



# Southern Towns Outdoor Recreation Plan

June 2009



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The Southern Towns Outdoor Recreation Plan provides a policy position and clear directions for the provision of outdoor recreation facilities in the southern towns and localities of Latrobe City in line with Council's 2021 vision.

The plan focuses on planning for sporting facilities (i.e. sports fields, outdoor courts) and also informal recreation facilities (i.e. paths / trails and playgrounds) located at the following reserves in the southern towns.

- Boolarra Memorial Park
- Callignee Recreation Reserve
- Andrews Park West, Churchill
- Gaskin Park, Churchill
- Hazelwood South Reserve, Churchill
- Flynn Recreation Reserve
- Hazelwood North Reserve
- Warren Terrace, Hazelwood North
- Traralgon South Recreation Reserve
- Yinnar Recreation Reserve



The Latrobe City Council Recreation and Leisure Strategy 2006 recommended that local recreation plans be prepared for the townships within Latrobe City.

The 'Southern Towns' refer to the townships and localities that are situated south of the Princes Highway in Latrobe City. This area has an estimated total population of 11,244 persons (based on 2006 Census data). Churchill is the largest of these townships with approximately 4,759 persons and is the fourth largest centre in Latrobe City.

Based on 2006 demographic data, the Southern Towns can be described as a 'younger' area in comparison to Latrobe City and Victoria. This is due to a higher proportion of children and young people aged 5 to 24 years. Churchill has a significantly higher proportion of people aged 18 to 34 years, whereas townships and localities in the 'Rural South West' and 'Rural South East' demographic areas have particularly high proportions of children and young people aged 5 to 17 years.

These age groups are generally considered to be the most active, which highlights the importance of sport and recreation facilities in the southern towns / localities of Latrobe City.

The development of the outdoor recreation plan has involved significant consultation with the community and local clubs to develop a clear set of recommendations for the future benefit of the southern communities of Latrobe City. The process has involved:

- Seeking information directly from all local clubs about membership, participation, current issues and future plans.
- Discussing membership trends, key issues and priorities with sporting associations, township associations and relevant hall and recreation groups in each of the townships.
- Questioning local schools about community use of school recreation facilities, community facilities they use and any issues and future plans that may impact on local townships.
- Conducting a number of forums with various organisations and community meetings with council staff and site visits.
- Conducting a household telephone survey of 100 randomly selected residents throughout southern towns.
- Inviting submissions from interest groups and individuals.
- Review and analysis of participation trends for sport and recreation activities.
- Consideration of the local demographics of communities across southern towns.
- Review of relevant reports and literature that may impact on the recreation plan outcomes.
- Technical advice and consideration from specialist open space planners and landscape architects.
- Guidance and review from Council's management team.

### Implementation of Southern Towns Recreation Plan

The implementation of the Recreation Plan for Southern Towns will involve the establishment of significant partnerships between Council, community organisations and external funding providers.

Whilst there is no guarantee of funding to implement the recommendations of this plan, Section 7 of this report outlines an implementation plan that prioritises actions and indicative costs to guide decision making and funding applications.

### 3. Principles, Key Directions and Objectives

The Recreation and Leisure Strategy 2006 developed a set of principles that underpin the provision of recreation and leisure in Latrobe City. These principles are shown in the left column of the table below with the Key Directions for the Southern Towns Outdoor Recreation Plan that emerge from these statements shown in the right column.

Recreation and Leisure Strategy 2006 Principles	Key Directions for the Southern Towns Outdoor Recreation Plan
1. Council's role and responsibility in the development and provision of recreation and leisure opportunities shall be clearly defined.	1. Council plays an important role in the provision of facilities for community based sport, and in the provision of facilities and spaces for passive recreation. 2. Council works in partnership with key organisations to provide for competitive sport.
2. There shall be a diverse range of accessible recreation facilities and services, and open space areas available across the City.	3. The Southern Towns Outdoor Recreation Plan will endeavour to cater for a range of activities, interests, abilities, ages and genders across its diverse recreation facilities.
3. Priority shall be given to supporting the provision of recreation facilities and services that cater for both municipal and local level needs.	4. Each of the townships will have access to local level sporting facilities. Access to municipal level facilities for the Southern Towns will be provided through the development of a major sporting precinct.
4. The provision and allocation of recreation facilities and services shall be equitable according to age, gender, cultural background and ability.	5. Council will work closely with all sporting clubs in the southern towns / localities of Latrobe City to ensure the provision of adequate facilities that are safe and accessible and encourage participation in activities at all levels.
5. Generally, there shall be a focus on the consolidation of existing sporting facilities within the Region, and an emphasis on the provision of new (unstructured) recreational pursuits and open space use.	6. Wherever possible, Master Plans for reserves in the southern towns / localities will maximise multi-use and sharing of facilities between clubs and sports while also seeking to improve the provision of passive recreation facilities and active reserves.
6. There shall be a genuine attempt by Council to encourage the community into recreational activities for the health, well-being and social benefits they provide.	7. Amenity and informal public access to reserves and facilities will be an important outcome of the Southern Towns Outdoor Recreation Plan. 8. Opportunities for increased participation will be well promoted throughout the southern communities of Latrobe City.



### 3. Principles, Key Directions and Objectives

Recreation and Leisure Strategy 2006 Principles	Key Directions for the Southern Towns Outdoor Recreation Plan
<p>7. Recreation and leisure facilities and settings shall provide safe and supportive environments for participants.</p>	<p>9. Compliance with all relevant regulations and legislations will be a priority, eg. food handling, health regulations, disability discrimination, planning permits, etc.</p>
<p>8. The provision of recreation and leisure facilities shall maximise shared usage and flexibility to meet changing community needs and aspirations.</p>	<p>10. Consideration will be given to multi-use and shared facilities to cater for reserve users.</p> <p>11. Consideration will be given to the provision of flexible facilities and spaces to meet changing sporting trends and the future needs of the southern communities of Latrobe City.</p>
<p>9. A collaborative and partnership approach with community groups, government agencies and the private sector will drive the provision of recreation and sporting facilities and services, and the provision of open space.</p>	<p>12. Partnerships between Council and other key stakeholders (i.e. community groups and government agencies) will be critical to the implementation of master plan priorities.</p> <p>13. Continued and improved partnerships with schools will be pursued by Council to ensure best use of existing resources.</p>

### 3. Principles, Key Directions and Objectives

Further to the principles, the Recreation and Leisure Strategy 2006 listed the following Strategic Objectives to guide the provision of recreation and leisure resources for Latrobe City for the next ten years. The application of these statements to the Southern Towns is outlined in the following table.

Recreation and Leisure Strategy 2006 Strategic Objectives	Objectives for Southern Towns
1. Provide a diversity of financially sustainable recreation and leisure facilities and opportunities.	1. Improve amenity and informal public access to and within active reserves. 2. Facilitate increased passive recreational use of selected sports reserves. 3. Support clubs / groups to ensure a range of sport and recreation opportunities are available to the community.
2. Provide well used and relevant recreation facilities and settings.	4. Ensure facilities are safe, accessible and attractive to people of all ages and abilities. 5. Ensure sufficient facilities are provided to cater for demand. 6. Rationalise facilities that are underutilised to enable a more effective allocation of resources in key locations, including the refurbishment or removal of unused sporting facilities.
3. Consolidate recreation and sports facility provision and use.	7. Provide access to municipal level facilities for the Southern Towns through the development of a centrally located major sporting precinct. 8. Where appropriate, encourage clubs utilising separate clubrooms on the same reserve to consolidate into one building.
4. Encourage and support community involvement in sustainable facility management and development.	9. Work in partnership with Associations, Leagues, Clubs and key individuals to implement the projects identified in the master plans.
5. Maximise opportunities for economic development through recreation and leisure.	10. Where appropriate, develop or upgrade facilities so they are capable of hosting major competitions and events.
6. Provide effective management, support and resources.	11. Council and community representatives to seek funding and support for implementation of the recreation plan.



## 4. Participation

To ensure a comprehensive review of the facilities at the ten reserves involved in this project, an assessment has been undertaken of participation in a range of activities in Latrobe's southern towns / localities. Some of this summary has been sourced from previous reports (including the Recreation and Leisure Strategy 2006) and the rest from research and consultation completed as part of this plan.

Sport / Activity	Comments
Baseball	<ul style="list-style-type: none"> <li>• One club (Churchill Baseball Club) and approximately 70 players in the southern towns.</li> <li>• Three diamonds (1 senior) are located at Andrews Park West in Churchill.</li> <li>• Recreation and Leisure Strategy (2006) recommends consideration of the development of a regional facility for Latrobe. It is yet to be determined where such a facility should be located.</li> </ul>
Bowls	<ul style="list-style-type: none"> <li>• Three clubs in the southern towns, including Yinnar, Boolarra and Churchill Bowls Clubs.</li> <li>• Existing facilities are located in Yinnar and Boolarra, which services approximately 120 members.</li> <li>• Churchill Bowls Committee has recently formed with the intention to develop a local facility at Gaskin Park, Churchill.</li> <li>• Recreation and Leisure Strategy (2006) found membership levels to be stable and suggested a likely continued demand for bowling greens in the future due to an ageing population and good distribution of facilities.</li> </ul>
Cricket	<ul style="list-style-type: none"> <li>• Five clubs and approximately 370 players in the southern towns. Most clubs have reported increased membership over recent years.</li> <li>• There are eight cricket ovals at six reserves in the southern towns, including five turf wickets. The oval at Kurnai College (Churchill) has also been used for cricket in the past.</li> <li>• Recreation and Leisure Strategy (2006) suggested that there is likely an adequate provision of cricket ovals in Latrobe City to accommodate any new demand for cricket.</li> </ul>
Football – Australian Rules	<ul style="list-style-type: none"> <li>• Three senior football / netball clubs, two junior football clubs and approximately 400 players in the southern towns (excluding Auskick).</li> <li>• Five football ovals at three reserves including Boolarra Recreation Reserve, Gaskin Park and Yinnar Recreation Reserve.</li> <li>• Demand from clubs and associations for improvements to amenity facilities, in particular change room facilities.</li> <li>• Recreation and Leisure Strategy (2006) suggested that there is likely to be an adequate provision of football ovals in Latrobe City to accommodate any new demand for football.</li> </ul>

## 4. Participation

Sport/Activity	Comments
Football – Soccer	<ul style="list-style-type: none"> <li>• One club (Churchill United Soccer Club) in the southern towns with 5 senior and 10 junior teams and approx. 230 players.</li> <li>• Increasing number of participants with strong demand for junior and women's soccer.</li> <li>• Two soccer pitches in the southern towns, located at Hazelwood South Reserve. Single pitch at Monash University is currently used for training.</li> <li>• Pressure on existing pitches due to high player numbers.</li> <li>• Soccer Facilities Plan (2008) identified a range of opportunities for soccer in Churchill including improved lighting, irrigation and investigation of an additional training / competition ground.</li> </ul>
Hockey	<ul style="list-style-type: none"> <li>• One club (Churchill Hockey Club) and approximately 50 players in the southern towns.</li> <li>• Previously based at Gaskin Park, the club currently trains and plays in Morwell due to poor / lack of facilities in Churchill.</li> <li>• The Gippsland Hockey Facilities Strategic Plan (2007) proposes a regional all-weather hockey facility at Monash University in Churchill.</li> </ul>
Horse Riding / Equestrian Activities	<ul style="list-style-type: none"> <li>• Three equestrian / pony clubs and approximately 34 riding members in the southern towns.</li> <li>• Equestrian venues are based in Boolarra, Jeeralang and Yinnar South.</li> <li>• Clubs have reported fluctuating membership over recent years.</li> <li>• Potential to develop a regional cross country course in Boolarra due to the reserve's large size and the lack of cross country courses in Latrobe City.</li> </ul>
Netball	<ul style="list-style-type: none"> <li>• Three football netball clubs in the southern towns. The Churchill Indoor Netball Association coordinates indoor netball competition at Latrobe Leisure Churchill.</li> <li>• Membership numbers are reported to be stable.</li> <li>• Outdoor netball / multi-use courts are located in Boolarra, Churchill and Yinnar.</li> <li>• Outdoor netball courts do not comply with Netball Victoria standards due to insufficient run-off areas.</li> <li>• Recreation and Leisure Strategy (2006) recommended continued support for combination football-netball clubs.</li> </ul>
Tennis	<ul style="list-style-type: none"> <li>• Six active tennis clubs and approximately 312 tennis players in the southern towns and localities.</li> <li>• 29 tennis courts (including four multi-use courts) at seven reserves in the southern towns / localities, including Boolarra, Churchill, Flynn, Hazelwood North, Traralgon South, Yinnar and Yinnar South. There are an additional four disused courts at Gaskin Park, Churchill.</li> <li>• Tennis Facilities Plan (2008) identified a range of opportunities for each tennis facility in Latrobe City and the southern towns.</li> </ul>

## 5. Major Sports Precinct Development

The Southern Towns hosts a wide range of activities across nine (9) key reserves. These reserves provide residents access to local level active sports facilities within their community. Access to higher level facilities in the Southern Towns can be provided through the development of a centrally located major sporting precinct.

Gaskin Park Churchill is ideally located and adequately sized to provide the opportunity to develop a sporting precinct to meet the higher level sporting needs of the southern towns. There is the opportunity to create high quality facilities at Gaskin Park to accommodate lawn bowls, junior and senior football, tennis, cricket, baseball and badminton.

The consultation and investigation completed as part of the Southern Towns Outdoor Recreation Plan provides a solid starting point for more detailed investigations to commence. This plan supports the completion of a more detailed master plan proposal identifying and costing all opportunities and funding options for the creation, redevelopment of facilities at Gaskin Park to create a major sporting precinct.

### Gaskin Park

#### Description:

Large sporting precinct that comprises 2 football / cricket ovals (1 with lighting and turf wicket), 7 acrylic tennis courts (3 with lighting), 1 netball court, disused hockey and rugby fields, cricket nets, various sporting pavilions and an indoor multi-purpose hall.

The user groups for this reserve have seasonal hire agreements that are negotiated directly with Council.

#### Users:

Churchill Football Netball Club

Churchill Junior Football Club

Churchill Tennis Club

Churchill Bowls Club

Jeeralang Boolarra Cricket Club

Churchill Cricket Club (secondary ground)

Churchill Badminton Club

Churchill Hockey Club (currently based in Morwell)

#### Opportunities and Constraints:

- This reserve has the potential to become a major sporting precinct providing for the higher level sporting needs of the Southern Towns.
- Opportunity to redevelop existing facilities into a multi-use facilities to make better use of available space.
- Football / cricket change rooms need to be upgraded, including the provision of appropriate change facilities for umpires (males and females).
- Indoor hall / pavilion has limited disability access, inadequate change facilities for female umpires and players and toilet facilities need to be upgraded. There is also a lack of space / facilities to house junior football and cricket club memorabilia etc.
- Lack of shelter / shade for spectators. Public toilets are in poor condition.
- Roof of indoor hall / pavilion leaks in heavy rain.
- Potential to capture water run-off from indoor hall / pavilion and irrigate the southern oval.
- Septic tank for social rooms is not coping with the high levels of use and the existing sewer is a considerable distance from the building.
- Lighting on the northern oval is not to standard for training purposes.
- Risk management issues associated with drain between the southern oval and perimeter fence. Drainage issue on the access road around the northern oval (where oval boundary used to be).
- Netball court does not comply with standards due to insufficient run-off area.
- Opportunity to create additional courts with adequate run offs and improve lighting.
- Cricket nets are in poor condition and could be relocated to a more central location.
- Vandalism is an issue at the reserve and security lighting is lacking.
- Access road around the southern oval needs improvement to prevent cars getting bogged.

### Gaskin Park

- Tennis: Four asphalt courts are unusable and need decommissioning. Clubrooms lack disability access and toilets need updating. Fencing on court 9 needs repair and there is potential for more shaded areas. Potential future need for lighting (on 4 remaining courts) to enable the expansion of night competition.
- Hockey field is in poor condition and unable to be used by the hockey club who currently train and play in Morwell. Funding has recently been secured to develop a regional synthetic hockey facility at Monash University, which will enable the hockey club to relocate to this facility.
- Opportunity to develop lawn bowling facilities to accommodate the Churchill Bowls Club. The disused hockey field is suitable for the development of lawn bowling facilities pending further detailed planning of the Gaskin Park major sporting precinct.
- Rugby fields are no longer in use. Need to investigate the potential future use of this area, including the development of new playing areas.
- Consideration of a children's playground at the reserve to cater for reserve users / supporters and the surrounding community.
- There is an opportunity to provide improved linkages between Hazelwood South Reserve, Andrews Park West, Gaskin Park and Churchill Leisure Centre.



# Gaskin Park, Churchill



# Andrews Park West, Churchill





### Andrews Park West

#### Description:

This reserve consists of a cricket oval with turf wicket, 3 baseball diamonds (1 senior), cricket nets and 2 sporting pavilions.

Andrews Park West is owned and maintained by Latrobe City. The user groups for this reserve have seasonal hire agreements that are negotiated directly with Council.

#### Users:

Churchill Baseball Club

Churchill Cricket Club

#### Opportunities and Constraints:

- Playing surface is undulating and requires laser leveling. Ground drainage could also be improved. There is limited ground lighting.
- Change rooms are in poor condition and need to be upgraded. There are no internal partitions for privacy, storage and toilet facilities are inadequate and there is a lack of facilities for females and umpires. Potential for consolidation of social / clubroom facilities.
- Potential to capture water run-off from social clubrooms and irrigate the ground.
- Risk management issues associated with overlapping of two baseball fields on the oval.
- Need for improved maintenance of junior baseball field in south east corner of reserve.
- Junior baseball nets do not meet standards and pose a risk management issue.
- Car parking within the reserve is not defined.
- Storage is adequately provided at the reserve by a double garage, however the club/s have expressed a need for additional storage space.

#### Recommendation:

There is an opportunity at Gaskin Park Churchill to develop a major sporting precinct to provide for the higher level sporting needs of the Southern Towns. This proposal to develop such a complex requires consideration of the connection from Gaskin Park to Andrews Park West and the role these facilities play in the precinct. The direction to create Gaskin Park as a major sporting precinct may result in current activities at Andrews Park West relocating to new facilities at Gaskin Park.

It is recommended that a more detailed proposal be prepared identifying and costing all opportunities for the redevelopment and creation of facilities at Gaskin Park to create a major sporting precinct.

The following section covers the draft master plan for the remaining reserves:

### Boolarra Memorial Park

#### Description:

This large reserve consists of a football / cricket oval with lighting (with a synthetic wicket), 2 asphalt tennis courts and 2 multi-use tennis / netball courts (with lighting), cricket nets, 2 equestrian sand arenas and disused cross country course, an informal oval and open space area, indoor multi-purpose hall and various sporting clubrooms / buildings. The reserve also has a playground, picnic facilities and a shared path network.

Boolarra Memorial Park is Crown Land with a Committee of Management directly appointed by the Department of Sustainability and Environment. Council provides the committee with an annual grant for maintenance of the reserve.

#### Users:

Boolarra Football Netball Club  
Jeeralang Boolarra Cricket Club

Boolarra Tennis Club  
Boolarra Pony Club

#### Opportunities and Constraints:

- Change rooms are old and need to be upgraded. Adjoining Nissan Hut is in poor condition.
- Drainage problem at the rear of cricket clubroom causes water to leak into building.
- Potential for improved surface, drainage and lighting on main oval.
- Netball courts do not comply with standards due to insufficient run-off area. Potential to improve court lighting. Fencing around netball / tennis courts needs improvement.
- Minor issues associated with tennis courts including protruding net winding handles and courts 3 and 4 have some patching and lines need to be repainted.
- Pony club storage / first aid building needs to be removed and replaced with a new building. Potential to capture water run-off from new building to water sand arenas and surrounds.
- Large site with potential for a regional equestrian venue including cross country course. May require connection of services and other supporting infrastructure.
- Potential for future upgrade of second oval (subject to future demand).

#### Master Plan Summary:

- Refurbish change rooms as a multi-use facility for football, netball, cricket and tennis and incorporating public toilets. Facility to include adequate change facilities for male and female players and umpires, disability access and sufficient storage.
- Upgrade surface of the main oval and improve drainage.
- Extend netball court run off area to meet standards and improve court lighting.
- Resurface netball / tennis courts, upgrade fencing and address risk management issues associated with tennis net winding handles.
- Redevelop pony club storage / first aid building by removing existing building (containing asbestos) and developing a new building in the same location. Install water storage tank.
- Develop a cross country course to enable use as a regional equestrian facility. Develop an equestrian holding pen, rounding yard and dressage arena to complement existing use and accommodate regional events.
- Maintain flexible use of informal oval to enable long term reinstatement of oval if required.

**Boolarra Memorial Park Master Plan Summary:**

- 1 • Refurbish change rooms as a multi-use facility for football, netball, cricket and tennis and incorporating public toilets. Facility to include adequate change facilities for male and female players and umpires, disability access and sufficient storage.
- 2 • Upgrade surface of the main oval and improve drainage.
- 3 • Upgrade ground lighting.
- 4 • Extend netball court run off area to meet standards and improve court lighting.
- 5 • Upgrade fencing around multi-use netball / tennis courts and address risk management issue associated with tennis net winding handles. Resurface courts.
- 6 • Redevelop pony club storage / first aid building by removing existing building and developing a new building in the same location. Install water storage tank.
- 7 • Develop a cross country course to enable use as a regional equestrian facility.
- 8 • Develop an equestrian holding pen, rounding yard and dressage arena to complement existing use and accommodate regional events.
- 9 • Maintain flexible use of informal oval to enable long term reinstatement of oval if required.

-  Existing Infrastructure
-  Existing Infrastructure to be removed
-  Existing Infrastructure to be upgraded
-  Existing Sport Facility
-  Upgraded Sports Facility
-  Proposed Sports Facility



### Callignee Recreation Reserve

**Following the fire event in February 2009 consultation is being conducted with the community to reestablish community facilities at the reserve. Latrobe City Council is committed to working closely with the Callignee community, facilitating and coordinating the involvement of State Government Departments to provide the best possible outcome for the reestablishment of sporting, recreational and community facilities at this site.**

#### **Description:**

This reserve consists of a cricket oval with synthetic wicket and small clubroom building. Callignee Recreation Reserve is Crown Land with a Committee of Management directly appointed by the Department of Sustainability and Environment. Council provides the committee with an annual grant for maintenance of the reserve.

#### **Users:**

CATS Cricket Club (secondary ground)



Existing Sport Facility



### Hazelwood South Reserve

#### Description:

This reserve comprises 2 senior soccer pitches (1 with lighting), change rooms, clubroom facility with undercover spectator area and is adjacent to the Hazelwood South Hall and Hazelwood Small Bore Rifle Club. Hazelwood South Reserve is owned and maintained by Latrobe City. The user groups for this reserve have seasonal hire agreements that are negotiated directly with Council.

#### Users:

Churchill United Soccer Club

Users of Hazelwood South Hall (including Churchill Guides)

#### Opportunities and Constraints:

- Difficulty managing high number of players on two pitches and there is insufficient space for an additional pitch.
- Ground lighting is poor, is confined to one soccer pitch and cannot be increased without an electrical upgrade. (Latrobe City Council has funding allocated to upgrade / expand ground lighting in 2008/09.)
- Both pitches lack irrigation. (The club plans to install an irrigation system in 2008/09.)
- Fence around pitch 1 has some gaps enabling vehicular access and the western goal is in need of repair.
- Perimeter planting and/or fencing should be considered (along eastern boundary) to prevent balls and players going onto the road.
- Lack of defined car parking and the access road and area surrounding the clubrooms have drainage problems.
- Disability access between the car park and clubrooms is limited.
- Tramway Road entrance needs to be investigated to ensure the safety of people entering / leaving the reserve and neighbouring hall.
- The open space area requires improvements to ensure adequate drainage
- Open space within the reserve is required by the Churchill Guides and hall users for various purposes. The lack of separation between the existing open space and informal car park poses a risk management issue.

#### Master Plan Summary:

- Upgrade ground irrigation and lighting (both projects underway).
- Undertake minor repairs / improvements to western goal and fencing around pitch 1.
- Install a fence along eastern boundary to formalise the reserve boundary and prevent access onto Tramway Road.
- Improve reserve entrance by developing a slip lane along Tramway Road (southern approach). Provide an asphalt apron and widen the existing entrance to provide a single entry point into the reserve, hall and rifle club. Consolidate parking along the northern and eastern boundaries of the reserve. Upgrade gravel surface and improve drainage. Define parking near social rooms, hall and gun club. Improve disability access between the car park and social rooms.
- Extend existing pathway into the reserve to provide safe pedestrian connection from town centre.
- Formalise open space within the reserve and develop playground and picnic facilities to complement use.
- Consolidate social and change room facilities (long term), remove shipping containers.
- Install signage at reserve entrance in accordance with Council's signage guidelines.



### Hazelwood South Reserve Master Plan Summary:

- 1 • Upgrade ground irrigation and lighting (both projects underway).
  - 2 • Undertake minor repairs / improvements to western goal and fencing around pitch 1.
  - 3 • Provide dense low level landscaping along eastern boundary to formalise the reserve boundary and prevent access onto Tramway Road. Install a fence along the eastern boundary to formalise the reserve boundary and prevent access onto Tramway Road.
- Traffic Management:
- 4 • Improve reserve entrance by developing a slip lane along Tramway Road (southern approach). Provide an asphalt apron and widen the existing entrance to provide a single entry point into the reserve, hall and rifle club.
  - 5 • Consolidate parking along the northern and eastern boundaries of the reserve. Upgrade gravel surface and improve drainage. Improve disability access between the car park and social rooms. Define parking areas around soccer social rooms, hall and gun club.
  - 6 • Extend existing pathway into the reserve to provide safe pedestrian connection from town centre.
  - 7 • Formalise open space within the reserve and develop playground and picnic facilities to complement use.
  - 8 • Consolidate social and change room facilities (long term priority) and remove shipping containers.
  - 9 • Install signage at reserve entrance in accordance with Council's signage guidelines.

- Existing Infrastructure to be removed
- Existing Infrastructure to be upgraded
- Existing Sport Facility
- Proposed Vegetation
- Proposed Car Parking
- Vehicle Access
- Upgraded and Proposed Pedestrian Paths
- Proposed Bollards



### Flynn Recreation Reserve

#### Description:

This reserve comprises 4 asphalt tennis courts, pavilion, community hall, CFA shed and playground and picnic facilities.

Flynn Recreation Reserve is Crown Land with a Committee of Management directly appointed by the Department of Sustainability and Environment. Council provides the committee with an annual grant for maintenance of the reserve.

#### Users:

Flynn Tennis Club  
Flynn Badminton Club  
Flynn CFA  
Flynn Hall Committee

#### Opportunities and Constraints:

- Car park is not defined and gravel surface needs improvement.
- Drainage problem associated with water run-off from car park getting under the hall. An asphalt mound running along the southern and eastern perimeter of hall was installed to redirect the run-off, however may pose a risk management issue (trip hazard).
- Mould has formed on the southern side of the hall (due to water sitting under hall).
- Hall is too small for badminton competition, due to insufficient run-off distance and ceiling height.
- Trees around the tennis courts cause problems with the court surface (cracking). Courts 3 and 4 need to be resurfaced and net posts and fencing are in poor condition.
- Tennis clubroom lacks toilet facilities and disability access is limited.
- Potential for improved signage at the reserve.

#### Master Plan Summary:

- Tidy / improve amenity of area surrounding car park.
- Block vehicular access to the tennis courts and improve amenity.
- Remove asphalt mound around the hall and install a spoon drain to capture water run-off from car park.
- Resurface courts 3 and 4 and upgrade fencing and net posts.
- Assess trees in close proximity to tennis courts and CFA building for potential removal.
- Install signage at reserve entrance in accordance with Council's signage guidelines.
- Consider upgrade to hall and public toilets to improve disability access for reserve users.



### Flynn Recreation Reserve Master Plan Summary:

- 1 • Tidy / improve amenity of area surrounding car park.
- 2 • Block vehicular access to the tennis courts and improve amenity.
- 3 • Remove asphalt mound around the hall and install a spoon drain to capture water run-off from car park.
- 4 • Resurface courts 3 and 4 and upgrade fencing and net posts.
- 5 • Assess trees in close proximity to tennis courts
- 6 • Assess CFA building for potential removal.
- 7 • Install signage at reserve entrance in accordance with Council's signage guidelines.
- 8 • Consider upgrade to Hall and public toilets to improve disability access for reserve users.

-  Existing Infrastructure
-  Existing Infrastructure to be removed
-  Existing Infrastructure to be upgraded
-  Existing Sport Facility
-  Upgraded Sports Facility
-  Existing Car Parking
-  Vehicle Access



### Hazelwood North Reserve

#### Description:

This reserve comprises 4 tennis courts (2 acrylic, 2 asphalt), community hall, cricket nets and a playground. Hazelwood North Reserve is owned by Latrobe City. The user groups for this reserve have seasonal hire agreements that are negotiated directly with Council. The hall on the Reserve is maintained by Council.

#### Users:

Hazelwood North Cricket Club  
Hazelwood North Hall Committee  
Hazelwood North Playgroup  
Hazelwood North Tennis Club

### Warren Terrace

#### Description:

An undeveloped open space area of approximately 14.7 acres in size, Warren Terrace is owned by Council.

### Recreation Facilities in Hazelwood North

Latrobe City Council currently owns a large undeveloped parcel of land (5.76 hectares) at Hazelwood North in Warren Terrace and a smaller parcel (0.55 hectares) opposite the primary school in Church Road that contains tennis courts, community hall and cricket nets.

The Warren Terrace site was set aside for recreation purposes due to a proposal to relocate the primary school to a neighbouring property. Since this time the plans to relocate the school have been abandoned by the Education Department, and the proposed school site was sold by the State Government.

The sale of the adjoining Education Department site has resulted in two separate areas of land reserved to potentially service the recreation and community needs of Hazelwood North residents.

A key objective of the community is to develop a senior sized oval in Hazelwood North. The draft Southern Town Outdoor Recreation Plan considered two options to achieve the communities stated objective;

1. Develop recreation facilities at Warren Terrace;
2. Develop recreation facilities next to the school in Church Road.

The development of a new, or improved recreation and leisure facility in Hazelwood North at either of the nominated sites will require significant funding – somewhere in the order of \$0.74 – 0.84M.

Warren Terrace is well located in respect to the greater population of the Hazelwood North community. It is central to the rural living zone that provides growth opportunities for Hazelwood North.

Development of a senior sized oval at Church Road is desirable for the school community.

When considering the development issues, financial implications, site attributes, community feedback and Council's adopted Recreation & Leisure Strategy 2006 are important factors.




Warren Terrace and Church Road offer two distinct opportunities for development. A full sized senior oval at Church Road would be desirable primarily for the school community. The Warren Terrace option provides the opportunity for the development of an integrated community recreation facility on the one site.

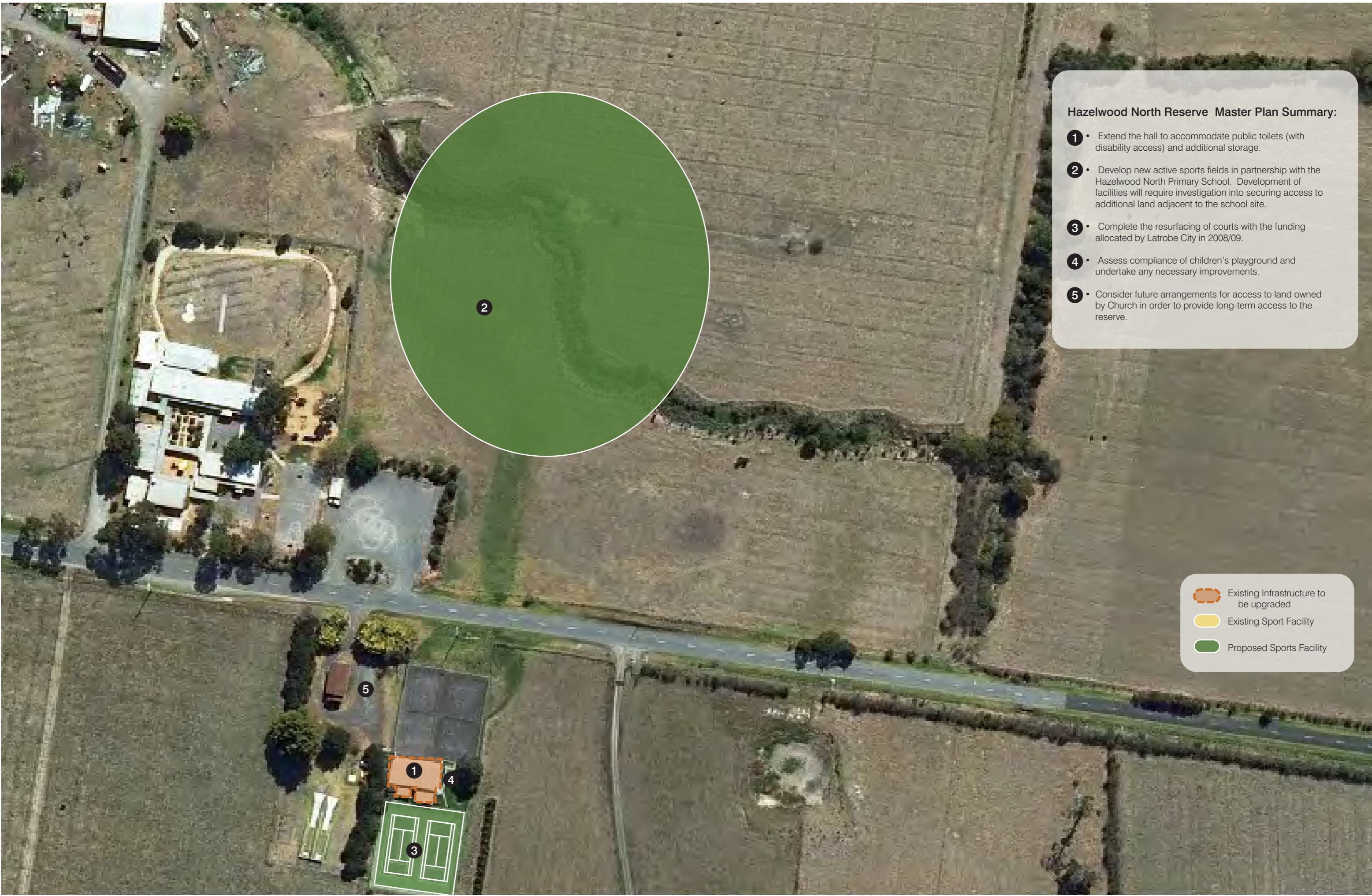
There is a need to undertake a level of due diligence on the Church Road site to ensure that further development is achievable. Community input would be required to realise the opportunity to develop Warren Terrace as a recreation facility for the Hazelwood North community.



**Hazelwood North Reserve Master Plan Summary:**

- 1** • Extend the hall to accommodate public toilets (with disability access) and additional storage.
- 2** • Develop new active sports fields in partnership with the Hazelwood North Primary School. Development of facilities will require investigation into securing access to additional land adjacent to the school site.
- 3** • Complete the resurfacing of courts with the funding allocated by Latrobe City in 2008/09.
- 4** • Assess compliance of children's playground and undertake any necessary improvements.
- 5** • Consider future arrangements for access to land owned by Church in order to provide long-term access to the reserve.

-  Existing Infrastructure to be upgraded
-  Existing Sport Facility
-  Proposed Sports Facility





**Warren Terrace Master Plan Summary:**

- 1 • Develop a multi-purpose community facility with shared clubrooms
- 2 • Develop a multipurpose oval
- 3 • Develop 4 tennis courts
- 4 • Develop 2 cricket nets
- 5 • Future access to remainder of reserve
- 6 • Future scope for development in remainder of reserve
- 7 • Buffer planting around the perimeter of the reserve
- 8 • Playground to be developed
- 9 • Carpark to be developed

- Proposed Infrastructure
- Proposed Car Parking
- Proposed Vehicle Access
- Proposed playground
- Proposed Sports Facility
- Proposed Vegetation



MARCH 2009

### Traralgon South Recreation Reserve

#### Description:

This reserve comprises a cricket oval with turf wicket, 4 asphalt tennis courts, cricket nets, cricket / badminton pavilion, hall (including public toilets), playground and picnic facilities. The reserve also accommodates the local kindergarten, church, CFA building and is adjacent to the Traralgon South Primary School.

Traralgon South Recreation Reserve is Crown Land with Latrobe City Council as Committee of management. Council provides the user group committee with an annual grant for maintenance of the reserve.

#### Users:

CATS Cricket Club  
CATS Badminton Club  
Traralgon South Tennis Club  
Traralgon South Hall Committee

#### Opportunities and Constraints:

- Pavilion lacks designated change facilities and requires further investigation into capacity of septic system.
- Badminton court has a painted concrete floor and users have requested an improved rebound surface.
- Oval is low lying however there is no winter user.
- The Tennis Facilities Plan 2008 identified tennis courts have insufficient shade and seating. Court fencing needs improvement and protruding net winding handles pose a risk management issue. There is potential for court lighting in the future.
- Drainage around the tennis courts is poor and the embankment / retaining wall between the courts and the access road needs to be addressed.
- Potential for improved shade at children's playground.
- Large Council-owned pine plantation (approx. 18 acres) is located on the northern boundary of the reserve.

#### Master Plan Summary:

- Extend the pavilion to include designated change facilities for cricket, badminton and other potential future users.
- Increase capacity of the septic system as required.
- Install an appropriate rebound surface on the badminton courts.
- Install water tank/s to recycle run-off from pavilion and irrigate the turf wicket.
- Rectify drainage issue on the oval, if required in the future by a winter tenant.
- Address drainage between tennis courts and access road. Reconstruct retaining wall.
- Provide additional spectator seating and shade around the tennis courts and address risk management issues associated with protruding net winding handles.
- Convert two existing tennis courts to multi-use courts (line markings for netball).
- Install lighting to enable the scheduling of night programs / competition (pending the ability of the club to contribute to the lighting installation and justify the demand).
- Provide additional picnic facilities at the children's playground to complement use. Improve provision of shade by planting mature trees in the area.
- Undertake further investigation and master planning for the proposed extension of the reserve.



### Traralgon South Reserve Master Plan Summary:

- 1 • Extend the pavilion to include designated change facilities for cricket, badminton and other potential future users.
- 2 • Increase capacity of the septic system as required.
- 3 • Install an appropriate rebound surface on the badminton courts.
- 4 • Install water tanks to recycle run-off from pavilion and irrigate the turf wicket.
- 5 • Rectify drainage issue on the oval, if required in the future by a winter tenant.
- 6 • Address drainage issue between tennis courts and access road and reconstruct the retaining wall.
- 7 • Provide additional spectator seating and shade around the tennis courts and address risk management issues associated with protruding net winding handles.
- 8 • Convert two existing tennis courts to multi-use courts by adding line markings for netball.
- 9 • Install lighting to enable the scheduling of night programs / competition (pending the ability of the club to contribute to the lighting installation and justify the demand).
- 10 • Provide additional picnic facilities at the children's playground to complement use. Improve provision of shade by planting mature trees in the area

-  Existing Infrastructure
-  Existing Infrastructure to be removed
-  Existing Infrastructure to be upgraded
-  Existing Sport Facility
-  Upgraded Sports Facility
-  Proposed Lighting



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### Yinnar Recreation Reserve

#### Description:

This reserve comprises 2 cricket / football ovals (with turf and synthetic wickets), 2 asphalt tennis courts and 2 multi-use tennis / netball courts (with lighting), cricket nets, playground and picnic facilities, rebound wall and sporting pavilions.

Yinnar Recreation Reserve is in both Council and Crown Land ownership for various portions of the site. There is a Reserve Committee of Management that is responsible for the management and maintenance of the Reserve, with the support of an annual maintenance grant from Council.

#### Users:

Yinnar Football Netball Club

Morwell Tigers Yinnar Raiders Cricket Club

Yinnar Recreation Reserve Committee of Management

Yinnar Tennis Club

#### Opportunities and Constraints:

- Plans prepared for the extension of Eastern oval pavilion to accommodate judo club, change facilities and public toilets.
- Potential need to upgrade the septic system to cater for high usage levels.
- An irrigation system is needed on the western oval and drinking water supply is required for eastern oval.
- Opportunity to add to the amenity of reserve through additional seating and entry lighting.
- Cricket change rooms are in poor condition.
- Netball courts do not comply with standards due to insufficient run-off areas.
- Tennis Facilities Plan 2008 identified potential for future lighting installation to improve the provision of tennis courts.
- Need to review traffic management within the reserve including access and parking along the western boundary, which is not defined yet receives heavy use.

#### Master Plan Summary:

- Redevelop existing clubrooms at eastern oval to include new change rooms, public toilets and accommodation for the judo club.
- Install water tank/s to recycle run-off from clubrooms and irrigate the turf wicket.
- Consider the relocation of the public toilets into the building as per Council's Public Toilet Strategy.
- Upgrade the septic / sewage system at the reserve to cater for high usage levels.
- Install a dedicated drinking water supply for the eastern oval.
- Install an automatic irrigation system on the western oval. Investigate the potential to capture and re-use water run off from the sealed car park / access road to irrigate the western oval.
- Eastern oval: Install lighting and provide additional public seating.
- Traffic Management: Formalise parking area on the north-west side of the eastern oval. Formalise parking area on the southern side of the multi-use netball / tennis courts and northern perimeter of the tennis courts.
- Extend netball court run-off area to meet standards.
- Allow club/s to construct a combined scoreboard / gatekeepers / timekeepers facility.

### Yinnar Recreation Reserve (continued)

#### Master Plan Summary (continued):

- Consider the installation of lighting on tennis / multi-use courts to enable scheduling of year-round night programs / competition (pending the ability of the club to contribute to the lighting installation and justify the demand).
- Maintain flexible use of the area between the tennis and multi-use courts to enable the potential long term development of additional courts (pending sufficient demand).
- Install lighting at reserve's main entrance.



- Yinnar Recreational Reserve Master Plan Summary:**
- 1** • Redevelop existing clubrooms at the eastern oval to include new change rooms, public toilets and accommodation for the judo club. Install water tank/s to recycle run-off from clubrooms and irrigate the turf wicket.
  - 2** • Consider the relocation of the public toilets into the building as per Council's Public Toilet Policy.
  - 3** • Install a dedicated drinking water supply for the western oval.
  - 4** • Install an automatic irrigation system on western oval. Investigate the potential to capture and re-use water run off from the sealed car park / access road to irrigate western oval.
  - 5** • Eastern Oval: Install lighting and provide additional public seating.
- Traffic Management:**
- 6** • Formalise parking area on the north-west side of eastern oval.
  - 7** • Formalise parking area on the southern side of the multi-use netball / tennis courts and northern perimeter of the tennis courts.
  - 8** • Extend netball court run off area to meet standards.
  - 9** • Allow club/s to construct a combined scoreboard / gatekeepers / timekeepers facility.
  - 10** • Consider the installation of lighting on tennis / multi-use courts to enable scheduling of year-round night programs / competition (pending the ability of the club to contribute to the lighting installation and justify the demand).
  - 11** • Maintain flexible use of the area between the tennis and multi-use courts to enable the potential long term development of additional courts (pending sufficient demand).
  - 12** • Install lighting at reserve's main entrance.
- Upgrade the septic / sewage system at the reserve to adequately cater for high usage levels.

-  Existing Infrastructure to be upgraded
-  Existing Sport Facility
-  Upgraded Sports Facility
-  Proposed Car Parking
-  Vehicle Access
-  Proposed lighting

## 7. Implementation Plan

The implementation of the Southern Towns Outdoor Recreation Plan will be a long term priority for Council and the community. Availability of funding will be the main factor in timing of projects and any external funding opportunities and partnership proposals will contribute to projects being completed earlier. Other criteria used to prioritise projects in this implementation plan include risk management, reserve usage levels, increasing participation and meeting community needs.

Project costs shown here are indicative only . It would be expected that external funding and club / association contributions to specific projects will reduce the overall financial commitment required from Council.

Actions	Community Response	Recommendation	2009/10	2010/11	Future years
<b>Gaskin Park</b>					
Development of detailed master plans for Gaskin Park and Andrews Park West to become a major sporting precinct.	Detailed submission from Churchill Bowls Club with petition (589 signatures) and letters of support. Churchill Football Netball Club strongly supports development of Gaskin Park as a major sports complex.	Develop detailed master plans for Gaskin Park and Andrews Park West to become a major sporting precinct.	\$20,000		\$2,000,000 +
<b>Sub Total</b>			<b>\$20,000</b>	<b>\$0</b>	<b>\$2,000,000</b>
<b>Boolarra Memorial Park</b>					
	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Refurbish change rooms as a multi-use facility for football, netball, cricket and tennis.	Supported by Committee of Management (COM) as a priority.	Commence refurbishment of built facilities.	\$15,000	\$170,000	
Demolish public toilets no longer required after redevelopment.	Not a priority of the committee as facilities are currently well maintained	No action required until the completion of building improvements			\$10,000
Upgrade surface of main oval and improve drainage.	Supported by COM but not top priority.	No action unless specific funding or opportunity arises.			\$50,000
Netball and tennis court improvements.	Identified as a high priority by the COM.	Assist the COM improve netball and tennis courts in 2010/11. Funding from annual Latrobe City hard court resurfacing program.		\$50,000	
Develop new pony club first aid / storage building (following the removal of existing building). Install water storage tank.	COM supports the development of improved equestrian facilities.	Development of the regional equestrian centre should remain short term priority subject to funding opportunities			\$100,000

Develop equestrian cross country course and holding pens	COM supports the development of improved equestrian facilities.	Development of the regional equestrian centre should remain short term priority subject to funding opportunities			\$100,000
Develop equestrian round yard.	COM supports the development of improved equestrian facilities.	Development of the regional equestrian centre should remain short term priority subject to funding opportunities	\$10,000		
Develop equestrian dressage arena	COM supports the development of improved equestrian facilities.	Development of the regional equestrian centre should remain short term priority subject to funding opportunities			\$15,000
<b>Sub Total</b>			<b>\$25,000</b>	<b>\$220,000</b>	<b>\$260,000</b>
<b>Callignee Recreation Reserve</b>	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Council is progressing plans for the development of the Callignee Community Centre	NA	NA			
<b>Sub Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Hazelwood South Reserve, Churchill</b>	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Install competition standard lighting on pitch 1	Churchill soccer club have made significant contributions to improvements at the reserve. Further improvements to lighting is the next major improvement identified.	Support the continual development of reserve through installation of competition standard lighting. Funded from Council 2009/10 allocation of \$50,000 and \$50,000 from state government subject to funding.	\$100,000		
Temporary seal entrance to reserve to improve safety prior to entrance upgrade	Club requests urgent action to temporarily improve entrance to reserve.	Complete temporary seal of road fringe and entrance to prevent vehicles losing traction in gravel.	\$10,000		
Provide barrier along eastern boundary.	Club supports fencing reserve boundary rather than landscaping	Install agricultural fencing to road frontage.	\$10,000		
Improve entrance , parking, roadways and create paths into reserve	All users of reserve consider major improvements are required to entrance, roadways and parking areas	Design major redevelopment of the entrance to the reserve and seek Vicroads support and funding for the project.	\$0		\$150,000

Formalise open space within reserve. Develop playground and picnic facilities.	Supported by users but higher priorities need to be addressed	Consider as a future development option.			\$60,000
Consolidate social and change room facilities and remove shipping containers.	Supported by users but higher priorities need to be addressed	Consider as a future development option.			\$300,000
<b>Sub Total</b>			<b>\$120,000</b>	<b>\$0</b>	<b>\$510,000</b>
<b>Flynn Recreation Reserve</b>	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Block vehicular access to tennis courts	No response received	Consider as a future development opportunity.			\$3,000
Remove asphalt mound around hall and install spoon drain.	No response received	Remove mound and address drainage issues surrounding the hall.	\$10,000		
Resurface courts 3 & 4.	No response received	Consider as a future development opportunity.			\$30,000
Upgrade tennis court fencing and net posts.	No response received	Consider as a future development opportunity.			\$15,000
Consider upgrade to hall and public toilets to improve disability access for reserve users.	No response received	Consider as a future development opportunity.			\$20,000
<b>Sub Total</b>			<b>\$10,000</b>	<b>\$0</b>	<b>\$68,000</b>
<b>Hazelwood North</b>	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Complete due diligence on development of Church Road site.	Strong community support for Church Road to be developed.	Complete further investigation into the development of the Church Road site.	\$20,000		NA
<b>Sub Total</b>			<b>\$20,000</b>	<b>\$0</b>	<b>\$0</b>



Traralgon South Recreation Reserve	Community Response	Recommendation	2009/10	2010/11	Future years
Investigate potential development of additional recreation facilities north of existing reserve	Significant community desire to progress the planning for the development of additional recreation and open space facilities.	Seek community building or emergency relief funding to support the Traralgon South community to complete master plan for proposed developments	\$10,000		
Extend pavilion to include designated change facilities for cricket, badminton and other potential users.	Planning for development of additional facilities is priority for community association	To be considered in development of master plan and works priorities.			\$150,000
Increase capacity of septic system.	Planning for development of additional facilities is priority for community association	To be completed as part of a reserve improvement program in 2010/11.		\$20,000	
Install appropriate rebound surface on badminton courts.	Planning for development of additional facilities is priority for community association	To be completed as part of a reserve improvement program in 2010/11.		\$40,000	
Install water tank/s to recycle run-off from pavilion and irrigate turf wicket.	Planning for development of additional facilities is priority for community association	To be considered in development of master plan and works priorities.			\$10,000
Rectify drainage issue on oval (if required for future tenant.	Planning for development of additional facilities is priority for community association	To be considered in development of master plan and works priorities.			\$80,000
Address drainage issue between tennis courts and access road. Reconstruct retaining wall.	Planning for development of additional facilities is priority for community association	To be completed as part of a reserve improvement program in 2010/11.		\$20,000	
Provide additional spectator seating and shade around courts.	Planning for development of additional facilities is priority for community association	To be completed as part of a reserve improvement program in 2010/11.		\$15,000	
Replace tennis net winding handles and add netball line markings to two tennis courts.	Planning for development of additional facilities is priority for community association	To be completed as part of a reserve improvement program in 2010/11.		\$5,000	
Install tennis court lighting.	Planning for development of additional facilities is priority for community association	To be considered in development of master plan and works priorities.			\$50,000

Provide additional picnic facilities (at playground). Improve shade by planting mature trees.	Planning for development of additional facilities is priority for community association	To be considered in development of master plan and works priorities.			\$5,000
<b>Sub Total</b>			<b>\$10,000</b>	<b>\$100,000</b>	<b>\$295,000</b>
<b>Yinnar Recreation Reserve</b>	<b>Community Response</b>	<b>Recommendation</b>	<b>2009/10</b>	<b>2010/11</b>	<b>Future years</b>
Redevelop change rooms at eastern oval to accommodate judo and public toilets.	COM identify opportunity to leverage existing funding from sale of Driffield hall to create a multi use community facility.	Design and complete development of multi use facility.	\$15,000	\$230,000	
Install water tanks to recycle run-off from clubrooms to irrigate the turf wicket.	Support the proposal	Consider as a future development opportunity.			\$10,000
Upgrade the septic / sewage system	Support the proposal	Consider as a future development opportunity.			\$50,000
Install dedicated drinking water supply (eastern oval).	Presents a risk and needs to be addressed.	Install dedicated drinking water supply.	\$10,000		
Install an automatic irrigation system on western oval.	High priority due to current labour intensive process.	No action unless specific funding or opportunity arises.			\$50,000
Eastern oval: install lighting and provide additional public seating.	COM willing to provide two light towers towards lighting of eastern oval.	No action unless specific funding or opportunity arises.			\$120,000
Formalise parking on the southern side of the multi-use netball / tennis courts and northern perimeter of tennis courts.	Supported by the COM which suggest a partnership approach utilising spoil from road works can help address the issues.	Spoil from local road works to be delivered to recreation reserve and spread by volunteers.			\$20,000
Extend netball court run-off area to meet standards.	Urgent priority	Undertake works as a priority	\$30,000		
Allow clubs to construct a combined scoreboard / gatekeepers / timekeepers facility.	Long term project	Consider as a future development opportunity.			\$0
Consider the installation of lighting on tennis / multi-use courts.	Long term project	Consider as a future development opportunity.			\$30,000

Install lighting at reserve's main entrance.	Identified as a community priority through the community building initiative (CBI)	Investigate opportunity for funding through CBI program			\$15,000
<i>Sub Total</i>			<i>\$55,000</i>	<i>\$230,000</i>	<i>\$345,000</i>
TOTAL ( ALL RESERVES)			\$260,000	\$550,000	\$4,618,000