



Eastern Recreation Reserve Final Report
Master Plan Update - Final adopted by Council 21 January 2015
Incorporating Hesse Street Reserve

About this document

The main focus of this document is to provide an update on the “October 2007 Eastern Recreation Reserve Master Plan” with due consideration given for user group requirements between both sites and in the context of Winchelsea’s future growth and development. It also provides an outline Surf Coast Shire’s proposed functional layout for the Hesse Street Reserve, also known as the Winchelsea Cricket Ground (incorporating the design for an accessible toilet).

Acknowledgements

Surf Coast Shire and GHD would like to acknowledge the active participation of all stakeholders involved in the development of the Master Plan update and functional layout. This includes participants in both internal and external reference groups and the community for attending the community workshop and using the online community mapping tool to complete a survey. We appreciate your time, commitment and passion towards the project and community facilities. Council and GHD acknowledge the Winchelsea community for their time and effort, in particular the following:

Bruce Hedding, Ailsa Hedding, Ken McDonald, Anthony Coxon, Barry Stevens, Ern Tench, Ken Donohue, Stephen Leigh, Matthew Tench, Tracey Langley

We also acknowledge the efforts of:

- *Councillor Wellington (SCS) and Councillor Nockles (SCS)*
- *Winchelsea Community House*
- *Winchelsea Bows Club*
- *Winchelsea Men’s Shed*

- *Winchelsea Primary School*
- *Hesse Rural Health*

Table of contents

Introduction	1
1. Issues and Opportunities	4
2. Stakeholders	6
3. Consultation Outcomes	8
4. Existing and Proposed Recommendations	14
5. Design Proposals and Masterplan Update	17
6. Preliminary Cost Estimates	26
7. Appendices	29

Executive Summary

Surf Coast Shire commissioned GHD to support them in the update of the “Eastern Recreation Reserve Master Plan” October 2007 for the town of Winchelsea. A number of key recommendations have already been implemented and further development of the facility now takes into account the proposed acquisition of the land on the Eastern side of Stephenson Street.

The consideration of future uses for this significant sporting and community facility in Winchelsea also assessed the implications of any development of facilities at the Hesse Street Reserve on the western side of the Barwon River and the future relationship between these two reserves.

The proposed timeframe for the proposal contained in this document is expected to span from now into the next 5-10 years. The purpose of this document is to ensure opportunity for the continued development of sporting clubs and developing sports within the town with a vision towards the town’s growth in the short to medium term. Timing for the development of Eastern Reserve and Hesse Street Reserve will be based on the broader growth of the town and subsequent recreational needs, and Council’s budget priorities. The Master plan implementation have been incorporated into the “Shaping future growth” – Growing Winchelsea Structure Plan 2015.

Development of facilities, including open space is currently being explored outside of the development of this document as part of other strategic studies, primarily the “Growing Winchelsea” project. It is envisaged the recommendations contained in this report will be prioritised as part of the broader recommendations resulting from the ‘Growing Winchelsea’ project.

Sites

The Town of Winchelsea is considered a significant growth area for the Surfcoast Shire and has a range of facilities to support this growth. The Barwon River separates the two sites reviewed as part of this study and each has a distinct characteristic, historical context, variety of user groups, demands, necessities and peculiarities. Refer to Figure 1 for further information on location and physical constraints. As the Eastern Recreation Reserve master plan was undertaken in 2007, this review is undertaken in the context of that report, while the Hesse Street Reserve has undergone changes without such a detailed master plan in place. The duplication of the Princes Highway will also facilitate the towns accelerated growth and this in turn will mean greater demand on infrastructure, including sporting facilities and public open space, both passive and active. The following outlines some of the key elements and considerations raised in the development of this report in relation to the individual sites and inform the proposals outlined for the Eastern Recreation reserve and the Hesse Street Reserve formerly/also known as the Winchelsea Cricket Ground. See Figure 3 for further information.

Eastern Recreation Reserve

The Eastern Recreation Reserve is the premier sporting facility in the town of Winchelsea, home to a number of sporting clubs and groups (outlined in detail in the stakeholder section). Located on what is currently the edge of town the Reserve is bounded by Hopkins Street to the north, where the formal entrance is located and Witcombe and Jackson Streets to the north east and south west respectively. The south eastern boundary on Stephenson Street is where land has been earmarked for the expansion of the facility with a second multi-sports facility as noted in the previous master plan. The recent upgrades and clubrooms are of a very high standard and provide a hub for a variety of community groups and activities. The site also neighbours the Winchelsea Common across

Witcombe Street and has broad streets and large stands of Cypress hedges on most of its current perimeter. See Figure 2 for further details.

Hesse Street Reserve (formerly known as the Winchelsea Cricket Ground)

Located on the western side of town Hesse Street Reserve is approximately 1 km from the Eastern Recreation Reserve. The oval itself is effectively landlocked by Hesse Rural Health and residential properties on both Hesse Street and Armytage Streets. A recent residential subdivision on Cressy Street has amplified this feeling of enclosure. An opportunity exists for the Reserve to find a multi-faceted and unique purpose within the context of Winchelsea's planned and future growth. While this is not the main sporting hub, the historical importance of the sites' crown land component, its links to cricketing history and the Winchelsea Cricket Club itself should not be overlooked. There is a very passionate association between the Winchelsea Cricket Club and this site. The Tennis Club and Bowls Club are also located here along with the Men's Shed and Community Garden, which gives this space a more "community facilities" focus when compared with Eastern Recreation Reserve as a sporting hub.



Figure 1 Winchelsea

Location of the reserves – Highway and Barwon River are existing physical barriers. (above)



Figure 2 Eastern Reserve

Showing existing facilities and future land acquisition area. (above)



Figure 3 Hesse Street Reserve

1. Issues and Opportunities

Background

GHD undertook a comprehensive engagement and consultation process outlined further in this document. To compliment this process a desktop analysis and review of available information was undertaken and included, the 2007 master plan, Winchelsea Growth Area Outline Development Plan (2011), Winchelsea Structure Plan 2021 (2005), Playground Strategy (2011), Pathway Strategy Part B (2012), Open Space Strategy (2004). Site inspections and analysis of the sites and facilities were also conducted in order to make informed recommendations. Discussions were held with council officers, including those who are developing the “Growing Winchelsea” project. The following issues and opportunities arose during this part of the process.

Eastern Recreation Reserve Issues and Opportunities

A formal analysis of the works undertaken from the 2007 master plan is found in a later section of this document. The understanding of this site comes from a number of visits and through much discussion. Some of the key issues are related to the co-location of entities and infrastructure as well as the timing of the acquisition of land to the south eastern side of Stephenson Street. The timing of this acquisition impacted on the final location of the newly constructed clubrooms and has impacted on the future development of the site and preferred colocation and agglomeration of infrastructure. The trees along the site boundary are reaching maturity and due to both their age and the progressive movement of Cypress canker in the western district means due consideration should be given to the longevity of the hedge. Parking and vehicle pedestrian conflict also require addressing.

Hesse Street Reserve Issues and Opportunities (also formerly known as the Winchelsea Cricket Ground)

This site is an exceptional asset to the people of Winchelsea. With its historic context and location it is a key piece of open space that will support the development of the town into the future. The current Winchelsea Structure Plan 2021 (2005) identifies the precinct in which it is located as having potential for encouraging community facilities.

2. Stakeholders

Stakeholders

A significant part of the project included engagement with the many stakeholders associated with the site as well as the broader community. Key stakeholder groups were contacted by council and invited to participate directly as part of the Project Stakeholder Group (PSG). Active engagement was undertaken along with a local community workshop open to all interested parties and a stakeholder consultation tool, utilising online survey and mapping provided for further community feedback and distribution of information through the stakeholder networks.

The key stakeholders as outlined by Surfcoast Shire included the following:

- Surf Coast Shire Ward Councillors
- Eastern Reserve S86 Committee
- Winchelsea Bowls Club
- Winchelsea Cricket Club
- Winchelsea Football Club
- Winchelsea Netball Club
- Winchelsea Tennis Club
- Winchelsea Scouts Association
- Winchelsea Men's Shed

Other targeted stakeholders include:

- Winchelsea Community Garden
- Winchelsea Community House
- Hesse Rural Health
- DEPI (Department of Environment and Primary Industries)

Input and opinions were sought from these groups, between early 2014 and mid-2014. Engagement was undertaken in various formats including

independent submissions, one on one meetings, design workshops, online, council media releases website updates and hard copy surveys. Council also assembled an internal Project Control Group (PCG) to provide technical input from key Council Staff and a Project Stakeholder Group (PSG) which was made up of external stakeholders.

3. Consultation Outcomes

Consultation Process

Residents of Winchelsea had the opportunity to participate in the consultation process by attending the community workshop or participating in the online survey that ran for two and a half weeks as well as independent submissions. The survey and workshop were advertised on the Surf Coast Shire website, a flyer was distributed through Stakeholder networks and posted in key locations and a media release was issued to encourage people to provide feedback. The aim of this consultation was to seek information about how people currently use Eastern Reserve and Hesse Street Reserve and how they would like to see them developed in the future. This information has been collated and provided to the technical team developing the master plan update for Eastern Reserve and functional layout for Hesse Street Reserve.

Community Workshop

On Wednesday 26 February 2014, Surf Coast Shire hosted a community workshop at Eastern Reserve that was open to residents and user groups of Eastern and Hesse Street Reserves. This workshop was attended by around 30 participants from a range of user groups including the Cricket Club, Football Club, Bowls Club, Tennis Club, Scouts Group and local residents.

There were two activities to seek feedback from participants using large aerial images, sticky dots and post – it notes. Participants were then asked to fill in a survey and complete a feedback form.

Activity 1: How do you use Eastern Reserve or Hesse St Reserve now?

We heard that there are a variety of community groups and businesses including Rivercare Group, Winchelsea Star and Winchelsea Tourism and Business Committee who use the meeting rooms and facilities at Eastern Reserve, in addition to the sporting clubs. We also heard that the gym facilities are well used.

Participants told us that Hesse Street has important links to surrounding facilities such as the Bowls Club, Men's Shed and Tennis club. It is

enjoyed by a range of residents for walking and the cricket club use it as an additional playing field.

Hesse Street is also regarded for its therapeutic contribution for patients in the dementia ward of the Winchelsea hospital which abuts the Reserve.

Activity 2: How would you like to see Eastern Reserve developed in the future?

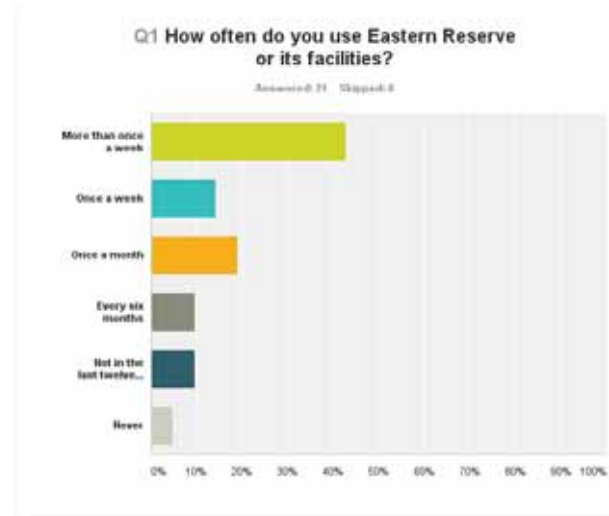
Much of the dialogue focussed on what Eastern Reserve could look like in the future, particularly if there was a second sports ground or a second pavilion building linking the two ovals. This would mean the possible removal of some of the trees surrounding Eastern Reserve and closure of Stephenson Street. The size and aspect of the second ground was discussed in detail, including a new shed for storage of equipment. A future playground at Eastern Reserve was also explored and its location may be near the netball courts. Participants also commented on the current parking and accessibility issues and felt that these should be addressed by the Masterplan update

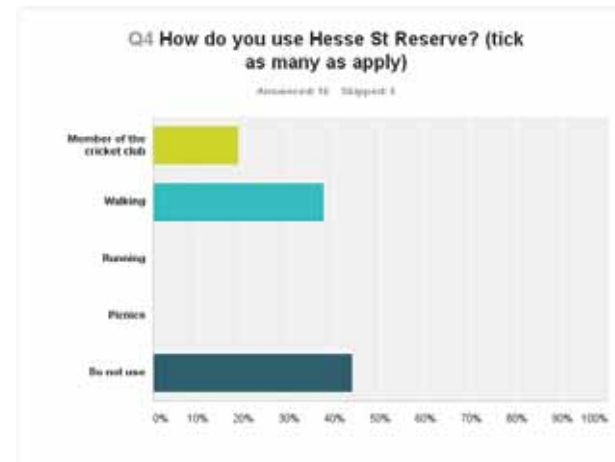
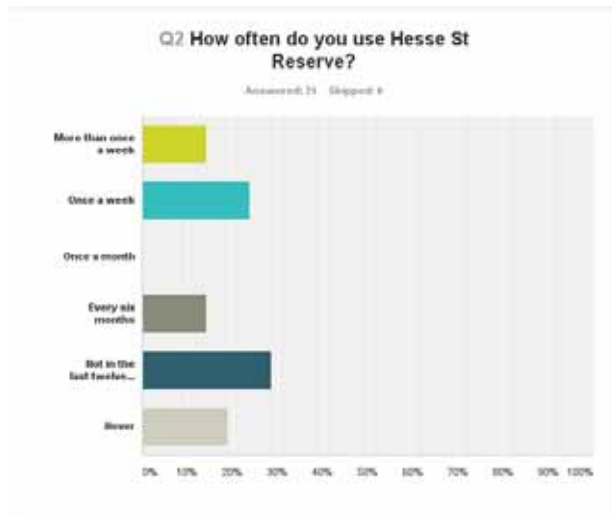
This discussion also explored Hesse Street Reserve and what it could be used for in the future. In particular the idea of a new Scouts Hall built next to the Tennis Courts was discussed in detail. This new building would be a joint use facility for the Scouts, Girl Guides and Tennis Club. Other future uses included making it a space for low intensity recreation such as picnics and walking, inclusion of a new playground, a walking track and planting trees to provide shade and shelter. The official title of Hesse Street Reserve was discussed in depth and its status as a gazetted cricket oval.

Survey Responses

A short survey was housed within an interactive mapping tool. A link to this survey was promoted on the Surf Coast Shire Website in the flyer and media releases. The survey asked questions about how often people currently use Eastern Reserve and Hesse Street and the types of activities they do. The questions also asked participants about what would encourage people to use each site more frequently and for different activities in addition to what already occurs.

Council received 21 responses with regard to the development of an updated Masterplan for Eastern Reserve and a functional layout for Hesse Street. Below is a snapshot of how often and for what activity respondents use each site:

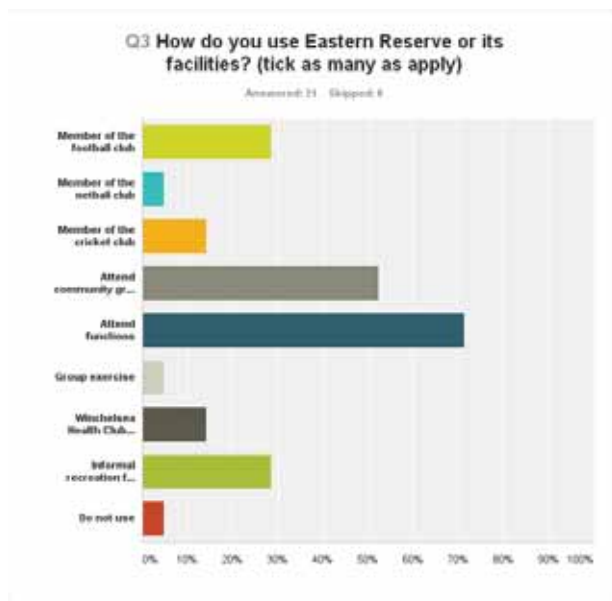




Below is a breakdown for each site of how respondents would like to see them developed and used in the future:

Eastern Reserve

- Gym should have longer operating hours
- Netball courts should be open to the public outside of competition playing times
- Parking and access to Eastern Reserve needs to be upgraded and provide for accessible parking.
- Host more community events at Eastern Reserve
- Build a playground near the netball courts
- Improve safety on pavilion steps and terrace by building a child safety barrier
- Second oval with turf wicket
- New cricket practice nets (with turf wickets to match second oval)
- New netball change rooms
- New football change rooms and use the existing away change rooms as the umpires change rooms
- Upgraded toilet facilities
- Improved building maintenance
- Remove the trees behind the new buildings to improve access
- Increased storage space



- Fencing the perimeter to allow for ticketed finals games
- Improve drainage around the site

Hesse Street Reserve

- New walking track
- New playground
- Picnic and barbeque area
- More shade
- Improve the surface of Hesse Street including drainage
- More community events to take place at Hesse Street Reserve
- Upgraded Tennis Club rooms, courts and lighting
- New Scouts Hall that would also be a joint use facility for the Tennis Club and Girl Guides
- Improved car parking
- Accessible toilet to be located near the Men's Shed

Submissions

We received four submissions regarding the Eastern Reserve Masterplan Update and the Hesse Street Functional Design Layout. Submissions are regarded as emails, letters or proposals in respect of each site. We received submissions from ERCOM, Winchelsea Lyons Club, Winchelsea Cricket Club and a joint proposal from the Scouts and Tennis Club. Below is a summary of submissions received:

Eastern Reserve:

- Shift the new water tank on the north east corner of the new community hub building
- Improve access from the car park into the new building
- Turf wicket to second oval
- Build practice turf wicket facilities and nets
- Build storage to house all turf wicket maintenance equipment
- Upgraded toilet facilities – next to netball courts
- Build netball change rooms
- Resolve traffic and pedestrian conflicts near the netball courts

Hesse Street Reserve:

- Provide water facilities on site for watering and ground maintenance
- Construct a new Scouts Hall that would be a joint use facility for the Girl Guides and Tennis Club

Summary of findings

Below is a summary of key items to be considered by the Masterplan Update and Functional Layout Design that were received through the workshop, survey and submissions.

Eastern Reserve:

- Parking and access to Eastern Reserve needs to be upgraded and provide for accessible parking.
- Build a playground near the netball courts
- Improve safety on pavilion steps and terrace by building a child safety barrier
- Second oval with turf wicket
- New cricket practice nets
- New netball change rooms
- Upgraded toilet facilities
- Increased storage space

Hesse Street Reserve

- New walking track
- New playground
- Picnic and barbeque area
- More shade
- Improved surface
- New Scouts Hall that would also be a joint use facility for the Tennis Club and Girl Guides
- Improved car parking
- Accessible toilet to be located near the Men's Shed

Final Consultation outcomes

Eastern Reserve:

Key stakeholders were asked to consider a preferred option from a range of three options for Eastern Reserve and two for Hesse Street reserve. Between 29 July to 12 September stakeholders were asked to discuss with other members of their key user groups and to provide feedback and a single option for each site if possible. Three submissions were received which represented user groups and sporting clubs interests and aspirations for Eastern Reserve and Hesse Street Reserve. Overall the submissions indicated support for option 1 of the draft masterplan concepts with some further refinements to specific features at the reserve.

These are summarised below.

Memorial grandstand

This is a highly valued feature of the reserve that has both historical and ceremonial significance for locals. The submissions suggest this could be further enhanced by landscaping around the memorial gates and shifting the location of a proposed playground to make space for a memorial community garden. This space could be used in the future for commemorative ceremonies. In terms of the actual grandstand one submission suggested that priority be given to find a sustainable solution to water inundation. To further enhance the use of this building, one submission asserted the current umpires room be converted for use by the RSL. This would include a larger meeting space, contemporary kitchenette and an accessible toilet.

Future second oval

There is support for a second oval in the submissions and in particular formal Council endorsement to assist with a quick acquisition process. One submission strongly articulated that the concept plan for the future second oval and its supporting pavilion should have a strong focus on universal access.

Submissions indicated the second oval should be available for a range of sporting codes and if the second oval is not available with a turf wicket for the cricket season of 16/17 then a turf wicket be made available on the existing oval. One submitter requested that a timeline of works to build the

second oval be provided as this would determine if a turf wicket would need to be built on the existing oval. New cricket practice nets which included a combination of turf and hard wickets to be built near the second oval including a storage shed was raised in two of the submissions.

One submission indicated a new multipurpose pavilion building should be built to support the second oval. It should include a canteen, change rooms and public toilets

A secure fence should be built around the new and existing oval was included in one submission. In terms of the trees, one submission clearly articulated that no new trees should be planted at the South West entry point from Stephenson Street.

Existing Oval

Support for a turf wicket was outlined in two of the submissions, particularly if a turf wicket on the second oval would not be available for the 2016/2017 cricket season. One submission noted the Winchelsea Cricket Club has a grant from Cricket Victoria to build a turf wicket which was received 18 months ago but expires in two years. It also stated that a turf wicket would enable the club to move up in divisions. This was articulated as a priority in the submissions.

The second priority outlined in the submissions is to build a facility that includes netball change rooms and a umpire's room. This building is to be located adjacent to the netball courts and could include an upgrade to the existing toilet block currently in this location.

Two submissions proposed the idea of a new electronic scoreboard and one submission stated the Winchelsea Cricket Club would contribute funds to the football club who are purchasing the board. The other supporting submission suggested the new scoreboard be positioned so it can be used by the future second oval once built.

One submission suggested the existing water tank holding recycled water be relocated to an area between the existing and future ovals.

In terms of the entry points one submission suggested the main entry to the site be off Whitcombe Street, the second entry from Stephenson Street and pedestrian access should be from Hopkins Street.

Future car parking provision was raised by one submission particularly if Eastern Reserve grows into a regional sporting hub. One way of achieving this suggestion is to remove the trees along Hopkins Street to create on and off street car parking.

Hesse Street Reserve:

Two concept plans for Hesse Street Reserve were provided to key stakeholders from 29 July to 12 September. Stakeholders were asked to seek input from members of their user groups and provide comment and a preferred single option. Three submissions were received which represented user groups and sporting clubs interests and aspirations for Hesse Street Reserve. Overall the submissions indicated support for Option 2, which provided greater flexibility with some further refinements to specific features at the reserve. These are summarised below.

Cricket oval

The submissions discussed the future of the existing cricket oval and in particular would like to ensure access from the primary school is retained via Gosney Street. It also requested the oval be retained as a multi-purpose ground to include cricket, football, hockey and soccer. One submission highlighted a preference for more junior cricket games to be hosted there. Another submission indicated if the existing storage building is demolished then a new building would be required.

The official name of Hesse Street Reserve was raised in one submission which stated the reserve signage should be changed to 'Winchelsea Cricket Ground'. This is of significant historical value.

The annual United Church Auction held in March each year on the oval is a valued community event and was included in one submission as something which should be retained.

Winchelsea Bowls Club

One submission suggested the existing bowls club building should be demolished and replaced with a new two story building overlooking the existing green and possible future second green. This would also allow access for a future roadway entering and exiting off Hesse Street.

Tennis Club

There is strong support for a joint scouts and tennis club facility and has been identified as a priority in the submissions. This facility should be located adjacent to the existing tennis courts. As part of this new facility there should be accessible toilets open for public access.

Men's Shed

The Men's Shed was raised in one submission as something which should be retained and provision should be made for an extension to the Hesse Street frontage.

Community Garden

The community garden was included in one submission as something which should be kept as part of the Hesse Street reserve but moved to the rear of the Men's shed.

Vehicle Access

In terms of access to Hesse Street, one submission suggested the entry and exit be changed to Hesse Street however maintain the existing exit which would allow traffic to exit to Armytage Street past the proposed Scout and Tennis building.

Car Parking

Secure car parking built near the existing sports ground and the proposed new Bowls Club was raised by one submission.

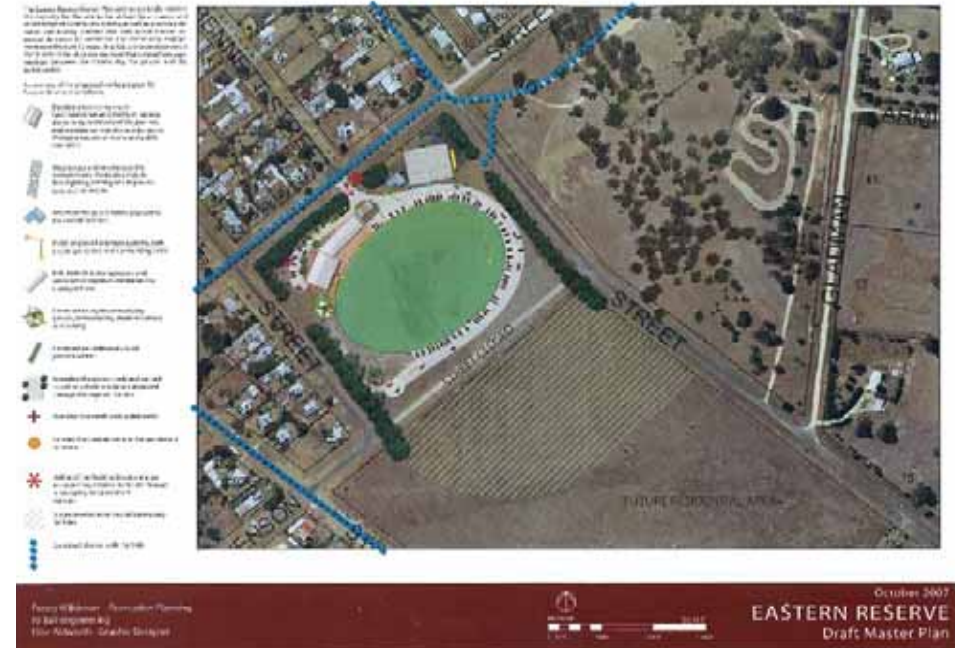
4. Existing & Proposed Recommendations

2007 Master Plan Eastern Reserve

A significant number of the items highlighted in the 2007 Eastern Reserve master plan have been undertaken since its adoption by Council. The list below is an extract of those recommendations and a status update as of March 2014.

Recommendation	Status
1. Reconstruct 2 asphalt netball courts. a. Replacement of boundary fencing b. Provision of training lights for both courts c. Installation of spectator shelters for both courts	COMPLETE
2. Install a new cricket practice wicket Bring the total provision to 3 training nets.	3 PRACTICE NETS
3. Develop new drainage systems	PARTIALLY DONE
4. Install a new local playground. a. Be within clear sight of the main community facility b. Be accessible from the main building without crossing vehicle circulation areas c. Incorporate shade and seating structure	NOT COMMENCED
5. Support the development of bicycle and pedestrian trails as identified in Council's Pathway Strategy	NOT COMMENCED
6. Retain the Stephenson Street entrance to the Reserve so as to preserve any future connection to residential developments to the south.	COMPLETE
7. Install directional and interpretive signage to the	NOT COMMENCED

reserve	
8. Construct a central community facility	COMPLETE
9. Refurbish the remaining section of the football & cricket clubrooms to improve ventilation and upgrade fittings.	PARTIALLY DONE
10. Convert the existing umpire change rooms in the grandstand to indoor toilets	NOT COMMENCED
11. Demolish the western toilet block and incorporate new public toilets within the new pavilion extension.	COMPLETE
12. Formalise the access road and car park, including adequate drainage provision to define a clear boundary between pedestrian and vehicle circulation.	PARTIALLY UNDERTAKEN
13. Define a vehicle free zone between the pavilion and playground.	NOT FULLY REALISED
13. That Council support the ultimate extension of Eastern Reserve to the south the Reserve, spanning at least a 3 hectare allowance.	BUDGET HAS BEEN ALLOCATED Planning scheme announcement with the Minister
14. That Council continue to work with local representatives regarding the future development of the Reserve.	ONGOING



Recommendations

The Community Consultation and Engagement process along with the investigation and review of existing information has shown support for the following propositions:

Eastern Reserve:

- Parking needs to be formalised and enhanced (increase spaces)
- Improve pedestrian safety and circulation
- Netball courts should be open to the public
- Second oval with turf wicket and new turf nets
- Appropriately scaled second community pavilion to be shared between both ovals
- Closure of Stephenson St and new main access
- An assessment of the existing Cypress trees, with possible staged replacement strategy with an alternate species
- Play space, to be located in a safe, visible location in accordance with council's playground strategy (2011)
- A detailed proposal for the consolidation of the facilities adjacent the netball courts into a safer, well lit, DDA compliant toilet / change facility should be developed for further consideration. This space may also be utilised by the umpires if they are unable to use facilities within the main building
- Establish a suitable use for "the old umpires change rooms" as they do not appear to meet the requirements and are not fit for purpose.

An alternative option to consider (as shown in Option 2 Eastern Reserve) for the "the old umpires change rooms" would be to consider the feasibility of:

- Upgrading the existing facilities (which is not preferred by users)

- or to facilitate the ongoing use of the facilities within the Hub (this is how users can currently utilise facilities).

Hesse Street Reserve:

- Enhance connectivity within and through the site
- New playground in accordance with council's playground strategy (2011)
- Picnic and barbeque area
- More shade trees and viewing areas
- Acknowledge the historical and cultural significance of the site
- Undertake a formal process to consider a new name for the Reserve which reflects the Crown Land formerly known as "The Winchelsea Cricket Ground but provides a name for the whole open space including Council freehold land i.e. Hesse Street Reserve
- New Scouts Hall on council freehold land that would also be a joint use facility for the Tennis Club and Girl Guides, incorporating a publicly accessible DDA compliant toilet for reserve users and the Men's Shed
- Demolish existing toilet building in the Hesse Street Reserve
- Improved car parking and access to facilities (no vehicle through way)
- Acknowledge the potential expansion of the bowls club 2nd green including a new two story clubroom and community facility – subject to future needs and demands analysis
- Allow for the future growth of the tennis club
- Allow for the future growth of the Men's Shed

5. Design proposals and Master Plan Update

Eastern Recreation Reserve 2014 Master Plan Update

Three options were considered for the future development of the Eastern Recreation Reserve in the context of the outcomes of all investigations. While the design options vary slightly there are some common design parameters that are important to the future success of the facility and in meeting the community's expectations. The development of a second Multi-Purpose sports ground with a turf wicket subject to the future acquisition of land on the other side of Stephenson Street through a planning scheme amendment. Improving parking, safety and accessibility around the site is very important. Provision for an additional community pavilion that could service both ovals in summer as well as new turf wicket training nets was deemed to be important, but also highlighted the value of the master planning process. A play space is earmarked for this site in Council's playground strategy and would ideally be located in a safe and visible position, an additional change room is an option for the netball teams, but the number of structures around the reserve needs to be carefully considered and will be resolved as part of a final recommendation.

The final concept plan provides for an additional oval, turf wicket, the ability to include one soccer pitch, upgrading of cricket practice nets, a new umpire change facility for netball and additional car parking. In order for the car parking on the eastern side to be accommodated, the trees along this boundary would need to be removed. A new pavilion and toilet facility is proposed to be centrally located between the two ovals.

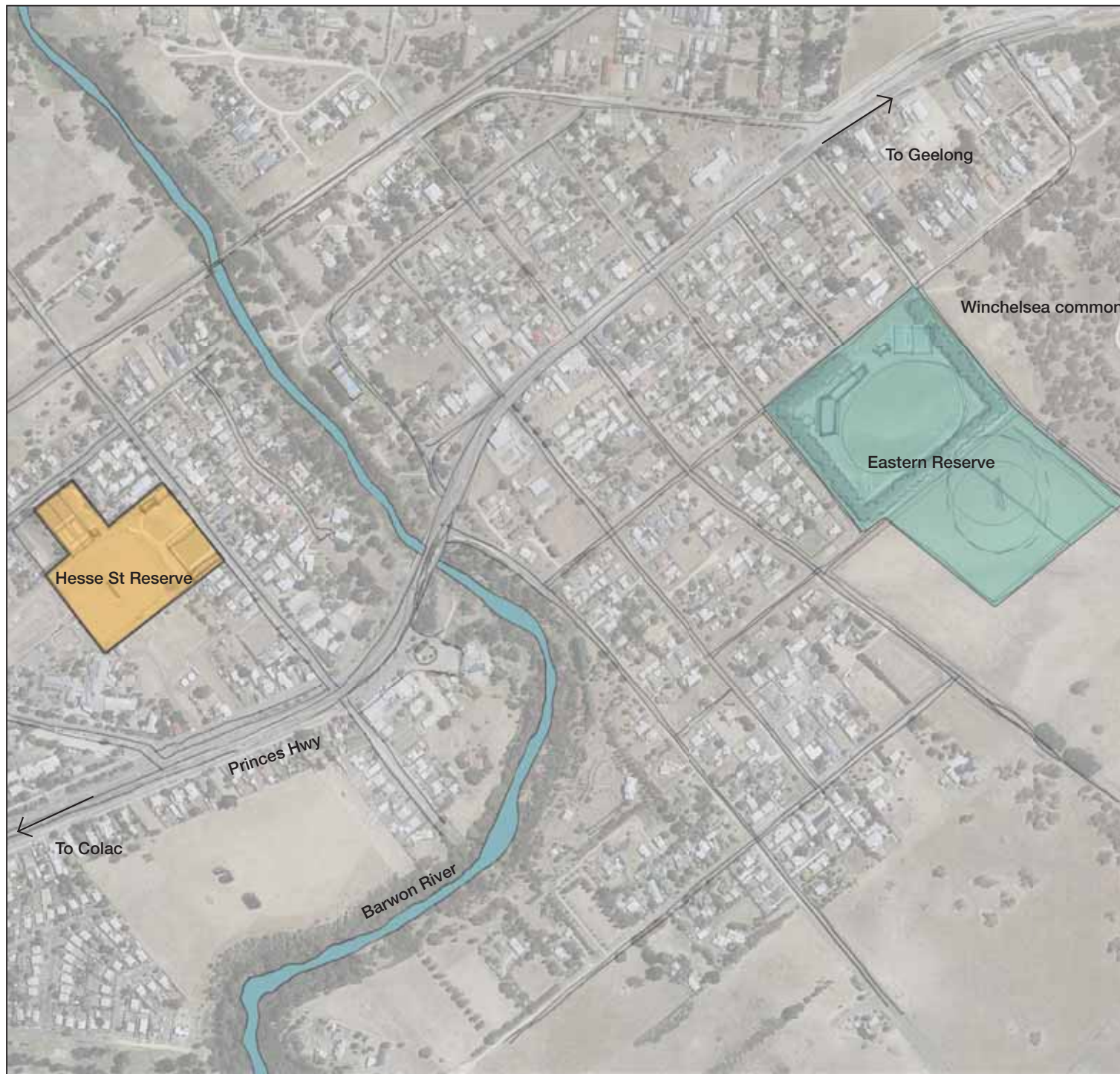
The final concept for Eastern Recreation Reserve is attached at Appendix 2.

Hesse Street Reserve

Two options were considered for Hesse Street Reserve, each share some fundamental elements, and maintain and recognise the sporting relationship to its historic use are flexible, and provide for a playground. The proposed co-location of the Tennis club and Scout hall is an excellent opportunity and will assist in consolidating community infrastructure in the precinct, reflecting the direction in the Winchelsea Structure Plan (2021). The key item in the design brief for the design of an accessible toilet in response to community needs is recommended to be incorporated into the shared building with a new car parking area and access to the proposed playground, men's shed, community garden and village green space.

The final concept plan for the Hesse Street Reserve is attached at Appendix 2.

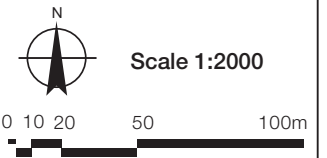
Context Plan



Winchelsea
Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve
15 May 2014
REV C - For Comment



Eastern Reserve Option 01



Winchelsea

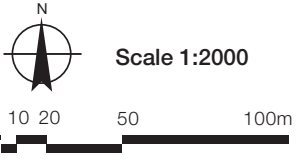
Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve

15 May 2014

REV C - For Comment



Eastern Reserve Option 02



Winchelsea

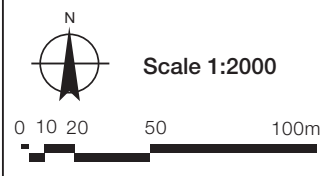
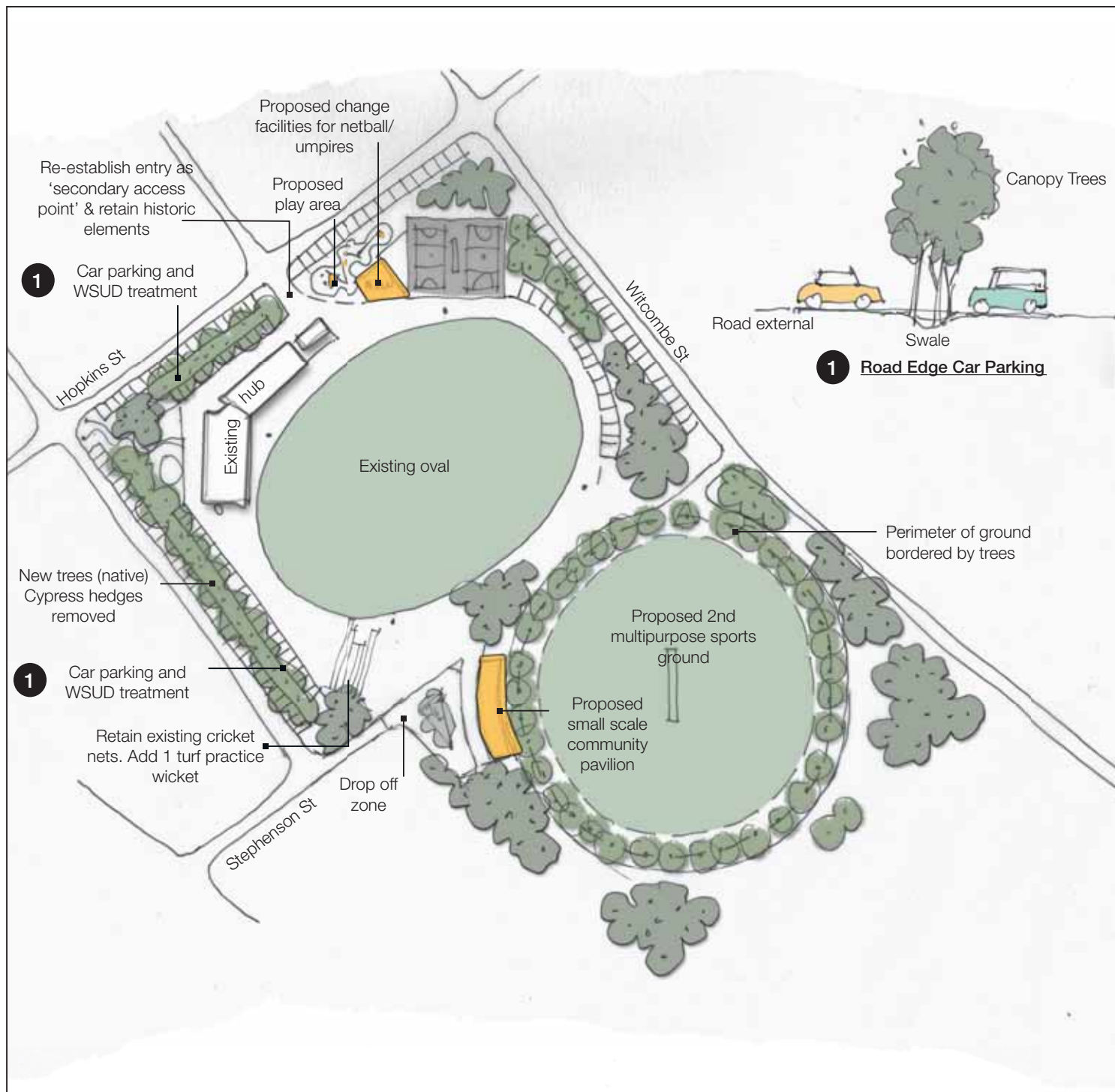
Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve

15 May 2014

REV C - For Comment



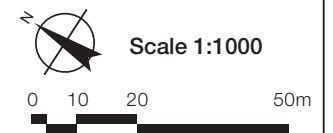
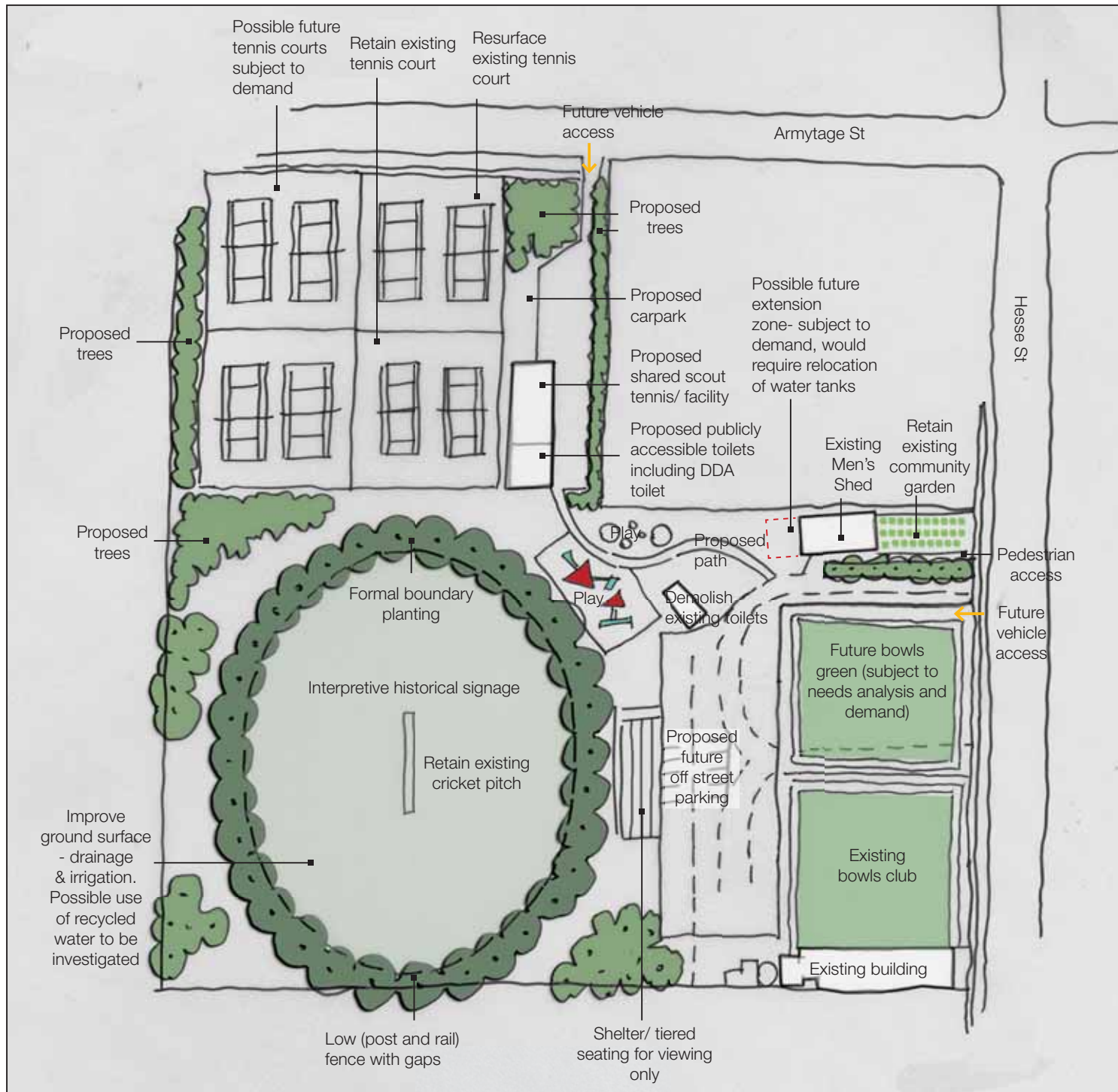
Eastern Reserve Option 03



Winchelsea
 Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve
 15 May 2014
 REV C - For Comment



Hesse St Reserve Option 01



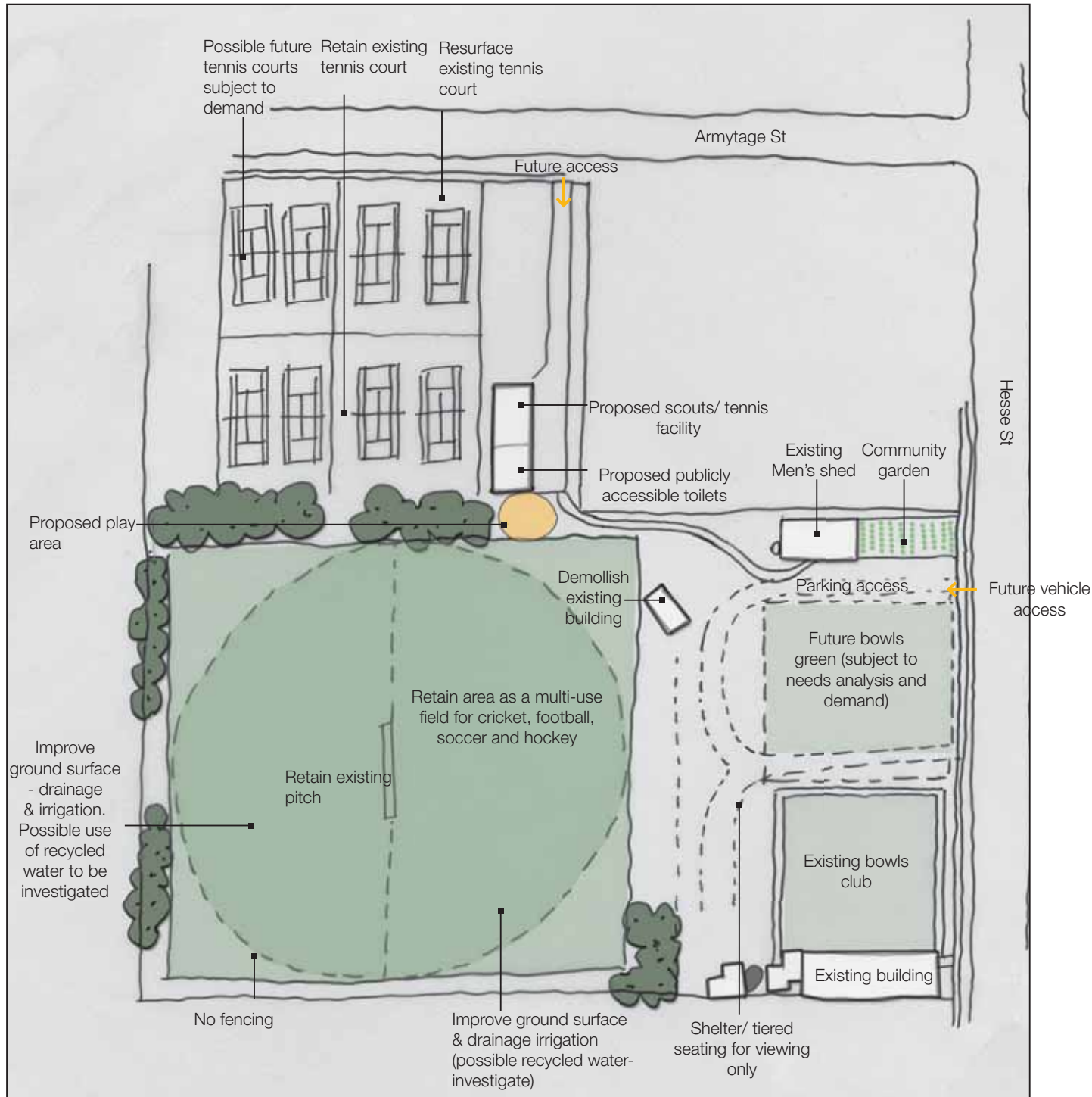
Winchelsea

Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve

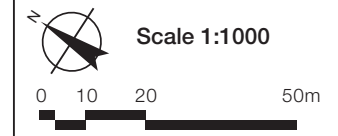
15 May 2014

REV C - For Comment





Hesse St Reserve Option 02



Winchelsea
Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve
15 May 2014
REV C - For Comment





Legend

-  Proposed pedestrian link
-  Existing facility to be removed
-  Possible future building
-  New netball umpire rooms and toilets
Consolidate with existing toilet
-  Future car parking (subject to need)
-  Proposed playground
-  Possible new score board location
-  Proposed pavilion and toilet
-  Multi-use sports ground
-  Bollards - close through access to Stephenson Street
-  Upgrade existing practice nets. Relocate storage shed.
-  New pedestrian zone to incorporate existing gates and potential war memorial
-  Change grandstand to a multi-purpose space with kitchenette and accessible toilet
-  Existing tree - Cypress- assess condition and develop a succession plan
-  Proposed new tree



Data Source Imagery, NearMap, extracted 12/12/14, image date 13/12/14

Eastern Reserve Final Concept



Winchelsea

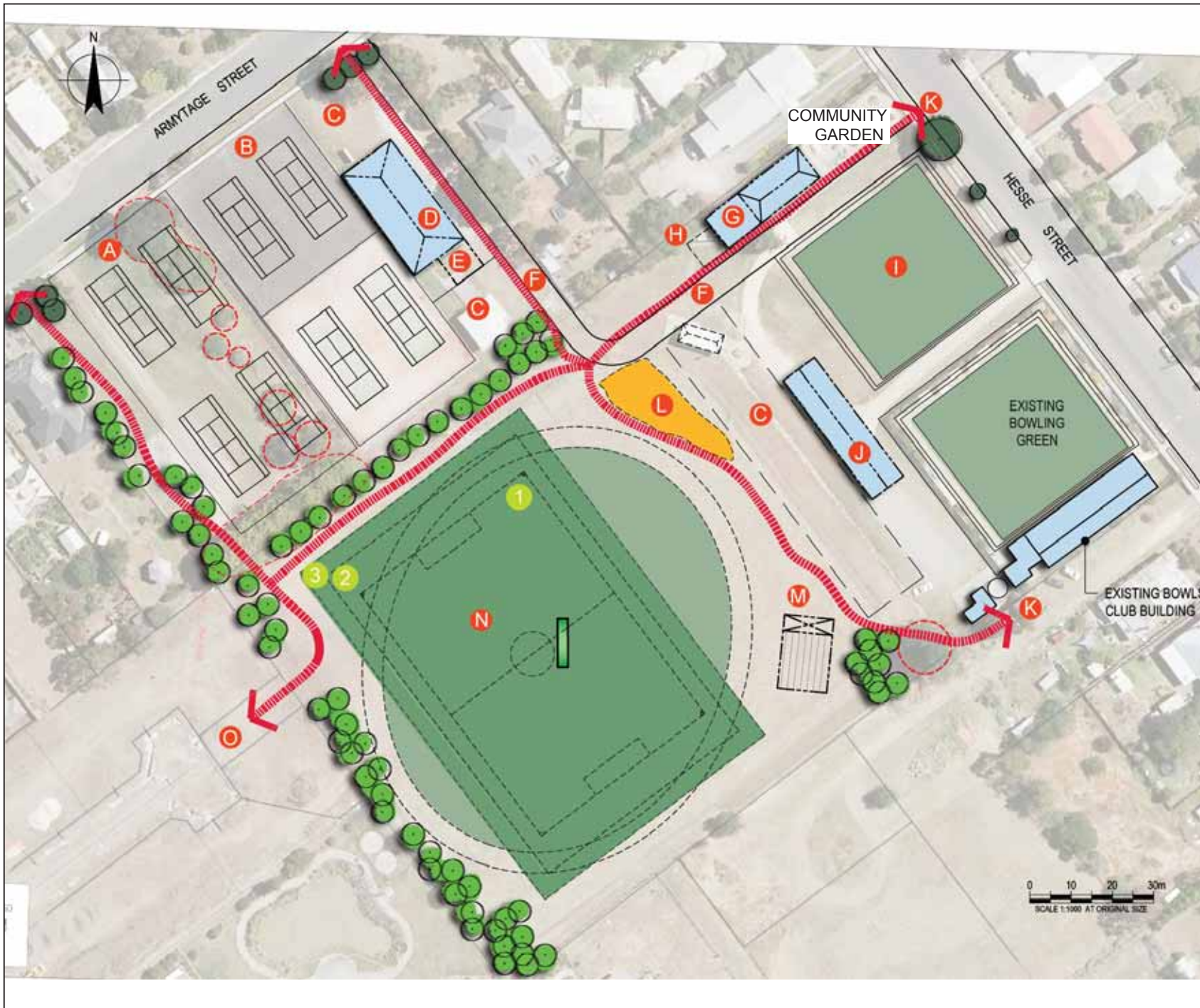
Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve

23 Dec 2014

REV 1



Hesse St Reserve Final Concept



Legend

- Proposed pedestrian link
- Trees to be removed
- Existing facility to be removed
- Possible future building
- A** 4 no. future tennis courts - subject to demand & needs analysis
- B** Resurface 2 no. asphalt courts
- C** Future car parking (subject to joint Scout/Tennis proposal)
- D** Shared Scout and tennis club building (new)
- E** Proposed disabled toilet
- F** 2 way access road
- G** Men's shed. Future area of expansion (subject to demand)
- H** Future trailer loading/unloading bay.
- I** Possible second bowling green (subject to needs and demands analysis)
- J** Possible future, 2 storey bowls club building - shared facility (subject to detailed needs and demand analysis)
- K** Possible future vehicle connection to Hesse Street
- L** Proposed playground
- M** Proposed storage shed & tiered seating to sports ground
- N** Multi-use sports ground
- O** Connection to existing path in new subdivision to Gosney Street & Primary School.
- 1** Hockey pitch 81.4 x 55m
- 2** Soccer pitch 100 x 64m
- 3** 5 metre run off area
- Existing tree
- Proposed new tree

Winchelsea

Eastern Reserve Master Plan Update Incorporating Hesse Street Reserve

23 Dec 2014

REV 1



6. Preliminary Cost Estimates

Preliminary Estimates

In order to budget and prioritise the implementation of these recommendations a preliminary estimate is provided below based on Option 1 for Eastern Reserve and Option 1 for Hesse Street reserve. The rates are current market rates and based on industry standards at the time of the preparation of this report. (H- High priority, M – medium priority, L - low priority).

Eastern Recreation Reserve - extension associated with second oval:

Item	Description	Cost \$	Priority
1.1	Purchase of freehold land at 135 Austin Street for the extension of Eastern Reserve	\$465,000	H
	TOTAL	\$465,000	

Eastern Recreation Reserve- upgrade of existing facilities:

Item	Description	Cost \$	Priority
2.1	Parking needs to be formalised and enhanced. Increase Spaces, utilise WSUD principles to delineate the park edge	\$200,000	M
2.2	Improve pedestrian safety and circulation, lighting and signage	\$25,000	H
2.3	Netball courts should be open to the public	-	M

Item	Description	Cost \$	Priority
2.4	Staged replacement of perimeter planting of semi advanced trees (alternate species to existing)	\$18,500	L
2.5	Play space, to be located in a safe, visible location in accordance with council's playground strategy	\$60,000	M
2.6	A detailed proposal for the consolidation of the facilities adjacent the netball courts into a safer, well lit, DDA compliant toilet / change facility should be developed for further consideration. This space may also be utilised by the umpires if they are unable to use facilities within the main building	\$45,000	H
2.7	A suitable use for "the old umpires change rooms" should be considered as they do not appear to meet the requirements and are not fit for purpose	\$10,000	L
2.8	Upgrade old grandstand to multi-use building and accessible toilet	\$240,000	L
	TOTAL	\$598,500	

Hesse Street Reserve:

Item	Description	Cost \$	Priority
3.1	Enhance connectivity within and through the site, paths and signage	\$143,000	H
3.2	New playground in accordance with council's playground strategy	\$35,000	M
3.3	More shade trees and viewing areas	\$16,000	M
3.4	Acknowledge the historical and cultural significance of the site through interpretive signage or public art	\$15,000	H
3.5	Undertake a formal process to consider a new name for the Reserve which reflects the Crown Land formerly known as "The Winchelsea Cricket Ground but provides a name for the whole open space including Council freehold land i.e. Hesse Street Reserve	Internal council process	
3.6	New Scouts Hall that would also be a joint use facility for the Tennis Club and Girl Guides, incorporating a publicly accessible DDA compliant toilet for reserve users	\$250,000	H
3.7A	Co-contribution may go towards funding, demolition of existing building and inclusion of DDA	\$65,000	H

3.7A	existing building and inclusion of DDA compliant toilet facilities as part of the proposed building	\$65,000	H
3.7B	Car Parking and Pathway Connections to new facilities	\$50,000	L
3.8	Demolish existing toilet building in the Hesse Street Reserve	\$10,000	M
3.9	Improved car parking and access to facilities behind bowls club (no vehicle through way)	\$30,000	M
3.10A	Acknowledge the potential expansion of the bowls club 2nd green	Subject to future need and demand analysis	L
3.10B	Acknowledge potential new bowls club building. 2 Storey with community facilities	Subject to future need and demand analysis	L
3.11A	Allow for the future growth of the tennis club: Upgrade 2 existing asphalt courts to match existing synthetic courts	\$40,000	H
3.11B	Build Additional 4 Synthetic courts with fencing and lighting	Subject to future need and demand analysis	L
3.12	Undertake land contamination study on the land for proposed tennis court extension	\$10,000	M
3.13	Improve ground surface-		

	drainage and irrigation, reseeded with warm season grass	\$225,000	M
	TOTAL	\$889,000	

Eastern Recreation Reserve- development of new facilities on expanded reserve:

Item	Description	Cost \$	Priority
4.1	Second multi-purpose sports ground with turf wicket and turf nets (in kind services to be determined) including the removal of the existing nets	\$1,500,000	H
4.2	Appropriately scaled second pavilion to be shared between both ovals (all inclusive)	\$752,000	M
4.3	Closure of Stephenson St for a new main access	\$20,000	H
4.4	Undertake an analysis of the existing Cypress tree hedges	\$6,000	M
	TOTAL	\$2,278,000	

7. Appendices

Appendices

- Submitted information
- Drawings
- Precedent images
- Drawings from Consultation Process
- Community Mapping Tool web portal

Responses Layers

24th March

The survey has now closed, thank you to everyone who participated!

We have had 21 responses and your feedback will inform the development of an updated Masterplan for Eastern Reserve and a functional layout for Hesse Street.

Below is a snapshot of the responses we received.

From the survey we have heard:

- Over 55 percent of people use Eastern Reserve and its facilities over once a week.
- As well as being members of the football, netball and cricket clubs, people attend community meetings and functions. We also heard that you enjoy using Eastern Reserve for other activities such as walking or running.
- Hesse Street is used by the cricket club as an additional playing space but people like to walk around Hesse Street Reserve.

Those who responded to our survey said:

- You would use Eastern Reserve more if the gym was open for longer hours or if the netball courts were open to the public at all times.
- You would use Hesse Street more if there was a walking track, playground or picnic area, more shade and better drainage of the surface.
- You would like to see more community events take place at each reserve.

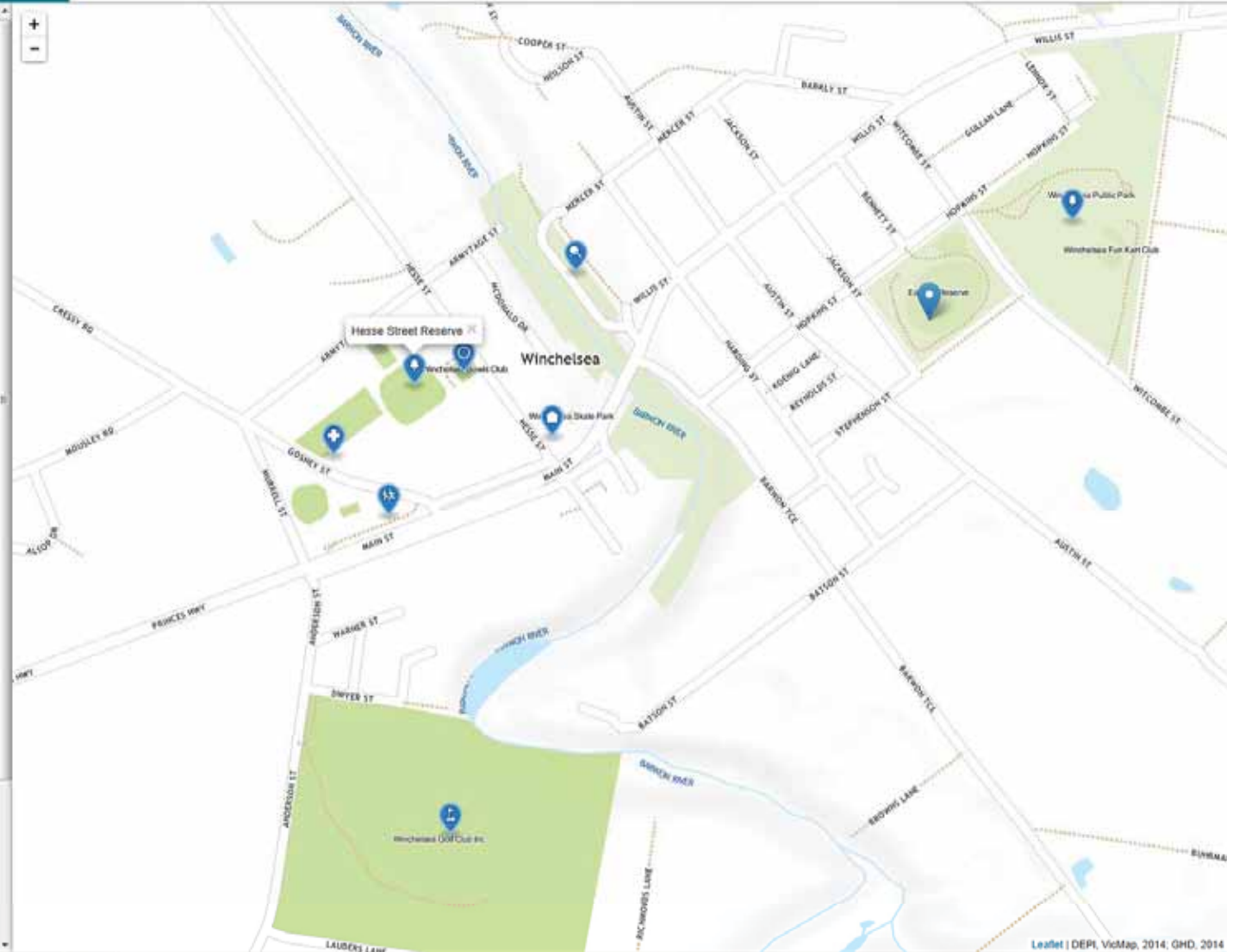
We are now preparing a draft document that will be on public exhibition later this year and closer to its release we will provide details on the Surf Coast Shire website about how you can view the document and have your say.

18th March

Thank you to everyone who has participated in our survey! We have had 21 responses to date. Your feedback is providing us with valuable insight into how you use Eastern and Hesse Street Reserves and what you think they could look like in the future. Below is a snapshot of the responses we have had to date.

From the survey we have heard:

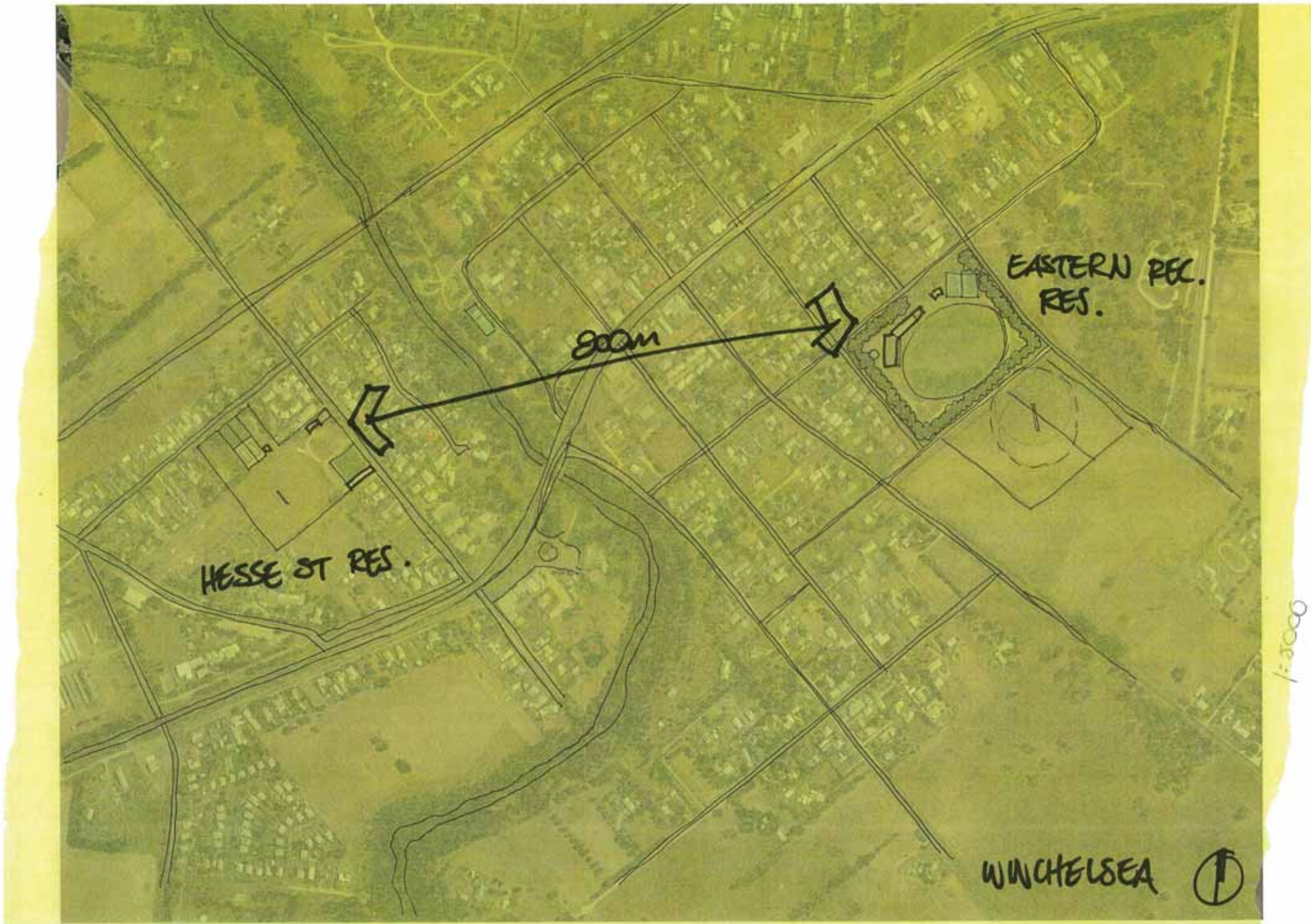
- Over 40 percent of people use Eastern Reserve more than once a week and over 55 per cent of people use it once a week.
- As well as being members of the football, netball and cricket clubs, people attend community meetings and functions. We also heard that you enjoy using Eastern Reserve for other activities such as walking or running.
- Hesse Street is used by the cricket club as an additional playing space but people like to walk around Hesse Street Reserve.

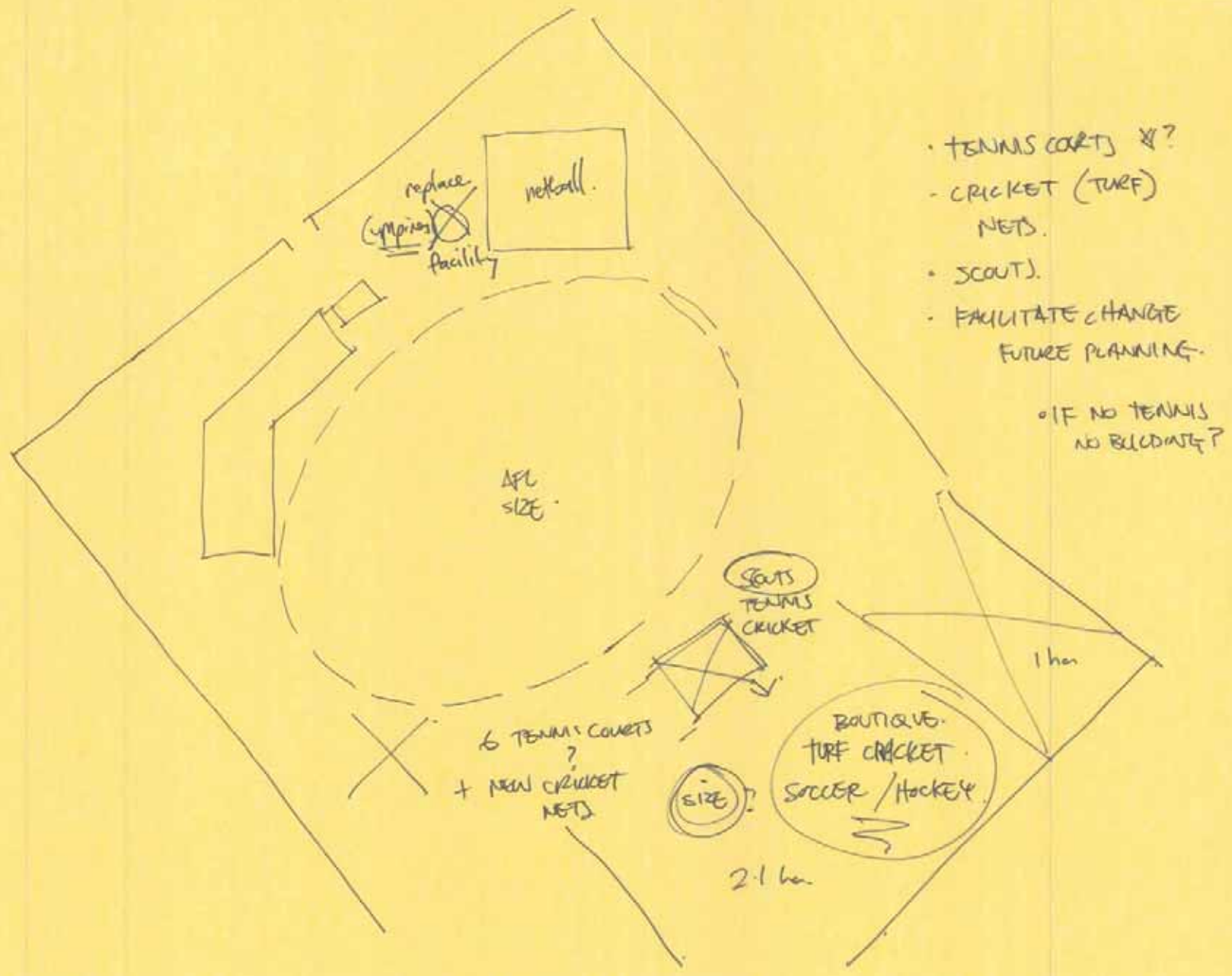


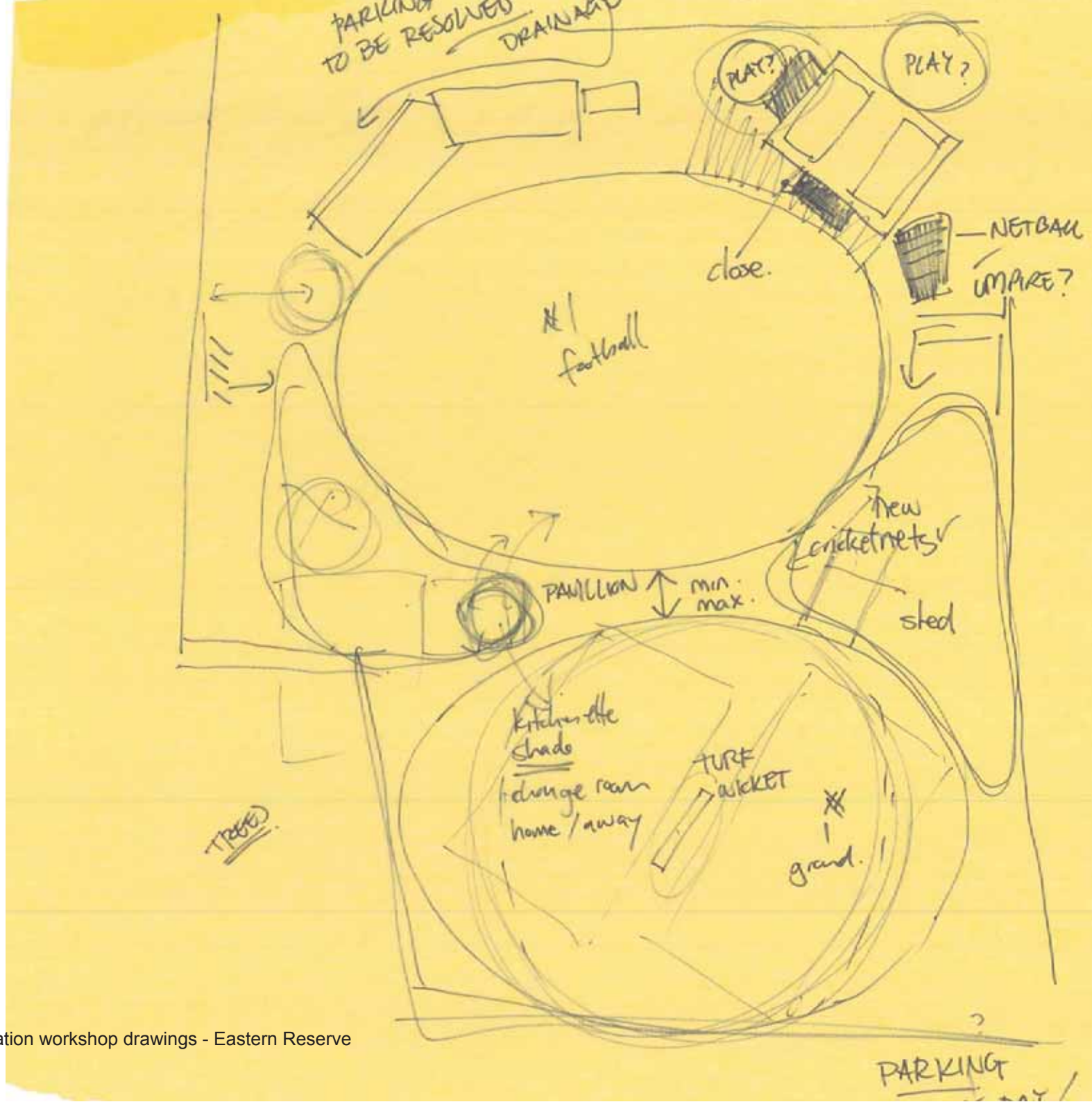
Interactive on-line community engagement tool.

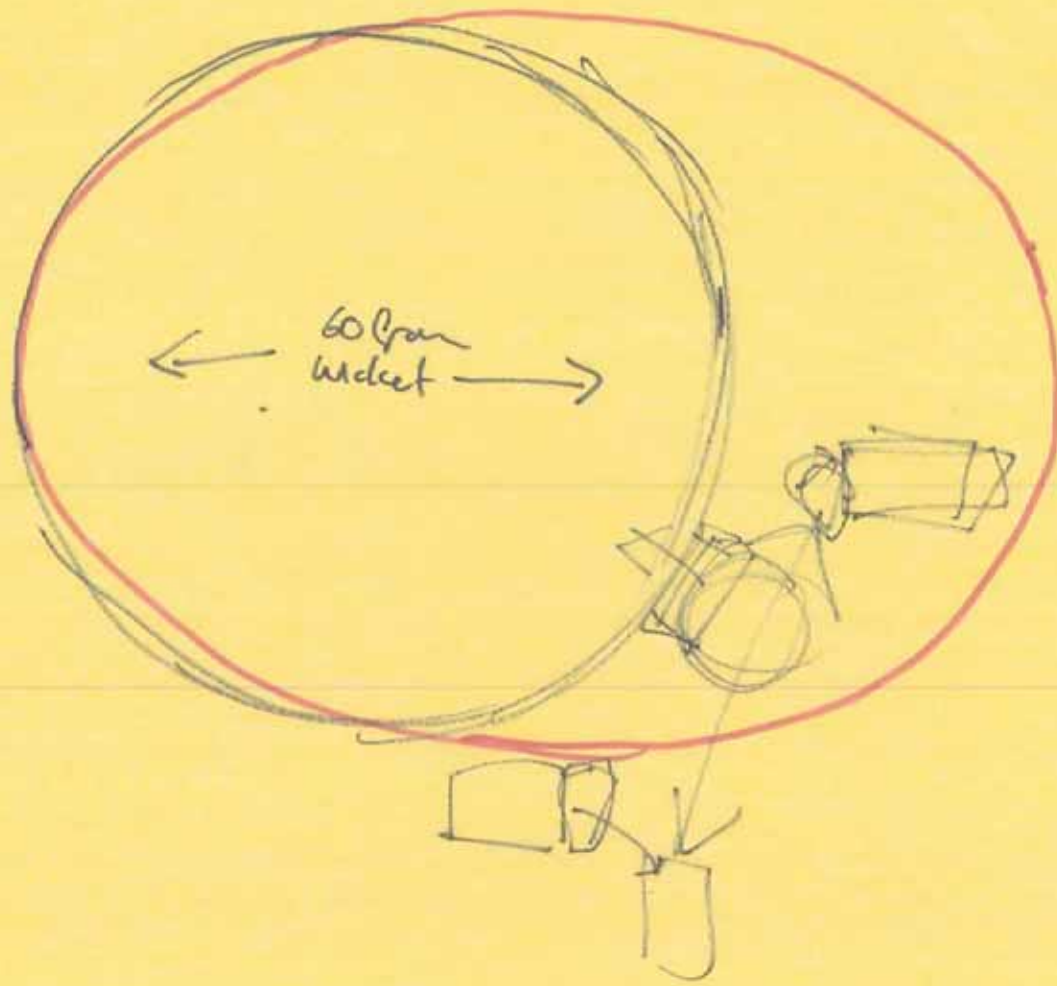


Precedent images for possible small scale community pavillion for Eastern Reserve

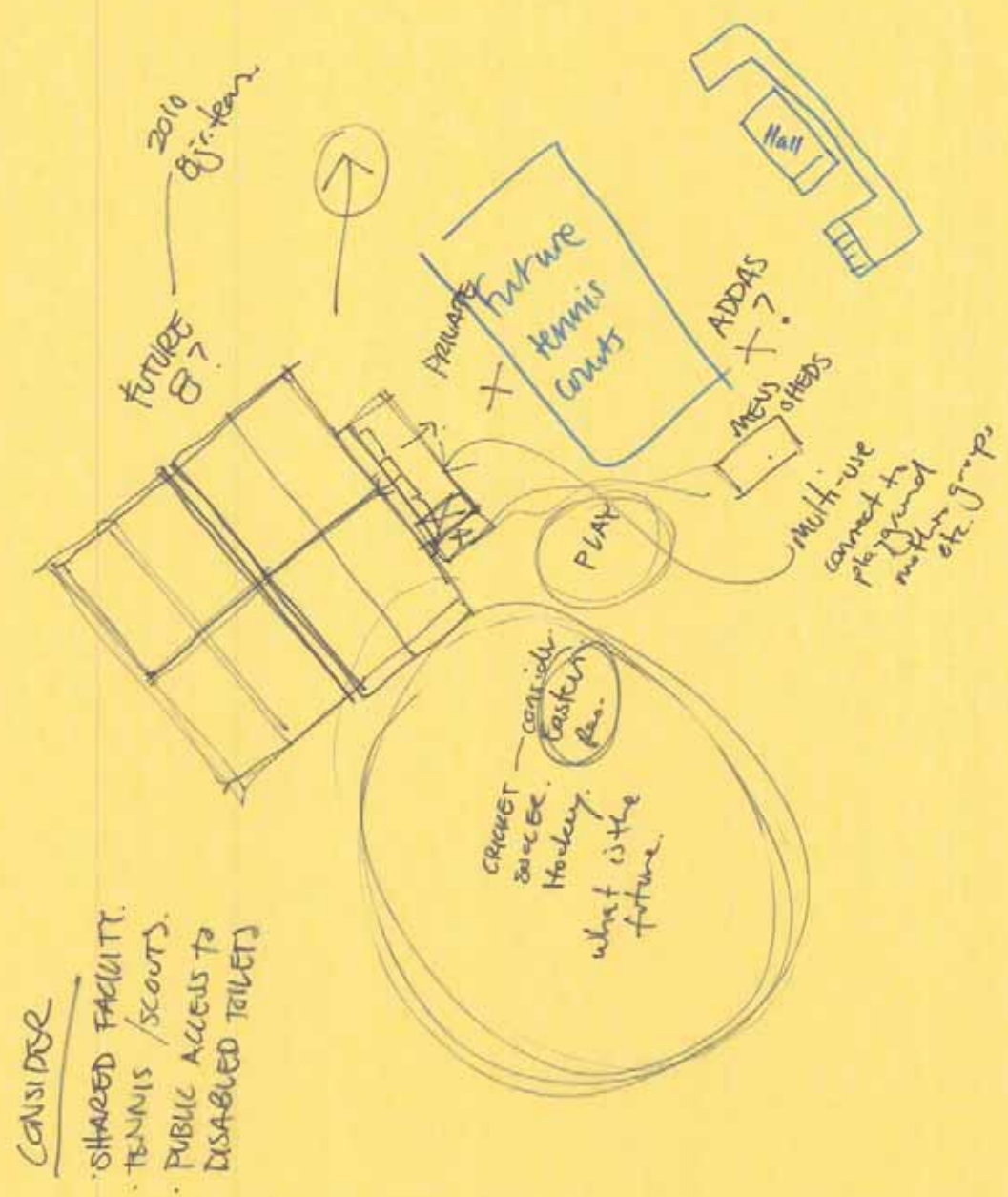








Discussion
w/ Tracey & de
Namhi



CONSIDER

- SHARED FACILITY
- TENNIS / SCOUTS
- PUBLIC ACCESS TO DISABLED TOILET



Eastern Recreation Reserve
Master Plan Update
Incorporating Hesse Street Reserve

12 January 2015

