

6.2 Master Plan

The following outlines assessments of the status of the 2001 Master Plan and defines recommendations for new work.

6.2.1 Improve Reserve Attributes

2001 Master Plan recommendation:

The Master Plan proposes to improve the physical and natural attributes of the reserve, and maintain the existing functional operations of the tenant clubs.

Assessment:

Partially implemented. While the functional operations of the tenant clubs have largely been met, there are other key issues relating to the physical and natural attributes of the reserve through revegetation, restricting access to certain areas of significant trees, and improvements to site-wide drainage that are yet to be implemented. The implementation status of these 2001 recommendations has been noted on Figure 2.

Implementation of any yet to be implemented actions from the 2001 Master Plan will be ongoing so long as there is no direct conflict between current users and community/residents as elicited throughout the consultation process.

The pavilion will be re-developed in the 2011/2012 financial year to satisfy a number of club and community use requirements. Spring Creek Recreation Reserve is a major event attraction along with sporting activities. In the long-term, the reserve is capable of hosting Victorian Football League (VFL) games and is sited in a location for major events such as movies, markets and other activities. The balance between formal active sports and other activities needs to be carefully managed and explored so that multiple uses are catered for whilst protecting the integrity of the reserve.

Recommendation:

Council is to follow a process in order to determine the need for new facilities:

- Conduct an analysis to determine the need for the new or upgraded facility.
- Consult with the community and user groups.
- Determine funding mechanisms for implementation.



Natural attributes are to be balanced with site recreational facilities

6.3 Terraced Car Park

The terraced car park was an existing feature prior to the 2001 Aspect Master Plan and is proposed to be retained with some modification.

The following outlines assessments of the status of the 2001 Master Plan and defines recommendations for new work.

Key public consultation responses include the need for maintenance of vegetation improve/remediate planting to car park batters, and improve drainage to oval perimeter.

6.3.1 Remove Upper Terrace

2001 Master Plan recommendation: Eliminate one elevated terrace in order to increase the scope of buffer planting between the upper terrace and Surf Coast Highway, and assist noise reduction.

Assessment:

Not implemented. The need for removal of the upper terrace is to be re-assessed upon establishment of plantings. Decision to be based upon projected demand and associated need for parking facilities.

Recommendation:

Plant buffer screen planting between the top terrace and the Surf Coast Highway.

6.3.2 Retaining Walls

2001 Master Plan recommendation: Introduce timber retaining walls (approx 1.0 metre high) to the foot of each batter to assist stabilisation establishment of plant stock, and prevent erosion and scouring.

Assessment:

Not implemented to date. A timber sleeper wall has been installed on the second batter, but is not consistent with the aims of the Master Plan.

Recommendation:

Install timber retaining wall to reduce the grade of batters and improve establishment conditions for planting. The timber sleeper wall on the second tier is to match the proposed retaining wall.

6.3.3 Steps

2001 Master Plan recommendation: Timber steps at regular intervals to permit movement between terraces. Handrails are to be placed on both sides of steps. Timber post and wire fencing above the retaining wall to be approximately 1.0 metre high.

Assessment:

Partially implemented. Stairs to north of the club rooms have been improved. Timber railing fence has been implemented. A proposed third set of stairs between the car park terraces has not been implemented.

Recommendation:

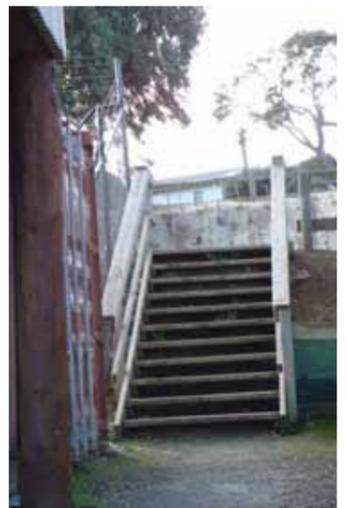
Construct a third set of stairs to permit easier pedestrian movement between the car park terraces.



Existing timber sleeper wall



Stairs to the south of club rooms. Evidence of revegetation in the foreground



Stairs to the north of clubrooms

6.3.4 Revegetation of Batters

2001 Master Plan recommendation:

Revegetation - batters are to be planted with low shrubs and ground covers to allow views to the oval.

Assessment:

Implemented. Revegetation as recommended within the Master Plan has been implemented, but with a limited success rate. Approximately 5-10 per cent of planting has successfully established. Evidence can be seen where batters have been revegetated - jute matting and stakes present on the steep batter behind the clubhouse. Several larger shrubs, scattered across the second batter, have established, but may be obstructing views.

Actions to revegetate batters are to include:

- review plant species list to ensure appropriateness to site conditions
- select low growing indigenous species to allow views to the oval
- remove shrubs obstructing views and replace with low growing species
- review soil profile and suggest amelioration strategies;
- review soil stabilisation methods and provide recommendations, and
- ensure a minimum establishment period of 12 months to be undertaken by the contractor, with inspection of plantings every three months by the Surf Coast Shire.

Recommendation:

Undertake a revegetation program.

6.3.5 Drainage

2001 Master Plan recommendation:

Drainage improvements to the area nearest the football club rooms to clear surface run-off.

Assessment:

Partially implemented. Existing drainage currently does not meet demand. Pits located on the oval perimeter do not have exit pipes, resulting in overland stormwater flow.

Recommendation:

Undertake site-wide, integrated detailed drainage design and subsequently implement to remediate drainage issues.



Terraces car park. A limited number of large shrubs have established on the second bank and obstruct oval views.



Jute matting and stakes remain from revegetation works behind the club rooms.

6.4 Entrances, Access and Circulation

The 2001 report indicated that the entrances to the SCRR were poorly defined, with the main entrance giving no sense of arrival or public awareness. There were concerns about pedestrian circulation and conflicts with vehicles, as well as uncontrolled access to Spring Creek through a network of informal paths causing fragmentation of vegetation. Each of these issues had recommended works in the 2001 report which have been reviewed below.

Key public consultation responses include improve connectivity and link to destinations other path networks address localised drainage issues on paths resolve drainage issues to access roads seal car park near tennis courts install concrete path to reserve entry off the roundabout, and provide pedestrian access to Danawa community gardens.

6.4.1 Sealed Surfacing

2001 Master Plan recommendation:

All roads and paths within the reserve are to be asphalt paved. The implementation of an all weather road and pavement system proposes to improve wheelchair and able person circulation throughout the reserve, and reduce maintenance costs.

Assessment:

Partially implemented. The main access road, secondary access road, oval perimeter road and terraced car park are fully sealed. The netball court car park, tennis court (refer to section 6.9) car park, and scout hall access road and car park are currently gravel surfaces.

As a consequence of the steep grade and poor existing natural drainage on the access road and surrounding banks at the scout hall car park, significant erosion has occurred within the carpark and down the banks, causing flooding to the north east corner of the scout hall.

Drainage issues also occur at the netball court carpark and pedestrian path between the netball courts and the Great Ocean Road.

Recommendation:

- Undertake works to seal road/parking area at the same time as implementation of specific drainage solutions determined on a site-wide basis.
- Implement drainage provisions to manage stormwater

issues for the netball court car park with gravel surfacing.

- Upgrade the path between the netball courts and Aurora Avenue consistent with the Spring Creek Linear Reserve Master Plan (2012).
- Provide structured sealed car parking to the scout hall.

6.4.2 Entry Signage

2001 Master Plan recommendation:

The main entrance off Surf Coast Highway will be accentuated through the implementation of signage located close to Surf Coast Highway. The sign will be constructed of coloured pre-cast concrete with feature timber panels in keeping with the maritime and natural character of the area.

Assessment:

Not implemented.

Recommendation:

Implement entry signage. The sign is to be prominent, easily seen by passing traffic on Surf Coast Highway and consistent with the 2001 Master Plan recommendations.

6.4.3 Trees to Entry

2001 Master Plan recommendation:

The main entry will be further enhanced with an avenue of Red Flowering Gums (*Eucalyptus ficifolia*) to contrast with the backdrop of indigenous vegetation.

Assessment:

Not implemented. A variety of native trees currently exists along the entry road.

Recommendation:

- Plant a formal row of indigenous, large trees the length of the eastern side of the entry road.
- Retain the large trees to the Danawa gardens edge. Plant species consistent with the entry row when trees need to be replaced. This is likely to be in several years.



Erosion on bank to the north eastern scout hall corner



Access road and terraced car park, fully sealed



Erosion on the scout hall access road



Gravel (porous) netball car park surfacing

6.4.4 Access Path

2001 Master Plan recommendation:

Pedestrian connectivity between Aurora Crescent and the Great Ocean Road will be provided through the riparian zone with timber post and wire fencing flanking both sides of the path. Access to the creek will be restricted. The entry opposite Price Street and from Aurora Crescent will be retained and be used as alternative access points.

Assessment:

Partially implemented. A granitic gravel path has been implemented. Timber post and wire fences along either side have not been implemented.

A sealed path will deal with drainage issues.

The detailing of the path is to complement the natural Spring Creek environment and maintain an informal aesthetic, as raised in public consultation.

Plant species are to be consistent with the Spring Creek Linear Reserve Master Plan (2012) recommendations.

Recommendation:

- Install a new 2-2.2m sealed shared path consistent with the Spring Creek Linear Reserve Master Plan (2012) recommendations.
- Implement barrier planting (as part of revegetation) instead of post and wire fencing to Spring Creek riparian zone.

6.4.5 Controlled Access

2001 Master Plan recommendation:

Controlled access (or 'lock out') was raised by the SCS and is not a recommendation of the Master Plan.

The issue was not raised during consultation with user groups.

Assessment:

The recreation reserve is a public asset and therefore access should be allowed at all times. Controlled access, whereby patrons attending football events are ticketed, is possible for vehicular traffic at key entry points during football events. However, pedestrian traffic is to be allowed to pass through and use the reserve at all times. The community should not be excluded using fencing.

Recommendation:

Vehicular traffic is to be controlled, while pedestrian traffic is to be allowed unrestricted access at all times.



Entry to Spring Creek Recreation Reserve off the Surf Coast Highway



Pedestrian access from Aurora Crescent

6.5 Spring Creek and Site Drainage

The 2001 Master Plan report identified the Spring Creek corridor, as part of the riparian corridor which links habitat between coastal and inland areas of Torquay.

Public and user group consultation identified a number of drainage issues across the site. It also identified the need for a kayak launch.

The following outlines an assessment of the status of the 2001 Master Plan related to the Spring Creek interface and defines recommendations for new works.

6.5.1 Water Treatment

2001 Master Plan recommendation:

The Master Plan proposes the creation of a wetland system to treat stormwater and enhance habitat quality within the riparian zone of Spring Creek. Existing stormwater pipes within the reserve will be modified and/or redirected to sediment ponds for sediment collection. Litter traps will be placed further up stream of the wetland inlet to capture litter, and rocks placed at inlet locations and along batters to dissipate water flow movements.

Assessment:

Not implemented.

Stormwater runoff from the Spring Creek Reserve, and further upstream from the Surf Coast Highway and surrounding urban areas carry significant sediment and pollutant loads that are currently discharged untreated into Spring Creek.

The proposed sediment basin and wetland system would potentially provide the required treatment for this stormwater where it can be intercepted and directed.

There is a specific issue at the scout hall. Stormwater runoff draining to the scout hall generally carries a significant sediment load which at present is deposited at the scout hall. From the scout hall, the stormwater appears to find its own path towards Spring Creek. Drainage issues could be alleviated by installing appropriately-sized channel drains to collect the stormwater runoff and convey it in a more controlled manner. Options could include sediment and pollutant control measures, including rain gardens distributed along the flow path to collect and hold the sediment loads before they reach the scout hall.

An existing stormwater pipe drain runs through the reserve, which drains part of the urban development to the east. This drain could provide a potential opportunity for harvesting stormwater to irrigate the sports oval. Ideally, this stormwater would be collected at the outlet of the proposed wetland, which should provide most of the required water treatment before being stored in a suitably-sized storage basin.

The area between the entry access road and the tennis courts is a low lying area with poor drainage and regularly floods. This area forms part of the Danawa community garden. As part of the existing Master Plan, a stormwater pipe drain is proposed that should provide drainage to this area.

*Refer to section 6.4.1 for specific drainage issues around the scout hall, and section 6.8.2 for specific drainage issues around the tennis courts.

Recommendation:

- Install appropriately-sized channel drains around the scout hall.
- Implement water sensitive urban design treatment mechanisms distributed along the flow path to collect and treat water prior to it reaching the scout hall.
- Harvest stormwater from the existing stormwater pipe drain that runs through the reserve to irrigate the sports oval.
- Install the stormwater pipe drain as proposed in the 2001 Master Plan to provide drainage to the Danawa gardens area.
- Implement rain gardens to treat stormwater draining to the Danawa gardens and connect to the proposed pipe drainage.

6.5.2 Riparian Revegetation

2001 Master Plan recommendation:

Revegetation of the riparian zone is recommended to strengthen the wildlife corridor from coastal to inland areas of Torquay. Planting works are recommended following an intensive program of weed control and removal.

Assessment:

Implemented and ongoing.

Recommendation:

Continue to undertake revegetation works and weed management in line with the recommendations of the Spring Creek Linear Reserve Master Plan (2012).

6.5.3 Pedestrian Path

2001 Master Plan recommendation:

The riparian zone will contain a pedestrian path providing opportunity for a connection devoid of vehicles between Aurora Crescent and the Great Ocean Road. Timber posts and wire fence flanking both sides of the path are to be installed.

Assessment:

Partially implemented. Refer to section 6.5.4.

Fence has not been implemented.

A granitic gravel path has been implemented.

Path proposals are to be in accordance with the recommendations of the Spring Creek Linear Reserve Master Plan (2012).

Recommendation:

- Implement an 'experiential' (unsealed) path through the riparian zone to allow access yet retain environmental values.
- Install a sealed shared 2-2.2m width path linking Aurora Crescent to the Surf Coast Highway along the existing gravel path alignment. (This location is appropriate for a more natural looking material, such as coloured bitumen rather than plain concrete.)
- Implement barrier planting (as part of revegetation) instead of post and wire fencing to Spring Creek riparian zone.
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6.5.4 Creek Access

2001 Master Plan recommendation:

Access to the creek will be restricted via designated paths and openings to timber jetties. Timber jetties will provide spots for recreational fishing and other passive recreational pursuits.

Assessment:

Implemented.

Erosion to creek margins has occurred due to informal access routes to the creek.

Public consultation identified the need for a kayak launch. This would be possible from an existing jetty, with existing parking and access from the netball courts car park.

Recommendation:

- Manage creek access via implementation access pathways to jetties, and in accordance with the Spring Creek Linear Reserve Master Plan (2012).
- Install a kayak launch facility from the existing southern fishing jetty.



Revegetation in existing riparian corridor, Spring Creek



Northern timber jetty.

6.6 Vegetation

The 2001 Master Plan identified that sparse vegetation does not contribute to creation of a sense of enclosure within/around activity spaces. It was also identified that this low density of planting allows the site to be exposed to prevailing winds.

Various plantings have been undertaken but extensive plantings are still required. This was an important theme from public consultation.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.6.1 Indigenous Planting

2001 Master Plan recommendation: Additional indigenous plantings are proposed to enhance the natural qualities of the reserve. Plantings will be used to enclose and buffer adjoining activity precincts, and assist in reducing the scale of the reserve.

Assessment:

Partially implemented.

Key additional planting is to include:

- Screen planting to the Barwon Water pump station.
- Trees directly east of the scout hall for shade, shelter and scale.
- Trees directly south of the scout hall to complement the existing Bellarine Yellow Gums to the west.
- Planting to reinforce the Spring Creek riparian zone and to delineate the space where the proposed sediment ponds will no longer be built, to the south-west corner.

Recommendation:

- The proposed riparian planting is to be in line with the recommendations of the Spring Creek Linear Reserve Master Plan (2012).
- Undertake revegetation to offer shade and shelter, screening, reinforce site character and riparian edges of Spring Creek Linear Reserve.

6.6.2 Screening

2001 Master Plan recommendation: The screening of timber paling fences and the provision of windbreaks around the tennis courts will comprise plant mixes of predominantly trees and taller shrubs. Around circulatory routes where sight lines are critical, low level shrubs and groundcovers and tall high canopy trees will take precedence for safety reasons.

Assessment:

Partially implemented.

A timber paling fence was constructed 6-7 years ago and exists between the tennis courts and the tennis club rooms.

Recommendation: Implement new planting to the south of the tennis club rooms and to screen views to the Barwon Water pump station.

6.6.3 Yellow Gums

2001 Master Plan response:

Remnant stands of Yellow Gums will be fenced off to encourage regeneration and reduce root zone compaction caused by car parking and uncontrolled access. The root zone will be protected with deep layer shredded timber mulch.

Assessment:

Partially implemented.

A low timber fence restricts cars from parking around the Yellow Gums at the netball car park but allows pedestrian access.

This area is noted on the 2001 Master Plan to “become an exclusion zone for reserve users”. However, this may not be a reasonable recommendation given that it is a public place and important to scout hall users.

Recommendation:

- Extend fence adjacent to roadsides to prevent vehicle access.
- Maintain the area as mown grass and monitor tree health.
- Formalise pedestrian access to reduce informal access.



Enclosed space at the tennis clubrooms.



Remnant Yellow Gums protected from vehicles by a low timber fence and bollards.

6.7 Public Toilet, Spectator Shelters and Buildings

The buildings on site identified in the 2001 report included the freestanding toilet block, the 1970-80's constructed football/cricket clubrooms, the spectator shelter, tennis club, scout hall, netball club rooms and the pump station.

A general theme from community and user group consultation is that upgrade of existing facilities is required and an additional public toilet facility is desirable.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.7.1 Toilets

2001 Master Plan recommendation:

New toilets are proposed following the demolition of the existing toilet block.

Assessment:

Not implemented. Feedback from the community strongly defined preferences for two separate toilet facilities. This included either demolishing and rebuilding in a more suitable location or retaining and refurbishing the existing toilet block, along with installing a new facility located in the vicinity of the tennis courts.

Recommendation:

The existing toilet block near the scout hall is to be upgraded. A new toilet block at the southern end of the reserve is to be constructed to service users of the southern end of the reserve, including Danawa Community Garden.

6.7.2 New Shelter

2001 Master Plan recommendation:

The construction of a new shelter adjacent to the football club rooms, which will replace the existing dilapidated shelter.

Assessment:

Implemented. Bollards, terraced seating and asphalt paving to the vehicle access along the front of the spectator shelter and club rooms have also been implemented. Comment from user groups is that the existing provisions for shelter are appropriate for current use.

Recommendation:

No action required.

6.7.3 Scout Hall

2001 Master Plan recommendation:

There were no recommendations regarding the Scout Hall and surrounds in the 2001 Master Plan.

Assessment:

The Torquay scout group have indicated a number of issues they would like addressed in relation to the current facilities.

These included:

- Improved external lighting.
- Correction of drainage issues.
- Vehicle access to storage.
- A new pedestrian entry and;
- Possible building extension

Recommendation:

Further discussion should take place between the Torquay scout group and Coordinator Recreation and Cultural Services.



Existing toilet block not yet demolished



Implementation of bollards near spectator shelter



Recently implemented spectator shelter

6.8 Tennis Courts

In 2001, it was noted there was a need for additional tennis courts due to the expansion of the tennis club. It was also recommended that formal car parking be provided and additional vegetation was required as a wind break.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.8.1 New Tennis Courts

2001 Master Plan recommendation:

New courts to be constructed of synthetic grass to provide diversity in playing surfaces to members and general public.

Assessment:

Not implemented. 'Modgrass' to be installed to courts 5 and 6 over the coming months.

The proposed tennis court area is currently a gravel car park.

New tennis courts may be constructed in future on a needs basis. Additional tennis courts would be subject to external grant and club contributions with some support provided by the SCS.

Recommendation:

- New tennis courts to be implemented on an 'as needed' basis consistent with the 2001 Master Plan.
- Windbreak planting to be implemented consistent with the 2001 Master Plan.

6.8.2 Tennis Court Car Park

2001 Master Plan recommendation:

Other improvements to the tennis courts include the construction of a car park, which is lacking in this area of the reserve. The car park will cater for 40 spaces and be supplemented with plantings to reduce its visual impact.

Assessment:

Not implemented. Current car park is gravel surface.

Recommendation:

Construct a new sealed car park in the location proposed by the 2001 Master Plan, with allowance for construction of the additional tennis courts in future and ensures continued vehicular access to Danawa Community Garden.

6.8.3 PVC Coated Wire Fences

2001 Master Plan recommendation:

All galvanised chain wire fences should be replaced with black PVC coated wire fences in the long-term.

Assessment:

Not implemented.

Recommendation:

Replace the fences with black PVC coated wire mesh fencing when the design life of the existing fences expires.



Proposed new tennis courts to be located in existing informal car park. Drainage issues within car park to be resolved



Location of proposed tennis club car park



Gravel access to tennis courts



Drainage issues at north western corner of tennis courts

6.9 Cricket Net Enclosure

Prior to the 2001 Master Plan, the cricket nets had been recently relocated and the Master Plan proposed to retain the cricket nets in the current location.

User group consultation found that removal of the shipping containers is desirable once an alternative solution is determined. Suggestions included a shared facility for the cricket football user groups.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.9.1 Cricket Nets

2001 Master Plan recommendation:

Improvements to the cricket nets could include the replacement of the existing chain wire fence. All galvanised chain wire fences should be replaced with black PVC coated wire fences in the long-term.

Assessment:

Implemented. Black PVC coated wire fence has been installed between and to the rear of each cricket pitch. Chain wire fence still remains around the enclosure.

Two shipping containers have been placed adjacent to the cricket enclosure. A more aesthetically pleasing and functional solution needs to be agreed with users and pursued to enable the unsightly shipping containers to be removed.

Recommendation:

- Complete installation of the black PVC coated wire fencing currently scheduled to be completed by the end of the 2011/2012 financial year.
- Remove shipping containers currently required by clubs. Further investigation is to be undertaken, as per outcomes of consultation.



Existing cricket net enclosure



Shipping containers



Black PVC coated wire fence between cricket pitches

6.10 Oval and Club Amenities

The full size football oval for club sports and events was identified as being adequate in the 2001 report.

User group and community consultation highlighted issues with drainage on/surrounding the oval generally and the desire for a cycle circuit.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.10.1 Kerb and Channel to Oval Edge

2001 Master Plan recommendation:

The plan recommends that the edge of the oval could be better defined with the continuation of the existing kerb and channel along the western flank.

Assessment:

Not implemented.

Works are to include a spoon drain to direct stormwater away from the edges of the oval towards rain gardens.

Recommendation:

Install drainage to manage waterlogging at the edge of the oval.

6.10.2 Interchange Coach Boxes

2001 Master Plan recommendation:

The relocation and repair of interchange/coach boxes and scoreboard is proposed. This could include the replacement of damaged external cladding where required, supplemented with a fresh coat of paint in club colours.

Assessment:

Implemented.

Recommendation:

New electronic scoreboard installed. Coach boxes relocated and repaired.

No further action required.

6.10.3 Cycle Circuit Facility

2001 Master Plan recommendation:

The cycle circuit facility was raised during consultation and is not a recommendation of the Master Plan.

Assessment:

Feedback from consultation requested additional cycle facilities by utilising the bitumen around the reserve as a cycle track. It was suggested that these works could be part of the clubhouse renovations.

Recommendation:

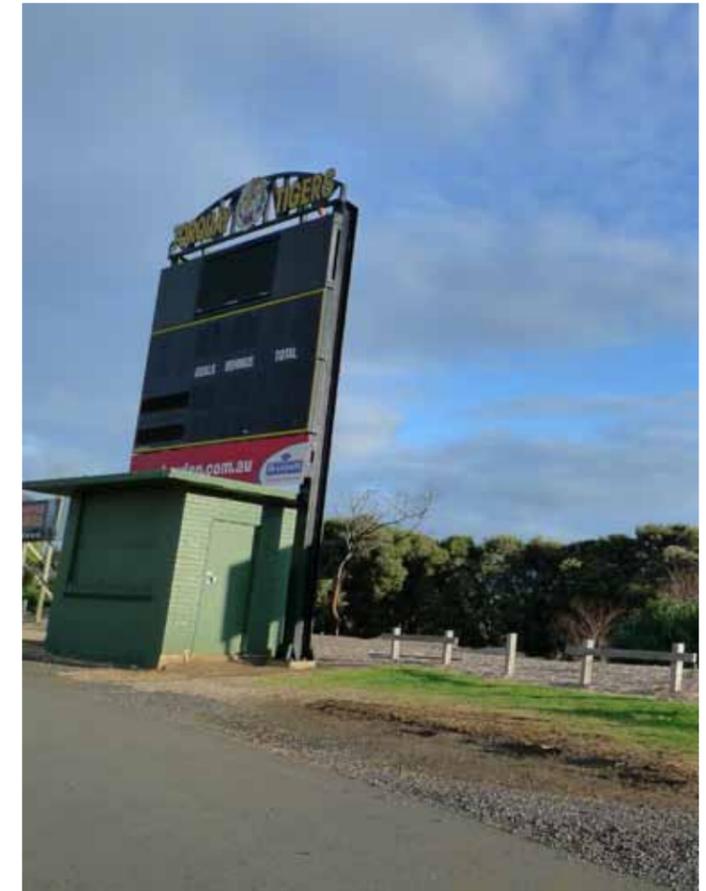
A cycle circuit is not recommended in this location due to conflict of use, current levels of use and issues surrounding safety (bike vs car and pedestrians).



Western edge of the oval, current swale/table drain along road edge



Repaired coach boxes



New electronic scoreboard

6.11 Netball Court and Fire Brigade Running Track

The 2001 Master Plan retained the location of the existing netball courts and clubhouse.

User group consultation determined that current facilities are not suitable for CFA training purposes and a number of outstanding issues exist for the netball club facilities.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations for new works.

6.11.1 Running Track

2001 Master Plan recommendation:

The fire brigade running track will be extended. The track will be constructed of asphalt and also act as a car park for netball club purposes.

Assessment:

Area no longer available due to upgrade of the netball courts and installation of the synthetic surface

The car park is constructed from granitic gravel which is not complementary to the training needs of the CFA.

Recommendation:

Relocate running track to the new Council office site in Torquay North or another site as agreed in consultation with the CFA.

6.11.2 Fire Hydrant

2001 Master Plan recommendation:

Extension of the running track is to incorporate a fire hydrant for training purposes. The inclusion of a fire hydrant is also seen as favorable in terms of fire management and control within the reserve. A fire management plan will need to be prepared in light of proposed vegetation works within the reserve and proximity to adjoining residential properties.

Assessment:

No longer possible due to installation of the netball courts.

Current facilities are not appropriate for CFA training purposes (i.e. gravel surfacing, water extraction from creek, running track shortened due to netball courts).

A fire management plan for the area immediately to the west of the recreation reserve was prepared in 2000 and revised in 2003 and 2010 (Spring Creek Reserve Fire Management Plan, SCS, 2010).

Recommendation:

Relocate fire hydrant and running track facilities to the new Council office site in Torquay North or another site as agreed in consultation with the CFA.

Review fire management plan on an annual basis.

6.11.3 Netball Club Facilities

2001 Master Plan Recommendation:

Significant works have been undertaken to upgrade the netball courts in the past 12 months, as per Master Plan recommendations.

Assessment:

Shelters are needed courtside (these have now been installed).

Recommendation:

- Implement shelters courtside in consultation with the netball club.
- Investigate the feasibility of upgrading the clubrooms to a facility that is fit for purpose in consultation with the club.



Netball club rooms

6.12 Furniture, Playground, Picnic Facilities

The 2001 report identified the only furniture around the reserve area to be litter bins, with a limited number of seats (if any) and no picnic tables or drink fountains.

Public and user group consultation determined that installation of the play facility, as per the 2001 Master Plan recommendations is desirable.

The following outlines an assessment of the status of the 2001 Master Plan and defines recommendations, for new works.

6.12.1 Site Furniture

2001 Master Plan recommendation:

A consistent design of furniture should be implemented throughout the reserve. This should include seating, picnic tables, litter bins, bollards/vehicle barriers and drink fountains. The implementation program should also include a gradual phase out of existing furniture and should be conducted over a staged process.

Assessment:

Partially implemented. The only furniture implemented are the bollards referenced in 6.7.2.

The picnic area has not been implemented. The playground and picnic area is to be redesigned as one linked unified space relating to the scout hall with provision of shade and shelter, and pedestrian scale. Picnic area is to be moved south within this zone to a less exposed and more accessible location.

Recommendation:

- Install picnic area as per 2001 Master Plan recommendation.
- Two bench seats are to be installed on the access path between the Surf Coast Highway and Aurora Crescent.

6.12.2 Playground Facility

2001 Master Plan recommendation:

The playground is to cater for all age groups and consist of slides, climbing apparatus and structures, crazy horses and other educational items. Future design of the playground must be in accordance with Australian Standards and be based upon coastal or natural themes local to the site.

Assessment:

Not implemented.

A playground at this site was not identified during the assessment or consultation process in developing Council's Playground Strategy. Subsequently, the Playground Strategy adopted by Surf Coast Shire Council in April 2011 does not recommend a playground at the Spring Creek Recreation Reserve.

However, during community engagement on the draft master plan review considerable feedback was received supporting the need for a playground. It is now recommended that the playground be installed.

Recommendation:

- Install a local small playground in the vicinity of the scout hall, with location to be finalised after discussion with stakeholders and scout hall users.
- Update the SCS Playground Strategy to include this recommendation.

6.12.3 Danawa Community Garden

2001 Master Plan recommendation:

This garden had not been established when the previous master plan undertaken.

Assessment:

This is a new facility established by community members. Danawa Community Garden have made a submission that includes the need for;

- Potable water supply.
- Electrical connection including lighting; and
- Vehicular access to the site via the entry road or the proposed sealed car park.

Recommendation:

Further discussion should take place between the Danawa Community Garden and Coordinator Recreation and Cultural Services.



Proposed location of picnic area (right)

7.0 Summary of Recommendations

The following table provides a snapshot of the review report by providing a summary of the 2001 recommendations and their status, and a summary of 2012 recommendations and priority for implementation.

Recommendations have been prioritised over a 10 year time frame as follows:

- High - within the next 2 years. Feedback from community and user group consultation identified the issue as high priority, the issue is impacting the functionality and/or use of the reserve, or the issue is a safety consideration for the SCS.
- Medium - 2 to 5 years. Implementation is dependent upon the success of other recommendations to be implemented in the short term, the issue is not urgent in terms of the way it affects the use or safety of within the reserve, or the item requires a thorough investigation, consultation and determination of funding mechanisms prior to implementation.
- Low - 5 to 10+ years. Actions have a low impact on current functioning safety of use within the reserve, or they are to be implemented on an 'as needs' basis.

2012 Master Plan Recommendations

Legend

-  Upgrade Path in line with Spring Creek Linear Reserve Master Plan recommendations (2012)
-  Bellarine Yellow Gums to be protected
-  Recommended planting
-  Redesign as a linked space

- Drainage to fishing jetty access path to be resolved
- Fire Brigade running track and fire hydrant to be relocated in agreement with the Country Fire Authority
- Investigate the feasibility of upgrading the clubrooms. (Courtside netball shelters have been implemented)

- Upgrade path to be consistent with Spring Creek Linear Reserve Master Plan (2012) between Aurora Crescent and the Great Ocean Road
- Protect Bellarine Yellow Gums
- Seal road and car park and formalise car parking. Allow for pedestrian access
- Redesign as a linked space with trees for shade and shelter. Install picnic area to the southern reaches
- Install a local small playground in the vicinity of the scout hall, with location to be finalised after discussion with stakeholders and scout hall users

- Drainage to netball car park to be resolved
- Upgrade existing toilet facilities
- Install a kayak launch platform to existing jetty
- Upgrade path consistent with Spring Creek Linear Reserve Master Plan (2012) between Aurora Crescent and the Great Ocean Road
- Formalise and seal tennis court car park
- Overflow grass carpark with indigenous tree planting for shade and shelter
- Distributed treatment system to be implemented site-wide as part of detailed drainage design in place of wetland
- Barrier planting consistent with Ecological Vegetation Classes for riparian zone (as per Spring Creek Linear Reserve Master Plan (2012))
- Two additional tennis courts not to be constructed until demand is established. New black PVC fence implemented when existing fence reaches end of design life.
- Screen planting to Barwon Water pump station
- New toilet facilities to be provided at southern end of reserve
- Wind protection to tennis courts to be provided through planting



- Implement buffer/screen planting between top terrace and Surf Coast Highway
- Implement a third set of steps
- All batters to car park terraces to be revegetated, soil ameliorated and retaining wall installed
- Implement drainage improvements to oval perimeter
- Remove shipping containers once an alternative solution has been reached with user groups
- Indigenous entry row of trees to be planted to east of entry road
- Indigenous entry row of trees to be planted to west of entry road (and to match species to east side) once existing vegetation within Danawa reaches end of life
- Resolve drainage and improve access/visibility to Danawa community gardens
- Install entry signage

Figure 3: Future Directions - Spring Creek Recreation Reserve

Date: 18.06.2012



| Item | 2001 Master Plan Recommendation | Status | 2012 Review Recommendations | Priority |
|-------|--|-----------------------|--|----------|
| 6.2.1 | Improve the physical and natural attributes of the reserve, and maintain the existing functional operations of the tenant clubs. | Partially implemented | <ul style="list-style-type: none"> Conduct an analysis to determine the need for the new or upgraded facilities. Consult with the community and user groups. Determine funding mechanisms for implementation. | High |
| 6.3.1 | Eliminate one elevated terrace. | X | Plant buffer screen planting between the top terrace and the Surf Coast Highway. | Medium |
| 6.3.2 | Introduce retaining walls to the foot of each batter. | X | Install timber retaining wall. | High |
| 6.3.3 | Timber steps with handrails at regular intervals to permit movement between terraces. Fencing above the retaining wall. | Partially implemented | Construct a third set of stairs. | Medium |
| 6.3.4 | Revegetation of batters. | ✓ | Undertake a revegetation program. | High |
| 6.3.5 | Drainage improvements to the area nearest the football club rooms. | Partially implemented | Implement a site-wide detailed drainage design. | High |
| 6.4.1 | All roads and paths within the reserve are to be asphalt paved. | Partially implemented | <ul style="list-style-type: none"> Sealed car parking to scout hall. Upgrade path between Aurora Crescent and the Surf Coast Highway. Implement drainage provisions site-wide to manage stormwater. | Medium |
| 6.4.2 | Signage to the main entrance off Surf Coast Highway. | X | Implement entry signage. | Medium |
| 6.4.3 | Avenue of trees to the main entry. | X | A formal row of indigenous trees to be planted to east side of the road. | High |
| 6.4.4 | Pedestrian connectivity between Aurora Crescent and the Great Ocean Road will be provided through the riparian zone. Access to the creek will be restricted. | X | <ul style="list-style-type: none"> Install a new 2-2.2m sealed shared path consistent with the Spring Creek Linear Reserve Master Plan (2012) recommendations. Implement barrier planting (as part of revegetation) instead of post and wire fencing to Spring Creek riparian zone. | Low |
| 6.4.5 | Controlled access (or 'lock out') | X | Vehicular traffic is to be controlled, while pedestrian traffic is to be allowed unrestricted access at all times. | Low |
| 6.5.1 | Creation of a storm water wetland system to treat run-off. | X | <ul style="list-style-type: none"> Install appropriately sized channel drains. Harvest stormwater from the existing stormwater pipe drain. Install the stormwater pipe as per the 2001 recommendations. | High |
| 6.5.2 | Revegetation of the riparian zone. | ✓ | Continue to undertake revegetation works. | Ongoing |
| 6.5.3 | Install a pedestrian path between the Great Ocean Road and Aurora Crescent riparian zone with fencing to both sides. | Partially implemented | <ul style="list-style-type: none"> Implement an 'experiential' (unsealed) path through the riparian zone. Install a sealed shared 2-2.2m width path along the existing gravel path alignment. Implement barrier planting (as part of revegetation) instead of post and wire fencing. Consideration should be given to alternative materials to the currently approved SCS palette. | High |

X - Not implemented

✓ - Implemented

| Item | 2001 Master Plan Recommendation | Status | 2012 Review Recommendations | Priority |
|--------|--|-----------|--|--------------|
| 6.5.4 | Access to the creek will be restricted via designated paths and openings to timber jetties. | ✓ | <ul style="list-style-type: none"> Manage creek access via implementation access pathways to jetties. Install a kayak launch facility from the existing southern fishing jetty. | Medium |
| 6.6.1 | Indigenous plantings to enhance the natural qualities of the reserve. | Partially | Undertake planting to provide shade, shelter, screening, reinforce site character and to the riparian edges of Spring Creek Linear Reserve. | Medium |
| 6.6.2 | The screening of timber paling fences and the provision of windbreaks around the tennis courts. | Partially | Implement vegetation south of the tennis courts and to screen the Barwon Water pump station. | High |
| 6.6.3 | Remnant stands of Yellow Gums will be fenced off and root zone protected. | Partially | <ul style="list-style-type: none"> Maintain the area as mown grass and monitor tree health. Extend fences adjacent to roadsides. Formalise pedestrian access. | Medium |
| 6.7.1 | New toilets. | X | The existing toilet block near the scout hall is to be upgraded. A new toilet block near the tennis court is to be constructed. | Medium - Low |
| 6.7.2 | Construct a new shelter adjacent to the football clubrooms. | ✓ | Existing provisions are appropriate for current use. | n/a |
| 6.7.3 | There were no recommendations regarding the scout Scout Hall. | X | Further discussion should take place between the Torquay scout group and Coordinator Recreation and Cultural Services. | Low |
| 6.8.1 | Construct two new courts. | X | <ul style="list-style-type: none"> Construction of new tennis courts to be on an as needs basis. Windbreak planting to be implemented. | Low |
| 6.8.2 | Construct a car park at the tennis courts. | X | Construct the car park. | Low |
| 6.8.3 | All galvanised chain wire fences should be replaced with black PVC coated wire fences in the long-term. | X | Replace when existing fences reach end of life, or when tennis court is built, whichever comes first. | Medium |
| 6.9.1 | Replace galvanised chain wire fences with black PVC coated wire fences. | ✓ | <ul style="list-style-type: none"> Replace when the design life of the existing fence expires. Remove shipping containers. | Medium |
| 6.10.1 | Install kerb and channel along the western flank of the oval. | X | Install drainage provisions to manage the issues at the oval edge. | Medium |
| 6.10.2 | Relocation and repair of interchange/coaches boxes and the scoreboard. | ✓ | No further action required. | n/a |
| 6.10.3 | Install a cycle circuit facility. | X | Not recommended due to level of use, conflict of use and safety concerns. | Medium |
| 6.11.1 | Extend the fire brigade running track. | X | Running track to be relocated to new Council offices or other suitable location. | Medium |
| 6.11.2 | Extension of the running track is to incorporate a fire hydrant. | ✓ | Fire hydrant to be relocated with running track to new Council offices or other suitable location. | Medium |
| 6.11.3 | Upgrade netball club facilities. | X | <ul style="list-style-type: none"> Implement shelters. Investigate the feasibility of upgrading the clubrooms. | Medium |
| 6.12.1 | A consistent design of furniture should be implemented throughout the reserve. | Partially | <ul style="list-style-type: none"> Install picnic area. Install two benches along the path between Aurora Crescent and the Surf Coast Highway. | Medium |
| 6.12.2 | Playground facility. | X | <ul style="list-style-type: none"> Install a local small playground in the vicinity of the scout hall, with location to be finalised after discussion with stakeholders and scout hall users. Update the SCS Playground Strategy to include this recommendation. | Medium |
| 6.12.3 | Danawa Community Garden. This garden had not been established when the previous master plan undertaken. There were no recommendations. | X | Further discussion should take place between the Danawa Community Garden and Coordinator Recreation and Cultural Services. | Low |

X - Not implemented

✓ - Implemented

Consultation Responses

Community Consultation

Community consultation followed the development of the 4 draft master plans and was undertaken in accordance with Council's Community Engagement Strategy.

Initial stakeholder engagement was undertaken, including with members of the Project Steering Group and Project Reference Group, as well as members of key interest groups, including the Friends of Jan Juc Creek, Torquay Landcare and the Surf Coast Action Group. Also, key stakeholders were contacted and listening posts were established to capture stakeholder and community feedback.

The draft plans were put out for public comment for an eight week period. This began on 4 March and closed on 31 April. The following is a summary of the techniques used.

- Display placed in the council building. This went up in time for the public open day of Saturday 4 February. It included large posters of the four plans. Copies of the documents were also available for perusal. An A3 brochure on each site was also available for people to take away with them. These had information on how to provide feedback or make contact with council. The middle of the folded A3 sheet included the landscape plans and the executive summary was featured on the back.
- The draft master plans of all four sites were placed on the council's website. This included the full documents, the brochures and the posters.
- Public notices were placed in the local newspapers.
- The draft plans and request for feedback was mentioned in the Mayor's newspaper column
- Posters were placed on site. These were put up in prominent positions, with three each for the creeks and one each for the recreation reserves. The posters included the plans, plus key points. They gave details on how to give feedback and also advertised the Listening Posts.
- A major mail out was done. This included sending an A3 brochure to around 1800 Jan Juc and Torquay householders living within about 500 metres of the creeks. Brochures were also sent out to key stakeholders. The mail out was timed to maximise interest in the Listening Posts.

- Listening Posts were held on Sat 3 March at the pavilion at Bob Pettitt reserve in the morning and Spring Creek reserve in the afternoon. People attended at both of these sessions to give feedback and also to ask questions.
- Reminders to submit feedback went via email or phone message to key stakeholders two weeks before close date.
- It should be noted that all forms of providing feedback were received. The majority came as emails, however, phone submissions, written and in person submissions were also received.

A summary of the community feedback was provided to the Project Steering Group who provided further input and made recommendations on changes to be made to the documents. The Project Reference Group also discussed the feedback and the response of the Project Steering Group and made their own recommendations. These recommendations were then presented to the SCS council who approved the changes to be made.

Community Engagement Feedback

Results of community engagement

The Summary of results of the community engagement are listed in the following table as collated by SCS.

General notes

- Total number of submissions 105
- People who made multiple submissions have their comment listed once.
- People who have multiple signatures on their submission have each signatory counted.
- Organisations are listed as they represent more than one individual.
- Members of the Project Steering Group who made submissions are noted with PSG by their name.
- Issues that are management are listed, but will be directed to the relevant part of Surf Coast Shire

| Issue / Community engagement feedback | Number (incl org'n) |
|--|--|
| Playground | |
| Support | 41 Torquay Football, Netball and Cricket clubs; (Torquay Scouts) |
| Put under Bellarine Yellow Gums (1) | |
| With picnic tables (2) | |
| With exercise stations (1) | |
| Scout Hall | |
| Extend building south end | 1 (Torquay Scouts) |
| New doors east side | |
| Better external lighting | |
| Fix drainage NE corner | |
| Vehicle access to existing storage area from car park | |
| Integrate scout hall into the reserve | |
| Car Parking | |
| Support additional car parking near scouts (1) | 1 (Torquay Scouts) |
| Leave car parking as is but address stormwater | 1 Torquay Football, Netball and Cricket clubs |
| Facilities | |
| Storage shed and general shelter with at least a urinal at practice nets (1) | 2 Torquay Football, Netball and Cricket clubs (Tony Smales PSG) |
| Upgrade of netball change rooms is overdue | 1 Torquay Football, Netball and Cricket clubs |
| Two storey coach boxes | 1 Torquay Football, Netball and Cricket clubs |
| Toilets near scouts | |
| Support upgrade (2) Better lighting (1) | 2 (Torquay Scouts) Torquay Football, Netball and Cricket clubs |
| Toilets at southern end | |
| Support. Suggest in proposed southern car park. Could combine ticket booth. | 1 Danawa Community Garden Inc. |
| Danawa Community Garden | |
| Power and lighting needed to shelter | 1 Danawa Community Garden Inc. |
| Other | |
| Make dog off leash area | 1 |
| Fix drainage | 1 Torquay Football, Netball and Cricket clubs |
| Have been locked out on Grand Final day | 1 Danawa Community Garden Inc. |
| Vehicle access to Community Garden required | 1 Danawa Community Garden Inc. |
| Support drainage improvements | 1 Danawa Community Garden Inc. |

Community Engagement Feedback cont.

Most common issues

The following is a summary of the most common issues that arose from the community engagement on the Draft Master Plans in order of frequency of mentions, followed in brackets with the recommendation of the Project Steering Group (PSG) and the Project Reference Group (PRG) Where the PRG recommendation differed from the PSG this is included in square brackets. Some of these issues are related to the Spring Creek Linear Reserve but are pertinent to the management of the Spring Creek Recreational Reserve and have been include for reference.

In addition to these issues a broad range of other issues and suggestions and input came from the community. Where appropriate these are being incorporated into the final plans and/or directed to relevant Council officers for follow up. Refer to the full Analysis of Feedback attached.

- Support a playground at Spring Creek Recreation Reserve. (PSG Support. Agree vicinity of scout hall would be preferred location.) [PRG Support. Agree vicinity of scout hall would be preferred location. However, the PRG noted that there are a number of playgrounds that would be of higher priority as per the Playground Strategy.]
- Support for new bridges at Spring Creek Linear Reserve. (PSG & PRG Support. Final location of bridge near Aurora Crescent to be determined after further investigation and taking into account existing vegetation and Barwon Water infrastructure.)
- Rubbish bins along the Spring Creek Linear Reserve track. (PSG & PRG Support. Placement to be where people congregate (eg Spring Valley Drive bike park) and to consider issue of ease of maintenance.
- Support for revegetation in Spring Creek Linear Reserve (Support. Revegetation to be in line with recommendations of the 2009 Beacon Ecological report).
- Don't seal/bitumen tracks in Spring Creek Linear Reserve. (PSG & PRG: Investigate the use of alternative materials more suited to the natural environment).
- Shade structures. [PRG supports the installation of shade structures in strategic locations in addition to the planting of shade-giving trees.]

Costings

| ITEM | Summary of 2001 Master Plan Recommendation Status | 2011 Review | Applicable in 10Year Budget | Qty | Unit | Rate | Total Amount \$ |
|-------|--|---|--------------------------------|-----|------|---------------|-----------------|
| 6.2.1 | Improve the physical and natural attributes of the reserve, and maintain the existing functional operations of the tenant clubs. | <ul style="list-style-type: none"> Conduct an analysis to determine the need for the new or upgraded facilities. Consult with the community and user groups. Determine funding mechanisms for implementation. | LOW PRIORITY N/A | - | - | - | - |
| 6.3.1 | Eliminate one elevated terrace. | Plant buffer / screen planting between the top terrace and the Surfcoast Highway | YES | 1 | Item | \$ 10,000.00 | \$ 10,000.00 |
| 6.3.2 | Introduce retaining walls to the foot of each batter. | Install timber retaining wall. | YES | 1 | Item | \$ 9,000.00 | \$ 9,000.00 |
| 6.3.3 | Timber steps with handrails at regular intervals to permit movement between terraces. Fencing above the retaining wall. | Construct a third set of stairs. | YES | 1 | Item | \$ 12,000.00 | \$ 12,000.00 |
| 6.3.4 | Revegetation of batters. | Undertake a revegetation programme. | YES | 1 | Item | \$ 7,500.00 | \$ 7,500.00 |
| 6.3.5 | Drainage improvements to the area nearest the Football club rooms. | Implement a site wide detailed drainage design. | YES | 1 | Item | \$ 20,000.00 | \$ 20,000.00 |
| 6.4.1 | All roads and paths within the reserve are to be asphalt paved. | <ul style="list-style-type: none"> Sealed car parking to Scout Hall. Upgrade path between Aurora Crescent and the Surfcoast Highway. Implement drainage provisions site wide to manage stormwater. | YES | 1 | Item | \$ 80,000.00 | \$ 80,000.00 |
| 6.4.2 | Signage to the main entrance off Surfcoast Highway. | Implement entry signage. | YES | 1 | Item | \$ 6,000.00 | \$ 6,000.00 |
| 6.4.3 | Avenue of trees to the main entry. | A formal row of indigenous trees to be planted to east side of the road. | YES | 1 | Item | \$ 7,500.00 | \$ 7,500.00 |
| 6.4.4 | Pedestrian connectivity between Aurora Crescent and the Great Ocean Road will be provided through the riparian zone. Access to the creek will be restricted. | <ul style="list-style-type: none"> Install a new 2-2.2m sealed shared path consistent with the Spring Creek Linear Reserve Master Plan (2011) recommendations. Implement barrier planting (as part of revegetation) instead of post and wire fencing to Spring Creek riparian zone. | LOW PRIORITY N/A | - | - | - | - |
| 6.4.5 | Controlled access (or 'lock out') | Vehicular traffic is to be controlled, while pedestrian traffic is to be allowed unrestricted access at all times. | LOW PRIORITY N/A | - | - | - | - |
| 6.5.1 | Creation of a storm water wetland system to treat run-off. | <ul style="list-style-type: none"> Install appropriately sized channel drains. Install the stormwater pipe as per the 2001 recommendations. | YES | 1 | Item | \$ 15,000.00 | \$ 15,000.00 |
| 6.5.2 | Revegetation of the riparian zone. | Continue to undertake revegetation works. | ONGOING MAINTENANCE COST | - | - | - | - |
| 6.5.3 | Install a pedestrian path between the Great Ocean Road and Aurora Crescent riparian zone with fencing to both sides. | <ul style="list-style-type: none"> Implement an 'experiential' (unsealed) path through the riparian zone. Install a sealed coloured bitumen shared 2-2.2m width along the existing gravel path alignment. Implement barrier planting (as part of revegetation) instead of post and wire fencing. | YES | 1 | Item | \$ 120,000.00 | \$ 120,000.00 |
| 6.5.4 | Access to the creek will be restricted via designated paths and openings to timber jetties. | <ul style="list-style-type: none"> Manage creek access via implementation access pathways to jetty's. Install a kayak launch facility from the existing southern fishing jetty. | YES | 1 | Item | \$ 18,000.00 | \$ 18,000.00 |
| 6.6.1 | Indigenous plantings to enhance the natural qualities of the reserve. | Undertake planting to provide shade, shelter, screening, reinforce site character and to the riparian edges of Spring Creek Linear Reserve. | YES | 1 | Item | \$ 12,000.00 | \$ 12,000.00 |
| 6.6.2 | The screening of timber paling fences and the provision of windbreaks around the tennis courts. | Implement vegetation south of the tennis courts and to screen the Barwon Water pump station. | YES | 1 | Item | \$ 7,500.00 | \$ 7,500.00 |
| 6.6.3 | Remnant stands of Yellow Gums will be fenced off and root zone protected. | <ul style="list-style-type: none"> Maintain the area as mown grass and monitor tree health. Extend fences adjacent to roadsides. Formalise pedestrian access. | YES | 1 | Item | \$ 10,000.00 | \$ 10,000.00 |

Costings cont.

| ITEM | Summary of 2001 Master Plan Recommendation Status | 2011 Review | Applicable in 10Year Budget | Qty | Unit | Rate | Total Amount \$ |
|--------|---|---|------------------------------|-----|------|---------------|-----------------|
| 6.7.1 | Toilets. | The existing toilet block near the Scout Hall is to be upgraded. | YES | 1 | Item | \$ 50,000.00 | \$ 50,000.00 |
| | | A new toilet block near the tennis court is to be constructed. | YES | 1 | Item | \$ 100,000.00 | \$ 100,000.00 |
| 6.7.2 | Construct a new shelter adjacent to the football clubrooms. | Existing provisions are appropriate for current use. | LOW PRIORITY N/A | - | - | - | - |
| 6.8.1 | Construct two new courts. | <ul style="list-style-type: none"> Construction of new tennis court to be on an as needs basis. Windbreak planting to be implemented. | LOW PRIORITY N/A | - | - | - | - |
| 6.8.2 | Construct a car park at the tennis courts. | Construct the car park. | LOW PRIORITY N/A | - | - | - | - |
| 6.8.3 | All galvanised chain wire fences should be replaced with black PVC coated wire fences in the long term. | Replace when existing fences reach end of life, or when tennis court is built, whichever comes first. | YES | 1 | Item | \$ 50,000.00 | \$ 50,000.00 |
| 6.9.1 | Replace galvanised chain wire fences with black PVC coated wire fences. | <ul style="list-style-type: none"> Replace when the design life of the existing fence expires. Remove shipping containers. | YES | 1 | Item | \$ 30,000.00 | \$ 30,000.00 |
| 6.10.1 | Install kerb and channel along the western flank of the oval. | Install drainage provisions to manage the issues at the oval edge. | YES | 1 | Item | \$ 15,000.00 | \$ 15,000.00 |
| 6.10.2 | Relocation and repair of interchange/coaches boxes and the scoreboard. | No further action required. | N/A | - | - | - | - |
| 6.10.3 | Install a cycle circuit facility. | Not recommended due to level of use, conflict of use and safety concerns. | N/A | - | - | - | - |
| 6.11.1 | Extend the fire brigade running track. | Running track to be relocated to new Council offices, or other suitable location. | N/A (NO COST IN THIS BUDGET) | - | - | - | - |
| 6.11.2 | Extension of the running track is to incorporate a fire hydrant. | Fire hydrant to be relocated with running track to new Council offices, or other suitable location. | YES, DECOMISSION? | 1 | Item | \$ 5,000.00 | \$ 5,000.00 |
| 6.11.3 | Upgrade netball club facilities. | <ul style="list-style-type: none"> Investigate the feasibility of upgrading the clubrooms. | YES | 1 | Item | \$ 15,000.00 | \$ 15,000.00 |
| 6.12.1 | A consistent design of furniture should be implemented throughout the reserve. | <ul style="list-style-type: none"> Install picnic area. Install two benches along the path between Aurora Crescent and the Surfcoast Highway. | YES | 1 | Item | \$ 12,000.00 | \$ 12,000.00 |
| 6.12.2 | Playground facility. | A playground in vicinity of Scout Hall | YES | 1 | Item | \$ 50,000.00 | \$ 50,000.00 |
| 6.12.3 | Danawa Community Garden | Further discussion should take place between the Danawa Community Garden and Coordinator Recreation and Cultural Services. | LOW PRIORITY N/A | - | - | - | - |
| | | | CONTINGENCY | 10% | | | \$ 56,150.00 |

TOTAL

\$ 617,650.00



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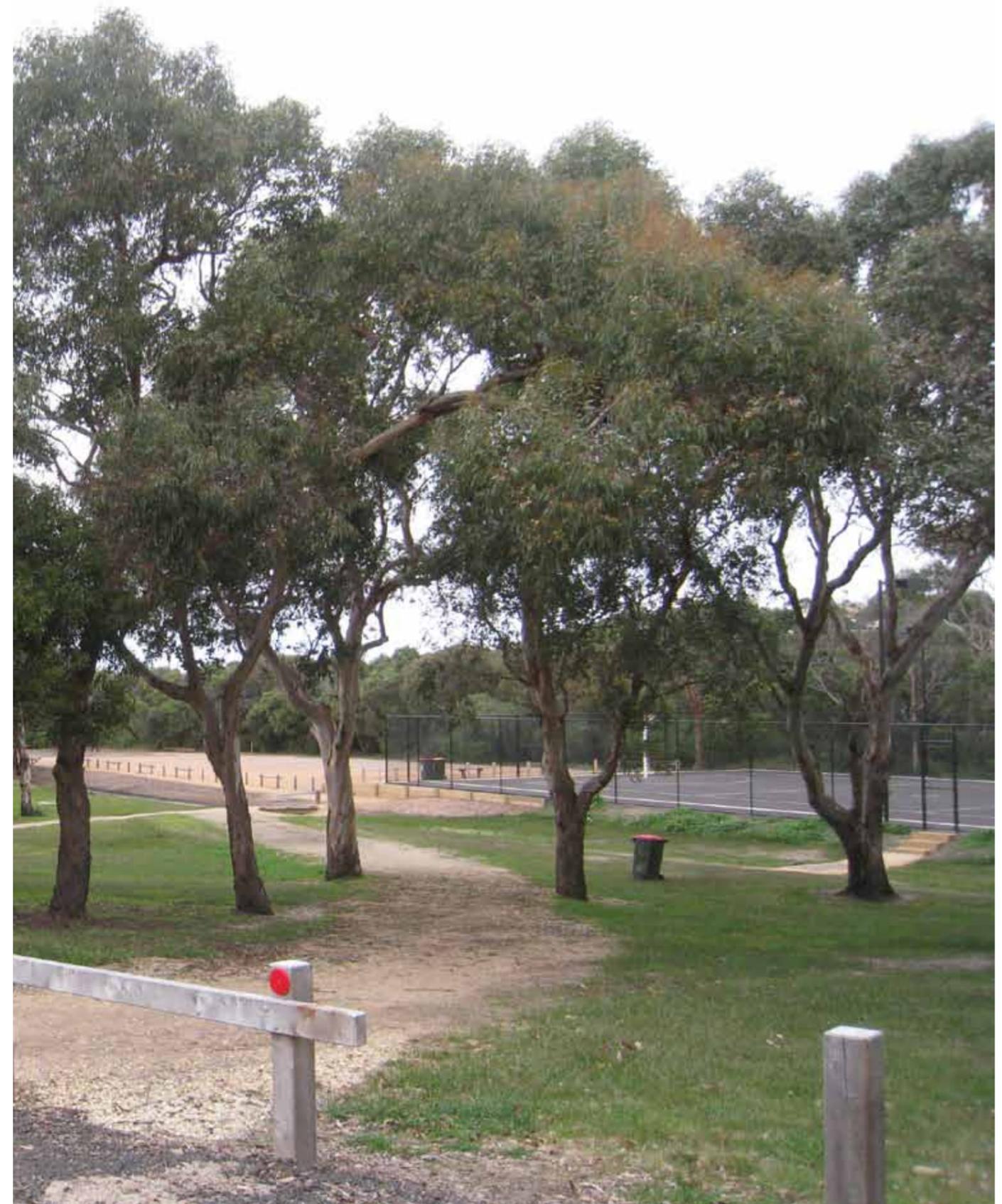
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