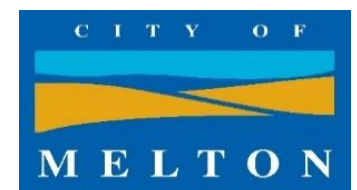




# MELTON CITY COUNCIL DIGGERS REST RECREATION RESERVE MASTER PLAN

Final Report | October 2017



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# ABOUT THIS DOCUMENT (PART A)

The Diggers Rest Recreation Reserve Master Plan project is delivered in two parts.

## Part A – The Master Plan

Provides a summary of the Diggers Rest Recreation Reserve Master Plan project objectives, planning and design principles, stakeholder needs and consultation methods, Reserve description, final Master Plan, supporting recommendations and estimated associated costs.

## Part B – Diggers Rest Recreation Reserve Master Plan Key Findings Report

Part B is a separate report to this Master Plan report and can be found via contacting Melton City Council's Recreation Department. It provides detailed project context analysis, full literature review, site assessment and existing condition plans, key stakeholder consultation program findings and all background information and research collected during the development of the Diggers Rest Recreation Reserve Master Plan.

## Diggers Rest Recreation Reserve Master Plan

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# EXECUTIVE SUMMARY

The Diggers Rest Recreation Reserve Master Plan was commissioned by Melton City Council in April 2017 to establish a clear vision and direction for the future planning, provision and enhancement of sport and community infrastructure at Diggers Rest Recreation Reserve.

The Master Plan is an aspirational 10 year plan and has been designed to be practical in its implementation, with key priorities and recommendations to be delivered by 2027/2028. It is important to note that stakeholder and community demands, priorities and directions change over time, hence suggested Reserve improvements are to be used as a guide only, and subject to funding availability.

Diggers Rest Recreation Reserve contains a mixture of formal and informal sporting and community infrastructure, all of which have varying levels of provision and condition. The Reserve caters for a range of sport and recreation users with a key focus on provision for active sports including Australian Rules Football, Netball, Cricket and Tennis. The Reserve is also used frequently by local residents for passive recreation pursuits including walking, jogging, dog walking and community events.

With a significant forecast population growth over the next 10-15 years, a coordinated approach to the future planning, development and implementation of recreation services and associated sporting and community infrastructure at the Reserve will be required by Council and key Reserve stakeholders to ensure the growing Diggers Rest community continues to be well serviced.

Development of the Diggers Rest Recreation Reserve Master Plan has included considerable community and stakeholder consultation to ensure Reserve improvement recommendations are reflective of current and future community needs, as well as meeting best practice and peak sporting body facility requirements.

A number of key individual stakeholder groups and the broader Diggers Rest community contributed to development of the final plan, with the five adjacent themes emerging relating to facility condition, Reserve functionality and overall site management and usage.

In addition to identifying priority Reserve improvements, stakeholder and community input in the future direction and purpose of Diggers Rest Recreation Reserve created the below Reserve vision.

*'A multi-use community open space that provides a range of opportunities for community participation in both formal and informal sport, recreation and community activities and events'*

The total estimated opinion of probable cost for Master Plan recommendations is approximately \$17.5M (Ex GST).

## Key Master Plan Themes

### 1. Facilities

Ageing, non-compliant and dysfunctional buildings, amenities and supporting facilities require upgrading and modification to support Diggers Rest's growing and diverse community.

### 2. Accessibility and Site Connectivity

Poor site access and internal connectivity is limiting Reserve usage and capacity.

### 3. Community Infrastructure and Social Amenity

There is currently a lack of community infrastructure and social amenity within the Reserve that supports passive and informal recreation pursuits.

### 4. Sports Field Provision and Suitability

Existing sporting fields/courts and supporting facilities are not currently meeting the training/competition requirements for local level sport.

### 5. Reserve and Facility Management

A 'shared use' approach to Reserve and facility management needs to be implemented to ensure a balance of both formal and informal site usage is achieved.

# THE PROJECT

## BACKGROUND AND CONTEXT

The Diggers Rest Recreation Reserve Master Plan has been developed to assist Council with the delivery of key recommendations outlined in several overarching sport and recreation, open space, and precinct structure plans. The plan also aims to provide tenant clubs, user groups and the local township of Diggers Rest with a strategic vision for their highly valued Recreation Reserve.

The City of Melton has grown significantly since adoption of the 2007 Diggers Rest Recreation Reserve Master Plan, with Council's 2016-2026 Open Space Plan identifying the need to update the Reserve's 2007 Master Plan as a high priority.

Located approximately 30km north-west of Melbourne's Central Business District, Diggers Rest is emerging into a vibrant community with convenient freeway access, metropolitan rail line and significant anticipated population growth. The township's population is forecast to grow from approximately 1,000 residents in 2016 to an ultimate build out of just over 17,000 residents by 2041 (forecast.id).

In developing an updated Master Plan, Council is able to identify future Reserve development and improvement opportunities designed to address current and future sporting club and community needs, as well as improving access and increasing activation of Diggers Rest Recreation Reserve. The Master Plan provides a clear vision for the Reserve and will be used as a key planning and implementation document for both government and community stakeholders.

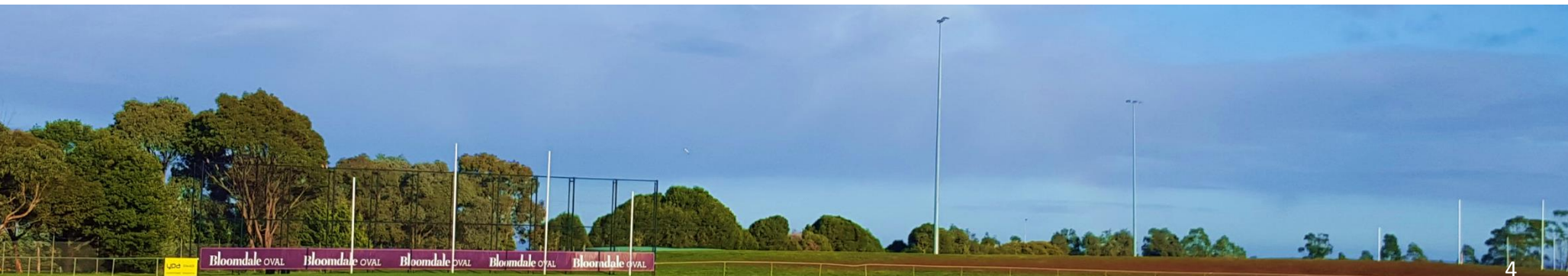
## PROJECT OBJECTIVES

Key objectives of the Diggers Rest Recreation Reserve Master Plan project are to:

- Conduct a strategic analysis of the site and surrounds and provide recommendations related to future development, use and infrastructure requirements.
- Provide strategic direction as to the best functional layout of the additional two hectares of land and supporting infrastructure at the site as identified in the Diggers Rest Precinct Structure Plan and Development Contributions Plan.

- Maximise multi-use of facilities and ensure they are fully accessible, safe, respond to climate change and incorporate environmentally sustainable design initiatives.
- Increase Reserve usage levels via a balanced approach to formal and informal sport and recreation opportunities and supporting infrastructure provision.
- Provide a prioritised implementation plan, including cost estimates for individual Master Plan infrastructure recommendations, stakeholder responsibilities and potential funding opportunities.

*Note: The Diggers Rest Precinct Structure Plan has provision for an additional eight hectares of active open space (Davis Road Community Hub) that will be designed in conjunction with the local community. This site will provide opportunity to address any gaps in facilities that are unable to be accommodated at Diggers Rest Recreation Reserve.*



# PROJECT METHODOLOGY

Development of the Diggers Rest Recreation Reserve Master Plan was undertaken in four key stages, commencing in April 2017 with the final Reserve Master Plan completed in October 2017.



# PROJECT STUDY AREA

The adjacent aerial image of Diggers Rest Recreation Reserve depicts the Master Plan project study area. The site includes the provision of two additional hectares of open space (south-west corner of the Reserve) allocated through the Diggers Rest Precinct Structure Plan and totals 10.64 hectares in size.

The site is surrounded by a mixture of urban and rural living opportunities, with a core of well established housing. The site is presently the township's sole recreation facility, servicing a range of sport and recreation groups.

While attempting to increase connectivity with the neighbouring Diggers Rest Primary School (south-east corner of the Reserve), the school site does not form part of the official project study area.



**CORE FUNCTION AND PURPOSE:** Active Recreation (provides a setting for structured sporting activities).

**CLASSIFICATION:** Active recreation open space

**HIERARCHY:** District

**DESCRIPTION:** Site predominately used for active or competitive recreation including grassed or synthetic playing fields and courts.

Diggers Rest Recreation Reserve plays host to four regular tenants with participation recorded for the following organised sporting activities:

- **AFL**
- **Cricket**
- **Netball**
- **Tennis**

# PLANNING AND DESIGN GUIDELINES AND DEVELOPMENT PRINCIPLES

The following development principles were used to guide the interpretation, consideration and preparation of design options for Diggers Rest Recreation Reserve and underpin Master Plan directions and recommendations.

## 1. FUTURE FACILITY DEVELOPMENT

- 1.1 Replace redundant and functionally obsolete buildings/amenities with facilities that meet shared sport, community and education objectives.
- 1.2 The provision of recreation and leisure facilities shall maximise shared usage and flexibility to meet the Diggers Rest community's changing needs and aspirations.
- 1.3 Reserve facilities shall provide safe and supportive environments for participants and an emphasis on the provision of new (unstructured) recreational pursuits and open space should be considered.
- 1.4 Future sport and recreation facilities will be developed in accordance with relevant building regulations, peak sporting body preferred facility standards and subject to necessary building and planning permit attainment.
- 1.5 'Future proofing' facility development and planning for the future growth and diversity of the Diggers Rest community will underpin all future facility planning and development.
- 1.6 Universal and Healthy by Design® Principles along with sustainability best practices will underpin planning and design of future facility developments.

## 2. ACCESSIBILITY AND SITE CONNECTIVITY

- 2.1 Ensure Diggers Rest Recreation Reserve is accessible, safe and appealing for all people.

- 2.2 Ensure equitable provision of Reserve facilities according to age, gender, cultural background and ability.
- 2.3 Promote and facilitate increased site activity via supporting family orientated recreation facilities, amenities and activities.
- 2.4 Ensure the Reserve provides an even balance of access and opportunity for both formal (e.g. organised sport) and passive recreation (e.g. walking, bike riding).
- 2.5 Improve and link bicycle paths, footpaths and road networks to encourage physical activity and promote liveability. Pedestrian and cycle movement through the site must be maximised, promote walkability through the connection of surrounding footpaths and road networks and enhance connectivity between Reserve activity spaces and surrounding residential areas.
- 2.6 Continue to maintain and improve access to Diggers Rest Recreation Reserve.
- 2.7 Improve vehicle entry/egress and car parking provision (on-site and off-street) and open spaces to meet expected day-to-day usage and sporting/community event requirements.
- 2.8 Enhance connectivity between key sporting Reserve and nearby township infrastructure.
- 2.9 Provision of walking paths/tracks/trails that allow for both recreational opportunities and destination based routes.
- 2.10 Enhance and develop the physical and visual amenity of Diggers Rest Recreation Reserve through tree removal (where required and in line with Council's tree removal policy) and landscaping, with a focus on community safety and improving passive surveillance.

### 3. COMMUNITY INFRASTRUCTURE AND SOCIAL AMENITY

- 3.1 Improve Reserve open spaces available for informal and passive recreation activities.
- 3.2 Facilitate increased passive recreational use of Diggers Rest Recreation Reserve by providing informal recreation facilities (e.g. paths, seats, plantings, BBQ/picnic areas, playgrounds).
- 3.3 Develop and maintain community infrastructure that connects and meets the needs of the Diggers Rest community.
- 3.4 Promote and support opportunities for people to enhance their health and wellbeing through physical activity.
- 3.5 Enhance and develop the physical amenity and visual appearance of Diggers Rest Recreation Reserve.
- 3.6 Continue to support event infrastructure at the Reserve that strengthens the Diggers Rest community's capacity and liveability.

### 4. SPORTS FIELD PROVISION AND SUITABILITY

- 4.1 Continue to develop first-rate Reserve and supporting facilities / amenities that provide for AFL, Cricket, Netball, Tennis and indoor highball sports (e.g. basketball).
- 4.2 Promote and facilitate increased participation opportunities for target groups such as older adults, women and children via supporting Reserve facilities and amenities.
- 4.3 Develop a closer relationship with Diggers Rest Primary School to integrate management and use of school and public facilities where possible.
- 4.4 Encourage and promote formalised sport competition, sports carnivals and training hosted at Diggers Rest Recreation Reserve.
- 4.5 Continue to ensure high levels of playing field provision and condition are maintained to meet levels of training/competition requirements (e.g. sports field floodlighting, surface condition).
- 4.6 Encourage shared use of Reserve, training facilities, building and amenities.
- 4.7 Ensure Diggers Rest Recreation Reserve sports fields, courts and future indoor stadium are appropriately sized and dimensioned where possible, in order to maximise its use for tenant sporting clubs and community user groups.
- 4.8 Ensure any training facilities and infrastructure are appropriately located to promote community access and avoid conflict with playing areas and facilities.
- 4.9 Minimise (where not required) Reserve fencing to allow for greater flexibility and shared usage (e.g. fencing/gate between Reserve and School in accordance with Department of Education regulations).

### 5. RESERVE AND FACILITY MANAGEMENT

- 5.1 The principles of shared use of sporting grounds /courts and related facilities will be promoted and a balance between formal and informal activities encouraged.
- 5.2 Prioritise site activities and operations for the best fit users and tenants, where management and use conflicts are minimised.
- 5.3 Strengthen the capacity of sporting clubs and organisations seeking to improve the quality of facilities at Diggers Rest Recreation Reserve and encourage innovative management practices.
- 5.4 Where users or uses are potentially displaced from Diggers Rest Recreation Reserve (due to reserve improvement works), alternative sites or locations will be prioritised for use and access.

### 6. FINANCIAL MANAGEMENT

- 6.1 Promote Diggers Rest Recreation Reserve infrastructure development activities that create shared investment opportunities and leverage partnership contributions outside of Council funding.
- 6.2 Prioritise site improvements and developments that provide revenue generation opportunities and improve capacity for sustainable operations.





# STAKEHOLDER NEEDS

Significant stakeholder consultation was required in order to develop a realistic and practical Master Plan that responds to current and future usage demands.

Key stakeholders included in the development of the Diggers Rest Recreation Reserve Master Plan included Melton City Council staff, local sporting clubs, local recreation and community groups, local sporting associations, Diggers Rest Primary School, Diggers Rest CFA, Government agencies and local residents.

## CONSULTATION METHODS

The following consultation methods have been undertaken and have informed the development of the Diggers Rest Recreation Reserve Master Plan:

- Project inception meeting with Melton City Council Project Manager
- Two workshops with key Melton City Council Staff (Project Working Group)
- Diggers Rest Recreation Reserve key user group presentation and workshop
- One to one meetings with tenant sporting clubs, community user groups and organisations and Diggers Rest Primary School
- Telephone interviews and written correspondence with peak sporting bodies and local sporting associations
- Online community survey
- Site inspection and facility condition audits of all buildings and surfaces
- Project information 'Bulletins' and updates featuring on Council's website project page
- Master Plan design workshop
- Melton City Council Executive Management and Councillor presentation
- Melton City Council online 'Have Your Say' promotion and encouragement of written submissions from stakeholders on Draft Master Plan concept.
- Key user group Draft Master Plan presentation and workshop
- Community 'drop in' information session on Draft Master Plan.

## SUMMARY OF CONSULTATION FINDINGS

A number of common themes and consistent messages were received from stakeholders throughout the development of the Diggers Rest Recreation Reserve Master Plan, with several of the most prevalent Reserve issues and opportunities listed below.

- Aging, non-compliant and dysfunctional buildings, amenities and supporting facilities (e.g. junior and female friendly facilities) require upgrading and modification to support the growing and diverse community of Diggers Rest.
- A strong need to address Reserve accessibility and connectivity, in particular Reserve entry points (and related traffic flow and management), hard surface car parking and connectivity between internal Reserve and surrounding township infrastructure.
- Existing sporting fields/courts and supporting facilities are not currently meeting the training or competition requirements for local level sport (e.g. sports field floodlighting and ground/court surface condition/orientation, cricket nets).
- Strong demand for development of additional netball / multi-purpose courts (and supporting off-court amenities), with the existing one court at full capacity and provides minimal off-court accommodation.
- The proposed indoor active recreation facility is strongly supported by the local community.
- There is currently a lack of community infrastructure, informal open spaces and social amenity within the Reserve that supports passive and informal recreation pursuits.
- Low levels of site surveillance and security (e.g. trees blocking views to buildings, minimal car park floodlighting) are prohibiting a sense of user safety and deterring potential Reserve visitors.
- There is strong support for a new (and relocated) playground and facilities that will provide for the future youth of Diggers Rest (e.g. skate and BMX facilities).
- Strong demand for improved public toilet facility provision at the Reserve.
- Strong support for a purpose built fenced off leash dog park.
- A 'shared use' approach to Reserve and facility management needs to be implemented to ensure a balance of both formal and informal site usage is achieved.
- Improved site management, communication between co-tenants and multi-use of facilities was considered essential to optimise Reserve usage and sustainability.

*A detailed consultation schedule and individual stakeholder needs summary is provided in Part B of the Diggers Rest Recreation Reserve Master Plan Project (Key Findings Report).*

# MASTER PLAN

## MASTER PLAN RECOMMENDATIONS

The following section provides a set of future directions and recommendations for development of Diggers Rest Recreation Reserve.

Recommendations have been designed to provide sport, government and community stakeholders with a schedule of prioritised Reserve improvements, along with stakeholder responsibilities, estimated costs and potential funding opportunities.

Ongoing ownership, monitoring and delivery of individual Reserve Master Plan recommendations will require a planned approach from tenant clubs, Council and partnering stakeholders. Recommendations listed are based on a 10 year timeframe.

## STAKEHOLDER RESPONSIBILITY

Identifying stakeholder involvement and allocation of roles, responsibilities and resources provides a focused approach to delivery and implementation. Each Master Plan recommendation has been nominated a suggested stakeholder(s) responsible for the initiation, planning and funding (or co-funding) of individual Reserve recommendations. Suggested stakeholder responsibilities are to be used as a guide only, and may be subject to change.

## IMPLEMENTATION PLAN

Each Master Plan recommendation has been allocated a level of priority based on their relative impact on delivering project outcomes.

### HIGH:

Important action that underpins the future delivery of sports and community infrastructure/open space and/or site management and that have the most potential to attract external funding and require planning to commence at earliest opportunity. Recommendations with an associated risk management issue have also been classified as high priorities.

### MEDIUM:

Action that contributes to meeting overall Master Plan objectives.

### LOW:

Action that contributes to the overall improvement of sport and community infrastructure at the Reserve.

***Note: Master Plan recommendation priority levels are project specific. They do not factor in competing Reserve development opportunities across the City of Melton.***

***It should be acknowledged that priorities can change and are based on funding availability. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.***

## OPINION OF PROBABLE COSTS

To assist tenant clubs and user groups, Melton City Council and supporting stakeholders (e.g. Government agencies, state sporting associations) in the development of funding submissions, capital works planning and general budget development, each individual Reserve enhancement recommendation has been supported with an 'opinion of probable cost'.

An independent Quantity Surveyor has not been engaged to prepare cost plans and opinion of probable costs are estimated calculations based on current market trends, similar project costings and professional experience. It should be noted that cost estimates exclude preliminaries, site establishment, contaminated soil and/or bulk earth removal, cost escalation, builder's margin and services provision costs. Cost estimates for car parks, roads and related lighting are subject to further investigation and detailed design. The design of asphalt road paving is dependent on geotechnical investigation and civil pavement design. Costs listed are indicative only (Ex GST) and provide a 15% contingency allowance.

## POTENTIAL FUNDING OPPORTUNITIES

With an estimated total cost of just over \$17.5M (Ex GST) in recommended Reserve improvements across the site, tenant sports clubs and user groups will require support from a number of key stakeholders. Known and potential funding opportunities and partners have been included in the supporting Master Plan implementation schedule to assist with the delivery of Reserve enhancement recommendations.

# DIGGERS REST RECREATION RESERVE

## RESERVE VISION:

*A multi-use community open space that provides a range of opportunities for community participation in both formal and informal sport, recreation and community activities and events.*





## EXISTING DIGGERS REST RECREATION RESERVE INFRASTRUCTURE

- Burras Club building (social rooms)
- Community hall building (including two change rooms and supporting amenities)
- Tennis clubhouse/scout hall building (previous scout hall building now utilised for netball change rooms)
- Public toilets
- Diggers Rest CFA building
- Diggers Rest Family Services Centre
- x 2 AFL/Cricket Grounds (both with synthetic cricket pitches and sports field floodlighting)
- x 1 floodlit plexipave netball court
- x 4 floodlit synthetic surface tennis courts
- x 2 synthetic cricket training nets
- Playground
- Basketball ½ court
- Concrete skate facility
- Dirt BMX track with jumps
- x 2 park shelter and seating
- x 1 scoreboard (Oval #1)
- Ball protection fencing (southern end Oval #1)
- Ticket booth
- Informal car parking
- x 2 water tanks



Playground



BMX track



Basketball ½ court



Skate facility



### KEY RESERVE USER GROUPS

- Diggers Rest Football Netball Club
- Diggers Rest Junior Football Netball Club
- Diggers Rest Auskick
- Diggers Rest Bulla Village Cricket Club
- Diggers Rest Tennis Club
- Diggers Rest Burras Club
- Diggers Rest CFA
- TRY Australia Children's Services

### VALUED RESERVE CHARACTERISTICS

- Two sports fields (enables flexibility of use and attracts events to the site)
- Informal spectator viewing mound/bunker provides an elevated view point between both fields
- Passive and informal recreational facilities (e.g. skate, BMX, shelter and playground areas)
- Community hall building provides indoor programming space for alternate community/recreational user groups and programs
- Centralised location of existing buildings enables easy access to playing fields and courts
- Open space for passive recreation (e.g. walking, dog walking)
- Open space for parking (overflow capacity)
- Close proximity to a large majority of the Diggers Rest community.

### KEY RESERVE ISSUES/CONSTRAINTS

- Ageing, non-compliant and dysfunctional buildings, amenities and supporting facilities
- Limited site access and connectivity (within Reserve and surrounding township)
- Lack of formalised car parking and traffic management
- Minimal community infrastructure, informal open spaces and social amenity
- General site aesthetics (lack of landscaping)
- Low levels of site surveillance and security
- General sports field/court suitability for training and competition (e.g. floodlighting, field/court surface condition, ground orientation)
- Lack of public toilet provision.



## PRIORITY DEVELOPMENT OPPORTUNITIES

- Construction of a new centralised community sporting pavilion
- Demolition of existing tennis club / scout hall, Burras Club and Community Hall buildings (post pavilion construction)
- Upgrade sports field floodlighting on oval #1 in accordance with Australian Standards for AFL training activities
- Commence planning for construction of a one court (multi-purpose) indoor active recreation facility
- Realignment of oval #2 to achieve north-south orientation
- Construction of three additional compliant multi-purpose courts
- New four bay enclosed cricket training net facility (existing nets to be demolished upon conclusion of construction)
- Development of a new ‘passive recreation hub’ including playground, public BBQ facilities, shelter, picnic settings, informal seating and drinking fountains
- Provision of a temporary fenced dog off leash area (prior to construction of permanent site)
- Address existing Plumpton Road entry and traffic management issues through implementation of a traffic management plan
- Resurface and formalise Reserve car parking from Plumpton Road entrance including additional entry/exit off Houdini Drive to improve access
- Establishment of a formal shared pathway network throughout and around the perimeter of the Reserve.



*Realignment of oval #2 to achieve a north-south orientation is a key Master Plan priority.*



- LEGEND**
- Existing Trees
  - Proposed Trees
  - Existing Pedestrian Entries Enhanced
  - Proposed Pedestrian Entries
  - Proposed Diggers Rest Primary School Pedestrian Entries
  - Proposed Temporary Dog Off Leash Area
  - Proposed Vehicle Entries
  - Proposed Ticket Booth
  - Proposed Asphalt Car Park
  - Proposed Concrete Path
  - Proposed Pedestrian Plaza
  - Proposed Synthetic Turf
  - Proposed Multiplay Court
  - Proposed Terraced Seating
  - Proposed Seating
  - Proposed Player Benches
  - Existing Fence
  - Proposed Sport Fence
  - Proposed Low Vehicular Exclusion Fence/Barrier
  - Existing Sports Lighting
  - Proposed Sports Lighting
  - Existing Ball Catch Net
  - Proposed Ball Catch Net
  - Existing Buildings and Fences To be demolished
  - Existing Pedestrian Crossing
  - Proposed Pedestrian Crossing



- Facilities**
- Construction of new centralised community sporting pavilion. Pavilion to provide two large social / activity spaces that can be programmed concurrently as well as ground level public toilet facilities for Reserve users. Pavilion to also provide training and match day facilities for AFL, Netball, Cricket and Tennis user groups as well as umpire change rooms and supporting amenities.
  - Demolition of existing tennis club / scout hall, Burras Club and Community Hall buildings (post pavilion construction).

**Sports provision and suitability**

- Upgrade sports field floodlighting on oval #1 in accordance with Australian Standards for AFL training activities.
- Retain oval #1 and carry out surface improvement works where required.
- Replacement of existing oval #1 fence in consultation with the CFA regarding vehicle access requirements.
- Provision of ball protection fencing to northern end of oval #1.
- Realignment of oval #2 to achieve north-south orientation. Ground dimensions to be guided by AFL and Cricket peak sporting body guidelines. Provision of player benches.
- Relocate and replace synthetic centre pitch on oval #2 (post ground realignment).
- Provision of sports ground fencing and ball protection fencing for oval #2 (in line with ground realignment works).
- Provision of standard scoreboard and stand to service oval #2.
- Construction of a one court (multi-purpose) indoor active recreation facility (subject to funding).
- Post construction of one court indoor active recreation facility and subject to future demand, land provision for one court extension to indoor active recreation facility.
- Construction of three additional compliant courts (two to western side of existing tennis courts and one to eastern side of existing netball court) with provision of ball protection fencing, shelter, seating, storage and lighting to relevant Australian Standards. Court type dependant on demand and Precinct Structure Plan provision.
- Upgrade existing tennis facilities on site to achieve compliant run-off and lighting requirements as per Tennis Victoria Standards. Upgrade works to also include fence replacement (Council's low lying standard black powder coat fence).
- New four bay enclosed cricket training net facility (existing nets to be demolished upon conclusion of construction).

**Community infrastructure and social amenity**

- New 'passive recreation hub' including playground (existing playground to be removed once new playground constructed), public BBQ facilities, shelter, picnic settings, informal seating and drinking fountains.
- Outdoor fitness stations.
- Temporary fenced dog off leash area (prior to construction of permanent site).
- New permanent purpose built fenced dog-off leash area (post ground realignment works).
- New combined skate, BMX and multi-play facility.
- Increased spectator amenity via the provision of additional around the ground seating and shelter to both ovals.
- Provision of increased security lighting throughout the Reserve (near main car parking areas and Reserve entrance points).
- Site power upgrade to support additional infrastructure and proposed facility enhancements.

**Site connectivity and accessibility**

- Address existing Plumpton Road entry and traffic management issues through implementation of a traffic management plan and relocation of existing ticket booth. Investigate opportunities to incorporate Water Sensitive Urban Design (WSUD) measures into any proposed car parks to treat stormwater run-off and provide passive irrigation.
- Resurface and formalise Reserve car parking from Plumpton Road entrance including additional entry/exit off Houdini Drive to improve access.
- Additional vehicle entry point and car parking to service indoor active recreation facility, dog off-leash area, oval #2 and community sporting pavilion.
- Establishment of a formal shared pathway network throughout and around the perimeter of the Reserve.
- Provide additional pedestrian Reserve entries to improve access. Provide signage and feature landscaping to improve Reserve identification and green vistas into the Reserve.
- Reinstatement of consistent style low perimeter Reserve fencing to increase user safety and improve visual permeability.
- In consultation with Diggers Rest Primary School, increase Reserve and school connectivity via inclusion of a lockable gate within fence structure to enable access to/from school grounds.
- Provision of a pedestrian/spectator plaza surrounding new pavilion to improve amenity. Incorporate a vehicular exclusion barrier for safety.

**Open space and environment**

- Maintain and enhance biodiversity along with environmental, physical and visual amenity through additional landscaping and canopy trees throughout the Reserve.
- Investigate and resolve drainage issues along the southern boundary interface with the school to improve access.
- In line with Council's tree removal policy, removal of dense low level screen planting along boundaries and within the Reserve to improve sightlines, passive surveillance and safety.
- Retain existing water tanks and include additional water harvesting into any new facilities for irrigation.
- Remove existing redundant half boundary fence located between sports fields.

**Facilities**



Multi-purpose pavilion

Multi-purpose pavilion

**Sports provision and suitability**



Sports lighting

Oval boundary fencing

Ball protection fencing

**Sports provision and suitability**



Synthetic turf pitch

Indoor active recreation facility



Multi-purpose netball/basketball

Synthetic tennis courts

Cricket practice nets

**Community infrastructure and social amenity**



Playspace

Playspace

Picnic facility

Multi-play court

Exercise/fitness stations

**Community infrastructure and social amenity**



Dog off leash park

Skate/BMX facility

Skate/BMX facility

Terraced seating

Spectator seating/shelter

**Site connectivity and accessibility**



Pathway network

Feature pedestrian entries

Pedestrian plaza

**Open space and environment**



Water Sensitive Urban Design

Tree planting

Priority	Diggers Rest Recreation Reserve Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
<b>Facilities</b>					
High	1. Construction of a new centralised community sporting pavilion. Pavilion to provide two large social / activity spaces that can be programmed concurrently as well as ground level public toilet facilities for Reserve users. Pavilion to also provide training and match day facilities for AFL, Netball, Cricket and Tennis user groups as well as umpire change rooms and supporting amenities. Pavilion location and social spaces to consider afternoon sun glare and design initiatives to minimise impacts on spectator viewing of oval #2.	<b>Future Facility Development</b> (1.1, 1.2, 1.3, 1.4, 1.5, 1.6), <b>Accessibility and Site Connectivity</b> (2.1, 2.2, 2.3), <b>Community Infrastructure and Social Amenity</b> (3.1, 3.3, 3.4, 3.5, 3.6), <b>Reserve and Facility Management</b> (5.1), <b>Financial Management</b> (6.2)	Council	\$4.7M	<ul style="list-style-type: none"> <li>➤ Developer Contributions</li> <li>➤ SRV CSIF (Major Facilities)</li> </ul>
High	2. Demolition of existing tennis club / scout hall, Burras Club and Community Hall buildings (post pavilion construction).	<b>Facility Development</b> (1.1)	Council		
<b>Sports Provision and Suitability</b>					
High	3. Upgrade sports field floodlighting on oval #1 in accordance with Australian Standards for AFL training activities.	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5)	Council	\$200,000	<ul style="list-style-type: none"> <li>➤ SRV CSIF (Minor Facilities / Country Football Netball Program)</li> <li>➤ Council</li> </ul>
Medium	4. Retain oval #1 and carry out surface improvement works where required.	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.7)	Council	N/A	<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
Medium	5. Replacement of existing oval #1 fence in consultation with CFA regarding vehicle access requirements.	<b>Sports Field Provision and Suitability</b> (4.1, 4.4, 4.5)	Council / CFA	\$45,000	<ul style="list-style-type: none"> <li>➤ Council</li> <li>➤ Diggers Rest CFA</li> </ul>
Low	6. Provision of ball protection fencing to northern end of oval #1.	<b>Sports Field Provision and Suitability</b> (4.1, 4.4, 4.5)	Council	\$30,000	<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
Medium	7. Realign oval #2 to achieve a north-south orientation. Ensure playing field dimensions are in accordance with Cricket Australia's Community Cricket Facility Guidelines and AFL Victoria's Preferred Facility Guidelines. Ground realignment works to include full surface redevelopment including drainage and irrigation. Sports field floodlighting locations will also require adjustment to ensure minimum lux levels are achieved across the playing field. Player benches to be provided (eastern side of oval as requested by club).	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.6, 4.7)	Council		<ul style="list-style-type: none"> <li>➤ Developer Contributions</li> <li>➤ Council</li> <li>➤ SRV Country Football Netball Program</li> </ul>
Medium	8. Relocate and replace synthetic centre pitch (post future ground realignment) on oval #2 in accordance with Cricket Australia's Community Cricket Facility Guidelines.	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.6, 4.7)	Council	\$1.2M	<ul style="list-style-type: none"> <li>➤ SRV CSIF (Cricket Facilities)</li> <li>➤ Cricket Australia National Community Facilities Funding Scheme</li> <li>➤ Council</li> </ul>
Medium	9. Provision of sports ground fencing and ball protection fencing for oval #2 (in line with ground realignment works).	<b>Sports Field Provision and Suitability</b> (4.1, 4.4, 4.5)	Council		<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
Medium	10. Provision of standard scoreboard and stand to service oval #2 (in line with ground realignment works).	<b>Sports Field Provision and Suitability</b> (4.1, 4.4)	Council		<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
High	11. A) Obtain land to south of existing Reserve boundary for indoor active recreation facility development and additional Reserve enhancements (e.g. car parking)			\$4M	<ul style="list-style-type: none"> <li>➤ Developer Contributions</li> </ul>
Low	11. B) In accordance with Netball and Basketball Victoria facility guidelines, construction of a one court (multi-purpose) indoor active recreation facility. Indoor active recreation facility to be designed to accommodate as many indoor highball sports as possible (e.g. volleyball, badminton) and include player and umpire change rooms and supporting amenities (e.g. showers and toilets), storage, indoor programming space, canteen/kiosk facility and public toilets. Concept design to highlight floorplan at later stage.	<b>Future Facility Development</b> (1.2, 1.3, 1.4, 1.5, 1.6) <b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.6, 4.7, 4.8)	Council	\$2.5-3M	<ul style="list-style-type: none"> <li>➤ SRV Better Indoor Stadiums Fund</li> <li>➤ Council</li> </ul>

Priority	Diggers Rest Recreation Reserve Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
<b>Sports Field Provision and Suitability</b>					
Low	12. Post construction of one court indoor active recreation facility and subject to future demand, land provision for one court extension to indoor active recreation facility.	<b>Future Facility Development</b> (1.2, 1.3, 1.4, 1.5, 1.6) <b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.6, 4.7, 4.8)	Council	N/A	<ul style="list-style-type: none"> <li>➤ SRV Better Indoor Stadiums Fund</li> <li>➤ Council</li> </ul>
Medium	13. Construction of three additional compliant courts (two to western side of existing tennis courts and one to eastern side of existing netball court) with provision of ball protection fencing, shelter, seating, storage and lighting to relevant Australian Standards. Court type (e.g. netball/tennis/multi-purpose) dependent on demand and Precinct Structure Plan provision.	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8)	Council	\$500,000	<ul style="list-style-type: none"> <li>➤ Developer Contributions</li> <li>➤ SRV CSIF (Minor Facilities)</li> <li>➤ SRV Country Football Netball Program</li> <li>➤ Tennis Australia National Court Rebate Scheme</li> <li>➤ Council</li> </ul>
Medium	14. Upgrade existing tennis facilities on site to achieve compliant run-off and lighting requirements as per Tennis Victoria Standards. Upgrade works to also include fence replacement (Council's low lying standard black powder coat fence).	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.4, 4.5, 4.7, 4.8)	Council	Lighting – \$45,000 Fencing – \$23,000 Run-off works -TBC	<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
High	15. Relocate existing cricket net facilities in open space north-east of existing water tanks. Cricket net facilities to be enclosed and include four training net bays. Existing cricket nets to be removed post construction of new training net facilities.	<b>Sports Field Provision and Suitability</b> (4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8)	Council	\$200,000	<ul style="list-style-type: none"> <li>➤ SRV CSIF (Cricket Facilities)</li> <li>➤ Cricket Australia National Community Facilities Funding Scheme</li> <li>➤ Council</li> </ul>
<b>Community Infrastructure and Social Amenity</b>					
Medium	16. Establishment of a new 'passive recreation hub'. Passive recreation hub area to consider including: <ul style="list-style-type: none"> <li>a) new playground (existing playground to be removed once new playground constructed)</li> <li>b) public BBQ facilities</li> <li>c) shelter</li> <li>d) picnic settings and informal seating</li> <li>e) drinking fountain</li> </ul>	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$400,000	<ul style="list-style-type: none"> <li>➤ Developer Contributions</li> <li>➤ SRV CSIF (Minor Facilities)</li> <li>➤ Council</li> </ul>
Low	17. Provision of an outdoor fitness hub with multiple stations and linked to the main pathway network to create a fitness circuit.	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$70,000	<ul style="list-style-type: none"> <li>➤ SRV CSIF (Minor Facilities)</li> <li>➤ Council</li> </ul>
High	18. Provision of a temporary fenced dog off leash area (prior to construction of permanent site). Works to include dog water access and seating.	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$50,000	<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
Low	19. Provision a new permanent purpose built fenced dog off-leash area (post ground realignment works).	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$35,000	<ul style="list-style-type: none"> <li>➤ Council</li> </ul>
Medium	20. New combined skate, BMX and multi-play facility (existing facilities to be removed). New skate, BMX and multi-play facility to be located in close proximity to new playground to encourage multi-use and increase ease of parent supervision (of both areas). Future skate facility design to incorporate existing skate infrastructure where possible.	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$390,000	<ul style="list-style-type: none"> <li>➤ SRV CSIF (Minor Facilities)</li> <li>➤ Council</li> </ul>

Priority	Diggers Rest Recreation Reserve Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
<b>Community Infrastructure and Social Amenity</b>					
Medium	21. Increase spectator amenity via the provision of additional around the ground seating and shelter to both ovals.	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$90,000	➤ Council
Medium	22. Provision of increased security lighting throughout the Reserve (near main car parking areas and Reserve entrance points).	<b>Community Infrastructure and Social Amenity</b> (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$300,000	➤ Developer Contributions ➤ Council
High	23. Site power upgrade to support additional infrastructure and proposed facility enhancements. (Works required to enable oval #1 sports field lighting upgrade).	<b>Community Infrastructure and Social Amenity</b> (3.6)	Council	N/A	➤ Council
<b>Site Connectivity and Accessibility</b>					
High	24. Address existing Plumpton Road entry and traffic management issues through implementation of a traffic management plan and relocation of ticket booth. Traffic management plan to include directional signage and clear delineation between Reserve entry/exit routes and car parking. Consider the inclusion of Reserve entry gates (managed by tenants or Council) to increase Reserve security and minimise antisocial behaviour. Traffic calming design features (e.g. speed humps) are recommended to increase pedestrian safety, particularly those accessing the Maternal and Child Health Centre facility. Investigate opportunities to incorporate Water Sensitive Urban Design (WSUD) measures into any proposed car parks to treat stormwater run-off and provide passive irrigation.	<b>Accessibility and Site Connectivity</b> (2.1, 2.6, 2.7, 2.8.)	Council	N/A	➤ Council
Medium	25. Resurface and formalise Reserve car parking from Plumpton Road entrance including additional entry/exit off Houdini Drive to improve access. Car park to primarily serve users of the sporting fields, tennis courts and buildings with alternate southern Reserve entry point and car park provided for future indoor active recreation facility. Investigate opportunities for indented car parking along Houdini Drive should car parking provision be inadequate.	<b>Accessibility and Site Connectivity</b> (2.1, 2.6, 2.7, 2.8.)	Council	\$430,000	➤ Developer Contributions ➤ Council
Low	26. Additional vehicle entry point, formalised entry road and car parking off Vineyard Road (Eucalyptus Cct) to service new active indoor recreation facility. Ensure a detailed traffic management study is undertaken prior to any car park development to minimise traffic/ parking congestion in adjacent residential areas and to also ensure entry/exit to the Reserve is safe.	<b>Accessibility and Site Connectivity</b> (2.1, 2.6, 2.7, 2.8.)	Council	\$1M	➤ Developer Contributions ➤ Council
Medium	27. Establishment of a formal shared pathway network throughout and around the perimeter of the Reserve to increase reserve accessibility and connectivity between key site infrastructure and surrounding residential areas.	<b>Accessibility and Site Connectivity</b> (2.1, 2.3, 2.4, 2.5, 2.6, 2.8, 2.9) <b>Community Infrastructure and Social Amenity</b> (3.2, 3.3, 3.4)	Council	\$550,000	➤ Developer Contributions ➤ SRV CSIF (Minor Facilities) ➤ Council
Medium	28. Provision of additional pedestrian Reserve entries to improve access. Provide signage and feature landscaping to improve Reserve identification and green vistas into the Reserve.	<b>Accessibility and Site Connectivity</b> (2.1, 2.5, 2.6, 2.8, 2.9) <b>Community Infrastructure and Social Amenity</b> (3.2, 3.3, 3.5, 3.6)	Council	\$50,000	➤ Developer Contributions ➤ Council
Medium	29. Reinstatement of consistent style low perimeter Reserve fencing to increase user safety and improve visual permeability.	<b>Community Infrastructure and Social Amenity</b> (3.5)	Council	\$110,000	➤ Council
Low	30. In consultation with Diggers Rest Primary School, increase Reserve and school connectivity via inclusion of a lockable gate within fence structure to enable access to/from school grounds.	<b>Accessibility and Site Connectivity</b> (2.6, 2.8) <b>Sports Field Provision and Suitability</b> (4.3)	Council / School	\$5,000	➤ Council
High	31. Provision of a pedestrian/spectator plaza surrounding new pavilion to improve amenity. Incorporate a vehicular exclusion barrier for safety. Works to be conducted concurrently with community sporting pavilion development.	<b>Accessibility and Site Connectivity</b> (2.5), <b>Community Infrastructure and Social Amenity</b> (3.2, 3.3, 3.4, 3.5, 3.6)	Council	Included in item #1 total cost estimate	➤ Council

Priority	Diggers Rest Recreation Reserve Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
<b>Open Space and Environment</b>					
<b>Medium</b>	32. Maintain and enhance biodiversity along with environmental, physical and visual amenity through additional landscaping and canopy trees throughout the Reserve.	<b>Community Infrastructure and Social Amenity (3.5)</b>	Council	\$125,000	➤ Developer Contributions ➤ Council
<b>Low</b>	33. Investigate and resolve drainage issues along the southern boundary interface with the school to improve access.	<b>Community Infrastructure and Social Amenity (3.5)</b>	Council	N/A	➤ Council
<b>Medium</b>	34. In line with Council's tree removal policy, removal of dense low screen planting along boundaries and within the Reserve to improve sightlines, passive surveillance and safety.	<b>Accessibility and Site Connectivity (2.10), Community Infrastructure and Social Amenity (3.5)</b>	Council	Included in item #32 total cost estimate	➤ Council
<b>Medium</b>	35. Retain existing water tanks and include additional water harvesting into any new facilities for irrigation.	<b>Future Facility Development (1.6)</b>	Council	N/A	➤ Council
<b>Medium</b>	36. Remove existing redundant half boundary fence located between sports fields.	<b>Sports Field Provision and Suitability (4.9)</b>	Council	\$5,000	➤ Council

# RESERVE IMPROVEMENT COST SUMMARY

Number of <b>high priority</b> Reserve improvement recommendations	8
Estimated opinion of probable cost for high priority Reserve improvement recommendations	\$9,150,000 (EX GST)
Number of <b>medium priority</b> Reserve improvement recommendations	20
Estimated opinion of probable cost for medium priority Reserve improvement recommendations	\$4,263,000 (EX GST)
Number of <b>low priority</b> Reserve improvement recommendations	8
Estimated opinion of probable cost for low priority Reserve improvement recommendations	\$4,140,000 (EX GST)
<b>TOTAL NUMBER OF RESERVE IMPROVEMENT RECOMMENDATIONS</b>	<b>36</b>
<b>TOTAL ESTIMATED OPINION OF PROBABLE COSTS FOR ALL RESERVE IMPROVEMENT RECOMMENDATIONS (EX GST)</b>	<b>\$17,553,000 (EX GST)</b>

**NOTE:** The 2012 Diggers Rest Precinct Structure Plan and Development Contributions Plan highlights the following Reserve enhancements be included within the updated Diggers Rest Recreation Reserve Master Plan. The below Reserve enhancements have also been attributed their Developer Contributions funding amount totalling **\$12,480,000** (EX GST) as identified in the Development Contributions Plan.

- OS02:** The provision of 1 hectare of land for the Indoor Active Recreation Facility (provision for 1 court) - **\$2M**
- OS03:** The provision of 1 hectare of land for the Diggers Rest Community Hub / Diggers Rest Recreation Reserve - **\$2M**
- AR03:** Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club - **\$4.7M**
- AR04:** Upgrade of active open space reserve, including works associated with playing surfaces, car parking, landscaping and related infrastructure - **\$3.2M**
- AR05:** Construction of 2 additional tennis courts - **\$580,000**