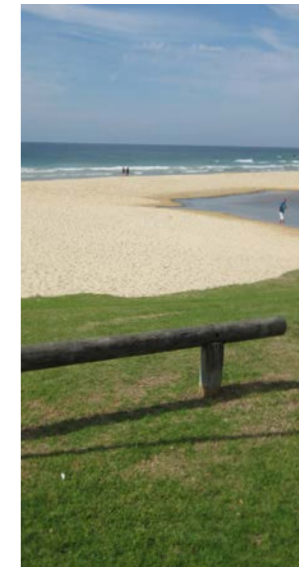




**Stribling Reserve
Master Plan**



**COMMITTEE
FOR LORNE**



**ross
planning**



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Executive summary



Introduction

Stribling Reserve is a key community, college and sports facility for Lorne. It plays a pivotal role in the day-to-day operations of the Lorne P-12 College as a venue for classes, activities and lunchtime breakout. Additionally, the Reserve hosts regular community activities and events. It is the home of netball and AFL whilst also hosting a range of social and casual sport and recreation activities. The recently completed Men's Shed is also located at the Reserve.

A well-regarded feature of the Reserve is the expansive views that it offers to the ocean and pier to the east. Additionally, there are a number of mature trees along the western boundary that help to frame the Reserve.

The existing user groups have enjoyed recent membership growth and are now seeking a range of facility upgrades. Additionally, there is a direction within the Lorne community to achieve population increases. Together, these factors provide an opportunity to review the existing layout and uses of Stribling Reserve.

Existing situation

The 2.96ha site is centrally located and with the adjoining College, kindergarten, police station and emergency services facility creates a key community precinct.

Stribling Reserve is Crown Land with Council holding the role of Committee of Management. Additionally, Council has established a Section 86 Committee to assist with management. (The delegation of the Committee will be reviewed in line with current Council practices).

The Reserve was cut into the side of a hill in the 1950's with activity nodes developed on a number of levelled terraces.

Existing facilities include:

- » indoor sport facility and pavilion (incorporating single court, change rooms, kitchen and bar, social area, offices, storage, amenities and covered awning)
- » lit oval (with synthetic cricket wicket and covered interchange bench)
- » terraced seating
- » 2-net cricket practice facility with synthetic wickets
- » long jump/triple jump pit
- » lit netball court (with covered players' and officials' seating)
- » netball office building with storage
- » public amenities
- » ticket booth and spectator shelter
- » scattered bench seating
- » Men's Shed
- » sealed parking near the indoor sport facility/pavilion and along the entry road off William Street (semi sealed)
- » unsealed car parking near the Men's Shed
- » perimeter fencing.

Demand for upgrade

Demand for upgrades to the Reserve has been established through consultation with key stakeholders and user groups and from consideration of existing opportunities. Key directions include:

- » sport
 - growth in AFL and netball playing numbers
 - regular school sport conducted at both the indoor and outdoor facilities
 - social basketball competition occurs across the summer sporting season
 - annual children's football coaching program (6-8 weeks) conducted indoor
 - infrequent social indoor football activities
- » recreation
 - the Reserve is regularly used by locals for informal exercise and as a thoroughfare to and from Mountjoy Parade and the beach
- » common areas
 - the oval is Lorne's emergency helicopter landing area and destination assembly area for bushfire operations
 - limited formalised off-street car parking opportunities
- » community facilities
 - opportunity (and potential future aspiration) to consolidate community facilities in the Lorne area.

Design directions

The proposed master plan is located within Section 6.

The vision for Stribling Reserve is:

to further establish a community hub - where quality facilities will ensure that the Reserve can provide for a range of sports codes, can be popular for its active and passive recreation opportunities, can host regular community activities and will continue as a key facility for College day-to-day operations.

Key proposed enhancements for the Reserve include:

- » extensive pavilion upgrades (change room and amenities upgrades, expansion (and/or second storey development))
- » indoor sports facility ventilation upgrades and de-clutter of the playing space
- » amenities and administration building development at the netball precinct (including officials' change rooms for the entire Reserve)
- » oval lighting upgrades
- » enhanced spectator opportunities
- » retained car parking
- » upgraded entries.



Background

Introduction and purpose

In 2016, Surf Coast Shire Council engaged ROSS Planning to develop a master plan for Stribling Reserve (the Reserve). The Reserve is centrally located within the Lorne township and is currently one of the key sites for sport and recreation for the area. (Indeed, the Reserve includes the only playing field in the township).

The aim of the master plan is to provide direction for the Reserve, where the needs and requirements of the user groups, community and Council are established and balanced. The Project Control Group (PCG) has indicated that an aspirational vision for the Reserve will best serve to drive future development that will be undertaken in a shared governance approach.

Importantly, the project will require a staged approach to development that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the Reserve for sport and recreation groups and the wider community.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- » current character and functionality of the landscape
- » public expectations and needs
- » emerging issues and trends
- » the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

It is important to note that, broader township considerations are managed in a structure plan while detailed design elements are included in individual project planning activities.

The master plan does not suggest that all elements should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the master plan is to provide a framework for future development of the Reserve over an extended time period so that ad hoc improvements are avoided and community use is maximised. Further, once it has been adopted, the master plan can only be altered via Council resolution.

The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Preliminaries

- » inception meeting
- » review of relevant reports, plans, policies and other documents
- » review of the demographic profile of the community including consideration of population projections

Stage 2 - Site assessment

- » detailed site assessment
- » discussions with Council officers
- » discussions with user groups

Stage 3 - Engagement

- » Council officer interviews
- » project control group workshop
- » existing and potential user group interviews
- » community workshop

Stage 4 - Developing directions

- » analysis of identified issues, ideas, needs and opportunities
- » concept option development
- » PCG concept option consideration

Stage 5 - Draft master plan

- » preparation of draft master plan report
- » review of draft master plan by Council and the PCG
- » document review and update
- » public review

Stage 6 - Review and finalisation

- » review of feedback on draft master plan report
- » agreed amendments to the master plan report
- » Council endorsement.

Monitoring and evaluation

The endorsed master plan for Stribling Reserve is Council and the Department of Environment, Land, Water and Planning's (DELWP) commitment to the future direction of the use of the Reserve for the next ten years. Any changes to this direction must be presented to, and endorsed by, Council prior to implementation. A public half-term review will be undertaken at five years after Council endorsement and a final public review nine years after Council endorsement. At each review, any change would also need to be endorsed by DELWP via the land owner consent process.





Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Reserve, a literature review has been undertaken. A detailed summary of each document reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Council Plan 2013-2017

The Council Plan is the over-arching document that details Council priorities and provides an overall strategic direction. The Plan presents a range of strategies and objectives under five key themes. Those with most relevance to the master plan process are outlined below.

Environment

- » Objective 1.1: Preserve and enhance the natural environment
 - Strategy 1.1.2: Improve pest, plant and animal management as a priority
- » Objective 1.4: Protect public open space and green belts
 - Strategy 1.4.1: Review the Surf Coast Open Space Strategy

Governance

- » Objective 2.5: Enhanced community engagement
 - Strategy 2.5.2: Provide opportunities for all members of the community to engage with Council on issues that matter to them
 - Strategy 2.5.4: Build strong relationships with community interest groups

Communities

- » Objective 3.3: Preservation of peaceful, safe and healthy environments
 - Strategy 3.3.6: Maintain, enhance and develop community and recreational facilities to improve community wellbeing

Infrastructure

- » Objective 4.1: Allocation of infrastructure according to need
 - Strategy 4.1.1: Perform an infrastructure needs assessment to provide clarity to the community on how a fair distribution of infrastructure will be achieved
 - Strategy 4.1.2: Utilisation of community demographics to determine future infrastructure needs
 - Strategy 4.1.3: Develop an improved approach to service planning that identifies long-term future infrastructure requirements and actions
- » Objective 4.2: Accessible and well-maintained Council facilities
 - Strategy 4.2.2: Review of master plans to determine deficiencies
 - Strategy 4.2.6: Annual update of interested communities in master plan priorities.

Meeting the objectives above has ensured a process of close liaison with the local community and user groups. This has resulted in a master plan that preserves the open and natural feel of the Reserve and prioritises facility upgrades based on demand.

Health and Wellbeing Plan 2013-2017

The Health and Wellbeing Plan describes Council's goals to enhance and promote community health and wellbeing. Key objectives and strategies that have been reflected upon in the development of the master plan are listed below.

Healthy engaged communities

- » Objective 1.2: To increase participation in physical activities
 - Strategy 1.2.2: Maximise use of Council's recreational facilities through a partnerships approach
 - Strategy 1.2.3: Develop a program to introduce new sport and recreational opportunities for informal/social use
- » Objective 1.3: To enhance mental health and wellbeing
 - Strategy 1.3.5: Enhancing access to open space.

The proposed development at Stribling Reserve looks to enhance the experience of existing users while also providing opportunities to increase participation and the range of activities available.

Open Space Strategy 2016-2025

The Open Space Strategy sets the direction for open space planning and provision. It also outlines the key principles for the design and development of Council-managed open space. These principles include:

- » quality planning (evidence-based provision of fit-for-purpose facilities)
- » partnerships (with key land managers and ensuring community participation in decision-making)
- » accessible and connected (well-linked precincts and access-for-all design principles)
- » attractive (facilities effectively maintained to a high quality)
- » adaptable (multi-use facilities and diversity of choices)
- » sustainable spaces (ensuring use within capacity)
- » protection and preservation (ensuring no net loss of open space and maintaining high standards)
- » adequately resourced (strategic allocation in line with Council's capacity to fund).

The master plan has been developed with each of these eight principles used as key guiding references and the actions outlined in Section 6 have been aligned with the principles accordingly.

The Open Space Strategy highlights that continued maintenance and upgrades to existing facilities should be the key open space direction for the Aireys Inlet - Lorne precinct (rather than the development of any new venues).

Community Buildings Study 2015

This Study was undertaken to highlight existing use and management of Council's community building portfolio in order to ascertain opportunities for additional (future) use.

The Study notes that there are six Council owned or managed community buildings within Lorne (kindergarten, community house (Fig Tree House), leisure centre, netball clubroom, senior citizens centre and visitor information centre). Of these facilities, the leisure centre had the third highest average monthly hours of use (183) whilst the netball clubroom attracted the lowest use at 40 hours average per month (not surprising given the limited nature of activities that this small building could support).

A large portion of the leisure centre use is attributable to College activities with the building being used at 83% capacity between 9am and 5pm on weekdays. Activities such as ballet and private social events would also add to this usage rate.

Community house (Fig Tree House) and the senior citizens centre are not used near to capacity. This has spawned suggestion that the activities these facilities host could be relocated to a second storey development at the leisure centre. While this facility development has been included in the master plan process at the direction of the PCG, the activities that the leisure centre may seek to host and any ongoing impacts that may have for other buildings within Lorne will be subject to a future structure plan ('township master plan').

Access Audit Report 2016

In 2016, Council oversaw the development of an access audit report¹ for the pavilion and indoor court. The following points summarise the high priority actions identified:

- » provide one designated accessible parking bay near to the pavilion entrance
- » provide level entry at principal pedestrian entrances
- » ensure principal entry doors have appropriate handles, are easy to open and provide a minimum 850mm opening
- » ensure internal accessways have suitable areas for passing and turning and provide luminance contrasts at doorways
- » ensure public kitchen entry doors provide a minimum 850mm opening
- » provide a unisex accessible toilet to Australian Standards
- » provide a unisex accessible change/shower facility
- » ensure appropriate emergency egress such as Building Code requirements, suitable door handles and signage (including tactile and braille elements).

While a number of these actions are more relevant considerations for detailed building design, the need to provide access-for-all (wherever possible) across the Reserve has been an important consideration throughout the project.

Additionally, Council's All Abilities Committee note that future facility improvements should ensure that the Reserve is an inclusive space community activities and for viewing sporting events.

Achieving Lorne's Aspirations

The Committee for Lorne developed Achieving Lorne's Aspirations as a community visioning document². It provides a range of strategies developed to ensure that Lorne's sense of place is maintained and enhanced. Key strategies considered in the development of the master plan include:

- » Aspirational Strategy I: Leading through cooperation and collaboration
 - Objective 1.3: Work with all stakeholders to improve the amenity and accessibility of public reserves, scenic attractions, caravan parks and other foreshore areas in Lorne to support longer visitor stays
- » Aspirational Strategy II: Creating a community for everyone
 - Objective 2.4: Work with resident and non-resident young people to identify and then generate an array of activities and opportunities that support and enrich a young person's lifestyle in Lorne
- » Aspirational Strategy IV: Accommodating Lorne's future
 - Objective 4.1: Support the current and ongoing research into how to accommodate 500 more permanent residents, most of which are to be of working age and under.

Community engagement has been a key pillar for this project to ensure that proposed changes provide opportunities that reflect demand.

¹ Architecture Access Pty Ltd

² This is not a Council endorsed document

Stribling Reserve Masterplan 2001

Key directions identified in the master plan include:

- » new perimeter fencing (this has been constructed)
- » improved drainage (addressed well on the oval but not necessarily achieved across the whole Reserve)
- » improved traffic and pedestrian movement (largely unactioned)
- » additional seating areas (largely unactioned)
- » retain existing vegetation (appropriately actioned)
- » enhance the front entry of the community centre (somewhat addressed).

Reviewing whether the unactioned directions remain a priority has been an important consideration in the master plan process.

Lorne-Aireys Inlet P12 College (Lorne campus) Master Plan 2016

The master plan seeks to outline priority projects that can lift the general beautification, aesthetics and functionality of the campus. Interestingly, none of the proposed works impact on the nexus between the campus and the oval or indoor sports facility/pavilion.

Literature review - implications

In terms of impacts for the future development of Stribling Reserve, this review suggests:

- » commitment from Council to ensure quality facility upgrades that meet community need and provide opportunities for health and wellbeing improvement
- » appropriate engagement can enhance the quality of the master plan and the ultimate acceptance and buy-in from the community
- » a number of the directions presented in the 2001 masterplan are no longer a priority (and hence the importance of developing a new version to guide decision-making).

Demographic considerations

In order to understand the make-up for the Reserve 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. With Stribling Reserve one of the key community open spaces within Lorne, population characteristics for this planning area have been the focus. It is acknowledged that a number of participants will come from outside this catchment. However, in general, core participation is expected to come from within the Lorne area.

Analysis of these characteristics¹ reveals:

- » an estimated population of 1,074 for 2015 with population decreases of approximately 10% between 2011 and 2015. However, it should be recognised that more than 70% of residences are currently unoccupied on a 'permanent' basis, resulting in notable population fluctuations at weekends and during holidays (from non-permanent residents and visitors)
- » future population forecasts have not been undertaken to the level of Lorne township alone (given the small population base). Rather, a conglomerate analysis has been established that also includes Aireys Inlet, Big Hill, Eastern View, Fairhaven and Moggs Creek. The analysis shows a predicted population increase of approximately 500 residents for this entire planning area 'conglomerate' between 2015 and 2035
- » significant aging is predicted for the planning area with the proportion of older residents (60 years and above) forecast to increase from 32% to 38% between 2015 and 2035. Of the seven planning areas within the Surf Coast Shire Council, this planning area is projected to be the second oldest (behind Anglesea with 40% of residents 60 years and above)
- » 46 additional school-aged children are forecast for the planning area between 2015 and 2035
- » higher proportion of households without a motor vehicle (7% compared with the Shire at 3%)
- » relatively low proportion of households with internet connection (62% compared with the Shire at 79%).

It is also important to note that during peak summer holiday periods, the population of Lorne can swell to as many as 10,000 (anecdotally). Further, as noted in the literature review, the Committee for Lorne has an aspiration to ensuring housing options are available to accommodate 500 additional permanent residents (most of who will be working age or under). As such, the Committee has undertaken significant work to identify opportunities to enhance existing housing stocks. Additionally, the Committee strives to increase the amount of time spent in Lorne by non-permanent residents.

¹ *id, the population experts (2016)*

Demographic considerations - implications

In terms of impacts for the future development of Stribling Reserve, these demographic considerations suggest:

- » a range of recreation opportunities that are attractive across all ages should continue to be made available at the Reserve
- » the Reserve is likely to continue to be both a key thoroughfare and a preferred venue for pedestrians (particularly walkers)
- » email and internet-based communication should not be solely relied upon to promote facilities, activities and services available at the Reserve.

Trends considerations

Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity (and also to meet the facility expectations of a number of national sporting bodies). Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

However, the replacement of turf fields with synthetic fields can significantly increase carrying capacity by limiting maintenance-required field down time. A number of councils and facility providers are moving toward the provision of synthetic fields (particularly for football (soccer) where a number of internationally certified surfaces are available).

The potential development of a synthetic multi-use sports field has been considered at Stribling Reserve as part of the master plan process, however, retaining the open and natural 'village green feel' is the preferred direction.

Field and court sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field and court space is becoming difficult. While providers strive to maximise the use of community resources (and State Governments espouse field and court sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, carparks) rather than playing areas may be more appropriate.

Sharing of playing areas is rarely an issue at Stribling Reserve. There are currently no regular summer sporting season tenants for either the playing field nor outdoor court and the indoor court space receives limited use (outside of school hours).

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some 'professionalisation' of clubs is also likely to take place with committee positions attracting a basic remuneration.

Passive recreation trends

Park (reserve) design

The design of a park is critical in ensuring that it is successfully utilised by the community. Public parks should include:

- » attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- » well-lit, level and shaded walk/cycleways that provide links to open space, community and commercial areas
- » well-designed internal roads, including safe pedestrian crossings
- » infrastructure that supports participation by people with a range of disabilities, including the provision of ramps, accessible amenities and safe crossings.

Creating the 'right' park setting is essential to the community's use of it for active and passive recreation.

With a quality series of foreshore parks available along the beach in Lorne, the play, picnic and passive recreation needs of residents and visitors are largely accommodated. As a result, Stribling Reserve will continue to primarily function as a sports facility that also offers indoor and outdoor areas for formal and informal physical activity.

Trends - implications

So what do the trends mean for the master planning of Stribling Reserve. As the master plan has been developed, we have:

- » ensured the provision of suitable facilities to retain the existing range of sporting users
- » ensured opportunities for shared-use of key ancillary facilities
- » ensured comfortable viewing areas for spectators
- » catered for all age groups and considered the needs of the aged and less physically mobile.

Existing situation



Site description

Stribling Reserve is centrally located within Lorne. The 2.96ha facility is Crown Land with Council holding the role of Committee of Management. Council has established a Section 86 Committee to assist with management.

In the early 1950's, discussions were held regarding the need for Lorne to have an oval (and to relocate outdoor sport from the foreshore 'Flat'). The sloping Library Paddock (the current site) was selected and using a cut and fill approach, the site was completed in 1955. The first home match was conducted in June of that year.

Today, key features include a lit oval, lit netball court, indoor sports court and pavilion and Men's Shed. The facility hosts regular AFL, netball, school sport and additional school use. Further, it hosts activities such as social sport and physical activity programs, community events and commercial activities.



Site elements

Buildings and improvements

As a key sport and recreation venue, Stribling Reserve has a range of facilities:

- » indoor sport facility/pavilion (incorporating single court, change rooms, kitchen and bar, social area, offices, storage, amenities and extended awning)
- » lit oval (with synthetic cricket wicket and covered interchange bench)
- » terraced seating
- » 2-net cricket practice facility with synthetic wickets
- » long/triple jump pit
- » lit netball court (with covered player and officials' seating)
- » netball office building and storage facility
- » public amenities
- » ticket booth
- » spectator shelter
- » scattered bench seating
- » Men's Shed
- » sealed parking near the indoor sport facility/pavilion and along the entry road off William Street (semi sealed)
- » unsealed car parking near the Men's Shed
- » perimeter fencing.

Sports lighting

The oval is lit for training purposes by five light poles, each with two light fittings. Additionally, a temporary lighting tower is on-site to replace a pole that was removed from the eastern side (given failing footings and concern it may fall on adjoining properties). A new lighting design for the oval was completed in 2016.

The netball court is lit to competition standards with four lights on two poles.

Parking

Sealed parking is provided at the rear of the pavilion and along the entry road off William Street.

An unsealed car park is located in the south-west corner of the Reserve (near the Men's Shed).

On-street parking is available on adjoining streets. However, parking is not available on the northern side of William Street between December 1 and March 31 (peak holiday period) resulting in a loss of approximately 30 spaces.

Access, linkages and connectivity

Entry and access

The Reserve has complete perimeter fencing that limits inappropriate access by vehicles and allows for gate entry fees to be charged for matches. Additionally, timber rail fencing is located along the edge of the car park via the entry road off William Street.

Linkages and connectivity

While the Reserve is fully fenced, pedestrian access gates are available. As a result, pedestrians regularly walk through the Reserve when moving between the residential area to the west of the Reserve and the commercial and beach areas to the east.

The facilities at the Reserve are also used several times each day by the adjoining College. Two sealed access points are provided between the College and the Reserve at the northern end of the oval.

Shade

Mature trees provide shaded areas across many areas within the Reserve. Natural shade is available across the western side, in the north-east corner and at the entrance off William Street.

A small amount of built spectator shade is provided by the awning on the southern side of the pavilion, along the western side of the netball court and in the shelter near the entry gate on William Street.

Signage

The Reserve is clearly visible from William Street (yet somewhat 'hidden' from Otway Street given the heavily treed perimeter).

Park naming signage is located at the William Street and Otway Street entries and the pedestrian gate on Otway Street. The Otway Street entrance sign is in poor condition.

Directional signage is located on Mountjoy Parade on the corners of Grove Road and William Street.

Planning considerations

Stribling Reserve is zoned Public Park and Recreation Zone (PPRZ) under the Surf Coast Planning Scheme.

The objectives of this zone are to:

- » implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- » recognise areas for public recreation and open space
- » protect and conserve areas of significance where appropriate
- » provide for commercial uses where appropriate.

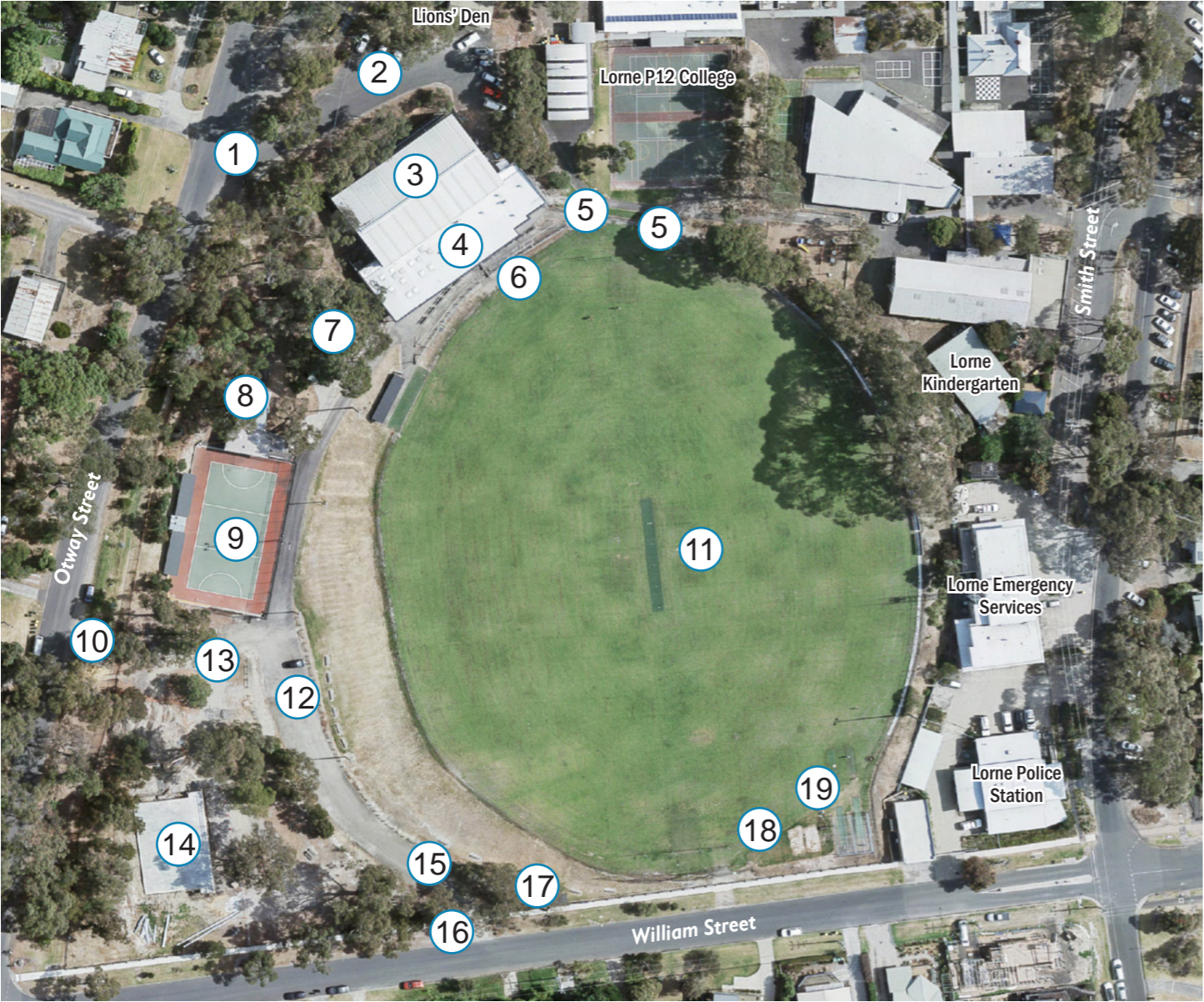
Prohibited uses (development) within the PPRZ include brothel, cinema facility, corrective institution, display home, funeral parlour, industry, saleyard, transport terminal (other than heliport), veterinary centre and warehouse (other than store).

Legislative considerations

In 2015, the Victorian Government introduced rate capping. In effect, this limits the funding available to Council for service delivery and has a direct impact on areas such as community facility development.

It is also important to note that the Local Government Act 1987 is currently under review, whilst the Crown Land (Reserves) Act 1978 is also expected to be reviewed in the near future. The outcome of these reviews will need to be considered in light of the community management arrangements at the Reserve.

Facility snapshot



Existing facilities

- | | | |
|---------------------------------|--|--|
| 1. Otway Street entry | 8. Netball administration and Lions' storage building | 13. Unsealed car park |
| 2. Sealed car park | 9. Lit netball court with player and official covered seating | 14. Men's Shed |
| 3. Indoor sports facility | 10. Otway Street pedestrian entry | 15. Ticket booth |
| 4. Pavilion and awning | 11. Lit oval with synthetic cricket wicket and interchange bench | 16. William Street entry |
| 5. College access points | 12. (Semi) sealed car park | 17. Spectator shelter |
| 6. Terraces (timber and gravel) | | 18. Long/triple jump pit |
| 7. Amenities | | 19. 2 cricket practice nets with synthetic wickets |

Sport playing facilities

- » Lit AFL oval with synthetic cricket wicket (1)
- » Lit netball court (2)
- » Two-net cricket practice facility (3)
- » Long/triple jump pit (4)
- » Single court indoor facility (5)



Ancillary facilities

- » Covered interchange bench (1)
- » Pavilion (2)
- » Sealed and unsealed car parking (3)
- » Netball administration area (4)
- » Terrace seating
- » Netball players' and officials' shelter



2



1



3



4



2

Additional facilities

- » Men's Shed (1)
- » Spectators' shelter (2)
- » Amenities building (3)
- » Ticket booth (4)
- » Lions' storage facility



1



2



3



4



Demand analysis

Demand for development at Stribling Reserve has been established through consultation with Council, management groups, existing user groups, potential user groups and other key stakeholders; combined with an analysis of existing and potential opportunities. Importantly, the information presented in this Section is the preferred direction (and/or perception) of the individuals or groups engaged. This information has then been analysed and interpreted in Section 5 - Design considerations.

Consultation summary

Council

Potential opportunities and issues for consideration were discussed with a number of Council officers through individual and small group interviews:

Issues

- » pavilion is one of the few key Council sporting facilities not to undergo recent upgrade (change rooms are dated and unattractive)
- » indoor sports facility does not meet necessary standards for run-offs (approximately 1-2m shortfall around all four sides)
- » car parking is an issue during winter season home matches
- » drainage is a problem throughout much of the site
- » providing suitable access for people with a disability is difficult given the sloping site
- » mature trees on the northern side of the oval impact the quality of the turf cover in this area and may require arborist assessment to determine potential impact on adjoining properties
- » difficult to host large outdoor events at the Reserve given winter sport requirements and need for emergency access (helicopter landing site). However, it is important that the Reserve remains available as a staging site for events and community requirements (e.g. operations hub during natural disasters)

Opportunities

- » ensure the master plan reflects whole of community direction and demand
- » consider the possible development of a children's play node within the Reserve
- » ensure the project outlines a number of shovel-ready projects in order to access State and Federal Government funding
- » if a second storey was developed on the pavilion it may be attractive for community and commercial functions (depending on future community direction).

Management groups

Project Control Group

- » the Project Control Group (PCG) includes a representative from the Committee for Lorne (who chairs the group), Section 86 Committee, College, DELWP, a number of Council officers and technical representatives
- » as part of the community engagement activities and the opportunities analysis, the PCG has provided approximately \$12,000 of in-kind project support
- » imperative that the master plan recognises the aspirations of the Committee for Lorne
- » local residents are committed to seeing upgrades and growth in social infrastructure
- » ensure future changes include upgrades to change rooms and amenities and provision of additional storage.

Stribling Reserve Committee of Management (Section 86)

Creating a vision

- » the Reserve has the potential to be a key component of the wider vision of growth for Lorne
- » the provision of a multi-purpose space within a second storey can provide a quality community venue and create improved links with the Lorne community
- » sport is the 'heartbeat' of the community in Lorne and Stribling Reserve can be the community hub
- » potential opportunities exist to include both youth and senior citizens' activities within an expanded facility at the Reserve

Facility considerations

- » overall, the pavilion (built in 1985) is 'tired' and requires updating
- » the indoor sports facility (built in 1988) no longer meets sports code requirements for run-offs. Additionally, there are issues with ventilation and condensation during periods of wet weather
- » identified facility upgrades include:
 - construction of storage pods at the rear of the indoor sports facility (will be completed in early 2017)
 - construction of additional storage areas
 - provision of suitable home and away change rooms and amenities
 - provision of suitable amenities for officials
 - provision of accessible amenities
 - provision of change rooms and amenities to service netball
 - provision of oval lighting (to 200 lux)
 - enhanced access for people with a disability across the Reserve
 - opportunities to expand the pavilion (and/or develop a second storey)

Additional considerations

- » opportunity to develop additional parking by redesigning the road and road reserve layout at the nexus between Smith Street, Grove Road and Otway Street.



Existing user groups

Lorne Football Netball Club (Football)

Membership considerations

- » the sport has enjoyed recent membership growth fielding 4 teams (approximately 100 players) in the 2016 season
- » this participation represents an increase of 2 teams across the last 6 years

Facility usage

- » throughout the winter sporting season, the Reserve hosts 9 rounds of home fixtures with matches played throughout most of the day on a Saturday
- » training is conducted at the Reserve two afternoons/evenings each week between January and September
- » a feature round is conducted at the Reserve as a season opener on Easter Saturday each year. This round is standalone with no other fixtures played across the League and draws a large crowd of between 3,000-4,000.

Development considerations

- » the playing field has been upgraded and is now a quality surface that needs to be maintained
- » the pavilion awning and barbecue area function well on game days
- » change rooms are too small for both home and away teams
- » an upgrade to the field lighting is required to allow for training and matches
- » car parking is a problem on game day (particularly in the area to the north-west of the pavilion/indoor sports facility)
- » spectator terraces need to be upgraded (consider seating options on the 'hill')
- » the provision of a small gym would be advantageous
- » limited toilets are available for spectators on game days
- » the bar area needs to be upgraded and to work 'with' the kitchen area.



Lorne Football Netball Club (Netball)

Membership considerations

- » in 2016 the Club fielded 3 junior teams and 3 senior teams (total of approximately 60 players)
- » the Club has achieved significant growth having only fielded one senior team in 2010

Facility usage

- » home matches are played on the same day as home AFL rounds (e.g. 9 rounds of home fixtures played throughout the day on a Saturday)
- » training is conducted at the Reserve three afternoons/evenings each week between February and September
- » match day warm-ups for the home team are conducted within the indoor sports facility while away teams warm-up on the College outdoor courts

Development considerations

- » the recent court and shelter upgrades provide quality playing experiences
- » having no netball change rooms nor amenities is poor. The development of a small building that included home and away change and amenities facilities, storage, meeting room and administration area would be ideal. (This would not only assist the Club with training and matches, it would also allow the Reserve to be promoted for pre-season camps for visiting teams)
- » the provision of a small gym would be beneficial especially for rehabilitation
- » given that netball and AFL play home games simultaneously, car parking provision is inadequate.



Lorne P12 College

Background

In 1987, a rental use agreement was established allowing the College access to the Reserve and indoor sports facility within school hours throughout the school year. Thirty years on, this agreement remains in place (and is due for review and update) and the College continues to be one of the key users of the facility.

It is important to note that during College activities undertaken at the Reserve, unsupervised public use (and interaction with the students) is not permissible.

Facility usage

The College uses the Reserve and indoor sports facility for a range of activities:

- » physical education classes (approximately 16 hours/week)
- » drama, music classes, other activities in the multi-purpose space (approximately 6 hours/week)
- » recess play (twice each day)
- » recess formal sport training (infrequent)
- » formal school sport (infrequent)

Development considerations¹

The College has proposed a number of higher priority facility upgrades:

- » repair the ventilation in the indoor sports facility
- » ensuring suitable change facilities and amenities for females
- » providing additional storage areas (as indicated in the 'pod-style' proposal)

Additional facility upgrades that would improve the facility may include:

- » expand the pavilion to provide a new function area, new kitchen and bar, office and club heritage spaces and quality viewing opportunities
- » remove the existing bar area (to limit hazards within the indoor sports facility)
- » convert the existing function room into a utility space with projector and speakers (education area, gym area etc)
- » ensure a suitable area for umpire change rooms
- » provide speakers within the indoor sports facility
- » restore and relocate the scorer's box within the indoor sports facility
- » provide retractable seating within the indoor sports facility
- » remove/relocate additional hazards within the indoor sports facility
- » upgrade the terrace seating overlooking the oval
- » ensure continued access to AFL goals when goal squares are under repair (e.g. transportable goals).

¹ 46 additional school aged children are projected for the Lorne - Aireys Inlet planning area between 2015 and 2035 (id, 2016) suggesting small growth in the College may be achieved

Existing user groups (cont.)

Social basketball

- » basketball had not been played in Lorne for more than 15 years before a social women's competition was established in 2015
- » social matches are played one evening each week during school terms 1 and 4
- » numbers are growing with approximately 80 participants involved in matches across the two years
- » organisers are looking to expand to include a men's competition in 2017

Social football (soccer)

- » for the last 3 years, a 6-8 week junior football (soccer) coaching program has been conducted at the Reserve
- » the program attracts up to 20 participants and is generally conducted in the indoor sports facility given that it is often too cold and/or too wet to be undertaken outdoors
- » transportable goals, balls, bibs and markers are stored at the Reserve
- » casual adult games are also conducted indoors on occasion
- » while it would be ideal to have access to a full-size field and formal club to provide a clear pathway for keen juniors, the local population base does not support this direction

Fitness classes

- » group fitness classes are conducted in the indoor sports facility one morning each week during the warmer months
- » the 30-minute classes attract a small but regular group
- » existing facilities are appropriate for the group

Visiting AFL Clubs - pre-season activities

- » a number of clubs that have previously used the Reserve for pre-season activities were contacted to discuss their experiences. Key suggestions include:
 - the facility is highly attractive given the existing facilities and the location (a beach-side setting near to Melbourne)
 - the kitchen and sleeping quarters (in the indoor sports facility) function well
 - the change rooms and field lighting require upgrades
 - enhanced pedestrian connections from the pavilion end of the Reserve to the beach are required
 - the provision of data projectors and screens for presentations would be appreciated

Falls Festival

- » the Reserve plays two key functions during the Falls Festival:
 - the Reserve is the base for the two teams of security staff (up to 100 in total) that work during the festival. The Reserve is used for accommodation, provision of all meals and an administration hub where security staff can check in and out each day
 - the building adjoining the netball court is used as the in-town accreditation point for patrons
- » the facility functions very well for these two uses

Colac and District Football Netball League (AFL)

- » field upgrades have resulted in a quality playing surface
- » change rooms for the away team are too small and parking on match days is problematic

Colac and District Football Netball League (Netball)

- » the recent court upgrade and construction of players' and officials' shelter have markedly improved the facility
- » issues at the Reserve include:
 - lack of change facilities and amenities to service netball
 - limited parking
 - leaf litter on courts
 - limited ability to facilitate growth with only one court

Local community (neighbours)

- » the green and natural feel is enjoyed
- » ability to spectate at local sporting events is highly valued
- » preference to retain the Reserve as a village green-style venue

Potential user groups

Lorne ballet

- » regular ballet classes have previously been conducted at the Reserve on a weekly basis. However, it becomes too cold within the indoor facility and classes have been transferred to a local church hall
- » if a carpeted and heated multi-function space was available, ballet classes may return to the Reserve. Access to a kitchen area and amenities would also be required

Lorne cricket

- » the Club has previously fielded up to two teams (one junior and one senior)
- » enthusiasm and player numbers declined to a point where fielding one full team was not possible
- » being a summer season sport makes it difficult to compete with surf activities. Additionally, many parents work longer hours during this peak tourism time making travel for cricket purposes difficult
- » a number of new families to the area would be required to re-establish a local team
- » the Birregurra Cricket Club are using the field this season while their field is under repair

Lorne yoga

- » yoga classes are currently conducted in a number of venues in Lorne. A carpeted function area at the Reserve may prove popular as a more permanent facility for classes



Additional stakeholders

Lorne Men's Shed

- » (at the time of developing this report the Men's Shed was finalising preparations in order to commence formal activities at the Reserve)
- » it is expected that the facility will operate up to 3 times each week (on weekdays)
- » no activities will be undertaken during winter sporting season home fixtures
- » formalising the car parking and pedestrian movement in the south-west corner of the reserve would be beneficial

Lorne Emergency Services

- » Stribling Reserve is Lorne's Designated Assembly Area and staging post for emergency situations
- » the oval must remain clear of obstructions to allow for emergency helicopter landings
- » ambulances reverse down the internal access road that runs in front of the netball court and down to the pavilion. Importantly, this vehicle access needs to remain regardless of proposed facility upgrades

Lorne Police

- » as Lorne's Designated Assembly Area for emergency situations, the oval needs to be available for helicopter landings
- » neither vandalism nor inappropriate behaviour are an issue within the Reserve

Lorne Community Hospital

- » helicopters use the Reserve as the landing point when rapid patient transfer is required

Lions Club of Lorne

- » the Lions Club has stored their snow cone van, barbecue trailer, Art Show display boards and other items in the storage shed near the netball court for many years
- » it is recognised that the storage facility is in a location that could be used to house an alternate facility associated with the existing uses at the Reserve. However, to facilitate this, a suitable storage facility would be required elsewhere within the Reserve or the adjoining Department of Education and Training land

Lorne Fig Tree Community House

- » occasional care is expanding to four days/week to accommodate demand
- » there is a short waiting list for children under three years of age (given the cap on the number of children the centre can care for in each age group). However, it is not considered financially viable to establish a new (nor satellite) facility at the Reserve - particularly given the need for permanent infrastructure that would become an issue for other potential users

Sport and Recreation Victoria

- » the Barwon South West office has discussed the need for a master plan with Council over recent years
- » staff recognise that Council may be seeking funding support for oval lighting upgrades in the short-term.

Community visioning workshop

A half-day workshop was conducted to establish community priorities and directions for the Reserve. Following a range of advertising (including direct invite via letters, posters and social media), twenty-one participants attended representing a wide cross-section of the community.

Participants were first asked to describe 'what they love about Stribling Reserve'. Common perceptions included:

- » attractive, open green space (trees, landscape, beauty, views)
- » central community and activity hub
- » wide range of existing uses.

A number of group activities were then conducted leading into the ultimate exercise of identifying potential directions for the Reserve. Given the range of backgrounds that participants were coming from, it was not surprising that a range of possibilities were suggested. The summary below highlights the different positions proposed for the Reserve for each of the four groups.

Group	Reserve Purpose	Reserve Vision	Priority infrastructure	Priority social infrastructure
A	Community recreation and education activities	- expanded capacity for wider range of user groups - maintain aesthetics	- stadium mezzanine - additional storage - additional car parking	- maintain current users - target new user groups - community sharing
B	Community hub - leisure, sports and education	- increase community activity - increase amenity for current users - enhance links to external education providers	- change room and amenity upgrades - repair stadium ventilation issues - enhance oval lighting - increase parking - maintain oval surface - enhance internet capacity	- links with external agencies (U3A, Deakin University etc) - maintain existing relationships (college, emergency services etc)
C	Village hub responding to community needs	- continued partnerships with college and sporting users - retain natural beauty and views	- ensure access for all - improve existing facilities - increase parking (multi-level)	- consolidate community groups - ensure opportunities for all - not just football and netball
D	Community hub - sports, recreation, multi-purpose	- flexible facility to meet community demand - maintained flat, green open space	- change room upgrades - using allocated funding wisely	- attitude to community change - rationalising and centralising community groups

Visioning summary

There is a clear directive that Stribling Reserve should continue as a key community hub offering sport, recreation and education-related opportunities to a wider range of user groups. It is recognised that facility upgrades (such as change rooms and amenities) and additional car parking are required. However, proposed future development needs to be balanced against a desire for continued natural aesthetics and views.



Catchment considerations

Sport

As identified in the 2016-2025 Open Space Strategy, the Lorne - Aireys Inlet planning precinct is currently slightly under-supplied for sporting land now and into the future. The Strategy proposes that with Lorne residents having access to Stribling Reserve, this deficit primarily reflects the lack of outdoor sporting land in Aireys Inlet.

The Strategy recommends that continued maintenance and facility upgrade (rather than additional land development) should be the focus for open space direction in the Lorne- Aireys Inlet precinct.

Parklands and gardens

The Open Space Strategy highlights an adequate supply of land for parklands and gardens with the majority of residents in the urban area having suitable access. Additionally, the importance of the attractive natural areas and beaches is also recognised. It is also acknowledged that community open space is provided by a number of different land managers within Lorne.



Participation considerations

The table below compares national, state and local trends in participation for existing and potential user groups. Australian Bureau of Statistics data (2001-2012) and National and State sporting body annual reports (where available) have been used for national and state trends while the results gained from interviews conducted during the master plan have been shown for local trends.

The arrows reflect increases or decreases in participation, while the curved lines represent stable participation rates.

Sport	Participation trend		
	National	State	Local
AFL	~ ¹	~ ²	↑
Netball	~	↑	↑
Basketball	↑	↑	↑
Football (soccer)	↑	↑	~
Cricket	↓	↓	↓

1 - decreases in senior participation yet significant increases in female participation at all levels

2 - slight increases in junior participation

Recent participation increases in formal AFL and netball are encouraging (particularly for AFL where these results have been achieved despite state and national trends). Social basketball has achieved growth (and may expand further with the introduction of a men's competition). Club cricket¹ is no longer conducted at the Reserve, with participation decreases reflecting both state and national participation trends.

¹ Whilst the Lorne Cricket Club has folded, the Birregurra Cricket Club is using the Reserve in the 2016/17 season while their field undergoes upgrades

Demand considerations - implications

When considering future development of Stribling Reserve, the demand analysis suggests:

- » AFL, netball and basketball are all popular activities
- » continued participation increases may only be achieved with an increase in the Lorne population (particularly in a younger cohort, 7-35 years of age)
- » the Reserve largely functions well (key upgrades are required for the change room and amenities, stadium ventilation and field lighting. Additional parking is also necessary for game days)
- » as the designated assembly area for emergency situations and the helicopter landing area, the Reserve must remain an open area



Design considerations

Opportunities and constraints

Key opportunities and constraints for Stribling Reserve are summarised below and provide much of the direction for the designs.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> » The Reserve is clearly visible from William Street. However, is somewhat 'hidden' from Otway Street by the heavily treed perimeter » Simple Park naming signage is located at the William Street and Otway Street entries and the pedestrian gate on Otway Street » Directional signage is located on Mountjoy Parade on the corners of Grove Rd and William St 	<ul style="list-style-type: none"> » Develop a sense of arrival at key entry points (including installation of entry signage more befitting of a quality sport and recreation facility)
Parking	<ul style="list-style-type: none"> » Game day car parking is one of the major concerns for tenant user groups » Small sealed car parks are located at the rear of the pavilion/indoor sports facility and off the entrance on William Street » A large unsealed overflow car parking area is located in the south-west corner of the Reserve 	<ul style="list-style-type: none"> » Retain the car park in the south-west corner of the Reserve » Include sealed accessible car parking near the pavilion » Review game day parking regulations during holiday periods
Vehicle movement	<ul style="list-style-type: none"> » Given the small footprint of the Reserve, there is limited vehicle movement activity outside car parking. However, continued emergency vehicle access is required within the site between William Street and the pavilion 	<ul style="list-style-type: none"> » Reseal the internal road leading from the William Street entrance to the pavilion and undertake necessary edge treatment
Pedestrian network	<ul style="list-style-type: none"> » The Reserve is a recognised thoroughfare for pedestrians moving between the houses to the west and the CBD, foreshore and beach » The Reserve is a popular site for unstructured physical activity (walking the dog, jogging and kicking a 'footy') » Being built into the side of a slope, there are limited level sites or level links between key areas of the Reserve » The College is a key user of the facility and safe connections between the two sites are important 	<ul style="list-style-type: none"> » Retain pedestrian access points across the Reserve » Where practical, ensure key areas within the Reserve are accessible for all (including the development of an accessible pathway linking the car park, pavilion and oval as part of the terrace design works) » Continue to maintain the existing sealed pedestrian connections between the College and the Reserve » Establish a pedestrian link from the main Otway Street entry directly down to the oval precinct
Fencing	<ul style="list-style-type: none"> » The black plastic coated chain mesh fence forming the Reserve perimeter (and netball enclosure) is functional and attractive » Timber rail fencing used to delineate car parking is appropriate 	<ul style="list-style-type: none"> » Retain all existing fencing

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Open space		
Oval	<ul style="list-style-type: none"> » Council has recently overseen a complete surface upgrade that coped well with the training and competition loads of the 2016 season » Drainage remains a concern across the western and northern sides of the Oval » Field lighting is poor (and one pole has been replaced by a temporary lighting unit). Given the limited daylight hours during the winter season, appropriate training standard lights are required » The mature trees along the north-east oval boundary limit groundwater available to turf in that section of the oval. These trees are also located near to the College and kindergarten » The cricket wicket, practice nets and long/triple jump pits are currently only used by the College 	<ul style="list-style-type: none"> » Construct a simple spoon drain with concrete base around the western boundary of the oval to divert run-off from the playing surface » Provide suitable oval lighting (200 lux). This would meet the requirements for physical training (50 lux), match practice (100 lux) and competition (100 lux) » Undertake tree health and tree safety (for adjoining properties) audits of the mature trees along the north-east side of the oval » Despite no cricket nor athletic clubs being based at the Reserve, retain the existing facilities for use by the College and casual users
Netball court	<ul style="list-style-type: none"> » The netball facility was recently upgraded with a new surface (and adequate run-offs), lighting upgrade, shelter, fencing and landscaping » While the Colac League would prefer that all clubs had access to at least two courts, this is not considered feasible (nor necessary) for Lorne given the land constraints at Stribling Reserve, the limited participant numbers and availability of the indoor and College courts » The provision of a play node near to the court would provide an area for young children during training and matches 	<ul style="list-style-type: none"> » Continue to maintain the netball playing facilities » Develop a small play node for young children near the re-developed netball building
Spectator areas	<ul style="list-style-type: none"> » Spectator areas for netball are appropriate » Given the large crowds that are attracted to feature AFL matches, opportunity exists to enhance oval spectator experiences » The area around the existing amenities building is considered to be one of the better viewing points 	<ul style="list-style-type: none"> » Re-develop the spectator area immediately in front of the pavilion » Construct a small number of grass terraces and bench seats around the western bank
Landscaping	<ul style="list-style-type: none"> » The Reserve has an attractive natural feel given the mature trees and other vegetation (particularly in the north-west corner). Any future landscaping should reflect this natural amenity 	<ul style="list-style-type: none"> » Detailed planting designs to be established in relation to each project during the design phase



Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Buildings and structures		
Pavilion and indoor sports facility	<ul style="list-style-type: none"> » Being located at the northern end of the Reserve and adjoining the College, the facility is well-positioned for participants, officials and spectators » The building has become dated and has areas that no longer meet requirements » Key focus for change within the pavilion includes - configuration and layout of change rooms, amenities and officials' area; additional storage » Key focus for change within the indoor sports facility includes - ventilation upgrades, additional storage and increasing the 'usable' activity space » Opportunity may exist to develop a second level on the pavilion to provide additional activity areas 	<ul style="list-style-type: none"> » Retain clear access between the pavilion/indoor sports facility and the College » Undertake necessary repairs within the building (e.g. upgrade the ventilation in the indoor sports facility) » (Where possible) ensure the facilities within the pavilion meet the necessary sporting code expectations (e.g. suitable run-off areas within the indoor sports facility, appropriate amenities and change rooms for participants and officials) » Relocate the officials' change facilities to the new building at the netball precinct and redevelop the home and away change rooms within the pavilion to provide more modern facilities » Investigate the feasibility of developing a second level on the pavilion building
Netball/ Lions Club building	<ul style="list-style-type: none"> » The building has long been a storage area for the Lions Club » Netball use one section of the building for administration » There are no amenities or change areas directly servicing the netball facility 	<ul style="list-style-type: none"> » Assist the Lions Club to relocate to a suitable storage facility (away from the Reserve footprint) » Develop a new building that provides amenities, change rooms and administration facilities for netball; change rooms for all officials and additional spectator amenities » Establish a service vehicle entry to the building
Amenities building	<ul style="list-style-type: none"> » The timber amenities building located between the pavilion and netball facility is an important facility given that it is in one of the prime viewing areas for the Reserve 	<ul style="list-style-type: none"> » Retain (and continue to maintain) the amenities building
Netball shelter	<ul style="list-style-type: none"> » This recently developed facility provides quality viewing opportunities and is in keeping with other structures across the Reserve 	<ul style="list-style-type: none"> » Continue to maintain the netball shelter
AFL interchange bench	<ul style="list-style-type: none"> » Whilst there is only one interchange bench (and AFL preferred guidelines include two interchange benches), it is well located and is more than twice the length preferred by AFL (and is divided into separate sections) » The timber building is also in keeping with other structures across the Reserve 	<ul style="list-style-type: none"> » Continue to maintain the AFL interchange bench

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Media, timekeeper and scorekeeper area	<ul style="list-style-type: none"> » The provision of suitable areas for media operations, timekeepers and scorekeepers helps to ensure a quality AFL facility 	<ul style="list-style-type: none"> » With planned building development near the netball precinct and at the main pavilion, ensure suitable areas for media operations, timekeepers and scorekeepers are considered
Scoreboard	<ul style="list-style-type: none"> » It is becoming increasingly popular for AFL ovals to be serviced by modern scoreboards 	<ul style="list-style-type: none"> » Replace the existing 'manual' scoreboard with a modern digital alternative
Ticket booth	<ul style="list-style-type: none"> » The ticket booth has recently been relocated and is now well-positioned on the eastern side of the William Street entry » (Whilst being a simple structure) the building reflects the style of other buildings at the Reserve 	<ul style="list-style-type: none"> » Continue to maintain the ticket booth
Spectator shelter	<ul style="list-style-type: none"> » The spectator shelter is located near to the William Street entrance. It is in good condition and has been designed in keeping with the netball shelter 	<ul style="list-style-type: none"> » Continue to maintain the spectator shelter
Men's Shed	<ul style="list-style-type: none"> » The Men's Shed was recently opened and provides an additional activity area within the Reserve 	<ul style="list-style-type: none"> » Continue to maintain the Men's Shed » Consider opportunities for multi-use activities
Storage	<ul style="list-style-type: none"> » Lack of storage for user groups is an issue across the Reserve (and for the College) » Storage pods being developed early in 2017 on the northern side of the indoor sports facility will provide a limited amount of additional storage (largely for those groups using the indoor sports facility) 	<ul style="list-style-type: none"> » With proposed pavilion development, include additional storage both within the footprint of the building and outside the north-west side of the building (where direct access to the playing surface can be achieved for maintenance equipment) » Include additional storage (albeit limited) within the proposed netball building re-development

6 Master plan

Maintaining a current master plan is a requirement for community assets on Crown Land. The master plan has been developed by considering all engagement outcomes, appropriate strategic contexts and previous research. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure that the facility can function as a key facility for Lorne that meets the needs of the sporting community, the College users and also the active recreation needs of Reserve visitors.

The master plan integrates a number of the existing site features with a limited range of new elements and facilities. The upgrade of existing facilities for sports participants, officials and spectators will further enhance the Reserve's enviable reputation.

While the master plan includes a limited range of new developments (and reflects community demand), the Project Control Group (PCG) has also highlighted a desire for a more ambitious approach. As a result, the master plan includes development of a second storey on the pavilion as a more medium- to long-term vision depending on how this may interact with other community buildings within Lorne and funding availability. The PCG views that this space may be attractive for additional education purposes, for youth activities, for potential mobile (remote) office space and for football-netball club operations.

Vision

The vision for Stribling Reserve is:

to further establish a community hub - where quality facilities will ensure that the Reserve can provide for a range of sports codes, can be popular for its active recreation opportunities and can host education and community activities.



Facility design

The Master Plan shows the overall layout of the proposed design. The table below depicts proposed developments and rationale. Additionally, each action has been developed given due consideration for the eight guiding principles from Council's Open Space Strategy.

Guiding principles

- 1 - Quality planning 2 - Partnerships 3 - Accessible and connected 4 - Attractive
5 - Adaptable 6 - Sustainable 7 - Protection and preservation 8 - Adequately resourced

Element	Action no.	Master Plan ref.	Description (action)	Rationale
Sporting opportunities				
Oval	1	11	» Construct a simple spoon drain around the western boundary of the oval	» To ensure a quality facility for field sports (e.g. AFL, cricket and football) and College activities » To provide a quality experience for spectators
	2	11	» Provide suitable oval lighting (200 lux) that allows for training and matches	
	3	11	» Construct a digital scoreboard	
	4	11	» Continue to maintain the AFL interchange bench	
	5	22	» Re-develop the spectator area in front of the pavilion	
	6	10	» Construct a small number of grass terraces and bench seats around the western bank	
	7	14, 21	» With planned building development near the netball precinct and at the main pavilion, ensure suitable areas for media operations, timekeepers and scorekeepers are considered	
Netball facility	8	13	» Continue to maintain the existing netball playing facilities	» To ensure a quality home for netball
	9	14	» Assist the Lions Club to relocate to a suitable storage facility (away from the Reserve footprint)	
	10	14	» Develop a new building that provides amenities, change rooms and administration facilities for netball; change rooms for all officials and additional spectator amenities	
	11	15	» Develop a small play node for young children near the re-developed netball building	
	12	13	» Continue to maintain the netball shelter	
Indoor sport	13	20	» Repair the stadium ventilation issues	» To ensure a quality indoor sports facility is available for the community and College
	14	20	» Enhance run-offs (remove the existing store room, move the scoring box back against the wall, remove unnecessary hooks and nails protruding from the walls, remove the existing bar area)	

Element	Action no.	Master Plan ref.	Description (action)	Rationale
Recreation opportunities				
Pedestrian movement	15	n/a	» Retain pedestrian access points across the Reserve	» To ensure a safe pedestrian network is available » To provide appropriate links across the facility and between key nodes » To reflect the importance of the College as a key user of the Reserve
	16	n/a	» Where practical, ensure key areas within the Reserve (e.g. pavilion, oval, netball facility and Men's Shed) are accessible for all	
	17	23	» Continue to maintain the existing sealed pedestrian connections between the College and the Reserve	
	18	19	» Establish a pedestrian link from the main Otway Street entry down to the oval level	
Netball play node	11 repeat	15	» Develop a small play node for young children near the re-developed netball building	» To ensure simple children's play opportunities are available
Common areas				
Pavilion	19	21	» Re-develop the pavilion with appropriate amenities and change rooms for participants and patrons (officials' facilities to be relocated to the new building at the netball precinct)	» To ensure AFL-related facility preferences (e.g. amenities and change room requirements) are achieved » To provide an additional multi-purpose area for education and community activities and football-netball club operations
	20	21	» Investigate the feasibility of expanding the pavilion footprint (and/or developing a second storey)	
Vehicle movement	21	12	» Reseal the internal road leading from the William Street entrance to the pavilion and undertake necessary edge treatment	» To ensure continued access to the pavilion for emergency services vehicles
Fencing	22	n/a	» Retain all existing fencing	» To prevent inappropriate access » To allow for gate fees

Element	Action no.	Master Plan ref.	Description (action)	Rationale
Entries	23	1, 5, 18	» Develop a sense of arrival at key entry points	» To ensure the quality of entries reflect the Reserve's status as a key community asset
	24	16	» Formalise the Otway Street entrance leading into the proposed netball building	
	25	6	» Continue to maintain the ticket booth	
Car parking	26	n/a	» Review holiday period parking regulations on game days	» To provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups)
	27	3	» Retain the car park in the south-west corner of the Reserve	
	28	16	» Establish a service vehicle entry to the new building at the netball precinct	
Amenities	29	17	» Retain (and continue to maintain) the amenities building	» To provide suitable facilities for Reserve patrons
Storage	30	21	» With proposed pavilion development, include additional storage both within the footprint of the building and outside the north-west side of the building (where direct access to the playing surface can be achieved for maintenance equipment)	» To provide suitable storage alternatives
	31	14	» Include additional storage (albeit limited) within the new netball building	
Reserve furniture	32	7	» Continue to maintain the spectator shelter	» To provide seating options for Reserve users
Vegetation	33	n/a	» Undertake tree health and tree safety (for adjoining properties) audits of the mature trees along the north-east side of the oval	» To provide further shade and habitat
	34	n/a	» Detailed planting designs to be established in relation to each project during the design phase	
	35	n/a	» Continue to maintain the existing vegetation (that is a key feature of the Reserve)	

Stribling Reserve - Master plan layout

1. Retained pedestrian entry
2. Men's Shed
3. Retained car park and additional landscaping
4. Retained sealed car park
5. Upgraded feature entry
6. Retained ticket booth
7. Retained spectator shelter
8. Long/triple jump pit
9. 2-net cricket practice net
10. Grassed tiered seating and bench seats
11. Oval with field lighting, synthetic cricket wicket, covered interchange bench, digital scoreboard (and spoon drain along western boundary)
12. Resealed internal road with edge treatment
13. Netball precinct (lit court and player/official shelter)
14. New building - netball administration, amenities and change rooms; new officials' change rooms and spectator amenities
15. Small children's play node
16. Service vehicle entry
17. Retained amenities (potentially impacted by future pavilion expansion)
18. Upgraded feature entry
19. Pedestrian link
20. Upgraded indoor sports facility (ventilation upgrades, storage, run-offs)
21. Upgraded pavilion (new change rooms and first floor layout alterations that may allow footprint expansion and/or second storey development)
22. Upgraded terrace seating
23. Retained connections with the College



Pavilion and terrace upgrades

Pavilion

Change rooms and amenities

Expansion (and/or) second storey development

The small footprint and aged nature of the existing change rooms is one of the key concerns for the exiting user groups. The master plan recommends a complete re-development of the existing layout as part of a larger project that includes developing a new administration, amenities and change rooms facility at the netball precinct and potential expansion (and/or a second storey) at the pavilion. Opportunity exists to relocate the officials' change rooms to the new building at the netball precinct to free up floor space in the pavilion. The revamped change rooms and amenities would need to remain on the ground floor level to allow for direct access to the oval. Opportunity may exist to move some of the office-related space and storage to the new second level (if this was the direction taken) and to potentially reduce the size of the bar and ground level function space (given potential new opportunities upstairs) in order to make space available for facility layout changes on the ground floor.

Importantly, all new facilities should be designed and developed to ensure that they are accessible for all. This would include ease of access from the car park (where a disability park would be designated) to the pavilion and through to the spectator area overlooking the oval.



Terraces

The seating terraces in front of the pavilion provide quality viewing opportunities. However, they are dated and in need of significant upgrade.

Additionally, potential exists to convert the bank into a small number of wide grass terraces suitable for chairs and picnic rugs.



Netball precinct upgrade

Netball precinct

A new formal entry for service vehicles is recommended off Otway Street leading into the netball precinct. Further, a new building has been recommended for this area that includes netball administration area and change rooms, officials' change rooms and public amenities.

Finally, the existing play node in this area is proposed for re-development (to meet necessary playground safety requirements and provide a range of activities).

With the recent court upgrades and development of court-side shelter, these proposed developments will further establish a netball 'precinct' within the Reserve.



Attractive entries

Upgraded entry points

None of the existing entries reflect the quality facilities available at the Reserve. They are largely uninviting and do not provide any sense of arrival.

Upgraded entries are proposed for William Street and Otway Street (new netball entry for service vehicles). It is proposed that the new entries pick up on the natural and timber themes of the existing furniture.



Staged implementation and indicative costing

The cost of the development of the master plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide—changes in user group priorities or earlier opportunities for funding (especially through partnerships and grants) may alter staging. Categories have been determined according to the following rationale:

- » Category 1
 - facility is no longer fit-for-purpose (may be in poor condition, may not meet relevant sporting or building codes)
 - clear and short-term user group (and/or community) demand
- » Category 2
 - clear demand although there are other projects of higher priority
- » Category 3
 - some current demand (although this may change over the medium- to long-term)
 - proposed project may require significant funding.

The adjoining table summarises indicative costs. The costs do not include legal fees; statutory fees; furniture, furnishing or equipment or goods and service tax.

Category 1 (shovel-ready and within 1-3 years)

- » Construct a simple spoon drain around the western boundary of the oval
- » Provide suitable oval lighting (200 lux) that allows for AFL training and matches
- » Install a new digital scoreboard
- » Assist the Lions Club to relocate to a suitable storage facility (away from the Reserve footprint)
- » Develop a new building that provides amenities, change rooms and administration facilities for netball; change rooms for all officials and additional spectator amenities
- » Develop a small play node for young children near the new netball building
- » Upgrade the ventilation within the indoor sports facility
- » Enhance run-off areas in the indoor sports facility (remove the existing store room, move the scoring box back against the wall, remove unnecessary hooks and nails protruding from the walls, reduce the existing bar area)
- » Formalise the Otway Street entrance for service vehicles leading into the proposed new building at the netball precinct

Category 2 (within 5 years)

- » Undertake tree health and tree safety (for adjoining properties) audits of the mature trees along the north-east side of the oval
- » Re-develop the pavilion with appropriate amenities and change rooms for participants and patrons
- » Re-develop the spectator area immediately in front of the pavilion
- » Develop a sense of arrival at key entry points
- » Landscape the car park in the south-west corner of the Reserve
- » Reseal the internal road leading from the William Street entrance to the pavilion and undertake necessary edge treatment
- » Undertake selective planting throughout the new formal car park in the south-west corner of the Reserve and around the new spectator area between the pavilion and netball facility

Category 3 (within 10 years)

- » Investigate the feasibility of expanding the pavilion building
- » Construct a small number of grass terraces around the western bank
- » Construct a pedestrian link from the main Otway Street entry directly down to the oval precinct

Area	Description	Cost
1 - Shovel-ready (and within 1-3 years)		
Oval	Construct a spoon drain	32,000
	Provide oval lighting (200 lux)	400,000
	Install a new scoreboard	50,000
Netball	Building development	750,000
	Develop a small play node	50,000
Pavilion/indoor sports	Upgrade indoor sports facility ventilation	8,000
	Enhance run-offs	15,000
Vehicle movement	Formalise netball entry for service vehicles	18,000
Category 1	<i>Sub-total</i>	<i>1,323,000</i>
	<i>With escalation (3% per annum) after 3 years</i>	<i>1,446,000</i>
2 - Within 5 years		
Pavilion/indoor sports	Redevelop amenities, change rooms and storage	470,000
Spectator areas	Re-develop the spectator terraces in front of the pavilion	180,000
Entries	Develop key entry points	18,000
Vehicle movement	Landscape the south-west car park	5,000
	Reseal the internal road and provide edge treatment	30,000
Landscaping	Undertake selective landscaping across the Reserve	25,000
Category 2	<i>Sub-total</i>	<i>728,000</i>
	<i>With escalation (3% per annum) after 5 years</i>	<i>844,000</i>
3 - Within 10 years		
Pavilion/indoor sports	Investigate opportunities for expansion	not costed
Spectator areas	Construct grass terraces on the western bank	140,000
Pedestrian movement	Construct a link from the Otway Street entry to the oval precinct	11,000
Category 3	<i>Sub-total</i>	<i>151,000</i>
	<i>With escalation (3% per annum) after 10 years</i>	<i>203,000</i>
TOTALS		
<i>Sub-total (with escalation)</i>		<i>2,493,000</i>
	Contingency and sundry site works (10%)	249,300
<i>Sub-total</i>		<i>2,742,300</i>
	Project management (10%)	274,230
<i>Total (with rounding)</i>		<i>3,016,500</i>
Note: costs are indicative and will need to be validated as part of detailed design activities		



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