



MORWELL RECREATION RESERVE PRECINCT MASTER PLAN

Final Report | June 2014

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ABOUT THIS DOCUMENT (PART A)

The Morwell Recreation Reserve Precinct Master Plan is delivered in two parts.

Part A – The Master Plan

Provides a summary of master plan objectives, planning and design principles, stakeholder needs and consultation methods, reserve description, final master plan, supporting recommendations and estimated associated costs.

Part B – Research, Consultation and Key Directions Report

Part B is a separate report to this master plan and can be found via Latrobe City Council's website or by contacting the Recreation and Open Space department. It provides detailed project context analysis, full document review, site assessment and existing condition plans, key stakeholder consultation program and findings, and all background information and research collected during the development of the final Master Plan.

Morwell Recreation Reserve Precinct Master Plan

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EXECUTIVE SUMMARY

The Morwell Recreation Reserve Precinct Master Plan was commissioned by Latrobe City Council in 2013 to establish a 'precinct scale' vision and direction for the future planning and provision of sport and community infrastructure across the multi-facility and sporting site.

The precinct master plan is an aspirational 10 year plan and has been designed to be realistic and practical in its implementation, with key priorities and recommendations to be deliverable by 2024/25. It is important to note that stakeholder and community demands, priorities and direction change over time, hence suggested reserve improvements are to be used as a guide only and subject to funding availability.

The Morwell Recreation Reserve Precinct is defined in Council's Public Open Space Strategy as a 'Regional' reserve comprising of the Morwell Recreation Reserve, Keegan Street Reserve, the old Morwell Caravan Park and the Eric Lubcke Yarra Gum Conservation Reserve. Recognised as the premier AFL facility in Gippsland, the overall precinct provides opportunity for not only participation in Australian Rules football, but alternate sporting codes including cricket, netball and croquet. The reserve is also used frequently by local residents for passive recreation pursuits including walking, jogging, dog walking and community events.

To improve overall reserve capacity and sport/recreation development and participation opportunities, the master plan will seek to improve not only the quality and accessibility of sport and community infrastructure, but also the linkages between facilities, tenant user groups and the wider Morwell community.

Development of the Morwell Recreation Reserve Precinct 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 Morwell community contributed to development of the final plan, with several common themes emerging relating to condition and general functionality of the reserve. Aged and dysfunctional buildings, improved sports field provision, traffic management/car parking, insufficient provision for complementary informal recreation opportunities (e.g. shared pathways, playgrounds, sheltered seating, picnic areas, BBQ facilities) and site management were considered priority improvement areas for the reserve. In addition to identifying priority reserve improvements, stakeholder and community input into the future direction and purpose of the Morwell Recreation Reserve Precinct created the below reserve vision.

'A premier regional sporting precinct that provides both formal and informal sport and recreation opportunities for the Morwell and surrounding communities while also recognising the environmental significance of the Eric Lubcke Yarra Gum Conservation Reserve'

Key reserve improvements recommended in the 10 year master plan include:

- Redevelopment of the old Morwell Caravan Park site into a multi-use community synthetic playing field
- Extension and refurbishment of existing change room facilities and amenities
- Upgrade/refurbishment of Gert Mahoney Pavilion
- Construction of a shared (netball/cricket) match day pavilion
- Relocation and construction of two asphalt netball courts
- Improve drainage and playing surface of Keegan Street Reserve
- Establish a walking trail/shared pathway network within the Reserve
- Provision of an accessible public playspace and picnic area
- Promotion of the historical and environmental significance of Eric Lubcke Yarra Gum Conservation Reserve
- The total estimated opinion of probable for master plan recommendations is approximately \$9.8M.

THE PROJECT

BACKGROUND AND CONTEXT

To assist with the delivery of key recommendations outlined in Council's adopted Recreation Plan (2006) and Public Open Space Strategy (2013), the Morwell Recreation Reserve Precinct Master Plan has been developed to help achieve Morwell Recreation Reserve specific actions by providing a clear direction for the future planning, provision and enhancement of sport and community infrastructure at the Morwell Recreation Reserve Precinct.

Despite Morwell's modest forecast population growth of approximately 1,600 between 2011 and 2031 (11% increase), the precincts 'Regional' status suggests an increase in future usage, with participants travelling from neighbouring and surrounding communities to access the reserve and its related facilities.

With Latrobe City Council's population estimated to exceed 90,000 by 2031 (18%), a coordinated approach to future planning, development and implementation of recreation services and associated sporting and community infrastructure will be required to ensure the Morwell and wider Latrobe community continue to be well serviced in future years.

To ensure reserve master plan recommendations follow a common theme, a number of design guidelines and development principles were adopted by Latrobe City Council.

Five key themes that underpin design guidelines, development principles and eventual reserve improvement recommendations are:

- Future facility development
- Accessibility
- Community infrastructure and social amenity
- Sports field provision and suitability
- Reserve and facility management

PROJECT OBJECTIVES

The key objectives of the Morwell Recreation Reserve Precinct Master Plan were to:

- Identify current and future reserve development opportunities for the precinct for the next 10 years
- Optimise reserve sporting facilities/open space usage and increase multi-use and efficiency of recreational facilities
- Provide a prioritised implementation plan, including cost estimates for master plan infrastructure recommendations and potential funding opportunities
- Provide advice on a sustainable management structure ensuring equitable access, usage and funding is provided to clubs and associations

PROJECT OUTCOMES

Additional outcomes of this project were to:

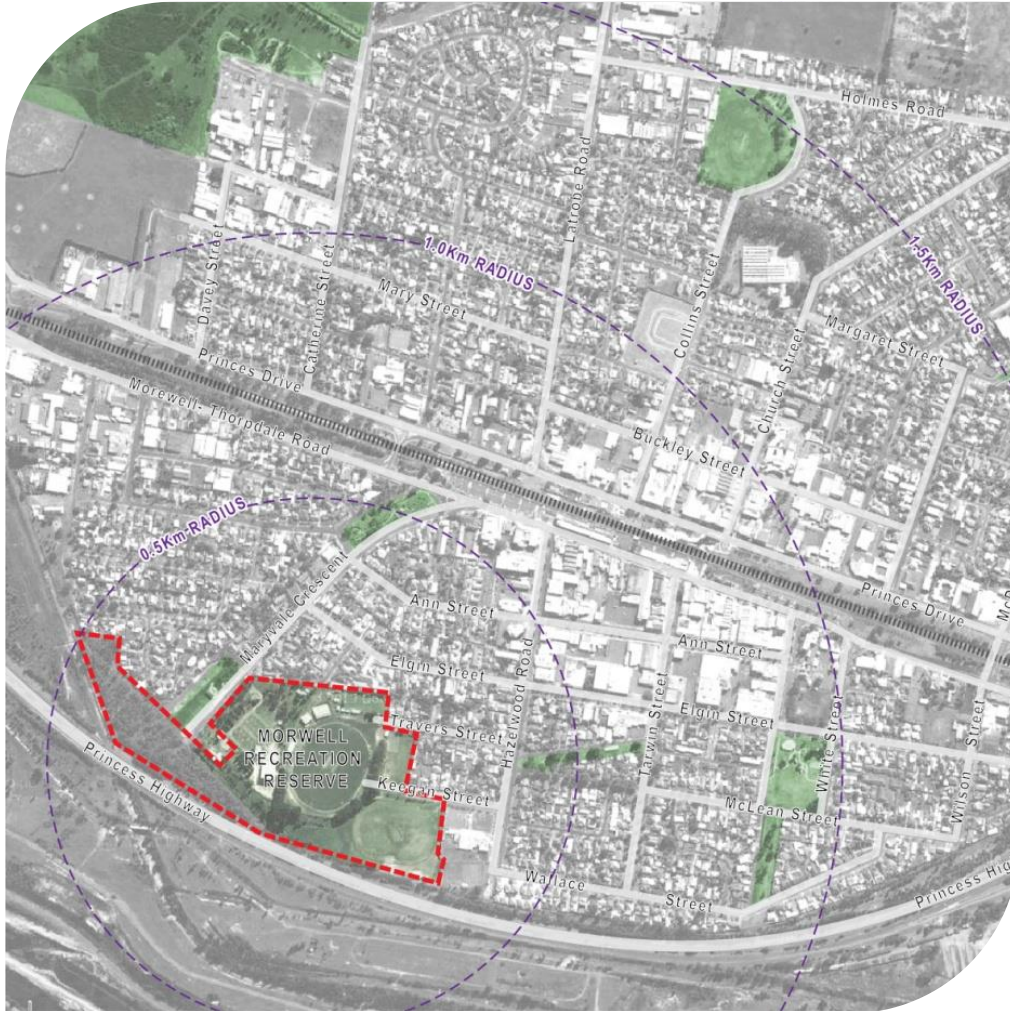
- Undertake consultation with key stakeholders to identify recreation needs and aspirations for the Morwell community
- Assess spatial capacity of the precinct, and location and function of facilities
- Recommend appropriate revenue streams, including fees and charges, and level of responsibility for the maintenance and upkeep of facilities on an ongoing basis
- Determine desired access, movement patterns and strategic parking nodes

PROJECT METHODOLOGY

Development of the Morwell Recreation Reserve Precinct Master Plan and supporting Implementation Plan was undertaken in five key stages, commencing in September 2013 with the Final Master Plan completed in June 2014.



PROJECT STUDY AREA



The adjacent aerial image of the Morwell Recreation Reserve Precinct depicts the master plan project study area (red border). The site includes the Morwell Recreation Reserve, Keegan Street Reserve, the old Morwell Caravan Park and the Eric Lubke Yarra Gum Conservation Reserve.

Hierarchy Classification: Regional

Primary Function: Sport

Level Of Use: High

The Morwell Recreation Reserve Precinct plays host to five regular tenants with participation recorded for the following organised sporting activities and community events:

- AFL
- Cricket
- Netball
- Croquet
- Oktoberfest

The site has been identified by AFL Victoria as a potential future location for AFL Victoria's Gippsland Regional Administration Centre.

PLANNING AND DESIGN GUIDELINES AND DEVELOPMENT PRINCIPLES

The following development principles were used to guide the interpretation, consideration and preparation of design options for the Morwell Recreation Reserve Precinct 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 changing community needs and aspirations.

1.3 Encouragement of clubs utilising separate clubrooms on the same reserve to consolidate into one building.

1.4 Priority shall be given to supporting the provision of recreation facilities that cater for both municipal and local level needs.

1.5 Recreation 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.

1.6 Universal and Healthy by Design® Principles along with sustainability best practices will underpin planning and design of future facility developments.

2. ACCESSIBILITY

2.1 There shall be a diverse range of accessible recreation facilities and open space areas across the City that meet the needs of Latrobe's diverse community.

2.2 Ensure recreation reserves and supporting facilities are accessible, safe and appealing for people with a disability (Disability Discrimination Act compliance).

2.3 Ensure equitable provision of recreation reserves and supporting facilities according to age, gender, cultural background and ability.

2.4 Ensure Recreation Reserves and supporting facilities are safe and secure for older adults (security lighting, car park provision, access into and around facilities).

2.5 Improve and link bicycle paths, footpaths and road networks to encourage physical activity and promote livability.

2.6 Continue to maintain and improve access to Latrobe City's reserves and open spaces.

2.7 Improve vehicle entry/egress and car parking provision at recreation reserves and open spaces to meet expected day-to-day usage and sporting/community event requirements.

2.8 Enhance connectivity between key sporting reserves and community infrastructure.

2.9 Provision of walking paths/tracks/trails that allow for both recreational opportunities and destination based routes.

3. COMMUNITY INFRASTRUCTURE AND SOCIAL AMENITY

- 3.1 Improve recreation reserves and open spaces available for informal recreation activities.
- 3.2 Facilitate increased passive recreational use of sporting reserves 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 Latrobe 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 Latrobe City's recreation reserves.
- 3.6 Continue to support event infrastructure at Reserves (e.g. Traralgon Recreation Reserve and Showgrounds/Morwell Recreation Reserve) that strengthen Latrobe's community capacity and liveability.
- 3.7 Continue to build pride of place and historical significance of reserves throughout the City (e.g. Traralgon Recreation Reserve and Showgrounds).
- 3.8 Enhance the visual amenity of recreation reserves through additional tree planting and landscaping.

4. SPORTS FIELD PROVISION AND SUITABILITY

- 4.1 Continue to develop first-rate reserve and supporting facilities/amenities that provide for emerging and high demand sports such as Australian Rules Football, soccer and netball.
- 4.2 Promote and facilitate increased participation opportunities for target groups such as older adults, women and children via supporting recreation reserve facilities and amenities.
- 4.3 Strengthen the capacity of sporting clubs and organisations seeking to improve the quality of local recreation reserve facilities.
- 4.4 Develop closer relationships with schools to integrate management and use of school and public facilities.
- 4.5 Encourage and promote formalised sport competition, sports carnivals and training throughout the City's reserves and open spaces.
- 4.6 Continue to ensure high levels of playing field provision and conditions are maintained to meet levels of training/competition requirements (e.g. sports field lighting).
- 4.7 Encourage shared use of sporting reserves, training facilities, building and amenities.

4.8 Create opportunities that consolidate and promote increased use of existing fields before adding new playing areas.

4.9 Maintain dedicated playing field areas, ensure they are appropriately sized and dimensioned and maximise their use and flexibility for configuration and usage by additional sports or activities.

4.10 Minimise (where not required) Reserve fencing to allow for greater flexibility and shared usage.

4.11 Recognise Morwell Recreation Reserve as the premier AFL venue in the City of Latrobe.

5. RESERVE AND FACILITY MANAGEMENT

5.1 Through management functions and agreements, continue to ensure that equitable fees and charges are levied to users and principles of access and inclusion are prioritised.

5.2 The principles of shared use of sporting grounds and related facilities will be promoted and a balance between formal and informal activities encouraged – access to playing fields should still be scheduled to avoid conflicts in use.



STAKEHOLDER NEEDS

In order to develop a realistic and practical master plan that responds to current and future usage demands required significant stakeholder consultation.

Key stakeholders included in the development of the master plan included Latrobe City Council staff, local sporting clubs, leagues and associations, peak sporting bodies, community user groups, Government agencies and local community residents.

CONSULTATION METHODS

The following consultation methods were undertaken and have informed development of the Morwell Recreation Reserve Precinct Master Plan

- Meetings and presentations to Latrobe City Council's Project Steering Group
- One workshop with Latrobe City Council's Internal Reference Group
- Councillor Briefing presentation
- On-site presentations and discussions with key stakeholders
- Individual meetings and interviews with reserve sporting/community user groups
- One community meeting/workshop at Morwell Recreation Reserve
- Written submissions from local residents
- Two Project Bulletins
- Online and hard copy organisation and general community member/resident reserve user surveys
- Telephone interviews with key government agencies, peak sporting bodies and associations
- Site visit/inspection
- Project management design brief workshop
- Opportunity for stakeholder groups to meet individually with Latrobe City Council officers to discuss Draft Master Plan and supporting Implementation Plan
- Latrobe City Council online 'Have your Say' promotion and encouragement of written submissions from stakeholders on Draft Master Plan
- Final design workshop with Latrobe City Council officers, project consultants and landscape architects



SUMMARY OF CONSULTATION FINDINGS

A number of common themes and consistent messages were received from key stakeholders consulted throughout development of the Morwell Recreation Reserve Precinct Master Plan, with several of the most prevalent reserve issues and supported future directions highlighted:

- Redevelop old Morwell Caravan Park to allow increased capacity for informal recreation and sports club training/activities
- Improve path and vehicle connection throughout site through a traffic management feasibility study
- Relocate isolated netball facilities and improve court/supporting infrastructure condition
- Provide more opportunity for informal recreation through the introduction of community infrastructure including playspace, picnic area, spectator shelter and seating. Social amenities to compliment sporting infrastructure with regard to location.
- Upgrade surface and irrigation system on Keegan Street Oval
- Demolish and redevelop/consolidate existing public toilet facilities
- Explore opportunity for shared use multi-purpose pavilion between Morwell Recreation Reserve and Keegan Street Oval
- Refurbish/redevelop aged and dysfunctional buildings
- Improve reserve and buildings accessibility
- Increase landscaping and tree planting throughout reserve to improve overall site aesthetics

A detailed consultation schedule and key findings is provided in Part B of the Morwell Recreation Reserve Precinct Master Plan - Design and Review of Latrobe City Council's Recreation Plans: Research, Consultation and Key Directions Report.



RESERVE HIERARCHY, ROLES, FUNCTIONS AND LEVELS OF USE

Latrobe City Council's 2013 Public Open Space Strategy provides a strategic vision for the future planning and improvement of public open spaces across the city. The strategy identifies open space roles and functions, existing provision within townships (e.g. sport, parkland, conservation), level of reserve hierarchy and usage levels.

RESERVE ROLES AND FUNCTIONS

While not all open space categories listed in Council's Public Open Space Strategy have direct relevance to the Morwell Recreation Reserve Precinct, one category of particular importance is the classification 'sport'. This category covers the primary function of the Morwell Recreation Reserve Precinct and provides strategic context for individual reserve improvement recommendations. It should be acknowledged that some reserves service more than one function. For example, sports reserves are often equipped with social infrastructure such as playgrounds, BBQ or picnic facilities and shared pathways.

These facilities are complimentary to the primary function of the reserve however do not change its intended purpose. The definition of the reserve classification 'sport' is provided below:

Description/Primary Function: Open space reserves set aside primarily to accommodate active sports use. This may include indoor sports facilities such as stadiums, as well as outdoor facilities including sports grounds and courts, or a combination of both. Sports reserves may also contain facilities or amenities that support the primary sports use of the reserve.

RESERVE OPEN SPACE HIERARCHY

The Public Open Space Strategy references three levels of open space hierarchy, **Local, District and Regional**.

LOCAL: The majority of houses in residential areas should have access to a minimum of 0.5 hectares of public open space within a 500 metre radius

DISTRICT: The majority of houses in residential areas should have access to district level public open space within a 3km radius.

REGIONAL: Each town with a population of over 10,000 people should have access to regional standard public open space venue/s.

Understanding where individual reserves sit within the hierarchy provides guidance as to the preferred level of community amenity and infrastructure to be provided.

RESERVE LEVELS OF USE

During the development of Latrobe City Council's 2013 Public Open Space Strategy, the level of use of existing reserves was assessed to inform overall community demand. Consultation with Council officers identified three categories of reserve usage, **High, Medium and Low**.

The Morwell Recreation Reserve Precinct has been identified as a reserve with a **'high'** level of community and sporting group usage.

MASTER PLAN

MASTER PLAN RECOMMENDATIONS

The following section provides a set of future directions and recommendations for the Morwell Recreation Reserve Precinct.

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 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 stakeholder responsible for the initiation, planning and funding of individual reserve recommendations.

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

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 Latrobe City Council and supporting stakeholders (e.g. Government agencies, state sporting associations and local sporting clubs/community groups) in the development of funding submissions, capital works planning and general budget development, each individual reserve enhancement recommendation (with the exception of management related recommendations) has been supported with an 'opinion of probable cost'. 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, builder's margin and services provision costs. Cost estimates for car parks, roads and related lighting are subject to further investigation and detailed design (it has been assumed re-sheeting over existing car parks is all that is required rather than a complete car park reconstruction) 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.

A summary table of total reserve opinion of probable costs is provided at the back on this plan.

POTENTIAL FUNDING OPPORTUNITIES

With an estimated total cost of just over \$9.8M in recommended reserve improvements, Latrobe City Council will require support from a number of key stakeholders. Potential funding opportunities and partners have been included in the supporting master plan implementation schedule to assist with the delivery of reserve enhancement recommendations.



MORWELL RECREATION RESERVE PRECINCT

RESERVE VISION:

A premier regional sporting precinct that provides both formal and informal sport and recreation opportunities for the Morwell and surrounding communities while also recognising the environmental significance of the neighbouring Eric Lubcke Yarra Gum Conservation Reserve.





RESERVE DESCRIPTION

Owned and managed by Latrobe City Council, The Morwell Recreation Reserve Precinct comprises of four key areas. Broken down, the precinct includes Morwell Recreation Reserve, Keegan Street Reserve, the old Morwell Caravan Park and the Eric Lubcke Yarra Gum Conservation Reserve.

MORWELL RECREATION RESERVE

Morwell Recreation Reserve is recognised as the premier AFL facility in Gippsland. Base of AFL under 18 TAC team the Gippsland Power, Morwell Recreation Reserve is also the home venue of the Morwell Football Netball Club, Morwell Cricket Club and the Morwell Croquet Club. Morwell Recreation Reserve has in the past hosted AFL pre-season matches and attracted recent state government funding towards ground surface and change room/amenity improvements.

EXISTING MORWELL RECREATION RESERVE INFRASTRUCTURE

- 'A' grade oval (with turf cricket table)
- Sports field floodlighting
- Grandstand and change room facilities
- Morwell Football netball Club social rooms
- Gert Mahoney Pavilion
- Gippsland Power offices
- Gippsland Power indoor training facility
- 'Legends Bar'
- Netball court and temporary change facilities
- Scoreboard
- Ticket booth
- Public toilets
- Croquet courts (2)
- Croquet clubhouse and storage
- Car parking

KEEGAN STREET RESERVE

Keegan Street Reserve is situated on Crown land and home to the Morwell Cricket Club (who also utilise turf table on Morwell Recreation Reserve). This reserve has undergone a recent lighting upgrade, however current playing surface drainage issues and a dysfunctional sporting pavilion limit the reserve's capacity for organised sport.

EXISTING KEEGAN STREET RESERVE INFRASTRUCTURE

- 'B' grade oval (with turf and synthetic cricket pitches)
- Sports field floodlighting
- Pavilion
- Cricket nets (4)
- Public toilets

OLD MORWELL CARAVAN PARK

The Old Morwell Caravan site is currently fenced off for public access and contains no significant infrastructure.

ERIC LUBCKE YARRA GUM CONSERVATION RESERVE

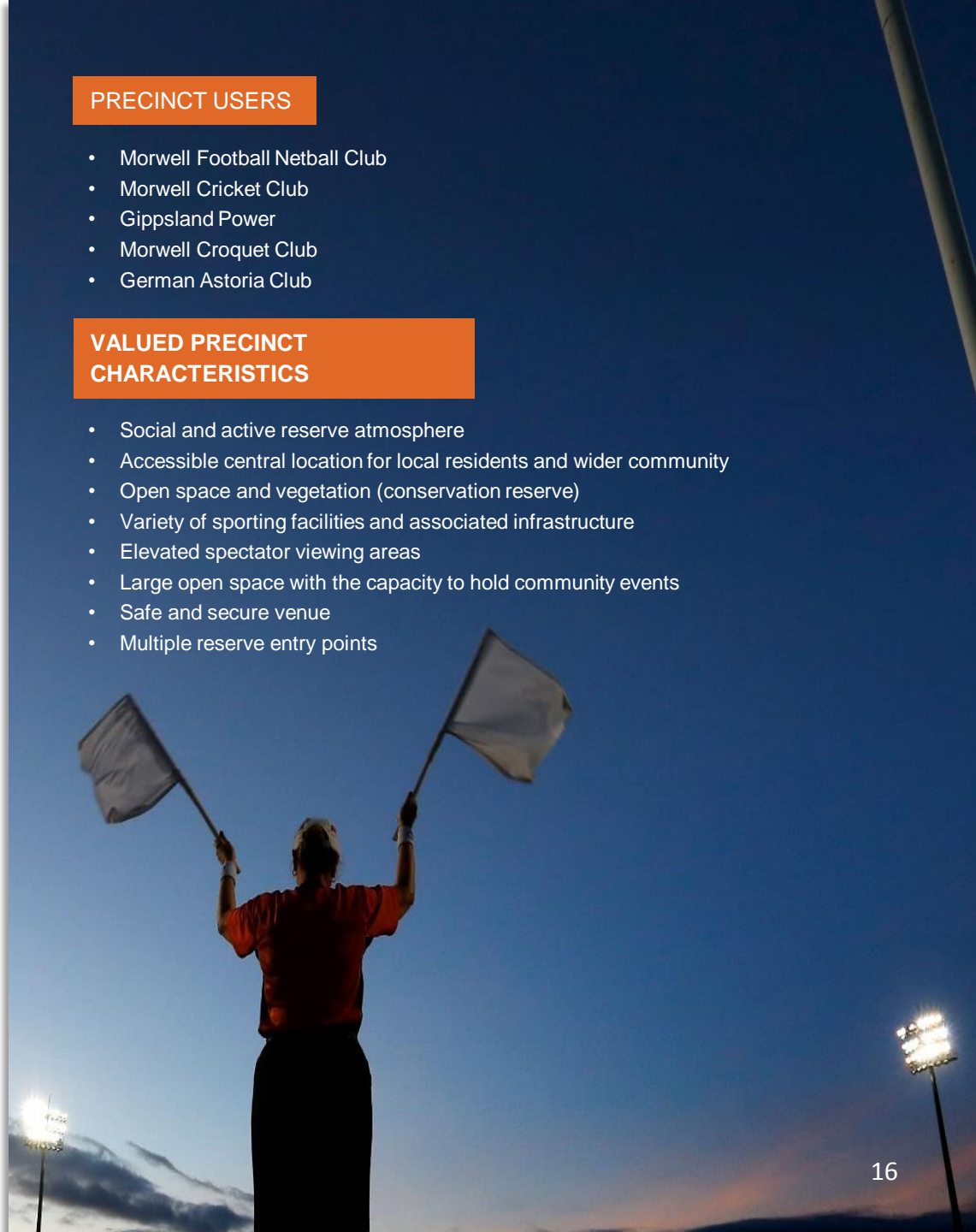
The Eric Lubcke Yarra Gum Conservation Reserve is the final parcel of land in the precinct. Owned and managed by Latrobe City Council, the reserve is a significant reserve, being only one of two native vegetation reserves in Morwell.

PRECINCT USERS

- Morwell Football Netball Club
- Morwell Cricket Club
- Gippsland Power
- Morwell Croquet Club
- German Astoria Club

VALUED PRECINCT CHARACTERISTICS

- Social and active reserve atmosphere
- Accessible central location for local residents and wider community
- Open space and vegetation (conservation reserve)
- Variety of sporting facilities and associated infrastructure
- Elevated spectator viewing areas
- Large open space with the capacity to hold community events
- Safe and secure venue
- Multiple reserve entry points



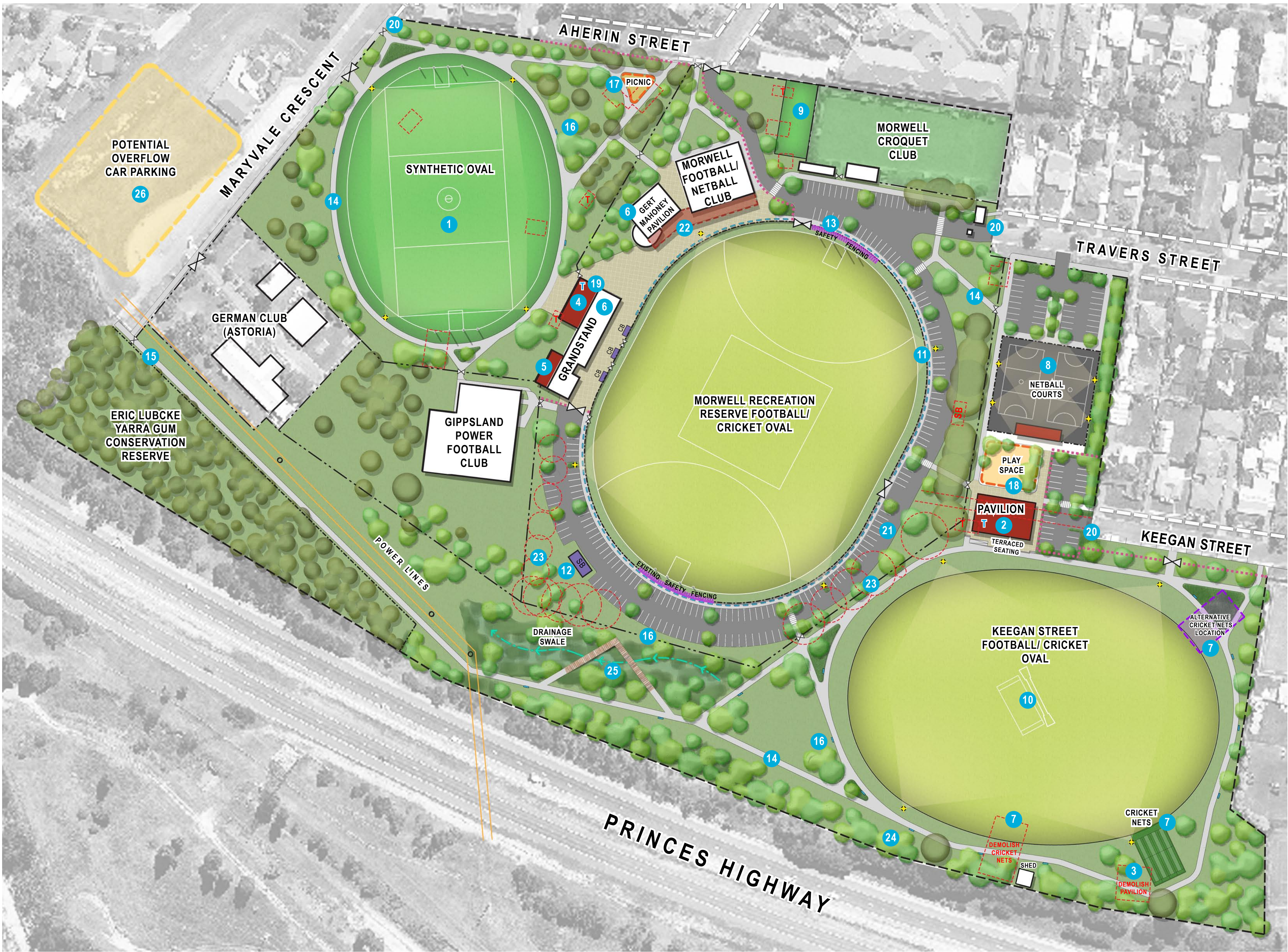
KEY RESERVE ISSUES/CONSTRAINTS

- Aged, dysfunctional and disjointed buildings and supporting amenities, particularly for netball
- Isolated location of netball courts from Morwell Football Netball Club social rooms
- Disconnect between Morwell Recreation Reserve and Keegan Street Reserve through existing landscaping/tree planting
- Lack of informal recreation opportunities (e.g. playspace, shared pathways, seating)
- Inadequate drainage on Keegan Street Oval
- General site amenity and landscaping
- Uncoordinated vehicle flow and general site traffic management
- Lack of formalised car parking
- Site management, communication and stakeholder responsibilities

PRIORITY DEVELOPMENT OPPORTUNITIES

- Redevelop old caravan park site into a multi-use community synthetic playing field to be used for a range of sport and community activities
- Construction of a shared (netball/cricket) match day pavilion to replace demolished existing Keegan Street Reserve pavilion
- Extension and refurbishment of existing change facilities and amenities to service both synthetic playing field and Morwell Recreation Reserve
- Relocation and construction of two asphalt netball courts
- Improve drainage and playing surface of Keegan Street Reserve
- Upgrade existing Gert Mahoney pavilion, Morwell Football Netball clubrooms and maintain grandstand in accordance with AFL Preferred Facility Guidelines
- Establish a walking trail/shared pathway network within the Reserve to improve safe pedestrian/bicycle connectivity to facilities and broader surroundings
- Replace redundant residential building located North of Reserve with public picnic area
- Provision of an accessible public playspace to compliment reserve sporting infrastructure, in particular netball courts
- Review site traffic management and car parking requirements and consider a vehicle exclusion zone and sheltered pedestrian plaza between grandstand and football/netball clubrooms
- Promote historical and environmental significance of Eric Lubcke Yarra Gum Conservation Reserve through improved reserve access and the provision on interpretive signage at entry points





RECOMMENDATIONS

SPORTS INFRASTRUCTURE

- 1 New multi-use community synthetic playing field to be used for a range of sport and community activities including AFL 9's and accommodate overflow from main oval. Provide oval lighting to AFL training standards.
- 2 New shared match day pavilion to service both Keegan Street Reserve and the netball courts and include office accommodation for Central Gippsland Cricket Association and public accessible toilets. Demolish access road through to main oval and provide car parking for new pavilion.
- 3 Demolish existing cricket club pavilion and relocate to new shared use pavilion to the North of Keegan Street Oval.
- 4 Extend and refurbish existing Morwell Football Club change facilities and amenities to service both the synthetic playing field and Morwell Recreation Reserve. Include public accessible toilets.
- 5 Extend and refurbish existing Gippsland Power offices to accommodate the AFL Victoria Regional Administration Centre and other sports administration groups.
- 6 Upgrade existing Gert Mahoney Pavilion, Morwell Football/Netball clubrooms, kiosk and grandstand in accordance with Universal Design Principles and AFL Preferred Facility Guidelines.
- 7 At the end of their useful life, relocate cricket nets from existing location to the South East of the oval to provide safe pathway connection around the oval and remove overlap of cricket nets with oval. Consider alternative cricket net location North East of the oval.
- 8 Relocate existing netball court and construct additional asphalt netball court North of proposed pavilion. Provide lighting to both courts to training and match play standards. Netball courts to include low perimeter fencing and electronic score boards. Provide additional car parking accessible from Travers Street.
- 9 Extend croquet court playing area 15m west to allow for additional court.
- 10 Improve drainage and surface of Keegan Street Reserve playing field.
- 11 Upgrade sports field lighting on main oval to enable AFL night matches.
- 12 Demolish existing scoreboard and provide new electronic scoreboard to the South West of main oval.
- 13 Provide safety fencing behind Northern goals of main oval to protect vehicles, spectators and croquet facilities.

COMMUNITY RECREATION

- 14 New walking trail/shared pathway network within the Reserve to improve safe pedestrian/bicycle connectivity to facilities and the broader surroundings.
- 15 Improve access to Eric Lubcke Yarra Gum Conservation Reserve and provide interpretive signage at entry points and along the new shared pathway.
- 16 Improve visual and social amenity throughout site via rationalisation of fencing, additional landscaping, tree planting and park furniture.
- 17 Remove redundant residential building and provide new picnic area.
- 18 New accessible public playspace.
- 19 Remove standalone public toilets and incorporate into refurbished player amenities and change rooms.
- 20 Install Reserve entry signage.

TRAFFIC MANAGEMENT AND LANDSCAPING

- 21 Formalise and rationalise access roads and car parking surrounding oval.
- 22 Consider a vehicle exclusion zone/partly sheltered pedestrian plaza between grandstand and football/netball clubrooms.
- 23 Remove large Cyprus trees and resolve drainage issues between ovals.
- 24 Improve landscaping and passive recreation surrounding Keegan Street Reserve. Provide tree planting along southern boundary to extend Eric Lubcke Yarra Gum Reserve and provide a buffer to the freeway.
- 25 Improve amenity to the drainage swale and consider boardwalk connections in flood prone areas.
- 26 Investigate overflow event car parking within open space off Maryvale Crescent. Develop Event Management Plans for any future large scale events.

LEGEND

Existing Trees

Proposed Trees

Existing Site Feature to be Demolished

Existing Toilet Block to be Demolished

Existing Scoreboard to be Demolished

Proposed Asphalt Road Paving

Proposed Pedestrian Crossing

Proposed Pathway
2.5m wide concrete paving

Proposed Feature Paving

Existing Building/ Structure

Proposed Building/Structure

Proposed Public Toilet within new Building/Structure

Proposed Shade/Shelter Structure

Proposed Low Fencing

Proposed High Chain Mesh Fencing

Boundary Fencing

Proposed Exclusion Fencing

Access Gate

Proposed Seats

Lighting

Ball Catch Nets

Existing Pathways

Proposed Understorey Vegetation

Proposed Vegetated Drainage Swale

Proposed Boardwalk



Priority	Morwell Recreation Reserve Precinct Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
	Sports Infrastructure				
High	1. Redevelop old caravan park site into a multi-use community synthetic playing field to be used for a range of sport and community activities and to also accommodate overflow from main oval. Synthetic field to be lit in accordance with Australian Standards for training (50 lux) and provide alternate line marking to accommodate programs such as the AFL 9's competition.	Facility Development (1.2, 1.4, 1.6), Accessibility (2.1, 2.3), Community Infrastructure and Social Amenity (3.1, 3.4, 3.5), Sports Field Provision and Suitability (4.1, 4.2, 4.3, 4.6, 4.11)	Council	\$1.2M	AFL Victoria Gippsland Commission Gippsland Power (TAC) DTPLI (Community Facility Funding Program – Majors)
High	2. Construction of a shared (netball/cricket) match day pavilion to the area South of existing netball court and warm up area that services both Keegan Street Reserve (Morwell Cricket Club) and the netball courts. Pavilion to include office accommodation for Central Gippsland Cricket Association and public accessible toilets. Pavilion development will require closure of Keegan Street Reserve entry point and access road beyond residential property boundary. Provide additional car parking accessible via Keegan Street to service new multi-purpose pavilion.	Facility Development (1.1, 1.2, 1.3, 1.4, 1.6), Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.3, 3.4,)	Council	\$1.6M	DTPLI (Community Facility Funding Program – Majors) Cricket Australia
Medium	3. Demolish existing cricket club pavilion (Keegan Street Reserve) and return area to activated open space including additional tree planting and the establishment of a connecting Reserve perimeter shared pathway. Pavilion to remain functional during new multi-purpose pavilion development to minimise disruption of Morwell Cricket Club operations.	Facility Development (1.1, 1.2, 1.3, 1.4, 1.6), Accessibility (2.1, 2.2, 2.4, 2.5, 2.8, 2.9), Community Infrastructure and Social Amenity (3.1, 3.2, 3.4, 3.5, 3.8)	Council	\$75,000	Council
High	4. Extension and refurbishment of existing change facilities and amenities to service both synthetic playing field and Morwell Recreation Reserve. Change room facilities and amenities to be in accordance with AFL Preferred Facility Guidelines and <i>Universal and Healthy by Design</i> @Principles. Refurbishment to include public accessible toilets to replace existing non compliant stand alone toilet block facilities.	Facility Development (1.2, 1.3, 1.4, 1.6), Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.3, 3.4)	Council	\$600,000	AFL Victoria Gippsland Commission Gippsland Power (TAC) DTPLI (Community Facility Funding Program – Majors)
Medium	5. Extension and refurbishment of existing Gippsland Power offices to accommodate AFL Victoria Regional Administration Centre and Netball Victoria staff.	Facility Development (1.2, 1.4), Community Infrastructure and Social Amenity (3.3, 3.4)	Council	\$100,000	AFL Victoria Gippsland Commission
Medium	6. Upgrade existing Gert Mahoney Pavilion, Morwell Football/Netball clubrooms, kiosk and maintain grandstand in accordance with Universal Design Principles and AFL Preferred Facility Guidelines. Upgrade to include additional storage provision as a result of Morwell Croquet court extension and subsequent loss of standalone storage facilities.	Facility Development (1.2, 1.3, 1.4), Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.3, 3.4)	Council	\$1.2M	Council
Low	7. At the end of their useful life, demolish and relocate existing cricket nets on Keegan Street Oval to South East corner of the oval to provide safe pathway connection around the oval and remove overlap of cricket net infrastructure with playing field. Consider alternative cricket net location North East of the oval should South East location be deemed too isolated from other Reserve infrastructure.	Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.4, 3.5), Sports Field Provision and Suitability (4.1, 4.2, 4.5, 4.6, 4.7)	Club	\$100,000	Cricket Victoria/Cricket Australia Morwell Cricket Club
High	8. Relocation of existing netball court and provision of additional asphalt netball court to open space North of proposed shared cricket/netball pavilion. Location of existing netball court to be converted into additional Reserve car parking, accessible via Travers Street. Both netball courts to be lit in accordance with netball training and match play standards (200 lux). Netball courts to include low level fencing and be equipped with electronic scoreboards. All netball court redevelopment works to be in accordance with Netball Victoria's <i>Netball Court Planning Guide</i> .	Facility Development (1.4, 1.6), Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.4), Sports Field Provision and Suitability (4.1, 4.2, 4.5, 4.6)	Council/Club	\$1.1M	DTPLI (Country Football Netball Funding Scheme)
Low	9. Extend croquet court playing area to the West by 15m to allow Morwell Croquet Club to establish a third court and expand their playing field capacity and ability to host tournaments.	Facility Development (1.5, 1.6), Accessibility (2.1, 2.2, 2.3, 2.4), Community Infrastructure and Social Amenity (3.4), Sports Field Provision and Suitability (4.1, 4.2, 4.3, 4.6)	Club	\$60,000	Morwell Croquet Club

Priority	Morwell Recreation Reserve Precinct Master Plan Recommendations		Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
High	10.	Improve drainage and playing surface of Keegan Street Reserve to improve the oval's capacity and suitability for cricket/football training/playing activities. Playing surface improvement works to include turf table and widening of existing synthetic cricket pitch.	Community Infrastructure and Social Amenity (3.1, 3.3, 3.4), Sports Field Provision and Suitability (4.1, 4.6, 4.8)	Council	\$550,000	Council
Medium	11.	Upgrade sports field floodlighting (200 lux) on main oval to enable AFL night matches.	Community Infrastructure and Social Amenity (3.4), Sports Field Provision and Suitability (4.1, 4.2, 4.5, 4.6, 4.11)	Council	\$400,000	DTPLI (Country Football Netball Funding Scheme) Gippsland Power (TAC) AFL Victoria Gippsland Commission
Low	12.	Construct electronic scoreboard to service Morwell Recreation Reserve in open space South West of playing field.	Sports Field Provision and Suitability (4.1, 4.11)	Club	\$60,000	Morwell Football Netball Club/Gippsland Power AFL Victoria Football Infrastructure Program
Low	13.	Provision of safety netting/fencing behind North goals of main oval to protect passing vehicles, spectators/pedestrians and croquet facilities.	Sports Field Provision and Suitability (4.1, 4.6, 4.11)	Club	\$30,000	Morwell Football Netball Club/Gippsland Power
	Community Recreation					
Medium	14.	Establish a walking trail/shared pathway network within the Reserve to improve safe pedestrian/bicycle connectivity to facilities and the broader surroundings. Provide a pathway connection adjacent to the Eric Lubcke Yarra Gum Conservation Reserve within the electricity transmission line easement to increase community environmental awareness and provide educational opportunities.	Accessibility (2.1, 2.2, 2.3, 2.5, 2.8, 2.9), Community Infrastructure and Social Amenity (3.1, 3.2, 3.4, 3.5, 3.7)	Council	\$690,000	Council
Medium	15.	Promote historical and environmental significance of Eric Lubcke Yarra Gum Conservation Reserve by improving accessibility to the Reserve and providing interpretive signage at entry points and along the new shared pathway.	Accessibility (2.1, 2.2, 2.6), Community Infrastructure and Social Amenity (3.1, 3.5, 3.7)	Council	\$12,000	Council
Medium	16.	Improve visual and social amenity throughout site via rationalisation of fencing, additional landscaping and tree planting for natural shade and park furniture such as shelters/spectator benches/seating/picnic tables/bins etc.	Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8)	Council	\$415,000	Council
Medium	17.	Remove redundant residential building located North of Reserve and increase informal recreation opportunities through the establishment of a community picnic area. Picnic area to be made accessible via connecting pathways from Aherin Street and Maryvale Crescent and provide supporting community infrastructure for both main oval and synthetic playing field.	Facility Development (1.1, 1.5, 1.6), Accessibility (2.1, 2.2, 2.3), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5, 3.6)	Council	\$72,500	Council
Medium	18.	Increase informal Reserve recreation opportunities through the provision of an accessible public playspace between proposed shared cricket/netball pavilion and netball courts.	Accessibility (2.1, 2.3, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$115,000	Council
Medium	19.	Remove stand alone non compliant public toilets and incorporate into refurbished change rooms and amenities at both Morwell Recreation Reserve and new multipurpose Keegan Street Reserve pavilion.	Facility Development (1.1, 1.2, 1.6), Accessibility (2.1, 2.2, 2.3, 2.4), Community Infrastructure and Social Amenity (3.3, 3.6)	Council	\$25,000	Council
Medium	20.	Improve Reserve entry and community awareness of site through the installation of entry signage at Travers Street entry point in accordance with Council's Signage Guidelines.	Accessibility (2.6), Community Infrastructure and Social Amenity (3.1, 3.5, 3.6, 3.7)	Council	\$15,000	Council

Priority	Morwell Recreation Reserve Precinct Master Plan Recommendations	Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
	Traffic Management and Landscaping				
Medium	21. Formalise and rationalise access roads and car parking surrounding main oval. Car parking spaces to be clearly defined surrounding Reserve perimeter, providing a clear delineation between stationary parked vehicles and circular flow of vehicles entering/exiting the Reserve. Additional row of formalised tiered car parking to be established behind goals at South end of Morwell Recreation Reserve.	Accessibility (2.4, 2.6, 2.7), Community Infrastructure and Social Amenity (3.3)	Council	\$510,000	Council
Medium	22. Review site traffic management and car parking requirements and consider a vehicle exclusion zone/partly sheltered pedestrian plaza between grandstand and football/netball clubrooms. Pedestrian crossings to be located at several locations around Reserve perimeter, in particular between netball court facilities and Football/Netball social rooms.	Accessibility (2.2, 2.4, 2.5, 2.7, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.5, 3.6)	Council	\$580,000	Council
Medium	23. Remove large Cyprus trees located between Keegan Street and Morwell Recreation Reserves and resolve existing drainage issues between ovals to improve overall site connectivity and achieve greater activation of Keegan Street Reserve Oval.	Accessibility (2.6, 2.8), Community Infrastructure and Social Amenity (3.1, 3.5), Sports Field Provision and Suitability (4.1, 4.5, 4.6, 4.8)	Council	\$37,000	Council
Low	24. Improve landscaping and passive recreation surrounding Keegan Street Reserve, in particular tree planting along South boundary (Princess Freeway) to provide an extension to the Eric Lubcke Yarra Gum Conservation Reserve and vegetation buffer to the freeway.	Accessibility (2.1, 2.6), Community Infrastructure and Social Amenity (3.1, 3.2, 3.5, 3.7, 3.8)	Council	\$9,500	Council
Low	25. Improve landscape amenity to the drainage swale along the Southern boundary of Reserve and consider boardwalk connections in flood prone areas.	Accessibility (2.6, 2.8, 2.9), Community Infrastructure and Social Amenity (3.1, 3.2, 3.5, 3.8)	Council	\$295,000	Council
Low	26. Investigate the feasibility of providing overflow event car parking (e.g. Oktoberfest) in open space located off Maryvale Crescent.	Accessibility (2.4, 2.6, 2.7), Community Infrastructure and Social Amenity (3.3, 3.6)	Council	N/A	N/A
	Reserve and Facility Management				
High	27. Consider future management and community/sporting club/organisation user agreements/allocations of multi-purpose synthetic playing field to ensure equitable access for multiple users.	Reserve and Facility Management (5.2)	Council	N/A	N/A
High	28. Encourage shared use of precinct facilities/open space with tenant clubs to optimise Reserve and infrastructure usage levels and enhance co-tenant relationships.	Reserve and Facility Management (5.2)	Council / Clubs	N/A	N/A
High	29. Due to number of precinct users, coordinate a quarterly user group meeting to discuss site management (e.g. planned works).	Reserve and Facility Management (5.2)	Council / Clubs	N/A	N/A
High	30. In consultation with tenant sporting clubs, develop an equitable <i>Sports Field and Pavilion Fees and Charges</i> policy that reflects annual Reserve and pavilion usage.	Reserve and Facility Management (5.1)	Council / Clubs	N/A	N/A
High	31. In consultation with community event organisers, tenant clubs and Council's Events Team, develop an Event Management Plan for large scale events, paying particular attention to traffic management and site car parking arrangements.	Reserve and Facility Management (5.2)	Council / Clubs / Community Groups	N/A	N/A

RESERVE IMPROVEMENTS COST SUMMARY

Number of high priority reserve improvement recommendations	5
Estimated opinion of probable cost for high priority reserve improvement recommendations	\$4,620,000
Number of medium priority reserve improvement recommendations	14
Estimated opinion of probable cost for medium priority reserve improvement recommendations	\$4,655,500
Number of low priority reserve improvement recommendations	6
Estimated opinion of probable cost for low priority reserve improvement recommendations	\$554,500
TOTAL NUMBER OF RESERVE IMPROVEMENT RECOMMENDATIONS	25
TOTAL ESTIMATED OPINION OF PROBABLE COSTS FOR ALL RESERVE IMPROVEMENT RECOMMENDATIONS	\$9,830,000