



BRIERLY RESERVE MASTER PLAN

AUGUST 2012



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1. INTRODUCTION

Brierly Recreation Reserve is a 12ha parcel of open space located on the corner of Moore Street and Aberline Roads in Warrnambool, and surrounded by existing and new residential areas.

Brierly Recreation Reserve was formerly part of the Brierly Hospital site, a 31 hectare mental health facility owned by the State Government and decommissioned in 1996. Council purchased the Reserve in 1999, which included existing parkland and infrastructure in the southern portion of the former hospital site. Following an extensive planning process, it was resolved that this land be retained as public open space and was deemed to satisfy all contributions for public open space arising from the residential development of the balance of the land.

The Reserve contains two ovals, passive parkland, a playground and network of paths, and is used for both informal recreation and organised sport. Current informal uses include walking, jogging, exercising, dog walking, active play on playground equipment and ball games. Organised sport is currently limited to a community grade cricket competition. A dog obedience club utilises the park for regular training sessions.

Brierly Recreation Reserve has been identified as having the potential to meet the needs of the growing community through the provision of additional sporting, recreation and other community facilities. The development of a master plan for the site has explored the opportunities identified and created a clear vision for the future use and development of this important community asset. *(Source: Brierly Recreation Reserve Master Plan Background Report.)*

1.1 Purpose of the Study

The Master Plan will guide the use and development of Brierly Recreation Reserve for the next 10 years. The plan has investigated the extent to which the reserve can meet the current and future recreation needs of the community in north-east Warrnambool, and accommodate the development of appropriate community facilities.

This project has delivered a Master Plan for the Reserve as a recreation asset, while giving due consideration and making recommendations regarding the possibility of accommodating community facilities / infrastructure. This latter requirement comes following an approach from a community organisation in 2010 requesting Council consider the development of a joint use community facility at Brierly, and in which Council determined to “undertake further planning to determine the potential feasibility of a joint use community facility located at Brierly Parklands.” *(Source: Brierly Recreation Reserve Master Plan Background Report.)*

Aims of the project:

- To develop a Master Plan for Brierly Recreation Reserve which meets the future recreation needs of the community in north east Warrnambool, while providing for, where appropriate, the development of community facilities;
- To direct future improvements, development and management of Brierly Recreation Reserve over the next 10 years;
- To develop draft principles / guidelines for developing non-open space dependent community facilities in open space reserves based on current best practice;
- To prepare a Master Plan that is realistic and achievable.

1.2 Methodology

The following methodology has been used in the preparation of the Brierly Recreation Reserve Master Plan:

- Site inspections;
- Project Working Group Meetings;
- Review of relevant strategic documents;
- Review of demographic profile;
- Analysis of industry and participation trends;
- Community and stakeholder consultation including:
 - On site meetings;
 - User group survey;
 - Telephone interviews;
 - One-on-one meetings;
 - Public forum;
 - Public submissions;
- Analysis of consultation outcomes and key issues;
- Identification of draft principles / guidelines;
- Development of Master Plan options;
- Development of Master Plan, report and implementation plan;
- Presentation and briefing to Council for release for public exhibition;
- Public exhibition period; and
- Finalisation of Master Plan and associated documentation.



2. BACKGROUND REVIEW

A detailed background review has been undertaken as part of the master planning process including an analysis of relevant literature, demographic data and participation trends. This review is available in full in the background report accompanying this plan, but is summarised in the following sections.

2.1 Literature Review

The ‘Brierly Recreation Reserve Master Plan - Background Report / Project Plan’ prepared by Council provided a summary of relevant strategic documents, to ensure the Master Plan was developed in the context of existing plans and policies. This summary is provided in the Background Report (Section 1), and includes reference to the following documents:

- Warrnambool Council Plan 2009 – 2013
- Warrnambool Recreation Plan 2007 – 2017
- Warrnambool Planning Scheme
- North Eastern Structure Plan
- Sustainable Transport Strategy 2010 – 2020
- Active Ageing Plan 2008 – 2013
- Municipal Early Years Plan 2009 – 2013
- Accessible Playgrounds Policy 2007
- Open Space Network – Background Papers
- Dog Control Policy
- Draft Brierly Development Plan (2006) *NB: This Plan was not endorsed by Council.*

The key findings from the Literature Review and implications to the Brierly Recreation Reserve are summarised below.

- Developing and supporting sport and recreation activities to promote healthy lifestyles and community wellbeing is a key objective for Warrnambool City Council (Warrnambool Council Plan 2009 – 2013).
- The Warrnambool Recreation Plan (2007 – 2017) identifies Brierly Recreation Reserve as a high priority for improvement and recommends to “develop Brierly Recreation Reserve so that it becomes a hub of recreation opportunities for the neighbourhood”.
- Short term priority actions contained within the Recreation Plan recommend to develop Brierly Recreation Reserve with the following facilities:
 - Community hub buildings;
 - Community tennis courts;
 - District playground; (completed)
 - Potential skate park facility;
 - Improved sporting ovals;
 - Public toilets; (completed)
 - Community art;
 - Shelters and seating.
- A preliminary open space audit identifies Brierly Recreation Reserve as a regional park, identified for sport at a district level. The size of the Reserve (12ha) also supports the regional status of the park which could meet the needs of a large catchment for a range of activities including formal sports, active play, walking, cycling, and relaxation / picnic activities. (Open Space Strategy – under development.)
- Whilst Brierly Recreation Reserve is outside the ‘North East Growth Area Structure Plan’ area, the development scheme for the north east will create considerable demand for

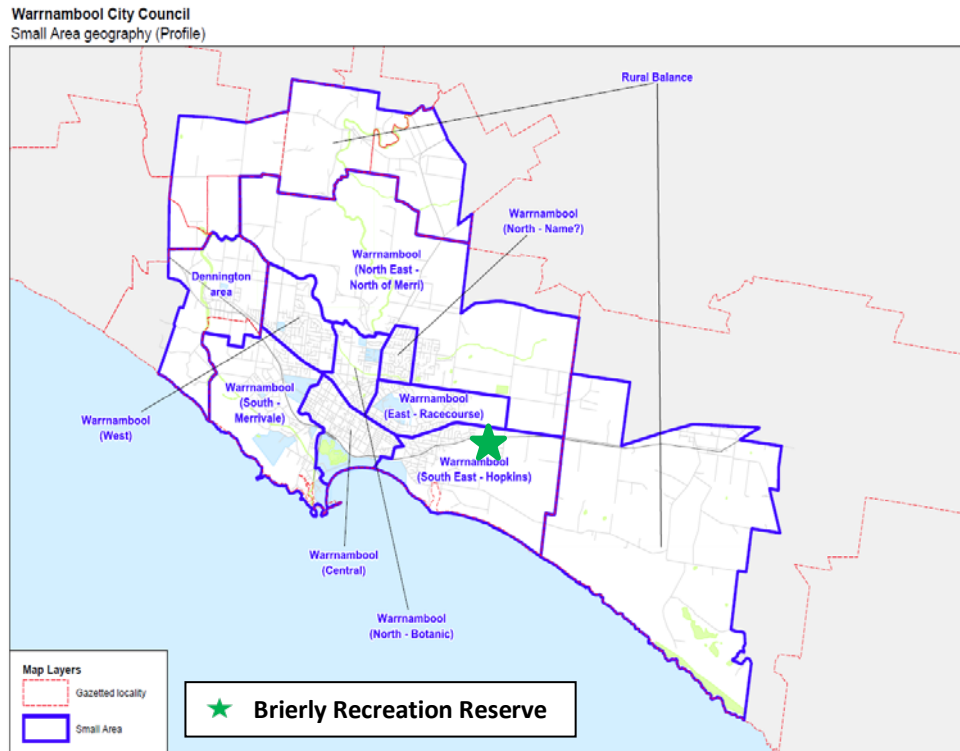
open space and community facilities. Brierly Reserve is identified as being essential to meeting some of this demand. The forecast increase in population is expected to result in existing community services in the area reaching capacity and creating demand for new facilities in this part of the City.

- Access to and within Brierly Recreation Reserve should be planned to encourage and maximise active transport options. (Sustainable Transport Strategy 2010 – 2020)
- With an ageing population and the close proximity of Brierly Recreation Reserve to a new retirement village in the north east of the City, consideration should be given to accessibility issues and the needs of older residents. This is particularly relevant to the Brierly Recreation Reserve which is in close proximity to a sizeable, new retirement village in the north east of the City. (Active Ageing Plan 2008 – 2013)
- The Master Plan will need to address the needs of young families in providing safe and accessible facilities which work towards achieving a ‘child friendly’ city. This is particularly relevant due to the high proportion of children and young families which reside in the north and north east of the City. (Municipal Early Years Plan 2009 – 2013)
- The North East Corridor Outline Development Plan identifies the Brierly Recreation Reserve as a community node.
- The ‘Dog Control Policy’ states that dogs may be exercised off-leash at Brierly Recreation Reserve in specified locations.
- The Warrnambool Planning Scheme (State Planning Policy) sets out a number of objectives and strategies for open space planning and management.
- The Warrnambool Planning Scheme (Local Planning Policy) identifies a number of provisions that are directly applicable to the Brierly Recreation Reserve including:
 - Liveable and Sustainable Communities – including objectives for ‘compact and walkable neighbourhoods’ and ‘planning for community facilities’.
 - Urban Landscape – including objectives for the ‘integration of urban landscape’ and ‘public open space provision’.
- The Local Planning Policy (Standard C13) states that active open space be provided of at least 8 hectares in area within 1km of 95% of all dwellings that is:
 - Suitably dimensioned and designed to provide for the intended use and buffer areas around sporting fields and passive open space;
 - Sufficient to incorporate two football / cricket ovals;
 - Appropriate for the intended use in terms of quality and orientation;
 - Located on flat land (which can be cost effectively graded);
 - Located with access to, or making provision for, a recycled or sustainable water supply;
 - Adjoin school and other community facilities where practical;
 - Designed to achieve sharing of space between sports.

A range of National and State planning and policy documents have also been used to guide the Master Plan, through consideration of recommended planning guidelines and best practice models for open space provision and sport and recreation infrastructure (i.e. The Good Play Space Guide, Healthy by Design, Safer Design Guidelines for Victoria, Healthy Spaces and Places, Supportive Environments for Physical Activity, Precinct Structure Planning Guidelines 2009, Planning for Community Infrastructure in Growth Areas 2008, Skate Park Guide, Urban Design Character for Victoria and The Bicycle Parking Handbook).

2.2 Demographic Profile

Brierly Recreation Reserve is located within 'Warrnambool North East – North of Merri' precinct / small area and has a catchment that extends into the 'Warrnambool East – Racecourse' precinct. A summary of the demographic profile of these precincts is provided below:



- In 2006 the north of the Merri/North eastern part of the City (refer plan above) had a population of 1,922 residents and East/Racecourse had a population of 3,527 residents.
- Both areas had a larger proportion of people in the younger age groups (0 to 17) with 30% and 33% of the population in these areas being children or young people under 18 years, compared to 25% for Warrnambool as a whole.
- Both areas had a smaller proportion of older people aged 60 years and over than the City as a whole, however East/Racecourse had a greater proportion of older residents (18%) than the newer areas in the north (11.3%) east.
- In the North East area there were a higher proportion of families and lower percentage of lone person households, while in East/Racecourse there was a prevalence of family households but much greater proportion of lone person households.
- Households in East/Racecourse were less affluent than Warrnambool as a whole, with a smaller proportion of houses in the highest income quartile, but a larger proportion in the lowest income quartile. This would relate directly to the relatively high proportion of residents in east who are renting housing from a government authority (16.3%).
- Households to the north east showed the inverse - there was larger proportion of households in the highest income quartile, but a smaller proportion in the lowest income quartile.
- The most significant change in household incomes in the North East between 2001 and 2006 was a growing number in the highest group quartile which showed an increase of 112 households. The most significant change in East/Racecourse was in the lowest group quartile which showed an increase of 47 households.
- Notable was the low rate of car ownership in East/Racecourse with 11.5% of households having no car. In comparison, only 1.8% of households in the north east were without a vehicle. This clearly indicates the need for walkable community spaces and places in this part of the City.

2.2.1 Population Forecast

Warrnambool's north east is currently the fastest growing area in Warrnambool City, which is a trend that is expected to continue until the end of the decade. The East/Racecourse area is an established urban area where little growth is forecast and age and household structure are expected to stay constant over the forecast period. The following information therefore provides a summary of the population forecast for Warrnambool North East only.

- The population of north eastern Warrnambool will grow from 1,922 residents to 4,942 residents by 2021 – a substantial increase of 157%. This represents 40% of the city's total growth up to the end of this decade.
- Growth in the north east will be across all age cohorts in the population. However, in 2006 the largest age group in the north east was 5-9 year olds (n=186). With rapid construction of new housing estates and influx of young families to the area, by 2021 the largest age group will be 0-4 year olds (n=459).
- By 2021, the total number of people under 15 years living in the area will increase by 784 – an increase of 150% on the 2006 population.
- By 2021, the number of people aged over 65 is expected to increase by 306 (217%), and represent 9.0% of the population.
- Whilst the number of households in the north east will increase substantially, the mix of household type is not expected to change significantly over the forecast period. In 2006 the prevalent household type in the area was couple families with dependents, which accounted for 45.0% of all households, and this household structure will continue to dominate.
- Most growth in this part of the city will occur between 2012 and 2021, after which other growth corridors in the City (i.e. 'North of the Merri') are likely to dominate the new housing market and experience higher growth.

2.2.2 Implications for Brierly Reserve

The demographic analysis identifies the following implications to sport and recreation provision and the Brierly Recreation Reserve Master Plan:

- The forecast population growth will increase the demand for public open space and sport and recreation facilities. Existing sporting clubs will be expected to experience significant future growth, and new clubs and sporting opportunities are likely to be introduced.
- The current and projected age profile of Warrnambool North East is for a young community with a high proportion of children and young people. These age groups are generally considered the most active, which highlights the importance of sport and recreation facilities and activities in the area.
- The high proportion of children and families will also increase the demand for community and children's services such as community / meeting spaces, maternal and child health, kindergartens, occasional care, etc.
- The projected increases in the proportion of older adults will need to be considered in the planning of open spaces / facilities to ensure participation in passive recreation and social interaction.

Given the regional nature of Brierly Reserve and its significance in the open space network across the municipality, there will be an expectation that Brierly Reserve will also provide valuable open space for surrounding neighbourhoods, particularly where open space connections provide good access to the reserve.

2.3 Participation Trends

An analysis of the 2010 Exercise, Recreation and Sport Survey (ERASS) results provides valuable information about the participation trends for persons aged 15 years and over in Australia and Victoria. A summary of some of the key findings is provided below.

- In 2010, 82.3% of Australians participated at least once annually in physical activity for exercise, recreation or sport. (This is referred to as the 'total' participation rate.) Victoria has a similar rate of total participation (83.4%), which has increased from 77.4% in 2001.
- The Victorian rate of 'regular' participation in physical activity (three or more times per week) increased from 36.5% in 2001 to 48.7% in 2010. This is higher than the national rate of 47.7%
- Females in Victoria have a higher regular participation rate than males (51.3% compared to 46.0%).
- In Victoria, total participation remains the highest among those aged 15-24 years (90.2%) and declines (to 73.1%) for people aged 65 years and over.
- In 2010, the 15-24 year age group had the highest rate of regular participation in Victoria (53.0%), followed by the 55-64 year age group (50.6%).
- Victorian participation in physical activity organised by a club, fitness centre or other organisation was 40.9% in 2010 which has remained stable since 2001 (40.4%)

The following table provides a list of the top ten physical activities undertaken in Australia and Victoria in 2010.

Australia			Victoria		
Rank	Activity	Participation rate (%)	Rank	Activity	Participation rate (%)
1	Walking	35.9	1	Walking	36.6
2	Aerobics / Fitness	23.5	2	Aerobics / Fitness	24.7
3	Swimming	13.0	3	Swimming	13.5
4	Cycling	11.9	4	Cycling	12.7
5	Running	10.6	5	Running	12.7
6	Golf	6.7	6	Golf	7.3
7	Tennis	6.0	7	Tennis	6.8
8	Bushwalking	4.8	8	Australian Rules Football	5.4
9	Football (soccer)	4.8	9	Basketball	4.8
10	Netball	3.7	10	Bushwalking	4.6

Source: "Participation in Exercise, Recreation and Sport – Annual Report 2010".

- The top 10 activities undertaken by Victorians in 2010 were similar to the National top ten. The only exceptions were the inclusion of Australian Rules football and basketball and the exclusion of football / soccer and netball.

Victorian participation trends for sport and recreation activities that are specifically relevant to this project are summarised in the following table:

Cricket	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (3.5% compared to 3.2%). • A significantly higher proportion of males (6.6%) participate in cricket compared to females (0.6%). • Participation has grown from 2.6% in 2001 to 3.5% in 2010 (however has declined from 4.2% in 2009).
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Tennis	<ul style="list-style-type: none"> • Participation in Victoria is higher than the Australian participation rate (6.8% compared to 6.0%). • A higher proportion of males (7.4%) play tennis than females (6.2%). • Participation has declined significantly since 2001 (9.2% compared to 6.8%).
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The Australian Bureau of Statistics' "Children's Participation in Cultural and Leisure Activities" (2009) provides information about the participation trends for children aged 5 to 14 years. Some relevant findings include:

- An estimated 63% of children aged 5-14 years participate in at least one organised sport outside of school hours. The most popular sport for children was swimming with a participation rate of 19%, followed by soccer (13%) and Australian Rules football (9%).
- Approximately 60% of children ride a bike, which has declined from 68% in 2003.
- An estimated 49% of children participate in skateboarding, rollerblading or riding a scooter. Boys are more likely than girls to participate in both of these activities.
- Approximately 48% spend time on art and craft activities (outside of school hours). Girls are more likely than boys to participate in arts and craft activities.

Whilst local participation trends are unavailable, the Warrnambool Recreation Plan (2007-2017) found that the breadth of existing recreation infrastructure was appropriate for a regional city and that most sports were adequately catered for (although improvements to the quality of existing infrastructure were noted). However some gaps in provision were noted for soccer, mountain bike riding and skating, with Brierly Reserve identified as a potential location for the development of a skate park.

The need to consider the development of additional sports grounds in Warrnambool was also identified in response to future growth projections and in response to the continued monitoring of growth across all sports. It was also noted that any grounds should be developed with adequate supporting infrastructure such as car parking, pavilions, change rooms, toilets and seating.



2.4 Benefits of Participation and Open Space

Research shows that there are five key benefits to participation in recreation and physical activity. These benefits are listed below:

Health Benefits	<p>Improved physical fitness and co-ordination.</p> <p>Increased life expectancy.</p> <p>Decreased risk of heart disease and stroke.</p> <p>Reduced risk of a range of cancers.</p> <p>Decreased likelihood of anxiety and depression.</p>
Personal Benefits	<p>Increased self esteem.</p> <p>Reduction in antisocial tendencies.</p> <p>Reduced likelihood of social isolation.</p> <p>Improvement / maintenance of mental health.</p>
Community Benefits	<p>Strengthened community identity and spirit.</p> <p>Enhanced community pride.</p> <p>Improved capacity for social interaction / connections.</p> <p>Strengthened community support networks.</p> <p>Provision of settings for people to socialise and experience volunteerism.</p>
Economic Benefits	<p>Employment generation.</p> <p>Volunteering.</p> <p>Infrastructure development.</p> <p>Linking local business and community recreation through sponsorship.</p>
Environmental Benefits	<p>Improved visual and aesthetic values associated with enhanced landscape amenity.</p> <p>Improved environments for flora and fauna.</p> <p>Sustainable use of resources.</p> <p>Continued growth of an environmental ethic.</p>

3. THE EXISTING SITE

Brierly Recreation Reserve is a 12.44 hectare parcel of open space in Warrnambool, bounded by Moore Street to the south and Aberline Road to the east.

The Reserve contains two ovals, passive parkland, a playground and network of paths, and is used for both informal recreation and organised sport. The Reserve also contains infrastructure associated with its former use as recreational parkland at the Brierly Hospital, a mental health facility that was decommissioned in 1996. (Former uses included cricket, tennis, horse riding and golf.)

The Brierly Recreation Reserve is within the Residential Zone (RZ) of the Warrnambool Planning Scheme – an anomaly from the rezoning which occurred during the sale of the hospital land and transfer of the reserve to Council. It is classified as a ‘regional’ park, identified for sport at a district level (Preliminary Open Space Audit). It is one of only two recreation reserves in Warrnambool City that is over 8ha in size, with the other being Albert Park which is used for football, cricket and hockey. Immediately southwest of the Reserve is a part of a jumps racing course at Warrnambool Racecourse which is located south of Moore Street.



3.1 Current Provision

Brierly Recreation Reserve consists of a range of facilities and features which are detailed below:

Sports Grounds	<ul style="list-style-type: none"> Two ovals with post and rail fencing (no infill). Western oval has a turf table with 5 wickets, whilst the eastern oval has a synthetic wicket. Grounds have no drainage, irrigation or lighting. Water is sourced from one of two bores at the Reserve.
Buildings and Structures	<ul style="list-style-type: none"> Clubroom building with social room, change facilities, toilets, storeroom and canteen / kiosk. New picnic shelter and public toilet, adjacent to the playground (with security lighting). Three old storage sheds, including one small machinery shed south-east of the western oval, and two large sheds north-east of the western oval.
Practice Nets	<ul style="list-style-type: none"> Two synthetic practice wickets. Frame for two additional practice wickets.
Disused Tennis Courts	<ul style="list-style-type: none"> Two old tennis courts. Courts are surrounded by old cyclone fencing.
Playground	<ul style="list-style-type: none"> New playground, with a variety of slides, climbers, swings, rockers and activity panels. Some play elements are accessible to people with a disability (i.e. swing with back support and ramp access to activity panel and junior slide). Grassed open space surrounds and complements the playground.
Access Roads and Pathways	<ul style="list-style-type: none"> A cypress tree-lined access road runs through the centre of the Reserve (north-south), providing vehicular access from Moore Street and pedestrian access to Mitchell Street in the north. Two lights are provided along the access road. A network of paths run through the reserve providing pedestrian access from Murdoch Street in the west, Mitchell Street in the north and Aberline Road in the east.
Car Parking	<ul style="list-style-type: none"> Informal car parking is provided to the south-west corner of the eastern oval, and south-east of the western oval, accessible via the central access road from Moore Street.
Landscaping	<ul style="list-style-type: none"> Two rows of mature cypress trees line the central access road and pathway. Natural landscape planting has been established in the north as a result of a 'Direct Seeding Program'. The Reserve includes large grassed open space areas.
Other	<ul style="list-style-type: none"> An easement crosses part of the reserve to the south. A number of open drainage swales run along the western and southern boundaries to service run off from adjacent residential areas. Drainage swales run either side of the central access road. Rear fencing from neighbouring residential properties forms a significant portion of the Reserve's boundary (to the west, north and south).

3.2 Key Users and Current Status of Brierly Recreation Reserve

Brierly Recreation Reserve is used for both informal recreation and organised sport. Current informal uses include walking, jogging, exercising, dog walking, active play on playground equipment and ball games. Organised sport is currently limited to a community grade cricket competition. A dog obedience club utilises the park for regular training sessions. The following table provides a summary of the key user groups.

Brierly Christ Church Cricket Club	<ul style="list-style-type: none"> • Affiliated with the Warrnambool and District Cricket Association. • Approximately 137 players including 105 juniors and 32 seniors. • Six junior teams (U17, U15, U13 x 2, U11 x 2), three senior teams (Division 1, 3 and 4) and Milo Have-A-Go. • Membership has remained stable over recent years, however future membership growth is expected due to new residential developments. • Use Reserve 7 days a week from October to March (inclusive). Training – Monday, Tuesday and Thursday. Competition – Wednesday (U15), Friday (U15), Saturday (U17 and seniors), Sunday (U17 and Milo Have-A-Go). • The club does not host any major events at the Reserve.
Modern Dog Training Inc.	<ul style="list-style-type: none"> • Approximately seven members. • Membership has remained stable over recent years, however future growth is expected through club promotion / marketing activities. • Use the Reserve on Sundays from 8:30am – 12:00pm. • Club uses the western oval over the summer months and an area near the playground over the winter months. • The club does not host any major events at the Reserve.

The use of Brierly Recreation Reserve is currently limited by the lack of drainage on both ovals which prevents the grounds from being used over the winter months. Other areas within the Reserve (i.e. near the playground) also have drainage problems which impact on informal recreational use.



4. COMMUNITY INPUT / CONSULTATION

Community consultation was undertaken to assist in the identification of key issues and opportunities and to understand community expectations regarding the future use of Brierly Recreation Reserve. A series of consultation methods were used to gather information from key stakeholders and local residents. These included:

Project Working Group Meetings	A series of meetings were held with the Project Working Group throughout the project involving the Manager, City Planning and Strategy, Manager Recreation & Culture, Manager Community Planning and Policy, Co-ordinator, Recreation and Youth Services, Open Space Planner and City Infrastructure Works Engineer.
Stakeholder Meetings	Face-to-face meetings were held with representatives from Warrnambool City Council including Councillors, Brierly Christ Church Cricket Club, Modern Dog Training Inc., Triton Woodworkers and MPower.
Submissions	Six written submissions were received for consideration as part of the master planning project.
Community Forum	A community forum was held on Thursday 24 th November which involved 36 attendees.
Promotional Material	A promotional flyer and media release were prepared for distribution and publication, which aimed to inform the community about the project and invite participation.

4.1 Consultation Summary

A broad range of issues and opportunities were identified as part of this consultation process. A full consultation report is included in the background report to this plan. The issues identified are summarised under the following five key themes.

Theme	Issues
Sporting Infrastructure	<ul style="list-style-type: none"> • There is no supportive infrastructure on the Western Ground, other than the machinery shed, which reportedly is insufficient for cricket players and spectators. The cricket club would like shade / shelter for spectators, a change / bag area, storage space and a scorers' area. • Poor / lack of drainage. Grounds are very wet over the winter months and mostly unusable. • Old tennis courts are reportedly used informally, despite their poor / unsafe condition. Courts should be upgraded for safe, public use. • Practice nets could be relocated if required. Cricket club was part way through construction of turf practice nets but now planning to complete the project with two more synthetic nets. • Reserve is currently underutilised.
Buildings and Structures	<ul style="list-style-type: none"> • Buildings / facilities are old and run-down. • Social rooms and change facilities are in poor condition and need to be upgraded. OH&S concerns are evident for the building, in particular the kitchen.

Theme	Issues
	<ul style="list-style-type: none"> • The distance from the storage shed to the grounds is an issue for the Modern Dog Training Inc. • More shelter and shade is needed to protect people from the elements. • Old equestrian sheds are unattractive and should be removed.
Informal Recreation	<ul style="list-style-type: none"> • A public BBQ would complement the existing playground and picnic facilities. • The playground is very wet / boggy in wet weather. • Consideration could be given to an enclosed dog park (near the old golf course area). • There is a lack of recreation opportunities / facilities for young people i.e. skate / BMX park. • Poor connectivity of pathways within the reserve (i.e. linking facilities / attractions) and access from neighbouring areas.
Management and Maintenance	<ul style="list-style-type: none"> • Perception that Reserve is poorly maintained (grounds and surrounds). • Regular users (Cricket and Dog Clubs) have a good relationship and work well together.
Supportive Infrastructure	<ul style="list-style-type: none"> • More rubbish bins are needed around the Reserve to reduce the amount of litter. • Dog bag dispensers would encourage more people to pick-up after their dogs, and reduce the need for tenant clubs to do so. • Access roads can become very boggy and slippery over the winter months. • Improved signage is needed at the entrance to inform the public about reserve users / activities and that it is a no-through road. • Drinking fountains and taps are needed at key locations (for people and dogs) • Seating is needed along the path network (especially for older people).
Landscape and Amenity	<ul style="list-style-type: none"> • Cypress trees are reportedly dangerous even though the 'avenue' style is very pleasant. • Preference for native trees / species. • Overall need to increase the amount of native vegetation.
Community Buildings	<ul style="list-style-type: none"> • A number of organisations have expressed an interest in relocating to / establishing facilities at Brierly Reserve. A summary of these discussions / proposals is contained in Section 5 (Analysis of Key Issues) and includes: <ul style="list-style-type: none"> ○ Triton Woodworkers Group ○ MPower ○ Warrnambool Community House ○ Potential future kindergarten / early childhood services.

4.2 Public Exhibition Period

The draft Master Plan was released for community feedback following a presentation to the Council. The community was invited to provide comment in the following ways:

- Attend a listening post or community forum (25 people attended);
- Complete a feedback questionnaire either in hard copy or on-line (44 were received);
- Prepare a submission (8 were received); or
- Provide comments on Facebook (10 comments were received)

In addition to the above feedback, Councillors and the Youth Council also provided comments that have been incorporated into the finalisation of the Brierly Reserve Master Plan.

The feedback on the draft master plan was generally very positive and is summarised as follows:

Specific Responses to questions asked on the feedback questionnaire:	<ul style="list-style-type: none"> • 95.3% of respondents are generally happy with the Master Plan. • Over 90% support the redevelopment of the eastern oval into a multi-use sports ground. • 75% support the removal of the old tennis courts in favour of two new multi-purpose and multi-lined courts for informal use. • Over 95% support the development of a multi-purpose community building for all sporting users and community activities at the reserve. • 85% support the development of a Youth Space. • 95% support the expansion of the exiting playground with more park infrastructure for picnicking, shade, shelter and access. • Over 95% support a drinking fountain that also provides for dogs. • Over 95% support the redevelopment of the south-west corner of the reserve as a passive parkland area. • 95% support planting shade trees at key locations in the reserve and along boundaries with residential areas. • 95% support improved connectivity in the reserve with pathways into and through the reserve with circuits and pathways to key destinations and facilities. • 85% support an upgrade to the entrance of the reserve
Summary of specific comments:	<ul style="list-style-type: none"> • Caution about developing too much car parking while ensuring there is sufficient for the user groups. Overflow parking has been planned for the reserve as a way to address this issue. • Concern about the youth space and whether it will attract undesirable behaviour. There was also positive feedback and enthusiasm for a youth space with agreement that community and youth consultation will be important in the planning and design of the space. • Concern about improvements to Brierly Reserve being given priority over other reserves that are also in need of master plan implementation. • Some differences of opinion about the need to remove the cypress trees in the avenue entrance but general agreement about more tree planting. • Importance of linking Brierly Reserve to the surrounding neighbourhoods. • Interest in the establishment of a 'Friends of Brierly Reserve' Group. • Interest in community involvement in the development of the multi-purpose community building.

All comments received by the community and stakeholders were considered for the final master plan.

5. ANALYSIS OF KEY ISSUES

A number of issues and opportunities have emerged from a site assessment of the Recreation Reserve, community consultation and background research. These issues are summarised under the following five key headings.

5.1 Formal Sporting Opportunities

- The Recreation Reserve and associated sporting grounds are under-utilised. Formal sporting activities are limited to cricket over the summer months, with sporting grounds being vacant over the winter months (with the exception of Modern Dog Training Inc.).
- Brierly Reserve is the only sporting reserve within the 'north-east precinct' that is available to cater for current and future populations. Forecast population growth is expected to increase the demand for sport and recreation facilities and activities at the Reserve. The growing number of young families in the area, together with the 'regional' nature of the reserve, will increase the need for the Reserve to provide for a diverse range of sport and recreation opportunities.
- There is a lack of supportive infrastructure for users and spectators of the Western Oval, with the exception of a machinery shed for ground maintenance.
- Sporting grounds have no irrigation or drainage and are reportedly wet in winter. Grounds would require improved drainage and ground lighting to cater for any future winter tenant.
- The tennis courts are old and pose a risk management issue in their current condition.

5.2 Informal Recreation Opportunities

- The Draft Open Space Analysis identifies gaps in the 'north-east precinct' for recreation and playground provision, which is a significant issue due to the high proportion of families with young children in the area. The analysis also identifies Brierly Reserve as the key open space area for the precinct (with most residents living within 2km of the Reserve) and highlights the importance of expanding the range of recreation opportunities offered at the Reserve.
- The playground lacks sufficient shade and seating for children and parents / carers. Whilst the playground offers a number of accessible play components, it is not accessible via a path network which is an issue for people with prams or mobility aids / wheelchairs.
- There is potential to improve informal recreation opportunities and supportive infrastructure at the site through the provision of seating, BBQ facilities, dog friendly facilities (i.e. availability of water, dog bag dispensers, community art, etc.)
- There is a lack of informal recreation opportunities for young people in the area and at the Reserve. The Warrnambool Recreation Plan (2007) identified that an additional skate park was required in Warrnambool and that consideration be given to Brierly Recreation Reserve as a potential location. Further investigation was recommended into the site's ability to satisfy the principles contained in Sport and Recreation Victoria's Skate Park Facility Guide (2000). This guide recommended that skate parks be 1) accessible to young people, 2) visible, 3) reasonably close to public transport, 4) have space for further development, 5) provide additional facilities such as seating, shade, water and toilets, and 6) creates exclusion zones from housing.

Brierly Reserve has been identified as meeting the majority of these planning principles due to the range of supportive infrastructure that is available / proposed, and assuming a prominent location within the site is selected, such as along Aberline Road.

5.3 Landscape and Amenity

- Existing cypress trees are mature and subject to limb loss. Whilst the tree lined avenue presents a focal point within the Reserve, consultation results indicate community support for the cypress trees to be replaced with native tree species.
- The western and southern boundary of the site has Water Sensitive Urban Design infrastructure installed to service run-off from adjacent residential areas. This has been poorly developed with little integration of grading and overall concept with the Reserve. The potential exists to redevelop this area so it better integrates with the Reserve and can be managed as part of an environmental or wetland zone.
- The Reserve lacks external exposure and connectivity. Direct road frontage is restricted to the eastern boundary which restricts visibility / natural surveillance and accessibility. The western boundary and parts of the southern and northern boundaries are made up of rear fencing from neighbouring residential properties and further residential development is planned along the northern boundary.
- The area of direct seeding along the northern boundary will provide a visually impermeable screen if allowed to develop in its current form. There is potential to selectively remove areas of planting to allow visual permeability into the Reserve from the north.

5.4 Access and Parking

- There is significant potential to improve the path network through the Reserve. Some existing pathways are incomplete (i.e. pathway from Mitchell Street) and there is potential to improve the connectivity through and around the site.
- Car movements are currently unrestricted across the site and the road network is not legible. There is a need to develop a clear hierarchy of movement and to formalise areas of parking over time as demand increases.
- The central access road terminates awkwardly to the north of the Reserve at a chicane on a pedestrian path connection. It is unclear if the pathway branching to the west is for vehicular access.
- Drainage swales either side of the access road are broad and stable and should be retained. However, a review should be undertaken of the standard of access road crossing culverts along it. Some swales crossing points / culverts are very narrow and not marked with bollards or posts.

5.5 Community Facilities

- Brierly Recreation Reserve has been suggested as a potential future location for a number of community based organisations. These include:
 - Triton Woodworkers Group – a community based club with approximately 30 members who are looking to relocate from their current facility at Fletcher Jones Gardens. The Group has identified a potential future site at the Brierly Recreation Reserve for their facility (adjacent to the old tennis courts) which would include a large shed / building (15m x 33m x 4m) with meeting room and kitchen.
 - MPower - a community based agency that provides a range of support services to clients from the South Western Region of Victoria. MPower is seeking a new home for their organisation, which would need to accommodate over 90 employees (and clients). Approximate building size is 4000m², in addition to 50 car parking spaces.

- Children’s Services Centre – The need for a new kindergarten, maternal and child health centre and possibly child care centre has been identified as part of the Early Years Plan to cater for the growing population and the increasing number of young families in the area.
- Warrnambool Community House is undertaking strategic planning to help determine the need to relocate or expand their current facility in Fleetwood Court.

The suitability of locating one or more of these organisations / services at Brierly Recreation Reserve has been carefully considered as part of the master planning process due to the large building footprint (and associated car parking requirements) that would be required and the subsequent loss of public open space. Whilst it is acknowledged that the Reserve is currently underutilised, future residential development and forecast population growth will increase the demand and use of the Reserve. The ‘regional’ significance of this site and its ability to cater for a large population catchment is also an important factor that needs to be considered.

Community facilities in open space reserves can provide positive outcomes for the open space such as the creation of a vibrant focal point for the community, provision of passive community surveillance, greater awareness / use of the open space and physical activities.

Research suggests that successful community facilities in open space reserves should be accessible to all, improve the amenity of the area by ensuring compatible uses and hours of operation, encourage active living by residents of all ages and involve shared facilities that can be used by more than one group for a range of activities. The benefits of shared multi-purpose spaces include the opportunity to share infrastructure (i.e. meeting spaces and car parking), cross promotion of services, economies of scale (i.e. reduced cost of service provision and access to services) and the provision of a greater number of services on a single site.

The proposed development of office and factory / workshop type services, such as those associated with MPower and Tritan Woodworkers do not require open space as part of their core function, are not directly compatible with existing / planned sport and recreation activities and are not supported as part of the Brierly Recreation Reserve Master Plan. However, the proposed inclusion of community services such as a children’s services centre and/or community house could be supported at the Reserve due to their ability to complement reserve activities, provide a community hub that is accessible / available to the whole community and involve the development of a single multi-use community building that can accommodate a broad range of activities and user groups.

The potential to subdivide a portion of Brierly Recreation Reserve has also been considered as part of the master planning process, as a means of creating road frontage, improving natural surveillance / accessibility and as a means of funding the implementation of the Master Plan. However despite these benefits, the proposed subdivision and sale of public open space is not supported within the Master Plan due to the regional significance of Brierly Recreation Reserve, the need to cater for forecast population growth and increasing future demands and the need to meet a range of sport, recreation, community and open space objectives at the site.

6. GUIDING PRINCIPLES

The following principles have been developed in response to the key issues and consultation outcomes and are consistent with existing strategic plans.

These principles provide the basis for the development and implementation of the Brierly Recreation Reserve Master Plan.

Sustainability

- Ensure sustainable and financially responsible provision of facilities and infrastructure.
- Where possible, employ environmentally sensitive design principles in developing, managing and maintaining the Reserve.

Efficiency

- Maximise use and sharing of facilities between clubs / user groups.
- Ensure flexible design of facilities to cater for multiple users and changing recreation needs (e.g. sports grounds that can accommodate oval and rectangular dimensions, outdoor courts with multiple line markings, clubroom facilities designed for shared use etc.).

Integration and connectivity

- Ensure the Reserve:
 - is well connected to the surrounding neighbourhood, precinct, other public open spaces and the broader lineal path network.
 - is designed to improve interaction between key activity areas within the Reserve (i.e. eastern and western sports grounds, playground / picnic facilities etc.).
 - complements other open space in the City and contributes to meeting the sport and recreation needs of residents now and in the future

Equity, accessibility and inclusiveness

- Ensure facilities are safe, accessible, affordable and attractive to people of all ages, abilities and interests.

Quality

- Ensure the provision of high quality, well maintained facilities and supporting infrastructure to effectively cater for users to a standard which reflects the Reserve's role in the open space hierarchy and enables year-round use.

Diversity

- Expand the range of active and passive recreation opportunities at the Reserve (i.e. including facilities for families and young people).

Protection/stewardship of environmental and cultural assets

- Preserve and enhance the Reserve's qualities, including recognition of any culturally significant and/or indigenous vegetation or places.
- Continue to improve the landscape and amenity of the Reserve.

Community involvement and partnerships

- Actively engage the community in the planning for, development and management of the Reserve.

Innovation and creativity

- Retain open space to provide for flexible and passive recreation activities.

Participation and wellbeing

- Encourage physical activity by improving the path network throughout the reserve and to neighbouring areas.
- Provide for the sporting needs of the surrounding area and future north-eastern growth area.
- Provide a range of quality opportunities for participation, ensuring the Reserve is a destination park for the whole Warrnambool community.

Community infrastructure

- Any built community infrastructure must:
 - enhance the amenity of the area.
 - be publicly owned and should comprise shared spaces used by more than one group and provide for a range of activities.
 - be compatible with the active and passive use of the open space setting.



Footpath linkages to Mitchell Street

7. DEVELOPMENT PROPOSALS

The Brierly Recreation Reserve Master Plan has been prepared in accordance with the Guiding Principles for the site. The principle of 'Integration and Connectivity' is critically important to the design, to ensure the Brierly Reserve is well connected to nearby open spaces and surrounding communities.

The proposed Master Plan has also been designed in accordance with 'Crime Prevention Through Environmental Design', 'Healthy by Design' and 'Healthy Space and Places' principles to ensure community safety and accessibility are maximised. Sustainable maintenance practices (including landscaped areas that do not require mowing) have also been incorporated into the design.

The key components of the Brierly Recreation Reserve Master Plan are summarised below.

Sporting Infrastructure	Redevelop the eastern oval into a rectangular multi-use sports ground that can accommodate 2 senior soccer pitches and 1 full size oval (orientated north-south). Install irrigation and drainage. Install ground lighting in accordance with demand from future winter tenant/s.
	Retain the western oval. Install irrigation and drainage.
	Investigate opportunities to utilise connection to the bore water that is available on site.
	Remove existing tennis courts. Develop two multi-purpose courts (west of play area) with line-markings for tennis, netball and basketball, and are suitable for informal recreation use.
	Retain cricket nets in their current location (up to 3, synthetic surface only).
Buildings & Structures	Develop a single multi-purpose Community Building with clubrooms / change rooms for reserve users, meeting rooms, early childhood services (subject to further planning), public toilets (adjacent to the playground area) and storage. Building to have a functional relationship with both sports grounds (including shelter for users / spectators of the eastern oval, the reserve entrance and the informal recreation / playground area). Components and design are subject to a feasibility study and a community engagement process to seek input and feedback from interested stakeholders.
	Construct a shelter for users of the western oval and include an area for storage (to replace the existing machinery shed). Explore the potential for a water supply to the western oval.
	Remove old equestrian sheds and all standalone buildings that have previously been used for storage.
Informal Recreation	Develop a 'Youth Space' in the north-east corner of the Reserve (adjacent to Aberline Road), including a skate park, rebound wall, play equipment for teenagers, shelter and seating / picnic tables. Skate park components within the youth space will complement Council's existing skate park (not duplicate) and be on a smaller scale due to the range of other features within the Youth Space. (see attachment 1 for examples of youth facilities)

	<p>Expand the existing playground in its current location to include additional play elements / more accessible play opportunities.</p> <p>Provide additional supportive infrastructure including seating, shelter / shade, picnic and BBQ facilities and public art.</p> <p>Provide a pathway to key play elements and supportive infrastructure.</p>
	<p>Install drinking fountain to support informal recreation use. (Select a design that also provides water for dogs.)</p>
	<p>Install seating at key locations throughout the site (i.e. along the path network and spectator areas).</p>
Landscape and Amenity	<p>Replace existing cypress trees along both sides of the access road with high canopy trees (species to be determined).</p>
	<p>Redevelop the south-west portion of the Reserve as a passive parkland and wetland area, which addresses drainage requirements and is integrated with the remainder of the site.</p> <p>Develop a pathway through the area.</p>
	<p>Plant shade trees at key locations throughout the site (i.e. around informal recreation and picnic facilities, spectator areas etc.)</p> <p>Plant high canopy trees along the eastern, northern and southern boundaries of the site, with a vegetation buffer between the eastern sports ground and the residential boundaries on the southern edge of the reserve.</p>
	<p>Remove selective areas of planting along the northern boundary to improve the visual permeability into the Reserve.</p> <p>Plant clean trunked canopy trees, with low shrubs (up to 1.5m) along the northern boundary to reduce the impact of the adjacent fences.</p>
Access and Parking	<p>Improve the connectivity of the path network to and through the Reserve:</p> <ul style="list-style-type: none"> ▪ Extend the existing path from Mitchell Street to the existing east-west pathway (north of the western oval); ▪ Extend the existing east-west pathway along the northern portion of the Reserve to Aberline Road; ▪ Construct a pathway south of the western oval (through passive parkland) from the Murdoch Avenue / Wares Road that connects to The Avenue, Community Building and existing pathway south of the eastern oval.
	<p>Investigate the potential for pedestrian access across the Racecourse land. Council will also consider as part of infrastructure planning, the extension of footpath connections along Moore Street to Russells Creek and along Aberline Road.</p>
	<p>Formalise car parking within the Reserve to the east and west of the access road, and south of the Community Building.</p>
	<p>Upgrade access road and crossing culverts along the access road and install bollards.</p>
	<p>Upgrade Reserve entrance to increase the profile of the Reserve in accordance with future growth / increased usage. (i.e. widen the entrance, provide signage, lighting and landscaping.</p> <p>Investigate the potential for turning lanes into the Reserve.</p>
	<p>Provide an overflow car parking area north of the community hub / building.</p>

Further to the implementation of this master plan, Council will consider connections to surrounding neighbourhoods in terms of footpaths and off-road connection. Identified gaps will be included in Council's priorities and funding opportunities will be explored.



NOTES

- 1 REDEVELOP OVAL INTO RECTANGULAR MULTI-USE SPORTS GROUND (2 SENIOR SOCCER PITCHES AND 1 FULL SIZE OVAL). INSTALL IRRIGATION AND DRAINAGE.
- 2 INSTALL GROUND LIGHTING.
- 3 RETAIN THE WESTERN OVAL AND INSTALL IRRIGATION AND DRAINAGE.
- 4 INVESTIGATE OPPORTUNITIES TO UTILISE CONNECTION TO BORE WATER.
- 5 INVESTIGATE THE POTENTIAL FOR PEDESTRIAN ACCESS ACROSS RACECOURSE LAND.
- 6 REMOVE EXISTING TENNIS COURTS.
- 7 DEVELOP MULTI-PURPOSE COURTS (WEST OF PLAY AREA) WITH LINE MARKINGS FOR TENNIS, NETBALL AND BASKETBALL, AND ARE SUITABLE FOR INFORMAL RECREATIONAL USE.
- 8 RETAIN CRICKET NETS (UP TO 3 SYNTHETIC SURFACE ONLY).
- 9 DEVELOP A MULTI-PURPOSE COMMUNITY HUB INCLUDING CLUBROOMS / CHANGE ROOMS FOR RESERVE USERS, MEETING ROOMS, EARLY CHILDHOOD SERVICES (SUBJECT TO FURTHER PLANNING), PUBLIC TOILETS AND SHELTER FOR THE EASTERN SPORTS GROUND.
- 10 CONSTRUCT A SHELTER AND STORAGE AREA FOR USERS OF THE WESTERN OVAL.
- 11 REMOVE OLD EQUESTRIAN SHEDS AND ALL STANDALONE STORAGE BUILDINGS.
- 12 DEVELOP A 'YOUTH SPACE'.
- 13 EXPAND THE EXISTING PLAYGROUND TO INCLUDE ADDITIONAL PLAY ELEMENTS / MORE ACCESSIBLE PLAY OPPORTUNITIES. PROVIDE SEATING, SHELTER / SHADE, PICNIC AND BBQ FACILITIES.
- 14 PROVIDE A PATHWAY TO KEY PLAY ELEMENTS AND SUPPORTIVE INFRASTRUCTURE.
- 15 INSTALL DRINKING FOUNTAIN (SELECT A DESIGN THAT ALSO PROVIDES WATER FOR DOGS).
- 16 POTENTIAL LOCATIONS FOR SEATING (8 LOCATIONS FOR SEATING TO BE DETERMINED THROUGHOUT THE SITE).
- 17 STAGED REPLACEMENT OF EXISTING CYPRESS TREES ALONG BOTH SIDES OF THE ACCESS ROAD WITH HIGH CANOPY TREES.

- 18 REDEVELOP THE SOUTH-WEST PORTION OF THE RESERVE AS A PASSIVE PARKLAND WITH INDIGENOUS AND WETLAND PLANTINGS. DEVELOP A PATHWAY THROUGH THE AREA.
- 19 PLANT SHADE TREES AT KEY LOCATIONS THROUGHOUT THE SITE. PLANT HIGH CANOPY TREES ALONG THE EASTERN, NORTHERN AND SOUTHERN BOUNDARIES OF THE SITE.
- 20 REMOVE SELECTIVE AREAS OF PLANTING TO IMPROVE VISUAL PERMEABILITY. PLANT CLEAN TRUNKED CANOPY TREES AND LOW SHRUBS TO REDUCE THE IMPACT OF THE ADJACENT FENCES.
- 21 IMPROVE THE CONNECTIVITY OF THE PATH NETWORK TO AND THROUGH THE RESERVE.
- 22 FORMALISE CAR PARKING WITHIN THE RESERVE.
- 23 UPGRADE ACCESS ROAD, UPGRADE CROSSING CULVERTS ALONG ACCESS ROAD AND INSTALL BOLLARDS.
- 24 UPGRADE RESERVE ENTRANCE TO INCREASE VISIBILITY AND INVESTIGATE THE POTENTIAL FOR TURNING LANES INTO THE RESERVE.
- 25 OVER FLOW PARKING AREA.

LEGEND

- 1 OVALS AND SPORTING FIELDS (EXISTING / UPGRADED)
- 2 PROPOSED RECREATIONAL AREA
- 3 PROPOSED FORMAL TREED AVENUE
- 4 INFORMAL TREE PLANTING / REVEGETATION
- 5 FORMAL CAR PARKING
- 6 PASSIVE PARKLAND AREA



BRIARLY RECREATION RESERVE MASTERPLAN

WARRNAMBOOL CITY COUNCIL



DATE: 14.08.2012 JOB No: MD3225 REV: D DWG No: LA001

Level 12, 120 Collins Street
Melbourne, VIC 3000 Australia

Tel +61 8664 4888
Fax +61 8663 4999

info@urbis.com.au
www.urbis.com.au

Urbis Pty. Ltd. ABN 50 105 256 288
Australia . Asia . Middle East



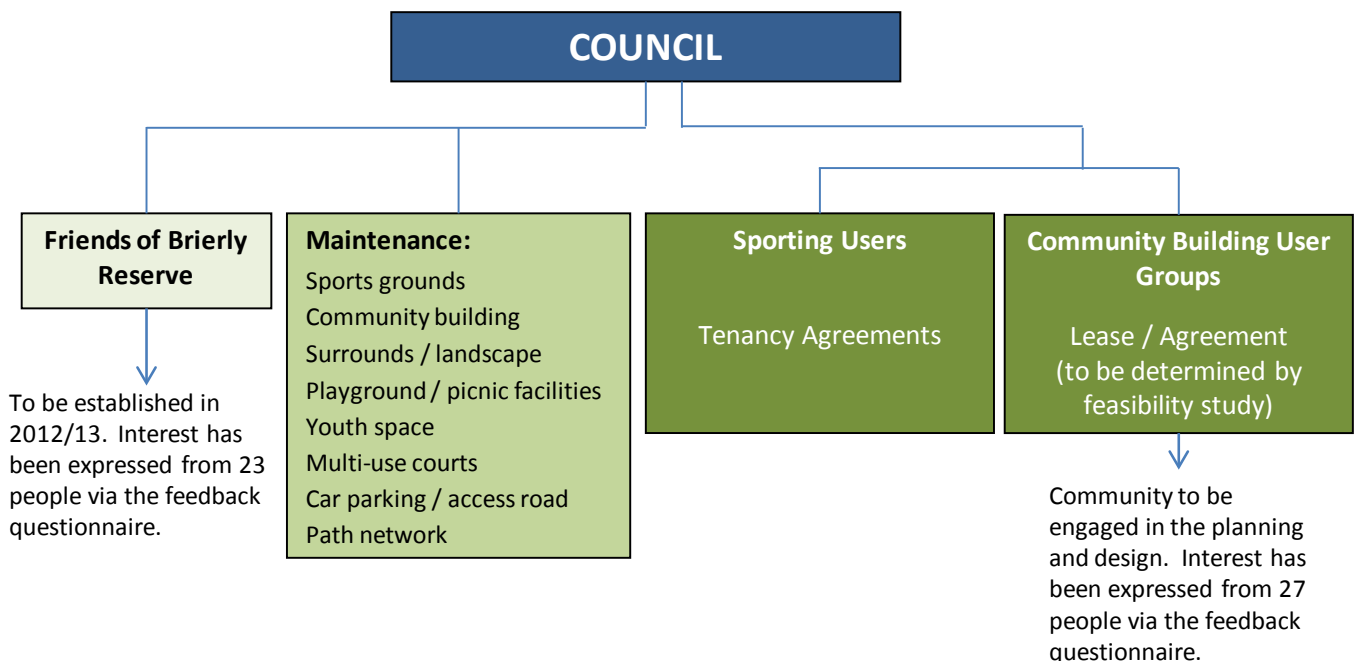
8. MANAGEMENT

The proposed development of Brierly Recreation Reserve will result in increased involvement from a number of organisations at the site. As land owner, Warrnambool City Council will be ultimately responsible for the management of the Reserve and associated facilities, and for coordinating the various user groups.

Current users of Brierly Recreation Reserve have seasonal tenancies with Warrnambool City Council for use of the Reserve and are responsible for the maintenance of a selected range of facilities including the turf wicket, clubrooms and storage facilities.

The proposed management structure for the Brierly Recreation Reserve is illustrated in the organisational chart below and highlights Council's role in coordinating reserve users and ensuring regular communication with these groups. As with other reserves in the municipality, Council will be responsible for undertaking the majority of maintenance at the Reserve, whilst user groups will be responsible for maintaining a selected range of facilities (i.e. turf wicket, storage areas, cricket nets, etc.)

The management of the proposed Community Building will need to be determined as part of more detailed feasibility planning and will depend on the ultimate mix of facility components and proposed range of uses. It should be noted however that the coordination of common areas such as meeting rooms, social areas, change facilities / toilets will need to be clearly defined and managed to ensure user groups have a clear understanding of their rights and responsibilities. Consideration should also be given to expanding the responsibilities of an appropriate user group (i.e. the Community House) to include the role as 'Booking Officer' to manage the use of shared meeting rooms / social spaces etc.



Given the history of the Brierly site, the number of residents sharing property boundaries with the reserve and the level of community interest in this site, there may be merit in the establishment of a "Friends of Brierly Reserve" group. With key roles including landscape establishment (planting days), maintenance (working bees to lay mulch, remove weeds, etc.) and liaison with Council regarding development and use of the Reserve, this level of community involvement could produce positive outcomes for both the reserve and the community.

9. IMPLEMENTATION PLAN

The table below details a total of 35 separate actions which can be summarised as follows:

Priority	Indicative total cost	Potential external contributions
16 high priority actions	\$707,000	Potential club and government funding for shelter, storage area, cricket nets, ground redevelopment and lighting.
17 medium priority actions	\$1,211,400	Potential government funding for community building, youth space and playground expansion.
1 low priority action	\$44,000	Could be packaged into medium priority funding opportunities.
TOTAL	\$1,962,400	

The table overleaf itemises the actions required to implement the Master Plan.

Each action has indicative costs and priorities noted which provides a guide for Council's budget process and for seeking funding opportunities.

Proposed priorities for implementation have been determined using a range of criteria including risk management / safety issues, compliance with standards, accessibility, responding to reserve usage levels and participation trends, providing safe / appropriate playing conditions for participants and economies of scale.

Actions	Community Response	Detail	Indicative Cost	Priority
1. Planning				
Rezone Brierly Recreation Reserve to Public Park and Recreation Zone (PPRZ) to recognise and protect its existing use as a recreation reserve.	N/A	An anomaly exists in the planning scheme which sees Brierly Recreation Reserve zoned Residential under the Planning Scheme. This needs to be corrected.	Nil	High
2. Sporting Infrastructure				
Investigate opportunities to utilise connection to the bore water that is available on site.	No comments.	Connection point, pump and housing	\$10,000	High
Remove existing tennis courts and make good. Develop two multi-purpose courts (west of play area) with line-markings for tennis, netball and basketball, and are suitable for informal recreation use.	Generally supported. 75% support in questionnaire. Suggestions for well drained courts that are multi-lined supported. However lighting of courts is not supported as courts are for casual use only.		\$2,000 \$150,000	High Medium
Retain cricket nets in their current location (up to 3, synthetic surface only).	Action supported.	Complete and refurbish as required	\$5,000	High

Actions	Community Response	Detail	Indicative Cost	Priority
3.Buildings and Structures				
Develop a single multi-purpose Community Building with clubrooms / change rooms for reserve users, meeting rooms, early childhood services (subject to further planning), public toilets (adjacent to the playground area), storage and shelter for users / spectators of the eastern sports ground. Components and design are subject to a feasibility study.	General agreement for action. Over 95% support in questionnaire. Indoor community and recreation groups will be catered for as well as sporting clubs, ensuring maximum utilisation.	To be determined by feasibility study – this is now a funded project due to commence in September 2012.	TBA	Medium
Construct a shelter for users of the western oval and include an area for storage (to replace the existing machinery shed).	General agreement for action. Over 95% support in questionnaire. Request for water supply is supported however toilets are not required as the nearest toilet is very close at the picnic area. Also Cricket Club supports no toilets here in favour of multi-purpose facility providing quality facilities for both grounds.	Assumes structure with concrete slab @ \$280 per sq metre	\$30,000	High
Remove old equestrian sheds and all standalone buildings that have previously been used for storage and make good if required.	No comments.		\$10,000	Medium

Actions	Community Response	Detail	Indicative Cost	Priority
4. Informal Recreation				
Develop a 'Youth Space' in the north-east corner of the Reserve (adjacent to Aberline Road), including a skate park, rebound wall, play equipment for teenagers, shelter and seating / picnic tables.	General agreement for action. 85% support in questionnaire. Some concern was expressed about attracting negative behaviour. It is important that design of the space addresses the critical factors of access, visibility and safety.	Youth space to incorporate a range of youth interests for active, social and casual activity. The skate park components will complement, and not duplicate, Council's existing skate park (but on a smaller scale). Engagement with the Youth Council and young people will be an important factor in achieving a successful outcome.	\$400,000	Medium
Expand the existing playground in its current location to include additional play elements / more accessible play opportunities.	General agreement for action. 95% support in questionnaire.	Assumes 60 lm of 2 m wide granitic sand	\$50,000	Medium
Provide additional supportive infrastructure including seating, shelter / shade, picnic and BBQ facilities and public art.	Accessible play and sheltered BBQ were specifically mentioned and it is important that the community is engaged in the design of the play space and public art elements.		\$50,000	Medium
Provide a pathway to key play elements and supportive infrastructure.			\$5,000	Medium
Install drinking fountain to support informal recreation use. (Select a design that also provides water for dogs.)	General agreement for action. Over 95% support in questionnaire.	Assumes 1-2 fountains and plumbing connection	\$3,000	Medium
Install seating at key locations throughout the site (i.e. along the path network and spectator areas).	Supported, and also around the ovals.	Assumes 8 seats and granitic sand "pad"	\$16,000	Medium

Actions	Community Response	Detail	Indicative Cost	Priority
5. Landscape and Amenity				
Replace existing cypress trees along both sides of the access road with high canopy trees (species to be determined). Arborist's report to be commissioned to determine timing and preferred approach.	Mixed views about future of cypress trees, but general agreement for concept of The Avenue.	Removal and on-site mulching of approx. 55 mature trees. Tree planting - allowance for established trees and guards.	\$100,000 \$60,000	Medium Medium
Redevelop the south-west portion of the Reserve as a passive parkland area. Develop a pathway through the area.	General agreement for action. Over 95% support in questionnaire. Request for dog enclosure not supported. Additionally, any consideration for change to off-leash regulations will require a strategic approach by Council across the city.	Assumes some reshaping, clearing and planting Assumes 300 lm of 1.5 m wide granitic sand	\$15,000 \$18,000	High High
Plant shade trees at key locations throughout the site (i.e. around informal recreation and picnic facilities, spectator areas, etc.). Plant high canopy trees along the eastern and northern boundaries of the site.	General agreement for action. 95% support in questionnaire. Place seats under trees, more trees throughout park, add southern boundary as well.	Tree planting 200mm containers and staking	\$10,000 \$20,000	High High
Remove selective areas of planting along the northern boundary to improve the visual permeability. Plant with low shrubs (up to 1.5m) along the northern boundary.	Action supported.	Remove from existing direct seeded plantations – provision to retain identified trees where appropriate. Shrub planting of tube stock in mulched beds. Assumes 600 sq metres	\$10,000 \$10,000	High High

Actions	Community Response	Detail	Indicative Cost	Priority
6. Access and Parking				
<p>Improve the connectivity of the path network to and through the Reserve:</p> <ul style="list-style-type: none"> Extend the existing path from Mitchell Street to the existing east-west pathway (north of the western oval); Extend the existing east-west pathway along the northern portion of the Reserve to Aberline Road; Construct a pathway south of the western oval (through the passive parkland) from Murdoch Avenue / Wares Road that connects to The Avenue, Community Building and existing pathway south of the eastern oval. 	<p>General agreement for action. 95% support in questionnaire.</p> <p>Comments about better connections to the park to be addresses by Council.</p> <p>Consideration of more pathways not supported at this time because roadways and sporting fields can also be used as informal circuits.</p>	<p>Assumes 50 lm of 2 m wide granitic sand</p> <p>Assumes 280 lm of 2 m wide granitic sand</p> <p>Assumes 550 lm of 2 m wide granitic sand (Excludes section of path through the passive parkland which is costed above.)</p>	<p>\$4,000</p> <p>\$22,400</p> <p>\$44,000</p>	<p>High</p> <p>Medium</p> <p>Low</p>
Investigate the potential for pedestrian access across the Racecourse land.	Action supported.	If approval is given, this requires installation of an appropriate gate in the existing fence.	\$3,000	High
Formalise car parking within the Reserve.	Action supported, although some concern about too much car parking (western side of #10).	Assumes gravel / aggregate surface @ \$20 per sq metre and bollards @ 1.5 m centres	\$75,000	Medium
Upgrade access road and crossing culverts along the access road and install bollards.		Assumes gravel / aggregate surface and bollards at 1.5 m centres	\$100,000	Medium
Upgrade Reserve entrance i.e. widen the entrance, provide signage, lighting and landscaping.	General agreement for action. Over 85% support in questionnaire.		\$150,000	Medium
Investigate the potential for turning lanes into the Reserve.	Access to the reserve by public transport to be considered by Council.		\$150,000	Medium
Provide an overflow parking area north of the community hub / building.	Action supported, with a query about whether this would be required.	Assumes grassed area with bollards	\$20,000	Medium

ATTACHMENT 1: EXAMPLES OF YOUTH SPACES

The following images are examples of spaces in other areas that provide a range of recreation opportunities for young people. In the design and development of the youth space for Brierly Reserve, consideration should be given to successful facilities in other locations.

Croydon Youth Space in Croydon, City of Maroondah



Malahang Park in Heidelberg, City of Banyule

