



# Western Oval Recreation Reserve

## Draft Facilities Plan

August 2015

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# Introduction 1

## 1.1 Project introduction and purpose

The City of Ballarat commissioned the Western Oval Recreation Reserve Facilities Plan to consider the needs of current and possible future users, whilst protecting the character of the reserve and enhancing its sporting, social, environmental and heritage values. The approach for this Facilities Plan has included a thorough background and site analysis, stakeholder engagement process, and the development of design principles to:

- ▶ Address the needs of the existing user groups;
- ▶ Enhance the functionality of the reserve;
- ▶ Encourage and support participation in sport and recreation;
- ▶ Increase the aesthetic appeal of the reserve;
- ▶ Maximise resource efficiencies; and
- ▶ Promote accessibility and universal design.







City of Ballarat  
**2014**  
Recreation  
Strategy



## Strategic Context 2

### 2.1 Policy context

#### Council Plan 2013-2017

This Facilities Plan has been developed to align with the strategic directions outlined in the Council Plan 2013-2017, the strategic purpose of which is “Leading sustainable growth, strengthening our community and respecting our heritage”. Of the four themes outlined in the plan, two are of particular importance to the project: Growth and Development; and People and Communities. Objectives within these which this masterplan has actively sought to contribute towards include:

- ▶ Planning for growth;
- ▶ Managing our assets;
- ▶ Encouraging connected communities;
- ▶ Promoting healthy lifestyle; and
- ▶ Promoting accessibility and inclusion.

#### Recreation Strategy 2014

Development of the Western Oval Facilities Plan will also help achieve the objectives outlined in the City's Recreation Strategy, in particular:

- ▶ Increase participation in physical activity and recreation;
- ▶ Increase the opportunities for all people regardless of ability to participate in recreational pursuits in Ballarat;
- ▶ Provide diverse facilities for the people of Ballarat to participate in recreational activities;
- ▶ Provide recreational facilities that meet the changing needs of residents and the wider.

### 2.2 Importance of sport & recreation

Council currently provides and/or facilitates access to a range of sport, recreation and leisure opportunities across the municipality. These add to the culture, lifestyle and character of the region as well as enhance the liveability of the City and are therefore recognised as an important part of a well-balanced lifestyle.

The benefits associated with participating in sport and physical activity include personal enjoyment, social interaction, physical and mental health, personal achievement, community involvement ('social capital'), community resilience, community capacity building, and opportunities for expression of community pride. The health benefits of participation in regular physical activity have been well documented and include:

- ▶ Reduced incidence of cardiovascular disease, stroke, obesity and other preventable illnesses;
- ▶ Increased life expectancy;
- ▶ Reduced incidence of bowel cancer and certain other cancers;
- ▶ Reduced incidence of stress, anxiety, depression and improved overall mental health; and
- ▶ Reduced incidence of chronic conditions such as diabetes, arthritis and asthma.



## Site Analysis 3

### 3.1 Site Context

Western Oval Recreation Reserve is 3.7 hectares in size and is located in a residential area. The reserve is constrained to its current footprint by surrounding roads on all sides.

The reserve is Crown Land and is primarily zoned Public Park and Recreation Zone (PPRZ) in the Ballarat Planning Scheme, with the section of the site accommodating the Fidelity Kindergarten zoned General Residential Zone (GRZ1). It is located within the South Ballarat Heritage Precinct (HO168), and is also subject to two (2) Design and Development Overlays (DDO14 & DDO20), as well as a Vegetation Protection Overlay (VPO2).

The reserve is relatively flat, however includes a built up mound around the southern boundary of the oval.

There are two (2) vehicular access points into the site, one from Eyre Street to the north, and one from Pleasant Street South to the west. The site is completely open to pedestrian access along three sides however contains existing built recreational facilities along Ripon Street South.

The reserve is currently home to a variety of active sports and community groups and uses, including the Ballarat Bridge Club, Ballarat Municipal Band, Eureka Community Kindergarten Association; Redan Football Club, and Western Croquet Club. Additionally, it is also utilised by the Brown Hill Cricket Club and heavily used by the surrounding community.

#### Existing site features include:






- ▶ Recently installed children's playground;
- ▶ Football clubrooms with kitchen, function room with bar, changerooms, canteen and toilets;
- ▶ Bridge club rooms with commercial kitchen, function rooms; toilets and storage rooms;
- ▶ Historical croquet club room;
- ▶ Fidelity Kindergarten and play space;
- ▶ Ballarat Municipal Band clubroom; and
- ▶ Two (2) informal parking lots; multiple turf greens; and significant mature trees.



# Main users & uses



## Formal

-  Redan Football & Netball Club: used for games, training, functions, and hired out as a venue/function space.  
Brown Hill Cricket Club: seasonal game use only
-  Ballarat Bridge Club: Utilises the building almost daily, with playing facilities set up on a permanent basis.  
Embroiders Guild: subleases a section of the facility
-  Western Croquet Club: Utilise the original building and greens and have licence over the former bowling club greens for training, tournaments, and school use.
-  Fidelity Club Kindergarten: Use the building and playgrounds for two sessions daily on weekdays; approved plans to expand their use into adjacent Municipal Band building.
-  Municipal Brass Band: Use the building for rehearsal with instruments permanently set up and additional shed for the storage; approved plan to expand the building and share use with the Kindergarten.

# 3.2 Existing facilities, uses & user groups



## Informal

- 1 Playground: recently installed and heavily used
- 2 Oval: this space is used for formal sport and passive recreation
- 3 Toilets/Carpark: both the toilets and carpark are frequently used as a rest-stop





Existing seating within the reserve is of varying styles and condition



Some paths are broken, informal and/or of poor quality material



Fencing is mismatched and visually unappealing



Various building styles present on site with most requiring upgrading to meet existing user needs

### 3.3 Existing fixtures and typologies





# Summary of Key Issues 4

## 4.1 Existing general issues



### 1 Oval Maintenance

Maintenance measures (weed killer) have removed vegetation under the fence line resulting in ground erosion. The oval also experiences drainage issues.

### 2 Ripon Street South Interface

Mismatched and visually unappealing fencing styles used.

### 3 Underutilised Open Space

Area of limited functionality or visual appeal.

### 4 Netball Court Provision

This area presents an opportunity to accommodate a netball court, however high fencing would be required.

### 5 Playground Safety

There is currently no informal barrier between the playground and the existing surrounding roads and there is also limited seating provision for parents.

### 6 Existing Vegetation

Pine trees within this area are senescent and in poor condition.

### 7 Gateway Entrance

This corner presents a poor visual gateway into the park of underutilised space and the rear of public toilet blocks.

### 8 Inadequate Barriers

Surface wear is evident from vehicles driving onto the oval from adjacent gravel carpark.

### 9 Fencing

Municipal Band facility fence is visually unappealing and foreboding.

### 10 Lighting

Light fixtures require assessment for structural integrity.

### 11 Informal Parking

Informal parking within the site does not optimise available space.



**Bridge/Embroidery & Croquet**

- 1 The pedestrian crossover in front of the facility (Eyre Street) has recently been modified and hand rails are required to assist user safety.
- 2 Cricketers currently utilise the rear of the building as a practise hitting/bowling space, which can cause damage to the exterior of the building.
- 3 Both the Bridge Club and Embroidery group facilities utilise the full capacity of the existing building, which limits opportunities for possible additional shared use of the facility.
- 4 The current building is 101 years old and no longer has the capacity to service the club needs and membership numbers adequately. Access to additional toilets are required.
- 5 Infrastructure around the former bowling greens requires upgrading in order to continue to meet the needs of Croquet Club (e.g. edging around the lawns; seating; shelters; and hand-rails).
- 6 Upgrade fencing to improve security and consistency in style.
- 7 Water tanks on site have not been in use for some time.
- 8 There is currently no internal access between the original croquet lawns and the additional lawns now sub-leased from the Bridge Club.

**Kindergarten & Municipal Band**

- 9 Approved plans for upgrade of the Band building to accommodate shared use with the Kinder provide a short term solution to Kinder demand pressures only.
- 10 Access into the building is poor and not accessible to all users (scheduled to be rectified by Council in 2015/16).
- 11 The health and age of a large tree on the kindergarten site (in playground) requires monitoring.

**Football/Cricket**

- 12 Dated facilities which require refurbishment or replacement including: kitchen, toilets, change room and umpire change room provisions; and acoustic and air-conditioning issues in the main clubroom. Other issues to be addressed include removal of asbestos and improved accessibility throughout.
- 13 Lack of undercover viewing opportunities.
- 14 Existing fence does not stop balls exiting the oval.
- 15 The oval has inadequate drainage and lacks irrigation resulting in a poor playing surface.



## 5.1 Demand for upgrade

Throughout the consultation process a variety of aspirations were raised, by residents, user groups and the local community. Key issue themes to emerge were:

- ▶ Capacity and condition of reserve infrastructure;
- ▶ Amenity and maintenance of the reserve;
- ▶ Maximising opportunities for community use;
- ▶ Movement, accessibility and safety within the reserve; and
- ▶ Desire to upgrade facilities and incorporate universal design principles.

*"I...would be so much more inclined to visit it if it wasn't just an oval and kids playground. Let's get creative and use it for more things!"*

Local resident

Some of the reserve attributes highlighted by the local community include:

*"The reserve is used by a huge span of ages and this is important."*

*"The oval is used daily all year round."*

*"...actively used by many community sporting and school groups."*

*"The local community relies on this area for numerous activities and relaxation."*

*"I live nearby and just love its natural look."*

## 5.2 Vision

**Vision:** *A multi use community hub that supports a broad range of sporting, recreational and social uses, incorporating universal design and positively contributing to the amenity and character of the area.*





## 5.3 Design objectives

### Promote an inclusive sporting precinct

- ▶ Ensure sporting infrastructure within the reserve can adequately accommodate use by both male and female participants.
- ▶ Maximise capacity and use of existing infrastructure.
- ▶ Improve spectator amenity at the reserve.
- ▶ Address gaps in local sport infrastructure.
- ▶ Improve the existing playing fields and greens to support current uses.

### Maximise informal and community use

- ▶ Improve pedestrian circulation network throughout the park incorporating universal design principles.
- ▶ Retain site flexibility to accommodate possible future expansion of community facilities.
- ▶ Install universal design features and facilities that support informal recreational use by the community.

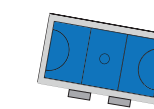
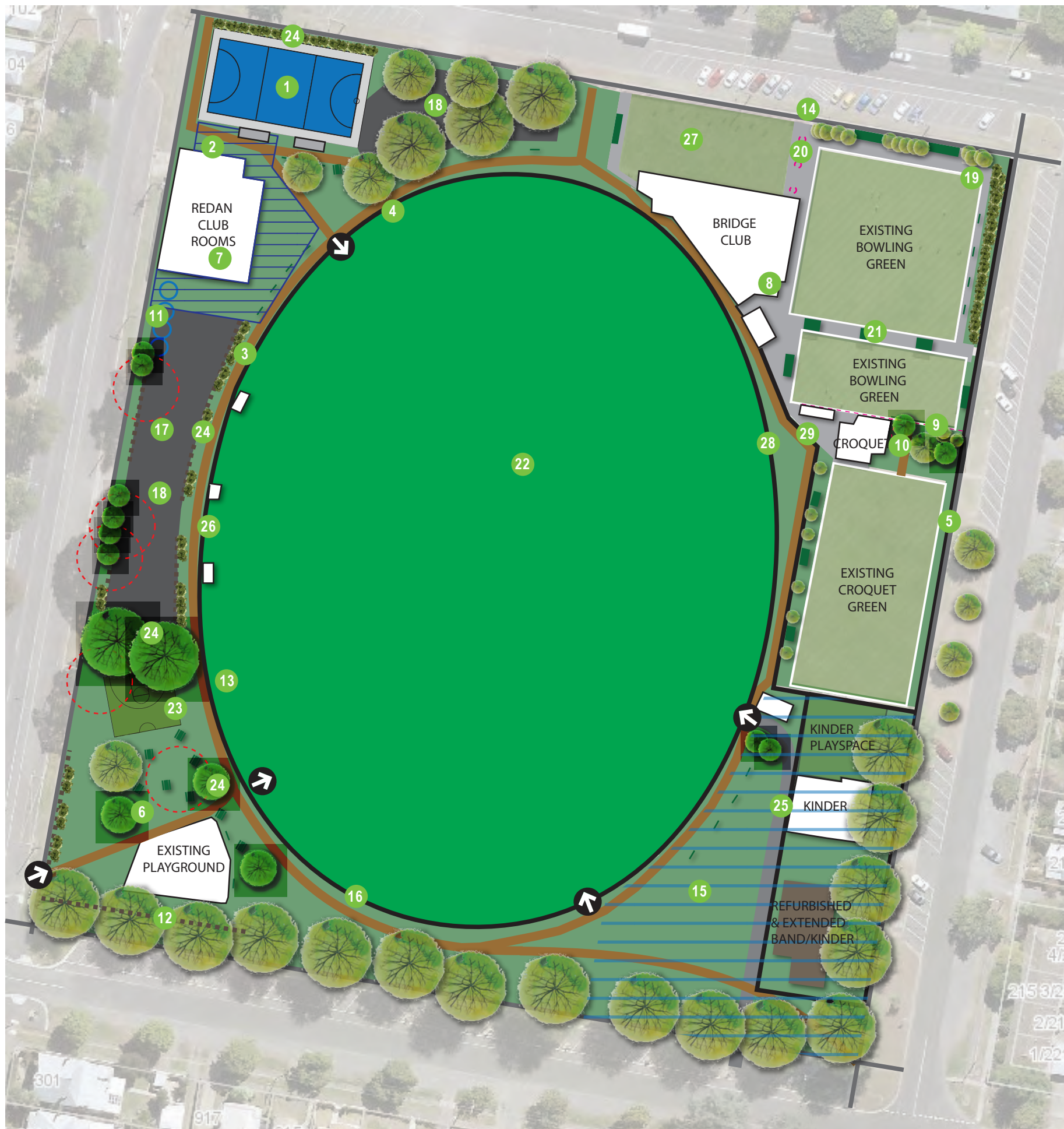
### Improve general amenity

- ▶ Improve reserve interfaces and connections.
- ▶ Enhance the character and amenity of the reserve.
- ▶ Support sustainable asset maintenance and vegetation management.
- ▶ Identification and removal of disused infrastructure.
- ▶ Ensure additional elements are of a cohesive durable style, requiring minimal maintenance, including the use of anti-graffiti products where appropriate.
- ▶ Formalise car parking to improve functionality and safety.









## LEGEND

Proposed netball court including player shelters and lighting



Existing buildings/structures to be removed



Proposed path network (granitic sand)



Proposed carparking (asphalt)



Proposed new black wire fencing



Proposed new wood post and rail fencing



Existing buildings & structures



Proposed trees



Existing trees



Proposed medium scale vegetation



Existing vegetation



Proposed low scale planting to soften fencing



Proposed upgraded shelters/seating



Proposed new or upgraded seating



Proposed future multiuse area



Proposed vehicle access (unsealed)



Senescent pines to be removed



Irrigated & re-marked oval



Existing water tanks



Pedestrian entry gate



Existing paths

SCALE 1:1000



NORTH



## RECOMMENDATIONS

- 1 Install a full size netball court including player shelters, appropriate fencing and lighting.
- 2 Ensure provision of public toilets within the upgrade of the Redan Football and Netball Club.
- 3 Upgrade and formalise existing granitic sand path network to improve accessibility and create connections between key features within the park (e.g. club room, playground, toilets and parking).
- 4 Install new black wire barrier fencing around the oval perimeter with gated pedestrian access points.
- 5 Install new black wire fencing for uses fronting Ripon Street South (i.e. Bridge Club, Croquet Club, Kinder, Municipal Band).
- 6 Install new accessible seating including benches and picnic tables at key locations through the park (e.g. playground, oval perimeter).
- 7 Staged upgrade of the Redan Football and Netball Club, comprising a stage one (1) upgrade of the toilet provisions to include female player and umpire changerooms, and creation of a sheltered spectator area; and stage two (2) upgrade of the kitchen, function room and associated social facilities. All upgrades to the facility should improve universal design and access outcomes wherever practical.
- 8 Council to promote agreement between Croquet Club and Bridge Club for shared use of toilet facilities.
- 9 Remove the fence separating the Croquet Club's original greens and former bowling greens.
- 10 Remove the disused water tank currently adjacent to the Croquet Club and create a new path connection.
- 11 Relocate existing water tanks to accommodate clubroom extension (if required).
- 12 Install new wood post and rail fencing and low scale planting to create a barrier between the existing playground and the surrounding road.
- 13 Review existing lighting structures for asset condition and safety, rectify as required.
- 14 Install handrails on the existing Bridge Club crossover.
- 15 Retain south eastern corner of site for possible future multipurpose universally designed and accessible community facility, in the interim the site could be enhanced for other community uses (e.g. community market site)
- 16 Conduct earthworks to redesign the topography of the southern end of the oval (removal of the mound) to enhance functionality, view lines and connection.
- 17 Remove identified senescent pine trees.

- 18 Formalise existing carparks to maximise functionality, capacity and improve safety for pedestrians.
- 19 Upgrade bowling greens surrounds to support croquet use (e.g. bumpers, handrails and paths).
- 20 Remove existing disused infrastructure in front of Bridge Club entrance.
- 21 Remove and replace existing seating and shelter infrastructure which is in disrepair. Ensure replacements consider universal access.
- 22 Install underground irrigation to the oval.
- 23 Install a multipurpose half court (basketball/netball).
- 24 Prepare a detailed planting plan for proposed new vegetation areas.
- 25 Provide unsealed (gravel) vehicle access to maintenance shed.
- 26 Install lockable gate to prevent inappropriate vehicle access.
- 27 Work with the Bridge Club to investigate future landscaping options for the front bowling green.
- 28 Realign the oval boundary to accommodate an accessible walking path around the perimeter.
- 29 Complete fencing upgrade at rear of properties to improve safety and security.

### BUILDING UPGRADES



### INFORMAL RECREATION



### Oval Fencing



### Bridge & Croquet Fencing



### Playground & Carpark Fencing



### Netball Court Fencing





# Implementation and Indicative Costs 7

## 7.1 Summary

The table on the following pages outlines the indicative costs and priority for implementation of each specific Facilities Plan action.

The Facilities Plan should be reviewed annually by Council staff in order to identify key projects for consideration in Council's annual budget process, with a more formal review occurring every five years in consultation with clubs, stakeholders and the community to ensure outstanding actions remain relevant and appropriate.

Ultimately funding and timing of implementation will be subject to Council's financial capacity, competing demands, partnership opportunities and availability of external grants. Prioritisation of individual actions is based on the following indicative implementation timeframe:

- ▶ Short term = 0-3 years
- ▶ Medium term = 3-5 years
- ▶ Long term = 5+ years

The total cost for implementation of the Facilities Plan is estimated at approximately \$1.81 million and is represented by the following breakdown.

Priority	Estimated Costs
Short	\$935,500
Medium	\$590,000
Long	\$265,000
<b>Total</b>	<b>\$1,780,500</b>



## 7.2 Actions List

#	Action	Priority:	Masterplan reference	Indicative cost estimate	Comment
1.	Install a full size netball court including player shelters, appropriate fencing and lighting.	Short	1	\$240,000	Includes allowance for upgrade to power supply to accommodate lighting.
2.	Ensure provision of public toilets within the upgrade of the Redan Clubrooms (stage one(1)).	Short	2	N/A	Cost included within Action 4 below.
3.	Install new black wire fencing for uses fronting Ripon Street South (i.e. Bridge Club, Croquet Club, Kinder, Municipal Band). Ensure fencing for the kindergarten is a minimum 1.7 metres and satisfies relevant regulations.	Short	5	\$50,000	Approximately 200m @ \$250pm.
4.	Staged upgrade of the Redan Football and Netball Club, comprising a stage one (1) upgrade of the toilet provisions to include female player and umpire changerooms, and creation of a sheltered spectator area; and stage two (2) upgrade of the kitchen, function room and associated social facilities. All upgrades to the facility should improve universal design and access outcomes wherever practical.	Stage 1- Short	7	Stage 1: \$450,000	Subject to architect design. Stage 2 = Long-term.
5.	Council to promote agreement between Croquet Club and Bridge Club for shared use of toilet facilities.	Short	8	N/A	Council officers facilitate meeting/discussion as required.
6.	Remove the fence separating the Croquet Club's original greens and former bowling greens.	Short	9	\$1,000	
7.	Remove disused water tank currently adjacent to the Croquet Club and creation of a new path connection.	Short	10	\$3,000	



## 7.2 Actions List

#	Action	Priority:	Masterplan reference	Indicative cost estimate	Comment
8.	Install new wood post and rail fencing and low scale planting to create a barrier between the existing playground and the surrounding road.	Short	12	\$15,000	Approximately 100m @ \$150pm.
9.	Review existing lighting provision for condition and safety, replacing as necessary.	Short	13	\$5,000	Specialist engineering assessment.
10.	Install handrails on the existing Bridge Club crossover.	Short	14	\$1,500	
11.	Remove existing disused infrastructure in front of Bridge Club entrance.	Short	20	\$5,000	Includes allowance for path repairs.
12.	Remove and replace existing seating and shelter infrastructure which is in disrepair. Ensure replacements consider universal access.	Short	21	\$30,000	Allowance for 3 new shelters.
13.	Provide unsealed (gravel) vehicle access to maintenance shed.	Short	25	\$10,000	
14.	Install lockable gate to prevent inappropriate vehicle access.	Short	26	\$5,000	Install as part of fence replacement.
15.	Modify oval size to accommodate an accessible walking path around the perimeter.	Short	28	N/A	Included in allowance for other projects e.g. path, fencing and irrigation works.
16.	Install ground irrigation to the oval.	Medium	22	\$120,000	
<i>Sub-Total: Short-term:</i>				<i>\$935,500</i>	

## 7.2 Actions List

#	Action	Priority:	Masterplan reference	Indicative cost estimate	Comment
17.	Work with the Bridge Club to investigate future landscaping options for the front bowling green.	Medium	27	\$5,000	Allowance for minor earthworks and landscaping.
18.	Remove identified senescent Pine trees.	Medium	17	\$25,000	Allowance for removal of 5 trees.
19.	Formalise existing carparks to maximise spaces and improve safety for pedestrians.	Medium	18	\$300,000	Approximate area of 2,000m <sup>2</sup> combined @ \$150pm (asphalt hot mix).
20.	Upgrade and formalise existing granitic sand path network to improve accessibility and create connections between key features within the park (e.g. club room, playground, toilets and parking).	Medium	3	\$100,000	Allowance for approximately 500m of granitic sand path works, 2m wide @ \$100plm.
21.	Install new black wire barrier fencing around the oval perimeter with gated pedestrian access points.	Medium	4	\$50,000	Approximately 400m @ \$120pm.
22.	Install new accessible seating including benches and picnic tables at key locations through the park (e.g. playground, oval perimeter).	Medium	6	\$30,000	Allowance for 6 units @ \$5,000 each (or bench seating).
23.	Conduct earthworks to redesign the topography of the southern end of the site (removal of the mound) to enhance functionality and oval visibility.	Medium	16	\$5,000	Allowance for minor earth works and grass reinstatement.



## 7.2 Actions List

#	Action	Priority:	Masterplan reference	Indicative cost estimate	Comment
24.	Upgrade bowling greens to support croquet use, as required.	Medium	19	\$20,000	Allowance only, scope of works to be confirmed via detailed inspection.
25.	Install a multipurpose half court (Basketball/Netball).	Medium	23	\$40,000	
26.	Prepare a detailed planting plan for proposed new vegetation areas.	Medium	24	\$5,000	
<i>Sub-Total: Medium-term:</i>				<i>\$580,000</i>	
27.	Staged upgrade of the Redan Football and Netball Club, comprising a stage one (1) upgrade of the toilet provisions to include female player and umpire changerooms, and creation of a sheltered spectator area; and stage two (2) upgrade of the kitchen, function room and associated social facilities. All upgrades to the facility should improve universal design and access outcomes wherever practical.	Stage 2- Long	7	Stage 2: \$250,000	Subject to architect design. Stage 1 = Short term.
28.	Relocate existing water tanks to accommodate clubroom extension (if required).	Long	11	\$15,000	Allowance only, to be determined.
<i>Sub-Total: Long-term:</i>				<i>\$265,000</i>	
29.	Retain south eastern corner of site for possible future multipurpose universally designed and accessible community facility, in the interim the site could be enhanced for other community uses (e.g. community market site).	Ongoing	15	N/A	Ongoing.
<i>Total:</i>				<i>\$1,780,500</i>	

### Exclusions and Assumptions

The indicative costs are provided for budget guidance purposes only, the cost of individual projects may vary significantly depending on the construction method used, materials, site conditions, engineering requirements and final designs.

The following exclusions and assumptions have been made in determining the indicative cost information:

- ▶ Prices do not include GST.
- ▶ No allowance has been made for professional fees (i.e. building and construction drawings), these could add a further 10% to key individual projects.
- ▶ No allowance has been made for a project contingency, a minimum allowance of 5% of the total project cost is recommended.
- ▶ No allowance has been made for volunteer labour or in-kind support.
- ▶ No allowance has been made for the use of second hand or recycled materials.
- ▶ No allowance has been made for statutory planning costs (if required).
- ▶ Prices quoted are based on current rates, no allowance has been made for cost escalations associated with time delays.
- ▶ No allowance for additional maintenance and renewal costs to Council.





# Conclusion 8



The Western Oval Facilities Plan has been developed to guide the future development and improvement of the reserve in order to address the contemporary needs of existing user groups whilst supporting and enhancing opportunities for broad community use and universal access.

The plan responds to community and stakeholder feedback, including a strong desire to improve existing sporting infrastructure and reinforce the reserve as an important local sporting and recreational precinct. Broader community objectives have also been addressed through the proposed introduction of defined path networks, improved connections, landscaping and introduction of a range of informal infrastructure including half-court basketball and park furniture.

Implementation of the Facilities Plan will improve the overall amenity and functionality of the reserve, including enhanced traffic management, safety and pedestrian circulation. The current and future needs of the sporting clubs have been considered whilst allowing for improved facilities, amenities and infrastructure for informal community use.





## 9.1 Consultation Summary



Consultation with key stakeholders has occurred throughout the development of the Facilities Plan including with Council's Recreation Unit, key tenant user groups of the site and the surrounding community to identify initial issues, opportunities, needs and aspirations for the reserve. The consultation process involved the following activities:

- ▶ Meeting and on-site review with the Council appointed Project Manager.
- ▶ Interviews with key representatives from the Ballarat Bridge Club, Ballarat Municipal Band, Brown Hill Cricket Club, Fidelity Kindergarten, Redan Football Netball Club, and Western Croquet Club including on-site review of each user groups current facilities.
- ▶ Telephone interview with BFL/AFL Goldfields Operations Manager and Eureka Community Kindergarten Association's Manager
- ▶ Mail survey distributed to residences surrounding the reserve.

A summary of the key issues, comments or suggestions raised from the consultation activities is presented below, along with an indication of implications or opportunities for the Facilities Plan.





## 9.2 Stakeholder Consultation Summary

Stakeholder	Key Issues, Comments or Suggestions	Potential Implications & Opportunities for the Masterplan
Council	<ul style="list-style-type: none"> <li>▶ The reserve lacks a strategic plan to guide its future use or development.</li> <li>▶ There is a need to protect and enhance the sporting, social and environmental values of the site.</li> <li>▶ There is demand to establish a netball court on site to help accommodate football and netball games simultaneously.</li> <li>▶ Many of the existing built facilities require refurbishment or replacement in order to meet contemporary standards and community needs.</li> <li>▶ Explore opportunities to improve the functionality and amenity of the site.</li> <li>▶ Consider opportunities for shared use of facilities and infrastructure.</li> <li>▶ Accommodate the long term development aspirations of the tenant clubs, kindergarten, community groups and local residents.</li> <li>▶ Consider opportunities to increase community use of the site.</li> <li>▶ Improve assets and infrastructure to encourage participation in a range of sports and informal recreation activities.</li> <li>▶ Football clubroom facility has asbestos issues which require addressing.</li> <li>▶ Consider opportunities to integrate the public toilet facilities in the Redan clubrooms.</li> <li>▶ There is a need to address accessibility issues with the site.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximise multi-use and sharing of current facilities.</li> <li>▶ Identification of the most suitable location for a full size netball court.</li> <li>▶ Opportunities to improve the amenity, functionality and character of the reserve will be identified, including car parking, landscaping, fencing, paths and built facilities.</li> <li>▶ Staged upgrade of the Redan Football and Netball clubrooms to include rectifying asbestos issues and to explore opportunities for relocation of the public toilet facilities.</li> <li>▶ Incorporate universal design and accessibility principles where practicable.</li> </ul>
BFL/AFL Goldfields	<ul style="list-style-type: none"> <li>▶ Venue is lagging behind other venues in the league and is one of the worst reserves in the region with no water available and poor drainage in the wet season.</li> <li>▶ Dated facilities which (prior to recent renovations) included the worst change rooms in the competition; outdated home/away change room provision and single unisex umpire room which does not account for the growing number of female umpires across the league.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Installation of a single netball court has been identified as the number one priority, with allocating space for a second to be considered if possible.</li> <li>▶ Improvement of the facilities will be needed (particularly to enable the new netball court to function adequately) including rectifying the current home/away change rooms provisions to include male and female change rooms and umpire rooms.</li> <li>▶ Consider irrigation and drainage upgrade of the playing field</li> </ul>
Ballarat Bridge Club	<ul style="list-style-type: none"> <li>▶ The club currently has high patronage (150 members) and their facilities are used almost daily, with aspirations to grow membership each year. The club have a long-term lease for use of the former Bowling Club building.</li> <li>▶ The pedestrian crossover in front of the facility (Eyre Street) has recently been modified. Hand rails are required to assist user safety.</li> <li>▶ Cricketers currently utilise the rear of the building as a practise</li> </ul>	<ul style="list-style-type: none"> <li>▶ Remove barriers (e.g. fencing) between the sites and better integrate the Croquet greens and the former bowling greens.</li> <li>▶ Install hand rails at the pedestrian crossover at the front of the club rooms (Eyre Street).</li> <li>▶ Improve signage identifying the club facilities.</li> <li>▶ Remove disused infrastructure (i.e. associated with former bowling club uses).</li> </ul>

## 9.3 Stakeholder Consultation Summary

	<p>hitting/bowling space, which can cause damage to the exterior of the building.</p> <ul style="list-style-type: none"> <li>▶ Parking is a minor concern when both users of the site (Bridge and Embroidery) are present at the same time.</li> <li>▶ The Bridge Club sub-let an area of the building for use by an Embroidery group.</li> <li>▶ Both the Bridge Club and Embroidery group facilities are permanently set-up, which limits opportunities for possible additional shared use of the facility.</li> <li>▶ The Bridge Club have no use for the former bowling greens and are happy to continue to sub-let these to the adjacent Croquet club.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Improve fencing around the boundary of the site.</li> <li>▶ Limited opportunity for additional shared use of the building given existing tenants</li> </ul>
Ballarat Municipal Band	<ul style="list-style-type: none"> <li>▶ The Club, which has been in operation for over 115 years, is generally satisfied with the new works that are to be completed in regards to extending their facility to accommodate facility sharing with the adjacent kinder with their key aspiration being to continue operating as a sustainable club.</li> <li>▶ A permit to extend their venue to accommodate shared use by the adjacent Fidelity Club Kindergarten (who will have day-time priority for the space Monday to Friday) has been approved and is due to begin construction.</li> <li>▶ The Club does not generate high levels of revenue, with a high proportion of this being sourced from selling sheep manure (stored on site) as a garden fertiliser.</li> <li>▶ The Club raised concerns about the loss of car parking spaces along Urquhart Street due to tree plantings; the poor ground surface quality surrounding their building; and not losing vehicular access to the side of their building (via Urquhart Street).</li> <li>▶ Maintaining security of the clubrooms is considered a priority with the barrier fence surrounding the club facility identified as being of high importance.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The Facilities Plan will acknowledge the proposed extension of the Municipal Band facility as a short-term solution for each group. In the longer term the site presents an opportunity for consolidation of facilities that could be incorporated into a larger multipurpose space that could also accommodate the Croquet Club and potentially provide growth opportunities for the Municipal Band and kinder.</li> <li>▶ Implement maintenance measures to improve ground surface quality and amenity in this area of reserve.</li> <li>▶ Ensure vehicular access onto Urquhart Street is maintained from any proposed or redeveloped facility.</li> <li>▶ Investigate options to improve visual amenity whilst maintaining security.</li> </ul>
Brown Hill Cricket Club	<ul style="list-style-type: none"> <li>▶ The Club is not a major user of the site, with games held at the ground once per week from end of October until the end of March.</li> <li>▶ They utilise the oval itself and the change rooms of the Redan Clubroom facility, identifying that the current state of the clubroom toilet facilities are an issue.</li> <li>▶ Identified that the ground falls away badly to one end and that improving the ground condition of the oval (and outfield surface in</li> </ul>	<ul style="list-style-type: none"> <li>▶ Implement maintenance measures to improve ground condition.</li> <li>▶ Investigate barrier fencing options for the oval</li> <li>▶ Consider opportunities to improve club room facilities, including under-cover spectator viewing areas.</li> </ul>



## 9.4 Stakeholder Consultation Summary

	<p>particular) would be of benefit to the Club's level of play.</p> <ul style="list-style-type: none"> <li>Identified that it would be good to have a chain mesh or similar style fence installed around the oval and more shelter at the front of the clubrooms.</li> </ul>	
Eureka Community Kindergarten Association	<ul style="list-style-type: none"> <li>Approved plans to expand the Municipal Band building to accommodate facility sharing with the kindergarten is considered a short term solution only.</li> <li>Current kindergarten facility has been outgrown by the community and is now too small, with inadequate office and entry spaces for the number of staff and students and restrictive and small playground areas.</li> <li>The health and age of a large trees on the kindergarten site (in playground) could pose a problem in the future and are currently being monitored.</li> <li>The building itself has asbestos in it and ideally needs to be replaced</li> <li>Access into the building is poor and not accessible to all users.</li> <li>Yearly enrolment demand currently exceeds available spaces.</li> <li>The Kindergarten currently utilises the oval for excursions.</li> </ul>	<ul style="list-style-type: none"> <li>Provision needs to be made for appropriate disabled access to the kindergarten facilities.</li> <li>The Facilities Plan will acknowledge the proposed extension of the Municipal Band facility as a short-term solution for each group. In the longer term the site presents an opportunity for consolidation of facilities and establishment of a new Kindergarten (potentially consolidating Fidelity and Ramsay kindergartens) and could be incorporated into a larger multipurpose space that could also accommodate the Croquet Club.</li> </ul>
Family & Children's Services (Council)	<ul style="list-style-type: none"> <li>The Kindergarten is currently experiencing high demand for it's facilities with the approved plans to merge with the Ballarat Brass Band in their existing (and expanded) facilities seen as a short term solution.</li> <li>Would like to see a longer term plan for the whole corner of the reserve site (encompassing the Ballarat Band site, kinder site and the vacant land to the west).</li> <li>The site could be considered to incorporate a new early childhood services multipurpose facility which included uses such as a maternal child health and other provider rooms (Buninyong sited as an example of a Kinder site which has been upgraded to a larger multipurpose facility); and supported the idea of this new larger multipurpose facility also incorporating the Croquet Club (in addition to the Municipal Band).</li> <li>Identified the current Kinder/Band merger (and future possibilities) as an opportunity to establish a multiuse precedent for other sites.</li> </ul>	<ul style="list-style-type: none"> <li>The Facilities Plan will acknowledge the proposed extension of the Municipal Band facility as a short-term solution for each group. In the longer term the site presents an opportunity for consolidation of facilities and establishment of a new Kindergarten (potentially consolidating Fidelity and Ramsay kindergartens) and could be incorporated into a larger multipurpose space that could also accommodate the Croquet Club.</li> </ul>
Redan Football Netball Club	<ul style="list-style-type: none"> <li>Club has built up from a small base of nine teams to now running 26 teams as the only full service club in Ballarat (i.e. all ages and genders)</li> <li>One of their main aspirations is to get a netball court installed within the Reserve that can function as the Redan Junior Netball team's home ground.</li> </ul>	<ul style="list-style-type: none"> <li>Identification of the most suitable location for a full size netball court.</li> <li>Consider opportunities to improve club room facilities, including under-cover spectator viewing areas.</li> <li>Investigate the possibility of expanding the current facility to</li> </ul>

	<ul style="list-style-type: none"> <li>▶ Condition of the playing field is a key issue for the club, including the hardness of the playing surface preventing them from playing the season opening matches at the ground (as Council only waters the ground for cricket).</li> <li>▶ Furthermore, the ground can be wet/muddy/heavy in winter months (i.e. lacks adequate drainage and automated irrigation).</li> <li>▶ The condition of the clubrooms is also a major issue for the club. Despite undergoing recent club funded renovations (2013) many facilities within the club rooms are outdated and require refurbishment or replacement. This includes, but is not limited to: kitchen, toilets, change room and umpire change room provisions; acoustic and air-conditioning issues in the main clubroom; and very limited shelter provision within or surrounding the club from which to observe the game.</li> <li>▶ The areas close to the club rooms are heavily utilised for parking on game days as they provide spectators the ability to watch from their cars (particularly important during bad weather).</li> <li>▶ Currently the main club room, in addition to being used by the club itself (bar sales and meals), is also booked for other functions (weddings, parties, deb practise etc) which is a source of revenue for the Club.</li> <li>▶ Footballs easily exiting the oval and travelling onto adjacent roads is an issue for the Club.</li> <li>▶ Club were concerned about the need to consider long as well as short term redevelopment options for their facilities.</li> <li>▶ Club highlighted that a previous plan had incorporated redevelopment of the Bridge Club area to accommodate a grandstand.</li> </ul>	<p>accommodate predicted future growth.</p> <ul style="list-style-type: none"> <li>▶ Investigate the possibility to improve spectator viewing options at the reserve in the future.</li> <li>▶ Implement maintenance measures to improve ground condition.</li> </ul>
Western Croquet Club	<ul style="list-style-type: none"> <li>▶ The Croquet Club has experienced significant growth, and currently has 44 members (with up to 32 present on a social day) and also accommodates use of the greens by a variety of school groups.</li> <li>▶ The current building is 101 years old and no longer has the capacity to service the club needs and membership numbers adequately (including providing only one toilet).</li> <li>▶ Would like a larger facility incorporating office space provision, social facilities and more accessible (disabled friendly) toilets.</li> <li>▶ At the time of consultation the Club leased and maintained the former bowling greens for croquet from the adjacent Bridge Club. As at August 2015 they now have licence over this area.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Improve access between the Croquet Club's original playing greens and those subleased from the Bridge Club including removal of an existing fence.</li> <li>▶ Investigate opportunities for facility improvement and/or multiuse and facility sharing with adjacent user groups.</li> <li>▶ Improve access to toilet facilities.</li> <li>▶ Improve perimeter fencing.</li> <li>▶ Improve supporting infrastructure.</li> </ul>



	<ul style="list-style-type: none"> <li>▶ The current available playing space is adequate but the fittings are poor including: edging around the greens needs a proper bumper installed; seats and shelters need upgrading to improve amenity; and handrails are also needed to improve safety.</li> <li>▶ Security of the site is considered an issue, the club has been the victim of burglaries from the rear of the site (backing onto the oval) where visibility from the road is limited and would like to see a high fence installed in this area.</li> <li>▶ Water tanks on site are not in use as they currently have a broken pump which has not been fixed (as they only provide a small amount of water for the purposes of irrigation).</li> <li>▶ Would like access between their leased and sub-leased (bowling) greens improved.</li> <li>▶ Would also like access to the Bridge Club toilets which have an exterior access point onto the greens they currently sub-lease.</li> </ul>	
Surrounding Community	<ul style="list-style-type: none"> <li>▶ 16 responses were received with the majority of respondents recording that they were from the Ballarat Central area.</li> <li>▶ Sportsground, playground and to a lesser extent public toilets were the facilities used most by respondents.</li> <li>▶ Respondents recorded a sense of attachment to the reserve having used the reserve in numerous ways over many years.</li> <li>▶ Reserve is considered to be a well located valuable open/green space asset to the city which is well used across all age and community groups.</li> <li>▶ Conversely, there a suggestion that it was underutilised and very sport-orientated and needed to be more multipurpose to encourage increased use by the wider community.</li> <li>▶ Vegetation, and in particular the large pine trees (which attract birds), were valued elements of the reserve.</li> <li>▶ Condition and safety of the public toilets is an issue, with upgrading the football clubroom change rooms and toilets also mentioned.</li> <li>▶ Would like to see the tanks and rubbish (skip) bin in parking area screened.</li> <li>▶ Would like to see the advertising removed from fencing around the oval.</li> <li>▶ Car park is considered as very busy and respondents would like to see it better maintained, upgraded to asphalt, and made safer for children.</li> <li>▶ Lighting is considered an issue.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Investigate options to encourage other non-sport uses of the reserve.</li> <li>▶ Upgrade the public toilets including better safety measures such as lighting.</li> <li>▶ Consider opportunities to improve club room facilities.</li> <li>▶ Screen water tanks and skip bin.</li> <li>▶ Investigate fencing options for the rear of the Bridge and Croquet clubroom facilities.</li> <li>▶ Identification of the most suitable location for a full size netball court.</li> <li>▶ Formalise existing carparks to maximise available spaces and increase safety.</li> <li>▶ Upgrade lighting fixtures as needed.</li> <li>▶ Development and implementation of a vegetation plan incorporating increased plantings, shade provision and identification of trees requiring removal.</li> <li>▶ Investigate measures to enhance the playground area including improved safety measures.</li> <li>▶ Investigate opportunities to increase active informal sport such as basketball.</li> <li>▶ Upgrade and increase seating.</li> <li>▶ Formalise a path network for the reserve incorporating a</li> </ul>

<ul style="list-style-type: none"> <li>▶ Improved landscaping of the reserve including better maintenance practises (e.g nature strips); vegetation plan and implementation including increased shade provision and plantings, and investigation of replacement trees for those reaching the end of their lifespan; irrigation for the oval.</li> <li>▶ Would like to see expansion or enhancement of the playground.</li> <li>▶ Would like to see improved sporting facilities, particularly a hard surface and a basketball ring.</li> <li>▶ Respondents would like to see more seating within the reserve.</li> <li>▶ Concerns around the current allocation of space, particularly in relation to the Croquet and bridge club uses.</li> <li>▶ Support for a netball court at the reserve, and that this could utilise some of the space currently allocated to croquet and bridge uses.</li> <li>▶ Increased safety measures for children including creating barriers between the playground/carpark and the road.</li> <li>▶ Would like to see a formalised path network incorporating a walking track around the oval.</li> <li>▶ Upgrade/Enhancement of the Football Clubrooms, with mention of the Bridge Club building being incorporated.</li> <li>▶ Suggestion of an all surface cover for the former bowling greens to establish a more active use such a tennis/netball/basketball.</li> <li>▶ Concern regarding the poor amenity on Pleasant Street and Eyre Street corner.</li> <li>▶ Would like to see improvement of footpaths around the perimeter of the reserve.</li> </ul> <p>One respondent was concerned with parking provision for surrounding residents on Football game days.</p>	<p>path around the oval.</p> <ul style="list-style-type: none"> <li>▶ Investigate opportunities to improve the amenity along Pleasant Street.</li> <li>▶ Develop Eyre street/Pleasant Street corner as a key entrance gateway into the Reserve.</li> <li>▶ Investigate measure to improve the amenity and path network surrounding the reserve.</li> </ul>
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