



# Eastern Oval Ballarat

## Draft Masterplan

January 2015

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## Eastern Oval Masterplan

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# Executive Summary

## 1.1 Introduction and purpose

The Eastern Oval Masterplan was commissioned by the City of Ballarat to provide a clear direction for the improvement and enhancement of sport and community infrastructure at the reserve, and to ensure that future development meets the needs of the local community.

The purpose of the project was to prepare a revised Masterplan for the Eastern Oval, incorporating a review of existing site conditions, identification of issues and opportunities through stakeholder engagement, and the development of key principles and strategic directions to guide the future development of the reserve.

The Eastern Oval is one of Council's premier sporting reserves, regularly hosting local football and cricket grand finals, and other significant community sporting events such as the Ballarat Gift.

The Eastern Oval is considered a regional sporting precinct which also provides passive open space for community use. The reserve is popular with the local community and event organisers due to its close proximity to the CBD, good public transport access, and capacity to accommodate large spectator numbers.

There is a clear direction from Council for the future upgrade of infrastructure at Eastern Oval over the next ten years.



Figure 1: Site location of the Eastern Oval





## 1.2 Existing situation

The Eastern Oval is located in a mixed use residential and industrial area close to Ballarat Railway Station and the CBD. The reserve is home to multiple community sport and recreation groups, including the East Point Football Netball Club, Golden Point Cricket Club, Ballarat Bowling Club and is an administration base for the Ballarat Cricket Association.

The site is relatively flat and comprises two separate land parcels that are divided by the Yarrowee Creek, which dissects the north west corner of the site, and separates the bowling club car park from the rest of the site.

Existing buildings and infrastructure on site are designed to cater for a range of sport and community activity. The covered grandstand, elevated viewing areas and off-site overflow car parking options provide good provision for visitors and spectators.

The land is zoned PPRZ, with the bowling club and former croquet club site located on crown land but gazetted to Council as the responsible authority. The netball courts are currently located outside the reserve boundary and as part of this study Council wishes to investigate options to incorporate the netball facility into the reserve.

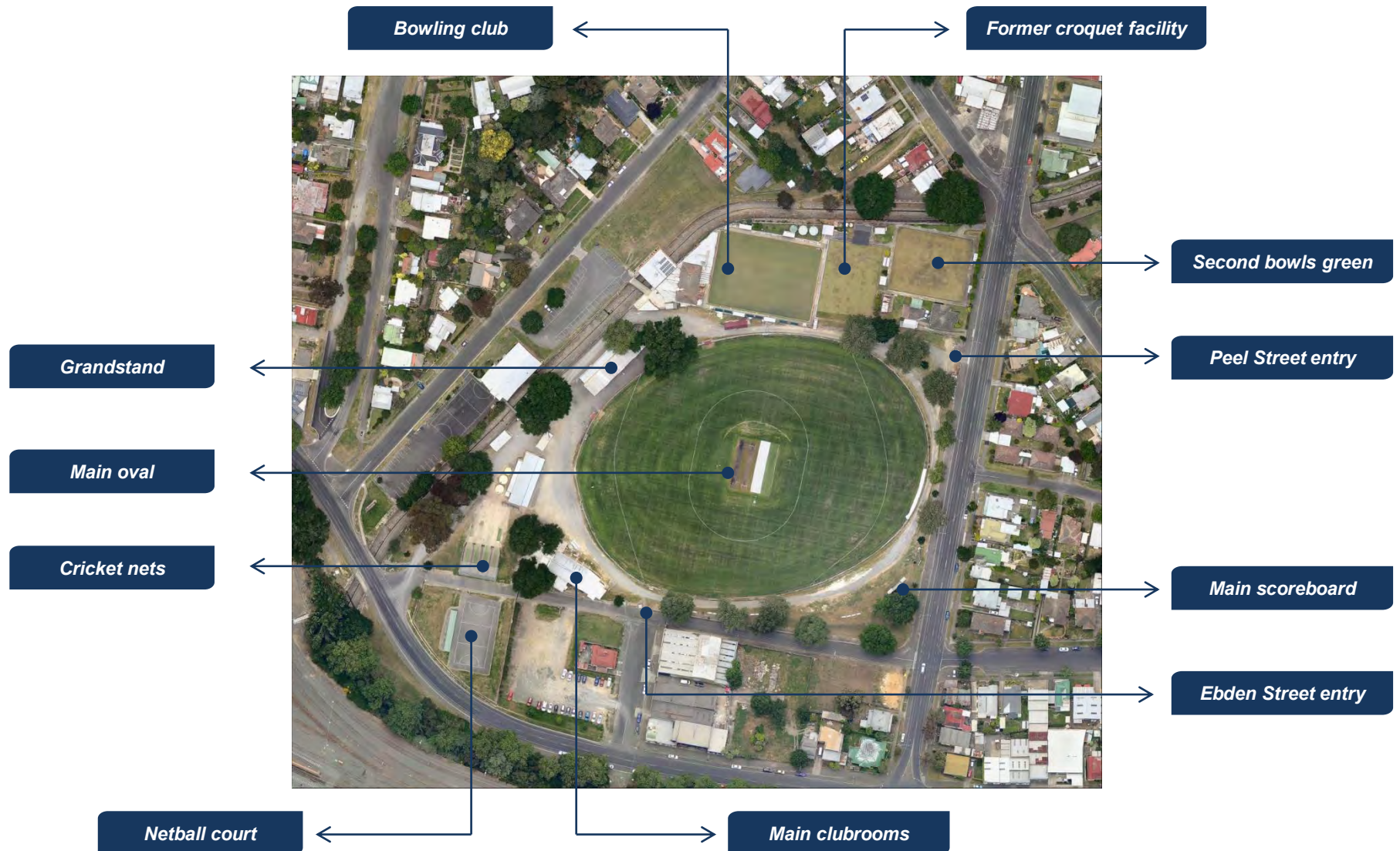
The site is fully fenced and contains multiple vehicle and pedestrian access points, which are controlled by tenants and event organisers on event days. Traffic management on site is an ongoing challenge for user groups and there is ongoing conflict between vehicles and pedestrians for viewing and car parking spaces.

The site is relatively land locked and has limited expansion opportunities beyond the existing reserve foot print.

Existing embellishments include:

- Senior size fully fenced turf playing field with floodlighting and turf cricket pitch;
- Grandstand with undercover seating and player change rooms;
- Social pavilion and club rooms with function space, kiosk and office accommodation;
- Bowling club rooms, multiple turf greens and player amenities;
- Coaches boxes, timekeepers room and scoreboard;
- Cricket club rooms and umpires room;
- Multiple public amenity buildings;
- Significant trees and vegetation;
- Regional trail connection (Trooper Trail) and informal path network.

## 1.3 Map of existing facilities





## 1.4 Demand for upgrade

Stakeholder consultation identified a strong demand to improve the appearance and functionality of reserve infrastructure, a desire to implement strategies to make the site safer, more accessible and pedestrian friendly, and a need to ensure ongoing commitment to facility maintenance and development. A detailed summary of stakeholder preferences and consultation notes are provided in **Appendix 1**.

### Priority recommendations for the site focus on:

- Improvements to existing infrastructure.
- Providing multiuse facilities that are safe and functional.
- Ensuring upgrades support elite level sporting events and community activities.

Priority recommendations include improved traffic management and pedestrian access, player and spectator amenities, and facility upgrades to support activities.

## 1.5 Design directions

### The vision for the Eastern Oval is:

“A premier regional sporting precinct that provides both formal and informal sport, recreation and event opportunities for the City of Ballarat and surrounding communities.”

### Development principles

The following principles have been developed to guide the proposed future improvement program at the Eastern Oval.

Priority has been given to projects that promote these principles under the key headings of facility development, traffic management and access, community and event infrastructure, and sports field provision and suitability.

### Facility Development

- Replace redundant and functionally obsolete buildings and amenities with facilities that meet shared sport, community and event objectives, whilst recognising buildings and other areas of historical significance.

- The future provision of sport and recreation infrastructure will maximise shared usage and flexibility to meet changing community needs and aspirations.
- Priority shall be given to supporting the provision of facilities that cater for regional and local level sport and recreation needs.
- Facilities shall provide safe and supportive environments for participants and spectators with an emphasis on the provision of infrastructure to support sport and community events that provide an economic benefit to the City.
- Universal, ESD and Healthy by Design principles will underpin planning and design of future facility development projects.
- Provide a balance of well planned sport and passive recreation opportunities at the reserve that caters for a broad range of uses.



## Traffic Management and Access

- Prioritise infrastructure that supports and enhances pedestrian access and movement through the site and reduce vehicle activity by minimising onsite car parking.
- Improve and link external pathways and road networks to encourage physical activity and promote a pedestrian friendly reserve with limited vehicle movements, particularly during major events.
- Improve vehicle entry/egress and off site car parking provision to meet expected day-to-day usage and sporting/community event requirements and enhance connectivity between key sporting, event and community infrastructure.
- Continue to maintain and improve access to natural reserve features and open spaces areas for community use outside club and event times.
- There shall be a diverse range of accessible sport and recreation facilities at the reserve that meet the needs of Ballarat City Council's diverse community and tenant groups and external users.
- Ensure reserve infrastructure and supporting facilities are accessible, safe and appealing for people with a disability and older adults (security lighting, car park provision, access into and around facilities).

## Community and Event Infrastructure

- Enhance and develop the physical amenity of the reserve to maximise spectator and visitor experience and ensure infrastructure provided caters for a broad range of age groups and social and sporting activities.
- Develop and maintain infrastructure that meets the event needs of the major sporting codes occupying the site (football, netball, cricket and lawn bowls) and Council led community events such as the Ballarat Gift.
- Ensure future infrastructure development is consistent with Councils Major Events Strategy as well as the ongoing use and management of the reserve.
- Recognise the site's regional and state level significance for sport and the community and continue to plan and deliver key infrastructure that supports existing major events and enhances opportunities to secure future events for the City of Ballarat.
- Continue to support infrastructure at the reserve to strengthen the City of Ballarat's community capacity and liveability and provide areas that support event overlay requirements and access.
- Provide landscaping and social spaces within the reserve to encourage community use during non event days and ensure these areas complement the sport, recreation and event needs of the site.

## Sports Field Provision and Suitability

- Continue to develop first-rate reserve and supporting facilities and amenities that provide for high demand sports such as Australian Rules Football, netball, cricket and lawn bowls and ensure key sport and recreation infrastructure is contained within the boundary of the reserve.
- Maintain dedicated playing field areas for sport and ensure they are appropriately sized and dimensioned to maximise their use and flexibility.
- Encourage and promote formalised sporting competitions, sports carnivals and training at the reserve, and ensure high levels of playing field provision to meet the levels of training, competition and event requirements (e.g. sports field lighting).
- Encourage shared use of sporting reserves, training facilities, building and amenities, and create opportunities that consolidate and promote increased use of existing fields.
- Promote and facilitate increased participation opportunities for target groups such as women and girls via supporting recreation reserve facilities and amenities.
- Strengthen the capacity of tenant sporting clubs and organisations seeking to improve the quality of reserve facilities.
- Develop relationships with schools and encourage the use of the reserve by external groups such as SEDA.
- Minimise (where not required) reserve fencing to allow for greater flexibility, integration and shared usage.

## 1.6 Priority Projects

***The Masterplan process identified a range of improvement and development projects for the site. The following projects are considered a high priority and essential to meeting Council's objectives of improving reserve amenity and increasing site access and capacity.***

***A full list of site recommendations are provided in the Masterplan on the following page.***

- Relocate the existing cricket training facilities and develop a fully enclosed multipurpose training facility for a range of activities. The new training facility will be developed in two stages adjacent to the Peel Street entrance and incorporate both hard wickets and turf.
- Integrate the existing netball court and supporting amenities into the reserve and ensure the future provision of adequate player and spectator amenities for club and event activities.
- Construct a new multipurpose building to replace the existing scoreboard that provides a new electronic scoreboard, shelter, spectator amenities and club storage.
- Review traffic management and car parking requirements and minimise onsite car parking to enhance pedestrian use of the site.
- Construct a formalised circulatory pedestrian path throughout the reserve, linking to major facilities and access points to improve safety and site connectivity in addition to access for the Trooper Trail.
- Provide formalised terraced seating/standing room areas for spectators alongside the new electronic scoreboard. Consider incorporating a new spectator shelter over the terraced spectator area.
- Realign and formalise the internal roadway and facilitate one way traffic flow from Peel Street to Ebdon Street providing appropriate signage and vehicle treatments to manage traffic flow.
- Provide a sealed pedestrian plaza between the existing grandstand and the football clubrooms with emergency vehicle access only, managed by removable bollards.





# Masterplan



## LEGEND

-  Existing Trees  
To be retained and protected
-  Existing Trees  
To be removed
-  Proposed Trees
-  Existing Buildings To Be Demolished
-  Proposed Asphalt Road Paving
-  Proposed Pedestrian Crossing
-  Proposed Concrete Pathway
-  Proposed Pedestrian Plaza Paving
-  Proposed Retaining Walls
-  Proposed Understorey Vegetation
-  Existing Building/Structure
-  Proposed Building/Structure
-  Proposed Potential Future Building/Structure
-  Proposed Shade/Shelter Structure
-  Proposed Ball Catch Net
-  Proposed Vehicular Exclusion Bollards
-  Proposed Seats
-  Emergency/Maintenance Access Gates/Removable Bollards
-  Lighting
-  Proposed Overflow Car Parking
-  International Cricket Council (ICC) minimum cricket ground dimensions with 2.9m run-off



## RECOMMENDATIONS

### FACILITIES

- 1 Demolish existing aged scoreboard and construct a new multipurpose building that provides spectator amenities, club storage and incorporates a new electronic scoreboard above.



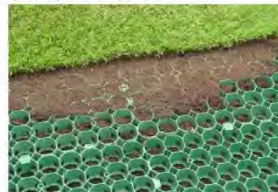
- 2 Remove existing deteriorated croquet building and provide appropriate shelter, seating and landscaping to service competition and social lawn bowls activities associated with the proposed future synthetic bowling green.
- 3 Consider refurbishing the existing change facilities and amenities beneath the grandstand to better service female sport.
- 4 Demolish existing stand alone public toilet facilities at the Peel Street entry to improve access within the reserve.
- 5 Demolish existing stand alone male public toilet on the western boundary and female toilet on the southern boundary. Reconstruct new combined male/female toilet in location of existing male toilet.
- 6 Consider future extension to the East Point Football Netball club rooms to include extension to female change rooms/ office area/ storage. Design to consider retention/ removal of existing tree.
- 7 Provide a new facility adjacent the Peel Street entry and proposed multipurpose training facility to incorporate new ticket box, male, female and disabled public toilets and club storage to better service sports participants, trail users and spectators.
- 8 Provide new ticket box at Ebdon Street pedestrian entry.
- 9 Consider future extension of time keepers/ media box to accommodate home/ away team coaches box and additional storage opportunities below.

### TRAFFIC MANAGEMENT AND ACCESS

- 10 Review traffic management and car parking requirements and minimise on site car parking to enhance pedestrian use of the site.
- 11 Provide a pedestrian plaza between the existing timekeepers box and the football clubrooms to improve spectator amenity and pedestrian safety. Provide emergency vehicle access via removable bollards. Consider drainage implications, and provide natural shade/landscape amenity and seating.



- 12 Upgrade the vehicle entry gate at Peel Street and consider provision of bus parking and slip lane northbound/ right hand turning lane southbound to provide better access to the reserve on event days.
- 13 Realign and formalise the internal roadway to facilitate one way traffic flow from Peel Street to Ebdon Street providing appropriate signage and vehicle treatments to manage traffic flow. Undertake traffic engineering study to assess and design vehicular access and traffic management and investigate alternative one way access from Ebdon street
- 14 Provide designated maintenance access point to existing bowling club green.
- 15 Provide compliant all abilities pedestrian access from Ebdon Street via a ramped walkway.
- 16 Provide overflow car parking on the site of the existing netball court and provide a sealed pathway and safe road crossing treatment to the Ebdon Street reserve entrance.
- 17 Enhance the usability and capacity of the vacant block adjacent to the lawn bowls club car park for overflow car parking on event days. Consider installing structural turf cells to improve durability and reduce maintenance or investigate options to provide hard paving surface to this area



- 18 Provide formalised 90 degree on site car parking including disabled bays to the south east corner of the site in close proximity to the elevated spectator area and new electronic scoreboard. Parking bays can be utilised for major events.
- 19 Consider car parking at the Peel Street entrance to service the proposed cricket training facilities and increased social bowls activity.
- 20 Formalise the internal roadway from the entrance on Scott Parade and rectify drainage issues. Ensure emergency/maintenance vehicle access is retained from this entrance and provide minimal parking for players, deliveries and event day activities. Retain access for community club members outside match day activities.
- 21 Construct a formalised circulatory pedestrian path throughout the reserve, linking to major facilities and access points to improve safety and site connectivity in addition to access for the Trooper Trail. Provide appropriate access road crossing treatments where required.

### COMMUNITY AND EVENT INFRASTRUCTURE AND SOCIAL AMENITY

- 22 Provide formalised terraced seating/standing room areas for spectators alongside the new electronic scoreboard in the south east corner of the reserve. Consider incorporating a new spectator shelter over the terraced spectator area for weather protection.



- 23 Provide terraced spectator seating along the north-east side of oval to improve spectator amenity. Consider options for event usage on major match days in area directly north of spectator seating whilst retaining/protecting the existing trees.
- 24 Provide terraced spectator seating along the east side of the new netball court to improve spectator amenity and access to netball facilities while accounting for the level change. Maximise circulation space for major match days.
- 25 Ensure access to the Trooper Trail which dissects the reserve is retained at all times through an open gate at the Peel Street entrance and promote this trail more effectively to reserve users through interpretive signage.
- 26 Promote and protect the historic WG Grace Elm Tree through interpretive signage and improving growing conditions (ie. removing pavement/compaction, ameliorating soils and mulching).
- 27 Improve general landscaping and tree planting throughout the reserve with a particular focus on the bowls club site and the redeveloped Peel Street entrance to create a 'Gateway' to the reserve.
- 28 Provide suitable semi permeable fencing between the sports field and bowling club facilities to better connect the bowling club with the rest of the reserve, giving consideration to the need to provide wind protection to bowls participants. Consider incorporating seating and shelters for lawn bowls users.



- 29 Install additional spectator benches and seating and use existing mounding and elevated areas within the reserve to maximise viewing and spectator experiences.



- 30 Install permanent reserve, interpretative and directional signage within the reserve to promote new infrastructure and in accordance with Council's signage guidelines.
- 31 Replace existing perimeter fencing and access gates to improve presentation of the reserve.

### SPORTS FIELDS PROVISION AND SUITABILITY

- 32 Demolish the existing cricket training facilities and develop a fully enclosed multipurpose training facility to be delivered in two stages. Stage 1 will provide access to five synthetic practice wickets (one publicly accessible). Stage 2 will provide an additional five turf practice wickets and require the removal of the existing caretakers residence.



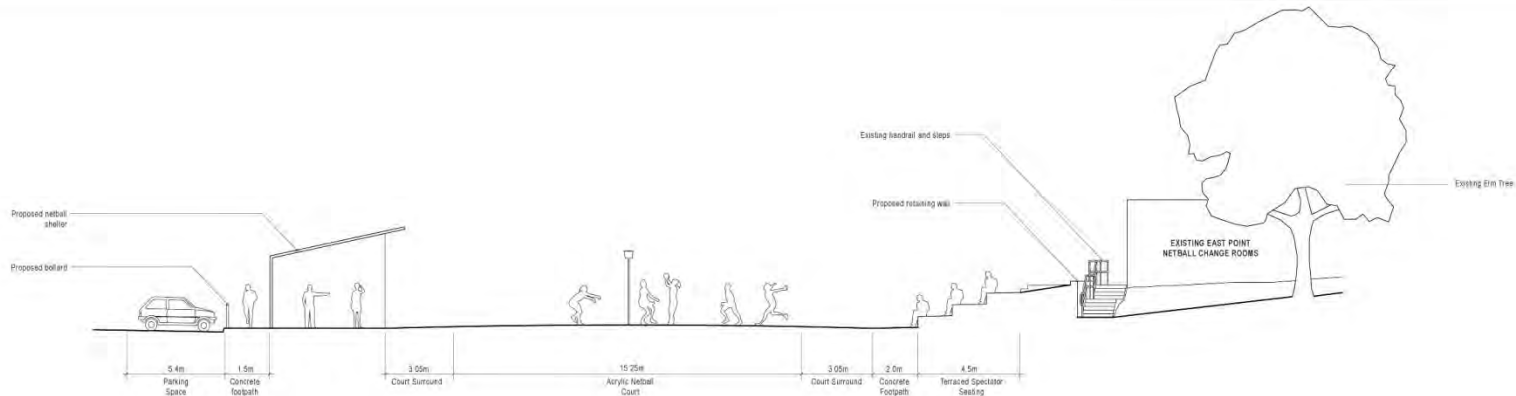
- 33 The development of a future indoor multipurpose training facility will require further planning and detailed feasibility work to determine its suitability, potential use and viability and future management arrangements.
- 34 Integrate the existing netball court and supporting amenities into the reserve by utilising the space currently occupied by the cricket training facilities. Ensure the future provision of adequate player and spectator amenities for club and event activities are provided including sports lighting and large shelter. Consider the alignment of the access road from Scott Parade to maximise circulation around the court.
- 35 Consider converting the existing croquet green into a synthetic lawn bowls facility to build the facility's capacity and cater for competition and social play including all year round use. Consider enclosed building or additional shade elements over proposed synthetic green.



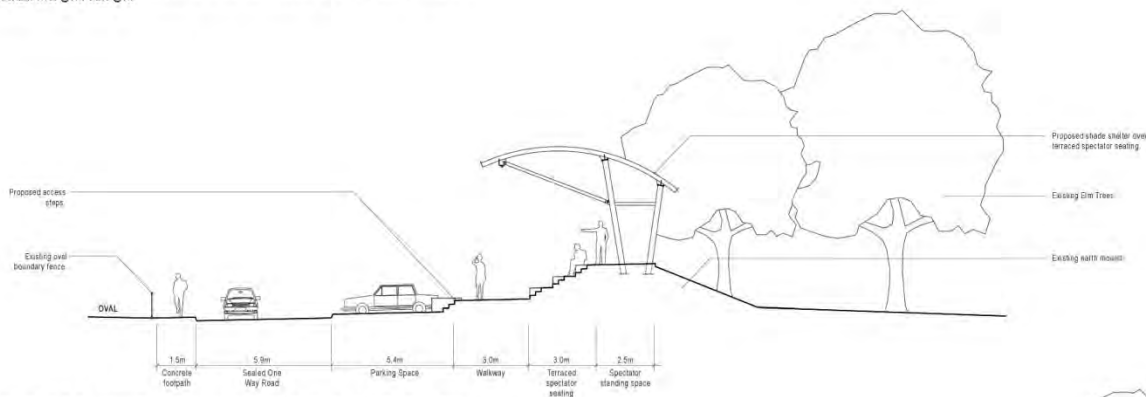
- 36 Upgrade the existing sports field lighting to meet the standards required for regional and state level sporting events including state championships, regional carnivals and BBL and premier league cricket matches.
- 37 Upgrade the home team interchange bench and coaches box and relocate and upgrade the away team coaches box in line with Council's preferred development guidelines.
- 38 Extend the ball catch net behind the goals at the Peel Street end of the ground to protect spectators and vehicles and incorporate into the existing fence line to allow for new pedestrian pathway around oval.



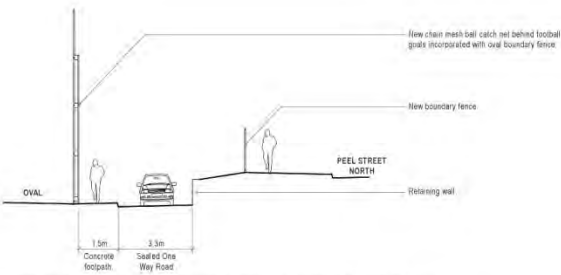
- 39 Investigate the feasibility of increasing the size of the playing field to meet International Cricket Council (ICC) minimum ground dimension guidelines. The minimum ground dimensions are 137.16 metres (square of the wicket across the entire ground or east to west) and 64 metres (70 yards) from the centre of the cricket pitch to the straight boundary at each end of the ground (centre of pitch to north and south boundary respectively). A 2.9m run-off from the boundary to the fence for all ICC approved matches is also required.



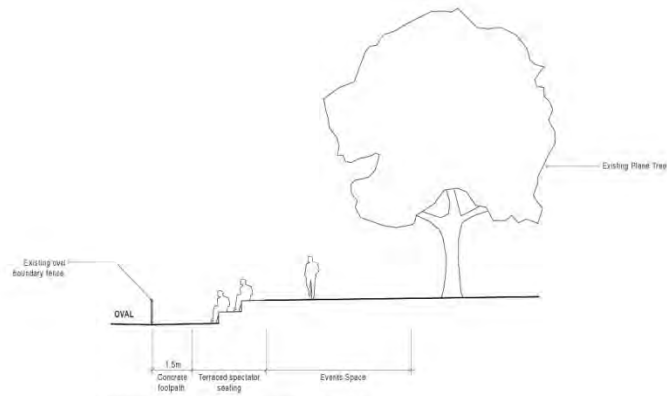
**SECTION A-A - NETBALL COURT AND TERRACED SPECTATOR SEATING**  
SCALE: 1:100 @ A1/ 1:200 @ A3



**SECTION B-B - OVAL PARKING AND TERRACED SEATING WITH SHELTER**  
SCALE: 1:100 @ A1/ 1:200 @ A3



**SECTION C-C - TYPICAL ONE WAY ROAD AND PEDESTRIAN PATH**  
SCALE: 1:100 @ A1/ 1:200 @ A3



**SECTION D-D - OVAL TERRACED SEATING**  
SCALE: 1:100 @ A1/ 1:200 @ A3



# Implementation, indicative costings and recommendations

## 3.1 Implementation and indicative costings

The Eastern Oval Masterplan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of Council and other key stakeholders.

A staged approach for the development of key reserve infrastructure is recommended, and will provide Council with the opportunity to allocate funding across a number of financial years and develop external funding applications to support future improvement works.

Priority actions are provided in the following table(s), as well as being visually represented in the above Masterplan. Actions provided in the implementation plan are also referenced back to the Masterplan by project number. Cost estimates are indicative only and do not include CPI for projects recommended in future years. All project costs provided should be verified through detailed design and prior to applying for any external funding.

The implementation and delivery of proposed facility components is dependent on the level and timing of funding available, and the City of Ballarat's and reserve user groups capacity to fund works outside of normal operational budgets.

Proposed actions have been allocated a level of priority based on their relative impact on delivering the desired outcomes. It should be acknowledged that priorities can change and are based on funding available. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.

### High (0-5 years)

Important action that contributes significantly to the development and improvement of sport and community infrastructure at the reserve.

### Medium (5-10 years)

Actions that contributes to meeting overall Masterplan objectives.

### Low (10+ years)

Actions that contributes to overall reserve improvement activities.

Following formal recognition of the Final Masterplan, it is recommended that Council ensures the proposed stages of implementation match the available budget for development.

The following implementation plan outlines a staged approach for the delivery of reserve improvements. Recommendations have been categorised into High (0-5 years), Medium (5-10 years) and Low (10+ years) priorities.

Please note the following actions exclude: the delivery of services to site, construction contingencies, consultant fees (schematic design, design development and construction documentation), and permits and application fees.

| ACTION   | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE  |
|--|----------|-------------------------|--|
| <b>Stage 1: High (0-5 years)</b>   |          |                         |  |
| <p><b>1.1</b>   Demolish the existing cricket training facilities and develop a fully enclosed multipurpose training facility to be delivered in two stages.</p> <p><i>Stage 1 will provide access to five synthetic practice wickets (one publicly accessible). Stage 2 will provide an additional five turf practice wickets and require the removal of the existing caretakers residents.</i></p> | HIGH     | 32                      | \$250,000<br>(excludes demolition of caretakers residents) |
| <p><b>1.2</b>   Integrate the existing netball court and supporting amenities into the reserve by utilising the space currently occupied by the cricket training facilities.</p>   | HIGH     | 34                      | \$150,000  |
| <p><b>1.3</b>   Provide terraced spectator seating along the east side of the new netball court to improve spectator amenity and access to netball facilities while accounting for the level change. Maximise circulation space for major match days.</p>  | HIGH     | 24                      | \$173,420  |
| <p><b>1.4</b>   Demolish the existing scoreboard and construct a new multipurpose building that provides spectator amenities, club storage and incorporates a new electronic scoreboard.</p>   | HIGH     | 1                       | \$222,500  |
| <p><b>1.5</b>   Provide formalised terraced seating/standing room areas for spectators alongside the new electronic scoreboard in the south east corner of the reserve. Consider incorporating a new spectator shelter over the terraced spectator area for weather protection.</p>  | HIGH     | 22                      | \$359,605  |

| ACTION   | PRIORITY | MASTERPLAN REFERENCE | COST ESTIMATE         |
|--|----------|----------------------|-----------------------|
| 1.6   Review traffic management and car parking requirements and minimise on site car parking to enhance pedestrian use of the site.   | HIGH     | 10                   | Internal Council cost |
| 1.7   Provide a pedestrian plaza between the existing timekeepers box and the football clubrooms to improve spectator amenity and pedestrian safety. Provide emergency vehicle access via removable bollards.        | HIGH     | 11                   | \$304,853.50          |
| 1.8   Demolish existing stand alone public toilet facilities at the Peel Street entry to improve access within the reserve.  | HIGH     | 4                    | \$5,000               |
| 1.9   Realign and formalise the internal roadway to facilitate one way traffic flow from Peel Street to Ebden Street providing appropriate signage and vehicle treatments to manage traffic flow.                    | HIGH     | 13                   | \$194,177.50          |
| 1.10   Provide formalised 90 degree on site car parking including disabled bays to the south east corner of the site in close proximity to the elevated spectator area and new electronic scoreboard.                | HIGH     | 18                   | \$43,820.75           |
| 1.11   Construct a formalised circulatory pedestrian path throughout the reserve, linking to major facilities and access points to improve safety and site connectivity in addition to access for the Trooper Trail. | HIGH     | 21                   | \$334,224.50          |



| ACTION   | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE |
|--|----------|-------------------------|---------------|
| <b>Stage 2: Medium (5-10 years)</b>  |          |                         |               |
| <b>2.1</b>   Upgrade the existing sports field lighting to meet the standards required for regional and state level sporting events including state championships, regional carnivals and BBL and premier league cricket matches.<br><br><i>*Costs will be subject to desired lux levels</i>   | MEDIUM   | 36                      | \$150,000     |
| <b>2.2</b>   Consider refurbishing the existing change facilities and amenities beneath the grandstand to better service female sport.   | MEDIUM   | 3                       | \$40,000      |
| <b>2.3</b>   Convert the existing croquet green into a synthetic lawn bowls facility to build the facility's capacity and cater for competition and social play including all year round use. Consider enclosed building or additional shade elements over proposed synthetic green.<br><br><i>*A cost benefit analysis / business case for the proposed synthetic bowling green is recommended prior to any design work being undertaken to ensure the future viability of this facility.</i> | MEDIUM   | 35                      | \$250,000     |
| <b>2.4</b>   Extend the ball catch net behind the goals at the Peel Street end of the ground to protect spectators and vehicles and incorporate into the existing fence line to allow for new pedestrian pathway around oval.  | MEDIUM   | 38                      | \$39,100      |
| <b>2.5</b>   Promote and protect the historic WG Grace Elm Tree through interpretive signage and improving growing conditions (i.e. removing pavement/compaction, ameliorating soils and mulching).  | MEDIUM   | 26                      | \$8,308.75    |

| ACTION   | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE |
|--|----------|-------------------------|---------------|
| <b>2.6</b>   Improve general landscaping and tree planting throughout the reserve with a particular focus on the bowls club site and the redeveloped Peel Street entrance to create a 'Gateway' to the reserve.    | MEDIUM   | 27                      | \$301,344     |
| <b>2.7</b>   Consider car parking at the Peel Street entrance to service the proposed cricket training facilities and increased social bowls activity.   | MEDIUM   | 19                      | \$55,579.50   |
| <b>2.8</b>   Demolish existing stand alone male public toilet on the western boundary and female toilet on the southern boundary. Reconstruct new combined male/female toilet in location of existing male toilet. | MEDIUM   | 5                       | \$106,000     |
| <b>2.9</b>   Provide overflow car parking on the site of the existing netball court and provide a sealed pathway and safe road crossing treatment to the Ebden Street reserve entrance.                            | MEDIUM   | 16                      | \$59,926.50   |
| <b>2.10</b>   Install permanent reserve, interpretative and directional signage within the reserve to promote new infrastructure and in accordance with Council's signage guidelines.                              | MEDIUM   | 30                      | \$25,875      |
| <b>2.11</b>   Upgrade the home team interchange bench and coaches box and relocate and upgrade the away team coaches box in line with Councils preferred development guidelines.                                   | LOW      | 37                      | \$15,000      |

| ACTION   | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE |
|--|----------|-------------------------|---------------|
| <b>Stage 3: Low (10+ years)</b>  |          |                         |               |
| <b>3.1</b>   Consider the development of a future indoor multipurpose training facility. This will require further planning and detailed feasibility work to determine its suitability, potential use and viability and future management arrangements.      | LOW      | 33                      | TBC           |
| <b>3.2</b>   Provide terraced spectator seating along the north-east side of oval to improve spectator amenity. Consider options for event usage on major match days in area north-east of spectator seating whilst retaining/protecting the existing trees. | LOW      | 23                      | \$94,806      |
| <b>3.3</b>   Ensure access to the Trooper Trail which dissects the reserve is retained at all times through an open gate at the Peel Street entrance and promote this trail more effectively to reserve users through interpretive signage.                  | LOW      | 25                      | \$11,500      |
| <b>3.4</b>   Provide suitable semi permeable fencing between the sports field and bowling club facilities to better connect the bowling club with the rest of the reserve.   | LOW      | 28                      | \$97,980      |
| <b>3.5</b>   Install additional spectator benches and seating and use existing mounding and elevated areas within the reserve to maximise viewing and spectator experiences.   | LOW      | 29                      | \$2,300       |
| <b>3.6</b>   Replace existing perimeter fencing and access gates to improve presentation of the reserve.   | LOW      | 31                      | \$153,042     |



| ACTION   | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE |
|--|----------|-------------------------|---------------|
| <b>3.7</b>   Upgrade the vehicle entry gate at Peel Street and consider provision of bus parking and slip lane northbound/ right hand turning lane southbound to provide better access to the reserve on event days.   | LOW      | 12                      | \$5,750       |
| <b>3.8</b>   Provide designated maintenance access point to existing bowling club green.   | LOW      | 14                      | \$2,587.50    |
| <b>3.9</b>   Provide compliant all abilities pedestrian access from Ebden Street via a ramped walkway.   | LOW      | 15                      | \$47,529.50   |
| <b>3.10</b>   Enhance the usability and capacity of the vacant block adjacent to the lawn bowls club car park for overflow car parking on event days. Consider installing structural turf cells to improve durability and reduce maintenance or investigate options to provide hard paving surface to this area. | LOW      | 17                      | \$120,750     |
| <b>3.11</b>   Formalise the internal roadway from the entrance on Scott Parade and rectify drainage issues. Ensure emergency/maintenance vehicle access is retained from this entrance and provide minimal parking for players, deliveries and event day activities.   | LOW      | 20                      | \$168,923.50  |
| <b>3.12</b>   Remove existing deteriorated croquet building and provide appropriate shelter, seating and landscaping to service competition and social lawn bows activities associated with the proposed future synthetic bowling green.   | LOW      | 2                       | \$48,000      |
| <b>3.13</b>   Consider future extension to the East Point Football Netball club rooms to include extension to female change rooms/ office area/ storage. Design to consider retention/ removal of existing tree.   | LOW      | 6                       | \$157,500     |

| ACTION  | PRIORITY | MASTERPLAN<br>REFERENCE | COST ESTIMATE |
|---|----------|-------------------------|---------------|
| <b>3.14</b>   Provide a new facility adjacent the Peel Street entry and proposed multipurpose training facility to incorporate new ticket box, male, female and disabled public toilets and club storage to better service sports participants, trail users and spectators.   | LOW      | 7                       | \$200,000     |
| <b>3.15</b>   Provide new ticket box at Ebdon Street pedestrian entry.  | LOW      | 8                       | \$7,500       |
| <b>3.16</b>   Investigate the feasibility of increasing the size of the playing field to meet International Cricket Council (ICC) minimum ground dimension guidelines.<br><br><i>Minimum ground dimensions is 137.16 metres (square of the wicket across the entire ground or east to west) and 64 metres (70 yards) from the centre of the cricket pitch to the straight boundary at each end of the ground (centre of pitch to north and south boundary respectively). A 2.9m run-off from the boundary to the fence for all ICC approved matches is also required.</i> | LOW      | 39                      | TBC           |
| <b>3.17</b>   Consider future extension of time keepers/ media box to accommodate home/ away team coaches box and additional storage opportunities below.   | LOW      | 9                       | \$10,000      |

## 3.2 Cost Summary

| ACTION PRIORITY LEVEL   | TOTAL ESTIMATED RESOURCES REQUIRED |
|---|------------------------------------|
| <b>HIGH (0-5 YEARS)</b><br>Important action that contributes significantly to improving the usage and / or the functionality of the reserve | \$2,037,601.20                     |
| <b>MEDIUM (5-10 YEARS)</b><br>Action that contributes to meeting overall Masterplan objectives  | \$1,051,133.70                     |
| <b>LOW (10+ YEARS)</b><br>Action that contributes to overall reserve improvement activities   | \$1,128,168.50                     |
| <b>ESTIMATED FUNDING REQUIREMENTS</b>   | <b>\$4,216,903.40</b>              |



# Appendix 1 - Consultation summary

## Consultation methods

**Tenant sporting clubs and associations and Council's Recreation Unit were consulted throughout the development of this Masterplan.**

A comprehensive consultation methodology was undertaken to determine stakeholder views and preferences, and inform the outcomes of the Masterplan.

The following activities were undertaken in order to identify current and potential user group needs and future priorities regarding the use and function of the Eastern Oval.

- Internal meeting with officers from Councils Recreation Unit.
- Group interview with the Ballarat Cricket Association and the Ballarat Football League.
- Group interview with the Golden Point Cricket Club, East Point Football Netball Club and the Ballarat Bowling Club;
- Telephone interview with AFL Victoria's Government, Partnerships and Facilities Manager.
- Onsite inspection of Eastern Oval existing facilities and infrastructure.

A detailed summary of overall consultation responses from key stakeholders and a range of issues and future opportunities is provided on the following pages.

| Stakeholder                         | Key issues  | Opportunities   |
|-------------------------------------|---|---|
| <b>Council</b>                      | <ul style="list-style-type: none"> <li>○ Traffic management, car parking and access and egress to the site, particularly on big event days.</li> <li>○ The dislocation of the existing netball facility from other reserve elements.</li> <li>○ Ensuring the ground works for spectators and events are supported by adequate car parking and traffic flow is a high priority.</li> <li>○ Infrastructure and facilities to manage crowds of 3,000+ is important.</li> </ul>   | <ul style="list-style-type: none"> <li>○ Council is keen to activate the space for sport and community but do not see it as a venue for much passive spaces such as playground or bbq's.</li> <li>○ The reserve should be retained as a community facility which is publicly accessible. Elite playing facilities, ambience and spectator viewing are its greatest assets, along with good access to public transport facilities.</li> <li>○ Maintain active and increase passive sport and recreation opportunities, improve and formalise pedestrian linkages.</li> <li>○ Future development opportunities on the site of the former croquet club.</li> </ul> |
| <b>Ballarat Football League</b>     | <ul style="list-style-type: none"> <li>○ The venue is a valuable facility for football and regularly host major local, district and regional football carnivals and grand finals.</li> <li>○ The biggest issue for the league is car parking and traffic management during event days, particularly during inter-league finals and the local BFL Grand Final.</li> <li>○ Improvement to pedestrian and vehicle access is a major issue during sporting events and should be addressed as part of the Masterplan review.</li> </ul>      | <ul style="list-style-type: none"> <li>○ Improved access for female sport (both football and cricket), including additional unisex change rooms is a high priority.</li> <li>○ Reconfigured vehicle access along Ebdon St should be considered with potential for one way access. Moveable bollards and temporary arrangements are required for big events.</li> <li>○ Future investment in City Oval to become Councils premier football venue is supported and would reduce the pressure on Eastern Oval from a football perspective.</li> </ul>  |
| <b>Ballarat Cricket Association</b> | <ul style="list-style-type: none"> <li>○ The venue is a valuable facility for cricket and regularly hosts local, district and regional cricket events, and has also hosted a BBL match.</li> <li>○ The association hope to enter a team in the premier league competition in the future. Current facility provision is an issue and will need to improve if regular premier league matches are to be played at the venue.</li> <li>○ Parking and traffic management is challenging during major event days i.e. BBL matches.</li> </ul> | <ul style="list-style-type: none"> <li>○ The association supports Council's and Cricket Victoria's vision of developing a centre of excellence for cricket at Eastern Oval.</li> <li>○ Cricket Victoria is keen to support the development of the Eastern Oval as their regional hub.</li> </ul>  |

| Stakeholder                      | Key issues   | Opportunities   |
|----------------------------------|--|---|
| <b>Ballarat Bowling Club</b>     | <ul style="list-style-type: none"> <li>○ The Bowling Club currently have 105 members and offer social, club and representative bowls competitions. Bingo is also run three nights per week.</li> <li>○ The club at times do not feel part of the reserve and believe their needs are not prioritised.</li> <li>○ The fence that separates the oval and bowling green needs upgrading. The club is required to remove part of the fence to provide access to maintenance vehicles.</li> <li>○ Overflow car parking on the open space area next to the creek is used on a few occasions during the bowls season. This area is also used by the public during major event times.</li> </ul>   | <ul style="list-style-type: none"> <li>○ The Club is interested in developing a 6 rink undercover synthetic bowling green on the recently vacated croquet site. There is currently no undercover bowling greens in Ballarat.</li> <li>○ Any new development would ideally have a shade or enclosed structure to allow all year round access. Letters of support have been received from other organisations, potential funding providers and community groups in support of this project.</li> <li>○ The club have discussed relinquishing their lease hold over the second bowling green in exchange for developing the synthetic rink on the former croquet site. The croquet building could potentially be used to service the new rink.</li> </ul>  |
| <b>Golden Point Cricket Club</b> | <ul style="list-style-type: none"> <li>○ Golden Point Cricket Club have more junior players than senior players, including a girls junior side, which is increasing demand on the configuration of facilities and amenities.</li> <li>○ The club, with support from the association, are aiming to host more Big Bash games in the future. Turf training nets and a centre wicket practice area will be required to support future events.</li> <li>○ The club is interested in the shared use of any new future electronic scoreboard. The preferred location is somewhere near the existing scoreboard but the final location would need to consider the setting sun and reflection off the face of the scoreboard.</li> </ul> | <ul style="list-style-type: none"> <li>○ The development of new multipurpose cricket nets, inclusive of synthetic and turf pitches, is a high priority. A minimum of four synthetic and two turf pitches would be required.</li> <li>○ An indoor facility is also a high priority and would be in high demand in the region. There is only one indoor facility that caters for pre season cricket training and this facility is sub standard. An indoor facility would also compliment Cricket Victoria's goal of developing the Eastern Oval as a regional cricket hub and centre of excellence.</li> <li>○ Council should consider future use and management of the Government owned building on the other side of the creek (currently outside of the reserve) and explore opportunities for use by the sports clubs.</li> </ul> |

| Stakeholder                             | Key issues  | Opportunities  |
|---|---|--|
| <b>East Point Football Netball Club</b> | <ul style="list-style-type: none"> <li>○ Significant issues include inefficient use of existing buildings and facilities. The Masterplan should aim to maximise shared use of existing infrastructure.</li> <li>○ The reserve is full of ageing infrastructure which could be rationalised and more functional. Clubs should focus on the big picture and applying for funding together rather than as separate entities.</li> <li>○ The redevelopment of player change rooms under the grandstand does not include unisex amenities and should be addressed to be more inclusive.</li> <li>○ The netball facilities being separated from the reserve is not ideal and creates issues with spectator separation, car parking and club revenue.</li> <li>○ The club recently developed a proposal for state government funding for a new electronic scoreboard. The project is approximately 90,000 (board and power connection).</li> </ul> | <ul style="list-style-type: none"> <li>○ A multi purpose facility catering for football, netball and cricket under the one roofline should be considered. Catering for female sport and in particular women's football is a high priority.</li> <li>○ The Masterplan should consider removing or reconfiguring the entry gate along Liger Street, and relocating the entrance and roadway closer to the creek to allow expansion of the cricket nets and possibly provide space for netball facilities.</li> <li>○ Any future upgrade of the netball facilities should consider development of a two court facility with lighting.</li> <li>○ The club supports a proposed pedestrian plaza between the grandstand and the football club social rooms to limit the amount of vehicle movement through the site. The use of moveable bollards should be considered to facilitate this.</li> </ul> |