areas. Other recreation precincts within the area include:

- Kyabram Recreation Reserve – caters mainly for high level country football, netball and cricket;
- Kyabram Lawn Tennis Courts, home to the Kyabram Lawn Tennis Club – 16 courts;
- Kyabram Racecourse Recreation Reserve – has two disused ovals, trotting track and a golf course;
- Kyabram Showgrounds – home of the Kyabram Show and Rodeo.



3.1 Key Users

The Northern Oval Recreation Reserve is used regularly by a number of user groups. A summary of these user groups is provided below.

Kyabram Netball Association	<ul style="list-style-type: none"> • Approximately 357 players (277 junior and 80 senior). • 30 junior teams, 10 senior teams (and 37 'Net Set go' participants). • Membership has increased over recent years (Friday night competition has contributed towards this increase). • Uses the Reserve from March to September for Winter Competition (held on Friday evenings), and September to December for Spring Competition (held on Thursday evenings). Twenty teams train at different times throughout the week. • The Association hosts the 'Kyabram Netball Tournament' in May each year. Tournament involved 53 teams (and six buses) in 2011.
Fire Brigade Cricket Club	<ul style="list-style-type: none"> • Affiliated with Kyabram District Cricket Association. • Approximately 79 players (35 junior, 40 senior and 4 veterans). • 3 junior and 3 senior teams. • Membership has increased over recent years. • Uses the reserve for competition on Saturdays and Sundays, and training on Tuesdays and Thursdays across the summer season (October to April). • Other facilities – B Grade team uses St Augustine School Oval.
Kyabram Fire Brigade	<ul style="list-style-type: none"> • Approximately 35 members. • Uses the Reserve for training in summer only.
Kyabram & District Soccer Club Inc.	<ul style="list-style-type: none"> • Approximately 85 players (50 junior and 35 senior). • 4 junior teams (U7, U12, U14, U16 girls) and 2 senior teams (women and reserves). • Membership has increased over recent years. • Uses the Reserve from February to September for training (Tuesdays and Thursdays) and competition (every second Sunday).
St Augustines Junior Football Club	<ul style="list-style-type: none"> • Affiliated with Goulburn Campaspe Junior Football League. • Approximately 55 members (2 teams). • Membership has increased over recent years. • Uses the reserve on Saturday mornings for home games and Wednesdays for training (minimal use of clubrooms).

The Kyabram Junior Football Club previously used the Reserve, however now use facilities at the Kyabram Recreation Reserve and Lancaster Football Ground.

Local schools use the Reserve on an occasional basis (i.e. for primary school sports days and an annual athletics carnival).

The Kyabram Lawn Tennis Club currently uses facilities on the corner of Lake Road and Fisher Street, but has been identified as a potential future user of Kyabram Northern Oval Recreation Reserve.

Kyabram Lawn Tennis Club	<ul style="list-style-type: none"> • Affiliated with Greater Goulburn Lawn Tennis Association. • Approximately 135 members (80 junior, 50 seniors and 5 veteran), in addition to 20 social members. • 16 junior teams, 4 senior teams (and 4 ‘other’ teams). • Membership has remained stable over recent years. • Uses 11 lawn and 2 synthetic courts (at existing site) on Tuesdays (training and ladies day) and Saturdays (junior and senior competition). • Association hosts a large fundraising Easter Tournament.
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3.2 Management

The Northern Oval Recreation Reserve is owned by Campaspe Shire Council and is managed by a Section 86 Committee of Management. Council provides funding to support the Committee of Management in the maintenance of facilities, based on a ‘District’ level classification.

Campaspe Shire Council’s maintenance contribution is outlined in the “Kyabram Northern Oval Reserve Service Agreement” and includes an expectation that the Committee of Management will collect fees from user groups to ensure they have sufficient funds to maintain the reserve. The Service Agreement contains a recommended framework for setting usage charges based on the percentage of time that groups use the Reserve. Council also acknowledges that in-kind contributions can be made to offset cash contributions.

The maintenance cost of infrastructure outside the defined reserve classification is met fully by the committee and / or user groups. Council has provision for the Committee of Management to contract Council’s parks crew to undertake requested maintenance tasks at the expense of the Committee of Management.

Committees and user groups are eligible to apply to Council for a Community Grant to assist with the development of facilities or programs. All works at the Reserve must be approved by Council.

There is mixed feedback from user groups about the effectiveness of the Committee of Management. There may be potential for improved communication and coordination between user groups (that can be facilitated by the Committee of Management), particularly if there is greater sharing of the facilities between clubs.

There is also potential for greater sharing within the existing sports pavilion such as access to the netball change rooms by the soccer and football clubs etc. (assuming complementary scheduling). Such access arrangements should be resolved prior to the proposed future extension of the sports pavilion to ensure the most effective use of resources and to ensure the ‘multi-use’ pavilion adequately caters for all users.

3.3 Existing Conditions

The Kyabram Northern Oval Recreation Reserve consists of a range of facilities and features which are summarised below.

Sports Ground	<ul style="list-style-type: none"> • Australian Rules football / cricket oval with lighting (3 light towers). • Turf wicket. • Ground has an irrigation system (requires manual loading of sprinkler heads). Water is sourced from the channel. • Natural drainage is effective. Good, sandy soil and grass quality.
Netball Courts	<ul style="list-style-type: none"> • 12 asphalt netball courts with lighting (8 light towers). • One large, long shelter along the southern end and four small shelters spaced along the western side of the courts. • Low cyclone fence around all courts.
Practice Nets	<ul style="list-style-type: none"> • Three cricket practice nets (synthetic), north of oval. • Wire netting with two swinging gates.
CFA Training Track	<ul style="list-style-type: none"> • 100m asphalt training track. • Approximately 12 small light towers (no longer required). • CFA tower.
Buildings and Structures	<ul style="list-style-type: none"> • Sports pavilion with public toilets (externally accessed), netball hall / social area, netball change facilities (including showers and toilets) cricket football change / social rooms (with movable petition), showers and toilets, storage rooms x 2 and kitchen / kiosk x 2, first aid room. Storage shed for cricket and football, and used as a referee room for soccer. Equipment in storage sheds for turf wicket. • CFA operations building / soccer club storeroom. • BBQ shelter north of clubrooms
Access and Parking	<ul style="list-style-type: none"> • 52 delineated car parking spaces, west of netball courts including four designated parking spaces for people with a disability. • Informal car parking is available south and north-east of the clubrooms, and on the south-east boundary of the oval. • Three separate entrances / access points (includes two from Tisdall Street and one from Albion Street)
Other	<ul style="list-style-type: none"> • A water 'spur' channel runs along the eastern boundary of the site (Goulburn Murray Water – Council has water rights). • Cyclone fencing along the southern and western boundaries of the Reserve.

4. COMMUNITY INPUT / CONSULTATION

During October and November 2011, a series of meetings, questionnaires and interviews were conducted with key stakeholders and interested residents. This was followed by a Community Forum attended by 29 people representing Council, user groups and the community to discuss and provide input into the preparation of the Master Plan. An additional stakeholder meeting was also conducted by Council in May 2012 to gain feedback on two concept plan options (involving 14 attendees).

The following stakeholders have been engaged as part of the consultation process:

- Campaspe Shire Council
- Northern Oval Committee of Management
- Kyabram Netball Association
- Kyabram and District Soccer Club
- Kyabram Fire Brigade
- St Augustines Junior Football Club
- Kyabram Junior Football Club
- Kyabram Lawn Tennis Club
- Tennis Victoria
- St Augustines P-12 College.
- Local Residents

4.1 Consultation Summary

A broad range of issues and opportunities were identified as part of the consultation process, which are summarised below under six key themes.

Theme	Issue / Feedback
Considerations for Future Planning	<ul style="list-style-type: none"> • High emphasis on sustainability and the financially responsible provision of facilities and infrastructure. • Community / school hub is no longer planned for the area as indicated by Recreation Reserves Analysis (2007). • Need to explore the potential expansion of the reserve beyond existing boundaries (to the north) provided there is strong rationale for doing so. • A potential opportunity exists to relocate the Kyabram Lawn Tennis Club from their existing site in an effort to create / consolidate a sport and recreation precinct. However the Kyabram Lawn Tennis Club feels the Kyabram Northern Oval Recreation Reserve is isolated / more difficult to access, when compared to existing more central location of lawn tennis club. This could have potential implications to tennis programs within local schools etc. • Need to cater for a broad range of users and activities. • It is possible to achieve a more effective use of existing facilities. • Many existing facilities need improving. • Emphasis on safety of users associated with vehicle access and parking, security lighting etc.

Outdoor Courts	<p><u>Netball:</u></p> <ul style="list-style-type: none"> • Budget allocation for netball court renewal (\$200,000). Netball Association has confirmed that its current / future requirements are for 8 courts. • Western netball courts are in poor condition. (Four are unplayable.) • A reduction in the number of courts will allow for run-off standards to be met. Once the courts are compliant with Netball Victoria standards, the Association will be able to attract more competitions and events. • Netball Club is not opposed to multi-use courts, however would ideally like two dedicated netball courts. • Lighting is needed for Friday night netball competition. Power is currently insufficient and more power is needed to avoid power failure. • Kyabram Netball Association plan to replace their small shelters with a new design. <p><u>Tennis:</u></p> <ul style="list-style-type: none"> • Concerns about long term sustainability of lawn tennis courts. Council has expressed support for hard courts with public access. • Kyabram currently provides a central lawn tennis facility for the surrounding region. (Greater Goulburn Valley, Murray Valley Competition). Eleven courts are currently used in summer. • Tennis Victoria reports a declining trend in the number of lawn tennis courts, however note that the 'elite pathway' includes lawn courts. Tennis Victoria is actively promoting 'synthetic' grass courts. • Need to consider multi-use courts in the future. Grass courts (either turf or synthetic) are also important and are of benefit to the community and the club for its existing competition. <p><u>Fire Training Track:</u></p> <ul style="list-style-type: none"> • There is general support to relocate the fire training track to a more suitable position within the Reserve and to be used for car parking when not required by the Fire Brigade.
Sports Ground	<ul style="list-style-type: none"> • Ground lighting exists for only part of the oval (three towers on the eastern side near the pavilion). • The soccer club ideally requires two full-size senior soccer pitches. • There is reportedly a problem with safety run-off for junior football with the location of the cricket nets and concrete run up area. • Consider relocation / reconfiguration of cricket nets and removal / relocation of boundary fence to allow for ground re-orientation. • Consideration of 4 wickets with irrigation. • Suggestion of athletics facilities being established (school). • Vehicle access on the sports ground is problematic.



Pavilion / Buildings	<ul style="list-style-type: none"> • Pavilion is generally in good condition. Potential for easy modifications / extensions. There are many separate toilets throughout the building and access to them is not well managed for schools and other users. Access for people with a disability is not well provided for. • Clubs require improvements to clubrooms, including the development of more change rooms, change rooms for referees, a first aid area, social area (have applied for a liquor license), scoreboard. Club is currently using storeroom for referees. Partition door is in poor condition in cricket / junior football area. • Potential for improved meeting / social spaces. Shade is needed between the pavilion and sports ground. • First aid room exists on the netball side of the building, is rarely used, but currently not shared with other clubs. • Question the need for stand-alone sheds / buildings. • Improved storage is required.
Management and Maintenance	<ul style="list-style-type: none"> • Irrigation system requires the manual loading of sprinkler heads. Club preference for an automatic system or drip feed system. • User groups have been responsible for a number of capital improvements at the reserve over recent years, in particular the Fire Brigade Cricket Club. • There is potential for improved relationships and communication between user groups. • The Kyabram Soccer Club is currently the only soccer club in Campaspe Shire. (It is noted that soccer players in Echuca and surrounds are likely to be members of the Echuca – Moama Soccer Club.) There is currently no regular fixturing of night games, however the club desires competition standard lighting to enable special night games to be held. The club charges entry to games, as is the standard in the Association. • Need for facilities to be accessible to all user groups (i.e. including female toilets being opened-up / available for use).
Access and Parking	<ul style="list-style-type: none"> • Potential for improved car parking, disabled parking and safe vehicle and pedestrian access. • Car parking at the northern end can get very wet. • Need for more designated parking areas. • Concern about main road entry and flow of traffic within Reserve. • Car parking is an issue on Albion Road.
Landscape and Amenity	<ul style="list-style-type: none"> • There is a lack of shaded, grassed areas / open space to enable spectators to congregate and for use as informal recreation activities. • More trees are needed for shade, to improve aesthetics and for windbreaks. Need for beautification of Reserve boundaries. • Reported need to remove “bindy eyes” from perimeter.



4.2 Public Exhibition Period

The draft Master Plan was released for public exhibition in November 2012 for a period of two weeks. During this time a community information forum was held at Northern Oval and was attended by 17 community members, three Councillors and four Council staff members from Campaspe Shire Council.

As a result of the public exhibition period, a total of 13 responses were submitted to Council. A summary of community responses to the various actions are noted in the implementation plan in Section 9.

It is recognised that many of the comments provided by community groups and residents in the 13 submissions will inform the implementation phase of the Master Plan and do not require changes to the plan itself. However there were some recommended changes and the following amendments were made to the Master Plan as an outcome of the public exhibition period.

- Seating and spectator shelter alongside the sports ground has been included and indicated on the plan.
- BBQ and picnic facilities will be reviewed in line with Council's designated standards for district reserves and appropriate picnic and informal facilities will be proposed.
- Reducing the height of the perimeter fencing has been changed to low priority with a view that this action may be reviewed in light of mixed community opinion.

Other noted comments and feedback are:

- It is understood that while the tennis club has concerns about the extent of proposed facilities for tennis and the inadequacy of these facilities to cater for the club if it was to relocate to Northern Oval, there is interest in using the courts and sports ground (with tennis courts temporarily marked out) for its annual tennis tournament.
- Concern was expressed about drainage in the surrounding areas. It is assumed in all actions that detailed design and construction will address drainage requirements of all works.
- The fence line designated for the sports ground on the eastern side will act as a safety buffer for children (in relation to the existing channel) – additional fencing is not required.
- There is interest in the channel being acquired (once it is decommissioned in the future – timeline unknown) for expansion of the reserve. Use of this area for some car parking and spectator viewing is supported subject to needs and detailed design at the appropriate time.
- Detailed design of the sports ground area will determine the specific dimensions of playing areas with the understanding that sports fields will be marked out as required. The turf wicket table will be covered during each winter to allow for Australian Rules Football and a buffer area between the soccer pitches.

Finally comments were also made about the need to implement key actions as a priority. The endorsement of this Master Plan will support budget proposals and grants applications for projects to proceed as funding becomes available.



5. ANALYSIS OF THE KEY ISSUES

A number of key issues and opportunities have emerged from an assessment of the recreation reserve, community consultation and background research. These issues are summarised below under six key headings.



5.1 Sports Ground

- Ground lighting is currently limited to three light towers which restricts training to the western portion of the ground and prevents the entire playing area from being available for use. Concentrated use of the eastern portion of the ground could also lead to a deterioration of the playing surface in this area (i.e. due to high foot traffic). Council policy supports the provision of ground lighting for training purposes only at 'district' level reserves such as the Kyabram Northern Oval Recreation Reserve.
- The orientation of the ground is north-east to south-west, whilst the orientation of the cricket pitch is north-south. There is reportedly insufficient run-off area between the eastern boundary and cricket practice nets.
- There is insufficient space for two full-size soccer grounds with regulation run-off areas. Whilst current participation numbers can be accommodated within the existing configuration (one senior and one junior ground), the demand is likely to increase in the future due to the growing popularity of the sport and as the only soccer facility in the municipality.
- Spectator facilities for the sports ground are inadequate and lack shade. The area around the clubrooms and sports ground consists of an open gravel surface that does not encourage people to congregate and socialise etc.

5.2 Outdoor Courts

- The northern netball courts have insufficient run-off area and the positioning of the light towers is too close to the courts, resulting in non-compliance according to Netball Victoria standards. The surface of the netball court varies in standard, with the western courts being unplayable due to their poor subsurface condition. Funding has been allocated by Council to resurface and reconfigure the area to accommodate clear run offs in accordance with Netball Victoria regulations. This funding also covers the rectification of subsurface issues so that all courts will be playable and compliant.
- The position of the CFA fire track creates a barrier (through distance) between the netball courts and clubrooms, which is not ideal for netball players and spectators. The fire track receives considerably less use than the netball courts and could potentially be



relocated (as part of the netball court redevelopment) to the south of the netball courts and could also be used for car parking (when not required for CFA training).

- A potential opportunity was identified to relocate the Kyabram Lawn Tennis Club from their existing site to the Kyabram Northern Oval Recreation Reserve which would enable the sharing of resources such as multi-use courts, lighting, clubrooms, car parking etc. This move also allows for the decommissioning of the Lake Road / Fisher Street site, by making this site surplus to the recreation and open space needs of the community.

Such a proposal also has a number of issues that need to be considered by the Tennis Club including the suitability of shared / multi-lined courts, and the proposed move to 'hard' court surface (due to Council policy not supporting the lawn courts at 'district' level reserves) and the associated reduction in ongoing maintenance costs / requirements. The overall number of courts available for tennis would also be reduced to a maximum of eight courts (including six multi-use and two courts marked for tennis only). It is envisaged that all courts would be lit and available for night tennis.

5.3 Buildings

- The sports pavilion is small and lacks appropriate change facilities for female soccer players and umpires / referees, in addition to multi-purpose / social spaces. Whilst the netball club has appropriate facilities for female change and social activities, these spaces are not available to the soccer club. Greater sharing of existing facilities within the sports pavilion should be explored with all user groups to ensure maximum use of the facility and available resources.
- There is scope to extend the pavilion to the north to better house existing and proposed future user groups (i.e. tennis), in addition to creating greater undercover/ spectator areas.
- There is also potential for improved meeting / social spaces, office space and storage.
- Toilet facilities are non-compliant (under new DDA building code) and disability access is not well provided. The building contains many separate toilet facilities and access to them is not well managed (i.e. for schools and other users).
- There a number of stand-alone storage sheds / structure at the Reserve that could be consolidated into one large building envelope (i.e. as part of an extension to the sports pavilion). This would help to open-up the reserve and improve the overall amenity of the site.

5.4 Access and Car Parking

- There is a need to review traffic management and car parking within the reserve including the potential safety issue associated with the location of the access road between the pavilion and sports ground. Whilst there is a speed hump, this area could be closed off to vehicles if adequate parking could be provided in other areas of the Reserve.



- The Reserve has three separate vehicular access points / entrances and there is currently no through access between the eastern and western parts of the Reserve (i.e. from the outdoor courts to sports ground). This is due to the location of the CFA training track.
- There is a lack of pedestrian / bicycle access to and within the Reserve.

5.5 Landscape and Amenity

- The overall appearance of the Reserve is 'tired' and could be improved through better maintenance of surrounds and improved landscaping.
- There is minimal provision of trees for shade.
- Cyclone fencing around the within the Reserve is unattractive and impacts on visibility and access to / within the Reserve. It is recognised that many in the community place a high value on fencing for safety.
- There is minimal provision of unstructured open space and informal recreational opportunities at the Reserve.

5.6 Other

- Consideration has been given to expanding the reserve boundaries to the north to expand the size of the Reserve and potentially accommodate more facilities / users. Options for the use of this area were drafted as initial options which considered the development of tennis courts within the northern portion of the Reserve however this location was determined to be too far from the sports pavilion and multi-use courts. Consideration was also given to positioning the sports grounds further to the north to create more space for tennis in the south, however this would have effected view lines to the northern portion of the sports ground/s (i.e. by spectators) and would have extended the distance between the sports ground and pavilion. The need to purchase additional land to increase the size of the Reserve was therefore found to be unwarranted, due to the proposed location of the land in question and the limitations associated with proposed configuration of facilities at the Reserve.
- The water / spur channel along the eastern boundary of the site is not fenced and could present a risk when full of water. There is potential for this channel to be decommissioned as part of a modernisation project (in favour of a syndicate pipeline arrangement). Such a proposal would have enabled the sports ground to be relocated to the east and creating more space within the Reserve. However despite initial investigations, it was determined that the use of this area be avoided due to the uncertainty surrounding this proposal and the associated timelines.
- The power supply at the Reserve is deemed to be inadequate by reserve users. Any proposed upgrades to ground and court lighting are likely to require an upgrade to the power supply.



6. DESIGN PRINCIPLES

The following design principles have been developed in response to the key issues and background research. These principles provide a basis for the Kyabram Northern Oval Recreation Reserve Master Plan and are outlined below.

1. Maximum Use of Assets

- Maximise use and sharing of facilities between sporting clubs / user groups.
- Ensure flexible design of facilities to cater for multiple users and changing needs (i.e. sports grounds that can accommodate oval and rectangular dimensions, outdoor courts with multiple line markings, clubroom facilities designed for shared use etc.).
- Ensure the provision of high quality, well maintained facilities and supporting infrastructure to enable user groups to maximise the use of available space / facilities (i.e. provision of sports lighting and good quality playing surfaces).

2. Diversity of Use

- Ensure the Reserve complements other open space sites and contributes towards meeting the sport and recreation needs of the current and future population of Kyabram.
- Encourage greater use of the Reserve and participation in unstructured activity, by improving access and providing informal recreation opportunities / informal open space/s.
- Ensure facilities are safe, accessible and attractive to people of all ages, abilities and interests.

3. Healthy and Connected Communities

- Ensure the Reserve is well connected to the surrounding area, through the provision of interconnected pathways.
- Improve access and connectivity of key activity areas within the Reserve (i.e. through defined vehicular and improved pedestrian access).
- Improve the accessibility and appeal of the Reserve by removing physical barriers, such as perimeter cyclone fencing.

4. Sustainable Provision

- Ensure sustainable and financially responsible provision of facilities and infrastructure by ensuring shared use, flexible design and overall rationalisation of assets (that are surplus to community need) in accordance with Council policy.
- Where possible, employ environmentally sensitive design principles and management / maintenance practices within the Reserve.
- Enhance the Reserve's natural qualities and amenity, through improved landscaping and maintenance practices.



7. DEVELOPMENT PROPOSALS

7.1 Sports Ground

- Redevelop the sports ground by relocating the boundary fence and constructing a rectangular multi-use playing area that can accommodate one oval and two senior soccer pitches. Provide drainage and irrigation.
- Relocate turf cricket pitch / table between the two soccer pitches.
- Upgrade ground lighting to enable the entire playing area to be used for training purposes. Upgrade power supply to accommodate lighting upgrade.
- Retain cricket nets in their current location.
- Install seating and small spectator shelters on the perimeter of the sports ground.

7.2 Outdoor Courts / Fire Track

- Relocate the CFA fire track south of the existing courts. Enable fire track to be used for car parking when not required by the CFA.
- Redevelop the outdoor courts to achieve nine netball courts (with potential for 6 multi-use netball / tennis courts) with regulation run-off areas.
- Relocate court lighting along the eastern edge of the existing netball courts.
- Relocate and upgrade netball shelter in accordance with Council standards.
- Reserve space for two hard tennis courts to cater for potential future use. Relocate CFA operations building / pump station closer to the fire training track, pending the development of tennis courts at the Reserve.

7.3 Buildings

- Review management agreements for tenancy of spaces in the pavilion to ensure that shared access is provided for key groups to maximise community benefit of facilities.
- Extend and redevelop the sports pavilion to accommodate all reserve users. Ensure adequate storage for all user groups and change facilities for male and female players and officials. Construct / extend undercover spectator areas as part of the building extension. Undertake minor modifications of the key spaces and change rooms to maximise access for all users and the community as part of building improvement.
- Remove southern stand-alone storage shed and consolidate into the pavilion extension.
- Relocate the cricket / turf wicket storage shed to behind the cricket nets.
- Relocate the fire training tower north of the training track.

7.4 Access and Car Parking

- Redevelop traffic management and vehicular access and car parking within the Reserve, with consideration given to one-way traffic movement through the Reserve either from Albion Street to Tisdall Road or the reverse (particularly on game days or peak days when fees and charged to enter the reserve and traffic may build up at entry points).
- Formalise car parking within the Reserve to include:
 - Existing car park along the western boundary (alongside the netball courts);



- Sealed car parking and one-way access along the fire training track (when not required for fire training purposes)
- Sealed car parking and one-way access north of the fire training track.
- Gravel car parking between the sports pavilion and sealed car parking area with allowance for potential future development of two tennis courts.
- Sealed car parking and two-way access north of the multi-use courts and sports pavilion (including sufficient space for vehicles to turn around).
- Install bollards to restrict vehicular access beyond formalised car parking areas, with some removable bollards to allow for controlled access to additional car parking areas.
- Use landscaping to soften the appearance of car parking areas, improve aesthetics and help control vehicular movement.
- Improve pedestrian and bicycle access to and within the Reserve by constructing a shared off road pathway along Albion Street and Tisdall Roads and through the reserve.

7.5 Landscape and Amenity

- Develop a grassed open space area east of the sports pavilion for spectators and informal recreation activity.
- Relocate the existing BBQ / picnic shelter and provide additional picnic facilities and seating. (This may be reviewed with the district classification for reserves not including BBQs and picnic shelters.)
- Plant high canopy trees for shade in key locations around the Reserve and along the Albion Street boundary.
- Review the height of perimeter fencing around the Reserve and remove unnecessary fencing within the reserve, to improve access and amenity.
- Improve landscaping at the Reserve by removing all weeds and undertaken additional planting, including the area between the netball / multi-use courts and car parking.
- Provide perimeter planning along the northern boundary to provide a screen and wind break.

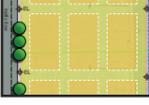
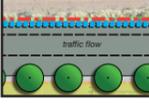
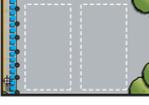
8. MASTER PLAN

The Master Plan is reflected in the concept on the following page.





LEGEND

-  PLAYING FIELDS
-  MULTI- USE COURTS
-  CAR PARKING
-  OVERFLOW CAR PARKING / POSSIBLE TENNIS COURTS
-  LIGHTING
-  SCREEN PLANTING
-  SHARED OFF ROAD PATHWAY

- 16** INSTALL BOLLARDS TO RESTRICT VEHICULAR ACCESS BEYOND FORMALISED CAR PARKING AREAS
- 17** USE LANDSCAPING TO SOFTEN THE APPEARANCE OF CAR PARKING AREAS, IMPROVE AESTHETICS AND HELP CONTROL VEHICULAR MOVEMENT
- 18** IMPROVE PEDESTRIAN AND BICYCLE ACCESS BY CONSTRUCTING A SHARED OFF ROAD PATHWAY ALONG ALBION STREET AND TISDALL ROAD AND THROUGH THE RESERVE
- 19** DEVELOP A GRASSED OPEN SPACE AREA FOR SPECTATORS AND INFORMAL RECREATION ACTIVITY
- 20** REVIEW THE PROVISION OF PICNIC FACILITIES AND PROVIDE INFORMAL FACILITIES IN LINE WITH THE RESERVE'S DISTRICT CLASSIFICATION
- 21** PLANT HIGH CANOPY TREES FOR SHADE IN KEY LOCATIONS
- 22** REVIEW HEIGHT OF FENCING AROUND THE RESERVE AND REMOVE UNNECESSARY FENCING WITHIN THE RESERVE TO IMPROVE ACCESS AND AMENITY
- 23** IMPROVE LANDSCAPING AT THE RESERVE BY REMOVING ALL WEEDS AND UNDERTAKE ADDITIONAL PLANTING
- 24** PROVIDE PERIMETER PLANTING TO PROVIDE A VISUAL SCREEN AND WIND BREAK
- 25** INSTALL SPECTATOR SHELTERS AND SEATING AT PERIMETER OF PLAYING FIELDS. LOCATIONS AND DESIGN TBD.

NOTES

- 1** REDEVELOP THE SPORTS GROUND - RELOCATE BOUNDARY FENCE, CONSTRUCT RECTANGULAR MULTI- USE PLAYING AREA ACCOMMODATING 1 OVAL AND 2 SENIOR SOCCER PITCHES. PROVIDE DRAINAGE AND IRRIGATION
- 2** RELOCATE TURF CRICKET PITCH / TABLE BETWEEN THE TWO SOCCER PITCHES
- 3** UPGRADE GROUND LIGHTING AND POWER SUPPLY TO ENABLE THE ENTIRE PLAYING AREA TO BE USED FOR TRAINING
- 4** RETAIN CRICKET NETS IN THEIR CURRENT LOCATION
- 5** RELOCATE CFA FIRE TRACK. FIRE TRACK TO BE USED FOR CAR PARKING WHEN NOT USED BY CFA
- 6** REDEVELOP THE OUTDOOR COURTS TO ACHIEVE 9 NETBALL COURTS (POTENTIAL 6 MULTI- USE NETBALL / TENNIS) WITH REGULATION RUN-OFF AREAS
- 7** RELOCATE COURT LIGHTING ALONG THE EASTERN EDGE OF THE EXISTING NETBALL COURTS
- 8** RELOCATE AND UPGRADE NETBALL SHELTER IN ACCORDANCE WITH COUNCIL STANDARDS
- 9** RESERVE SPACE FOR 2 HARD TENNIS COURTS FOR FUTURE USE. RELOCATE CFA OPERATIONS BUILDING / PUMP STATION CLOSER TO THE FIRE TRAINING TRACK
- 10** EXTEND AND REDEVELOP THE SPORTS PAVILION TO ACCOMMODATE ALL RESERVE USERS. ENSURE ADEQUATE STORAGE / CHANGE FACILITIES FOR MALE / FEMALE PLAYERS AND OFFICIALS. CONSTRUCT / EXTEND UNDERCOVER SPECTATOR AREA
- 11** REMOVE SOUTHERN STAND-ALONE STORAGE SHED AND CONSOLIDATE INTO PAVILION EXTENSION
- 12** RELOCATE THE CRICKET / TURF WICKET STORAGE SHED
- 13** RELOCATE THE FIRE TRAINING TOWER AND RELOCATE PUMP STATION / OPERATIONS BUILDING ALONGSIDE THE FIRE TRAINING TOWER
- 14** REDEVELOP TRAFFIC MANAGEMENT AND VEHICULAR ACCESS AND CAR PARKING WITHIN THE RESERVE. CONSIDER ONE-WAY TRAFFIC MOVEMENT THROUGH THE RESERVE
- 15** FORMALISE CAR PARKING WITHIN THE RESERVE TO INCLUDE:
 - EXISTING CAR PARK ALONG WESTERN BOUNDARY
 - SEALED CAR PARKING AND ONE WAY ACCESS ALONG FIRE TRAINING TRACK (WHEN NOT REQUIRED FOR FIRE TRAINING PURPOSES)
 - GRAVEL CAR PARKING WITH ALLOWANCE FOR POTENTIAL FUTURE DEVELOPMENT OF 2 TENNIS COURTS
 - SEALED CAR PARKING AND TWO-WAY ACCESS INCLUDING SUFFICIENT SPACE FOR VEHICLES TO TURN AROUND

KYABRAM NORTH OVAL MASTERPLAN

SHIRE OF CAMPASPE



DATE: 5-02-2013 JOB No: MD3215 REV: A DWG No: LA001

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9. IMPLEMENTATION PLAN

The table below details a total of 28 actions and these can be summarised as follows:

Priority	Potential external funding sources
14 high priority actions	External funding has been obtained for the redevelopment of the netball / multi-use courts. Potential community / club support to relocate netball shelters and CFA fire training tower.
5 medium priority actions	Potential for government funding and community support to extend and redevelop the sports pavilion.
7 low priority actions	Potential for government funding and community support for the redevelopment of the sports ground, turf pitch and development of ground lighting.

The following table itemises the prioritised actions required to implement the Master Plan. (Note: the community response column will be completed following the public exhibition period).

Actions	Community Response	Detail	Priority
Sports Ground			
Redevelop the sports ground by relocating the boundary fence and constructing a rectangular multi-use playing area that can accommodate one oval and two senior soccer pitches. Provide drainage and irrigation.	Strong support for redevelopment. Comments included: <ul style="list-style-type: none"> Ideal for multi-sports 	Minor grading and grassing. Removal and replacement of fence (600 lm of fence).	High
Relocate turf cricket pitch / table between the two soccer pitches.	Supported. Comments included: <ul style="list-style-type: none"> Ensure sufficient space for turf wickets and U16 AFL football 	To be undertaken at the time of ground redevelopment.	High
Upgrade ground lighting to enable the entire playing area to be used for training purposes. Upgrade power supply to accommodate lighting upgrade.	Supported	Assumes 4 light towers.	Low
Retain cricket nets in their current location.	Supported	Ensure grass run-up retained	High

Actions	Community Response	Detail	Priority
Outdoor Courts / Fire Track			
Relocate the CFA fire track south of the existing courts. Enable fire track to be used for car parking when not required by the CFA.	Strong support with comments including: <ul style="list-style-type: none"> Require sufficient length, good functioning pump and relocation of lights/poles 	Assumes 1,500m ² . Design of relocation to address requirements in collaboration with CFA.	High
Redevelop the outdoor courts to achieve nine netball courts (with potential for 6 multi-use netball / tennis courts) with regulation run-off areas.	General support	Assumes removal of lights and making good surface and new line marking.	High
Relocate court lighting along the eastern edge of the existing netball courts.	General support with comments including: <ul style="list-style-type: none"> Positioning of lights to be considered 	Assumes relocation and re-use of 4 light towers.	High
Relocate and upgrade netball shelter in accordance with Council standards.	Supported	Assumes partial dismantling and use of existing paving.	High
Reserve space for two hard tennis courts to cater for potential future use. Relocate CFA operations building / pump station closer to the fire training track, pending the development of tennis courts at the Reserve.	Mixed support with comments including: <ul style="list-style-type: none"> Doesn't offer sufficient courts for tennis club This is dependent on tennis club commitment 	Timelines unknown. Assumes some reuse but new slab / base required.	Low

Actions	Community Response	Detail	Priority
Buildings			
Extend and redevelop the sports pavilion to accommodate all Reserve users. Ensure adequate storage for all user groups and change facilities for male and female players and officials. Construct / extend undercover spectator areas as part of the building extension.	Strong support with comments including: <ul style="list-style-type: none"> • Clubrooms have been shared in the past • Sharing spaces makes good sense • More discussion is required with user groups • Freshen the building exterior • More storage required for groups • Review access to toilet facilities 	Assumes 800m ² .	Low
Remove southern stand-alone storage shed and consolidate into the pavilion extension.			Low
Relocate the cricket / turf wicket storage shed to behind the cricket nets.	Supported with comments including: <ul style="list-style-type: none"> • larger shed requested 		Low
Relocate the fire training tower north of the training track.	Supported	Required as part of the fire training track relocation.	High

Actions	Community Response	Detail	Priority
Access and Car Parking			
Redevelop traffic management and vehicular access and car parking within the Reserve, with consideration given to one-way traffic movement through the Reserve (refer to below for break down).	Strong support with comments including: <ul style="list-style-type: none"> • access points good • speed control required 		High
Formalise car parking within the Reserve to include: <ul style="list-style-type: none"> ▪ Existing car park along the western boundary (alongside the netball courts); 	Strong support with comments including: <ul style="list-style-type: none"> • Encourage spectators to get out of their cars • Opposing view that cars should be able to continue to park around the oval • Question about whether parking is sufficient for pavilion 	Primarily line marking.	N/A
Formalise car parking within the Reserve to include: <ul style="list-style-type: none"> ▪ Sealed car parking and one-way access along the fire training track (when not required for fire training purposes) 			High
Formalise car parking within the Reserve to include: <ul style="list-style-type: none"> ▪ Sealed car parking and one-way access north of the fire training track. 			Medium
Formalise car parking within the Reserve to include: <ul style="list-style-type: none"> ▪ Gravel car parking between the sports pavilion and sealed car parking area with allowance for potential future development of two tennis courts. 			Low
Formalise car parking within the Reserve to include: <ul style="list-style-type: none"> ▪ Sealed car parking and two-way access north of the multi-use courts and sports pavilion (including sufficient space for vehicles to turn around). 			Medium

Install bollards to restrict vehicular access beyond formalised car parking areas.	Strong support with comments including: <ul style="list-style-type: none"> • Increase safety for children playing sport by restricting vehicle access through reserve 	Assumes timber bollards – some removable.	High
Use landscaping to soften the appearance of car parking areas, improve aesthetics and help control vehicular movement.	Strong support with comments including: <ul style="list-style-type: none"> • Greatly needed 	Refer to landscape and Amenity below	High
Improve pedestrian and bicycle access to and within the Reserve by constructing a shared off road pathway: <ul style="list-style-type: none"> ▪ Along Albion Street and Tisdall Roads; and ▪ Through the reserve. 	General support with comments including: <ul style="list-style-type: none"> • Reserve used by walker and dog walkers – very popular 	Assumes 1.5m wide granitic sand.	Medium



Actions	Community Response	Detail	Priority
Landscape and Amenity			
Develop a grassed open space area east of the sports pavilion for spectators and informal recreation activity.	Strong support with comments including: <ul style="list-style-type: none"> Consider alternate surface for muddy boots in winter 	Assumes minor grading, topsoiling and grassing.	Medium
Plant high canopy trees for shade in key locations around the Reserve and along the Albion Street boundary.	Supported	Assumes 40 semi advanced trees.	Medium
Reduce height of fencing around the Reserve and remove unnecessary fencing within the reserve, to improve access and amenity.	Mixed response with comments including: <ul style="list-style-type: none"> Many support the intent to open up the park Concern about safety for children Waste of money to remove a good fence Some people will not pay to enter the reserve 	Assumes replacement off all perimeter fencing with lower fence. Reuse of posts.	Low
Improve landscaping at the Reserve by removing all weeds and undertaken additional planting, including the area between the netball / multi-use courts and car parking.	Supported	Clean up Assumes 20 semi advanced trees.	High
Provide perimeter planting along the northern boundary to provide a screen and wind break.	Supported	Assumes massed planting of indigenous tubestock in mulched rings.	High