



# WARREN TERRACE RESERVE MASTER PLAN

Final Report | June 2014



# TABLE OF CONTENTS

Executive Summary	3
The Project	4
Project Methodology	5
Project Study Area	6
Master Plan Design Guidelines and Principles	7
Stakeholder Needs	9
Warren Terrace Reserve Vision	11
Reserve Information	12
Master Plan	14
Implementation Plan	17
Reserve Improvements Cost Summary	18



## ABOUT THIS DOCUMENT

The Warren Terrace Reserve 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.

Warren Terrace Reserve Master Plan

Copyright © 2014 by *insideEDGE* Sport and Leisure Planning

The Warren Terrace Reserve Master Plan was prepared by *insideEDGE* Sport and Leisure Planning (*insideEDGE*) [www.ieslp.com.au](http://www.ieslp.com.au) (2014) on behalf of Latrobe City Council.

This publication is Copyright ©. No part may be reproduced, distributed or transmitted by any process or by any form except in accordance with the provisions of the Copyright Act 1968.

The information contained within this report is intended for the specific use of the within named party to which it is addressed ("the *insideEDGE* client") only. All information and recommendations by *insideEDGE* are based on information provided by or on behalf of the *insideEDGE* client and *insideEDGE* has relied on such information being correct at the time this report was prepared.

# EXECUTIVE SUMMARY

**The Warren Terrace Reserve Master Plan was commissioned by Latrobe City Council in 2013 to establish clear direction for the future planning and provision of sport and community infrastructure at Warren Terrace Reserve in Hazelwood North. Master Plan development follows a Council resolution to ‘Support the development of future recreation facilities at Warren Terrace, Hazelwood North’**

The 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.

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

Due to the uniqueness of the Warren Terrace Reserve site (an underdeveloped narrow parcel of uneven land, inhibited slightly by an overhead electric supply transmission) extensive community and stakeholder consultation was undertaken to gather a clear understanding for the preferred direction and use of the site. Stakeholders included in guiding direction of the final master plan included local Hazelwood North residents, community groups/organisations, schools, local sporting clubs and associations, Council staff and local ward Councillors.

Although demand for sporting and community infrastructure became apparent during consultation, it was of equal importance to surrounding residents and the wider Hazelwood North community that the site not be transformed into an overbearing sporting precinct, but a multi-purpose community space that provided opportunity for both informal and formal sport and recreation opportunities. As a result of stakeholder and community input into the future direction and purpose of the site, the following reserve vision was adopted.

**‘A multi-use community space that provides a variety of active and passive recreation opportunities and social amenities for the Hazelwood North district and surrounding communities’**

With Hazelwood North also an area susceptible to potential bushfire threat, the opportunity to ‘double up’ any proposed community facility/building as a bushfire safe place/meeting point was raised, however this suggestion did not progress. Instead, with support from the Victorian CFA and Council, a decision to relocate the Hazelwood North CFA from its existing aged facility and location on Jeeralong West Road into a new building at Warren Terrace Reserve was adopted.

Not too dissimilar from the previous concept design included in the 2006 Southern Outdoor Recreation Plan, other proposed key reserve features (in addition to CFA building and multi-purpose community building) include an unfenced cricket field, playspace, sheltered seating, BBQ facilities, car park and walking trail.

The total estimated opinion of probable cost for master plan recommendations is approximately \$2.3M. Please note this figure does not include the cost of the proposed CFA facility development.

# THE PROJECT

## BACKGROUND AND CONTEXT

Warren Terrace Reserve is one of nine reserves listed in Council's 2006 Southern Outdoor Recreation Plan, a plan that focuses on the development of sporting and informal recreation facilities at reserves located in the southern towns of the Latrobe Valley. A further piece of investigate work into future development of Warren Terrace Reserve was undertaken in 2010 (Hazelwood North Sports Facility Due Diligence Report) which assessed the feasibility of a sports field and supporting infrastructure at two sites in Hazelwood North, one off Church Road, adjacent to the Hazelwood North Primary and the other being Warren Terrace Reserve. It was recommended in this study, and later supported by Council that Warren Terrace Reserve was the most suitable and cost effective of the two locations for future development, hence the preparation of the 2014 master plan.

Despite a modest forecast population increase of approximately 10% (400 people) for the Rural South East area between 2011 and 2031, lack of existing community and sporting infrastructure in Hazelwood North suggests future demand for sport and recreation services and facilities will increase, a gap in provision Warren Terrace Reserve improvements can accommodate.

## PROJECT OBJECTIVES

The key objectives of the Warren Terrace Reserve Master Plan are to:

- Identify current and future recreation reserve development opportunities and services for the Hazelwood North and surrounding communities for the next 10 years.
- Optimise sports facility and 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.

## PROJECT OUTCOMES

Additional outcomes of this project were to:

- Undertake consultation with key stakeholders to identify recreation needs and aspirations for the Hazelwood North community.
- Identify key demand and catchment for existing and new recreation infrastructure for user groups and the broader community.
- Identify the types of recreation activities to be accommodated in Hazelwood North (now and into the future).
- Identify the location and nature of infrastructure to support these activities.



# PROJECT METHODOLOGY

Development of the Warren Terrace Reserve 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

## WARREN TERRACE RESERVE, HAZELWOOD NORTH

Warren Terrace Reserve is situated in the rural District of Hazelwood North, approximately 10km from Morwell, Traralgon and Churchill.



Warren Terrace Reserve is an undeveloped rural parcel of land approximately 5.9 hectares in size. The reserve is currently zoned rural living and is located within close proximity to where the majority of Hazelwood North residents live. The site is not subject to any planning controls and is Council owned land.

As evidenced by the adjacent image, the reserve is quite narrow, adjoins neighbouring residential properties and is somewhat inhibited by an electricity supply transmission line crossing the site in the north.

The reserve is not subject to flooding, however anecdotal evidence provided by neighbouring residents suggested that due to the north south incline in site grade, the northern part of the reserve can become very soft underfoot.

The reserve is currently zoned 'rural living' and is located within close proximity to where the majority of Hazelwood North residents live.



# 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 Warren Terrace Reserve Master Plan 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 livability.
- 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.

### 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 involved in development of the Warren Terrace Reserve Master Plan included Council staff, community user groups, local sporting clubs, schools, the Hazelwood North Advisory Committee, CFA and local community residents.

## CONSULTATION METHODS

The following consultation methods were undertaken and have informed development of the Warren Terrace Reserve 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/interviews with reserve sporting/community user groups
- One community meeting/workshop at the Churchill Community Hub
- 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 visits/inspections of all study area reserves
- 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 individual Draft Plans.
- Final design workshop with Latrobe City Council officers, project consultants and landscape architects.

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

## SUMMARY OF CONSULTATION FINDINGS

A number of common themes and consistent messages were received from key stakeholders consulted throughout development of the Warren Terrace Reserve Master Plan, with several of the most prevalent reserve issues and supported future directions listed below.

- Development of sporting and community infrastructure onsite is supported however should not be overbearing and should be kept in-line with surrounding amenity and landscaping.
- The site should accommodate for lower level sporting competition and not be developed into an 'A grade' sporting facility.
- The site should serve as a central meeting place for the community, something they can belong to.
- The reserve should be multi-purpose in design, allowing for a mixture of passive recreation and play, sport and community gatherings.
- Due to Hazelwood North and surrounding townships susceptibility to bushfires, consideration given to the development of a neighbourhood safe place or relocation of the Hazelwood North CFA to the Warren Terrace Reserve site.
- Reserve should include a multi-purpose building which can be used by sport and community user groups.



**“THE RESERVE SHOULD BE  
MULTI-PURPOSE IN DESIGN,  
ALLOWING FOR A MIXTURE  
OF PASSIVE RECREATION  
AND PLAY, SPORT AND  
COMMUNITY GATHERINGS”**



# WARREN TERRACE RESERVE

## RESERVE VISION:

A multi-use community space that provides a variety of active and passive recreation opportunities and social amenities for the Hazelwood North District and surrounding communities.







## RESERVE DESCRIPTION

Warren Terrace Reserve is an underdeveloped parcel of Council owned land located off Warren Terrace in the rural township of Hazelwood North. Located approximately 10km south east of Morwell and a similar distance north east of Churchill, the reserve is bordered by residential properties and zoned 'rural living'

The site is approximately 5.9 ha in size and located in close proximity to where the majority of Hazelwood North residents reside. Narrow in dimension, the reserve is also inhibited by an existing electrical supply transmission line that crosses the north part of the site. The reserve is bordered by agricultural style fencing and has a moderate slope upwards from north to south. The site is not subject to flooding although anecdotal evidence from local residents suggests the reserve is quite soft underfoot and if developed into a sporting field, will require a significant drainage upgrade. The site is not subject to any planning constraints.

## FUTURE POTENTIAL RESERVE USERS

- Hazelwood North CFA
- Hazelwood North Primary School
- Hazelwood North Cricket Club
- Community groups/organisations
- Local residents

## VALUED RESERVE CHARACTERISTICS

- Close proximity to Hazelwood North residents
- Easily accessible from Warren Terrace
- Large open space complimented by rural surrounds and relaxed atmosphere

---

**THE RESERVE IS APPROXIMATELY 5.9 HA IN SIZE AND LOCATED IN CLOSE PROXIMITY TO WHERE THE MAJORITY OF HAZELWOOD NORTH RESIDENTS RESIDE.**

---





## KEY RESERVE ISSUES/CONSTRAINTS

The following reserve constraints were identified during the Hazelwood North Due Diligence Study:

- Size and narrow dimension of the reserve limits the volume and location of sporting and community infrastructure able to be accommodated at the site
- Impacts on site layout and facility location as a result of existing electricity supply easement
- Distance from school and therefore inability to provide the local school with sports facilities
- Close proximity of reserve to neighbouring residents
- Significant earthworks required to construct sporting field and improve overall site surveillance and promotion from Warren Terrace

Additional reserve constraints identified during consultation with key stakeholders and the Hazelwood North community are listed below:

- No existing walkway/pathway access to the reserve
- Traffic management and speed limit of adjacent Warren Terrace
- Lack of existing trees and subsequent impacts of wind on reserve activities

## PRIORITY DEVELOPMENT OPPORTUNITIES

- Construction of a multi-purpose community building with accessible public toilets
- Development of a new CFA base for the Hazelwood North Fire Brigade
- Provision of formal off-road car parking accessible from Warren Terrace
- Provision of buffer tree planting along reserve/residential boundaries to improve visual amenity of reserve, increase shade amenity and minimise impact of wind on reserve activities
- Develop an unfenced natural turf cricket oval with synthetic pitch/wicket
- Inclusion of a shared pathway/walking trail throughout reserve for walking, jogging, bike riding etc.
- Construction of playspace area
- Provide sheltered spectator seating areas
- Provision of BBQ facilities



# MASTER PLAN

## MASTER PLAN RECOMMENDATIONS

The following pages provide a set of future directions and recommendations for Warren Terrace Reserve.

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

Ongoing ownership, monitoring and delivery of individual reserve master plan recommendations will require a planned approach from 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. Costs listed are indicative only (Ex GST) and provide a 15% contingency allowance.

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

## POTENTIAL FUNDING OPPORTUNITIES

With an estimated total cost of just over \$2.3M in recommended reserve improvements (not including CFA facility development), Latrobe City Council will require support from a number of key stakeholders. Potential funding opportunities and partners have been included in supporting master plan implementation schedules to assist with the delivery of reserve enhancement recommendations.



**“ONGOING OWNERSHIP,  
MONITORING AND DELIVERY OF  
INDIVIDUAL RESERVE MASTER  
PLAN RECOMMENDATIONS  
WILL REQUIRE A PLANNED  
APPROACH FROM COUNCIL  
AND PARTNERING  
STAKEHOLDERS.”**





LEGEND

- 12

Proposed Trees
- 4

Proposed Pathway  
2.5m wide concrete paving
- 11

Proposed Asphalt Road Paving
- 8

Proposed Seating
- Proposed Vehicular Access Gate
- Reserve Boundary
- 3

Proposed Building
- 9

Proposed Fitness Stations
- 10

Proposed Reserve Signage
- 11

Proposed Lighting
- Proposed Vehicular Exclusion Fencing

RECOMMENDATIONS

SPORTS INFRASTRUCTURE

- 1
- Develop an unfenced cricket oval with synthetic cricket pitch.

COMMUNITY RECREATION

- 2
- Proposed CFA Station.
- 3
- Proposed multi-use community building.
- 4
- Establish a shared pathway that could be used as a running/walking/bicycle circuit.
- 5
- Proposed playspace.
- 6
- Proposed sheltered BBQ facility.
- 7
- Proposed sheltered seating.
- 8
- Proposed spectator seating.
- 9
- Provide fitness stations at key locations around running/ walking circuit.
- 10
- Install Reserve entry signage.

TRAFFIC MANAGEMENT AND LANDSCAPING

- 11
- Provide formal off road car parking accessible from Warren Terrace. Car parking to include security lighting
- 12
- Provide buffer tree planting to Reserve/residential boundaries to improve visual amenity.



5



6



9



8



Priority	Warren Terrace Reserve Master Plan Recommendations		Development Principles	Stakeholder Responsibility	Estimated Cost (\$)	Potential Funding Opportunities
	Sports Infrastructure					
Medium	1.	Develop an unfenced cricket oval with synthetic cricket pitch to accommodate both informal community usage and overflow competition cricket matches/training.	Accessibility (2.1, 2.6), Community Infrastructure and Social Amenity (3.1, 3.3, 3.4, 3.5), Sports Field Provision and Suitability (4.1, 4.2, 4.5, 4.6)	Council	\$600,000	DTPLI (Community Facility Funding Program – Major Facilities)
	Community Recreation					
High	2.	In consultation with the Hazelwood North CFA, construct a new CFA facility to accommodate a relocation from the existing aged and undersized CFA building on Jeeralong West Road to Warren Terrace Reserve.	Facility Development (1.2, 1.6)	North Hazelwood CFA	N/A	North Hazelwood/Victoria CFA
High	3.	Develop a multi-purpose community building that accommodates both sporting club and community group/local community residents. Facility to include a community meeting space/hall, public accessible toilets, shower, small kitchenette and sheltered spectator area/veranda overlooking sporting field. Use of the community meeting space/hall and supporting facilities are to be booked and managed through Latrobe City Council.	Facility Development (1.4, 1.5, 1.6), Accessibility (2.1, 2.3, 2.4, 2.6, 2.8), Community Infrastructure and Social Amenity (3.1, 3.3, 3.4, 3.5)	Council	\$1M	DTPLI (Community Facility Funding Program – Major Facilities)
Medium	4.	Establish a shared walking/bicycle pathway network within and around the perimeter of Warren Terrace Reserve to provide opportunity for informal recreation activities and improve connectivity and accessibility throughout the site.	Accessibility (2.1, 2.2, 2.5, 2.6, 2.8, 2.9), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$200,000	Council
Medium	5.	Support informal Reserve recreation opportunities through the construction of a public playspace. Playspace to be made accessible via connecting pathways from Warren Terrace. Playspace area to provide complimentary community infrastructure for both the multi-purpose community building and cricket oval.	Accessibility (2.1, 2.2, 2.3, 2.6, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$115,000	Council
Medium	6.	Encourage and promote Warren Terrace Reserve as a family friendly/community meeting place via the provision of a sheltered BBQ facility and picnic area. BBQ and picnic facilities to be located in close proximity to public playspace to accommodate community/family gatherings.	Accessibility (2.1, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$68,000	Council
Low	7.	Provision of a sheltered spectator/community seating/viewing area at rear of multi-purpose building providing sight lines to cricket oval and playspace/picnic areas.	Accessibility (2.1, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$30,000	Council
Low	8.	Enhance and promote enjoyable spectator experiences via the provision of bench seating around cricket playing field.	Accessibility (2.1, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$14,000	Council
Low	9.	Installation of two fitness stations situated along shared walking/bicycle pathway to create a fitness circuit for casual Reserve users and increase site attraction for informal physical recreation.	Accessibility (2.1, 2.8), Community Infrastructure and Social Amenity (3.1, 3.2, 3.3, 3.4, 3.5)	Council	\$23,000	Council
Low	10.	Improve Reserve entry and community awareness of site through the installation of entry signage in accordance with Council's Signage Guidelines.	Accessibility (2.6), Community Infrastructure and Social Amenity (3.5)	Council	\$3,500	Council
	Traffic Management and Landscaping					
High	11.	Provision of formalised off road Reserve car parking accessible from Warren Terrace. Car parking to include security lighting.	Accessibility (2.4, 2.6, 2.7)	Council	\$240,000	Council
Medium	12.	Increase tree planting throughout Reserve to improve overall amenity, provide shade, create a buffer between neighbouring residential property and minimise impacts of wind on Reserve users/activities.	Community Infrastructure and Social Amenity (3.5, 3.8)	Council	\$49,000	Council
	Reserve and Facility Management					
High	13.	Consider future management and community group/sporting club/organisation hiring (and associated terms of use) of multi-purpose community hall to ensure equitable access for multiple user groups.	Reserve and Facility Management (5.2)	Council	N/A	N/A

# RESERVE IMPROVEMENTS COST SUMMARY

Number of <b>high priority</b> reserve improvement recommendations	4
Estimated opinion of probable cost for high priority reserve improvement recommendations	\$1,240,000
Number of <b>medium priority</b> reserve improvement recommendations	5
Estimated opinion of probable cost for medium priority reserve improvement recommendations	\$1,032,000
Number of <b>low priority</b> reserve improvement recommendations	4
Estimated opinion of probable cost for low priority reserve improvement recommendations	\$70,500
<b>TOTAL NUMBER OF RESERVE IMPROVEMENT RECOMMENDATIONS</b>	<b>13</b>
<b>TOTAL ESTIMATED OPINION OF PROBABLE COSTS FOR ALL RESERVE IMPROVEMENT RECOMMENDATIONS (EXCEPT CFA BUILDING)</b>	<b>\$2,342,500</b>