

## 6.2 General Reports

### 6.2.1 Worrell Reserve Master Plan

**File Reference:** Nil.  
**Responsible GM:** Tracey Parker  
**Author:** Fiona Christopher

#### Recommendation(s)

That Council adopt the Master Plan for Worrell Reserve.

#### Attachments

1. Worrell Reserve Master Plan - Background Report [6.2.1.1 - 46 pages]
2. Landscape Master Plan (Will be updated by external consultant) [6.2.1.2 - 1 page]
3. Public Consultation Report [6.2.1.3 - 13 pages]

#### Executive Summary

Council officers have been working with Worrell Recreation Reserve Committee of Management, sport clubs, user groups and the community to develop new a master for the Recreation Reserve.

The master plan aims to determine a broad vision for the future development of the reserve as well as outline a number of projects and strategies that are required to be implemented to achieve the new vision.

Officers presented the draft master plan to Council briefing on 1st June 2020 after placing the draft plan on public exhibition for a period of six (6) weeks.

The final Worrell Recreation Reserve Master Plan considers the feedback that was received as part of the public exhibition process.

#### Background

Worrell Recreation Reserve is located within the township of Emerald. The reserve is Crown Land with Council appointed as a Committee of Management under the Crown Land Reserve Act. Council has then appointed a Section 86 Committee under the Local Government Act.

Following the beginning of the process to formalise the Worrell Recreation Reserve Master Plan in 2017, Council officers have been working with the Worrell Recreation Reserve Section 86 Committee of Management and user groups to develop a new master plan for the reserve.

The final Worrell Reserve Master Plan has been developed to not only reflect the needs and aspirations of the Reserve Committee and user groups, but to also incorporate new opportunities for community sporting and recreation facility provision.

The final Master Plan is attached to this report and consists of two documents:

- Background Report
- Landscape Master Plan

Due to the anticipated future development of the reserve and changing requirements of the user groups, Council has worked with relevant stakeholders to develop a Master Plan for

Worrell Recreation Reserve. The attached Master Plan, Background report and Consultation Report provides details relating to the background, overview of the process undertaken, summary of issues and opportunities and recommendations relating to the future development of Worrell Recreation Reserve.

The draft Master Plan was placed on public exhibition for a six (6) week period starting Monday 15th April 2019 and ending Sunday 26th May 2019.

The key themes that have been identified through the consultation process include:

- Improve the parking and footpaths in the reserve
- Support accessibility via car parking and footpaths in the reserve
- Include a skate park in the proposed multi use area
- Upgrade/ redevelop the tennis pavilion
- Include a ball rebound wall at the tennis facilities
- Mixed support for retention of both playgrounds, there is strong support from tennis club members to retain a playground near the tennis courts, and the general community supports redevelopment of the library playground.
- Mixed support for a separate public toilet in the reserve
- Improve landscaping in the reserve
- Requests from multiple groups to use the old SES building for storage

As a result of the feedback received from both internal, external and community stakeholders, the following recommendations were updated or added to the final master plan.

1. Playgrounds - Recommendation updated - That the Tennis Club play space be removed at the end of its life and that a consolidated and upgraded play space be developed at the site of the existing library play space.
2. Playgrounds - Additional recommendation - When the Tennis Club play space is removed, and that an additional activity space, with a tennis practice rebound wall, be developed on the site of the existing Tennis Club playground.
3. Public Toilet - updated recommendation - That Council demolishes the old toilet block and constructs a new single unisex accessible public toilet in the same location.
4. Tennis Pavilion - New recommendation – That, subject to costing and funding, Council redevelops the existing tennis pavilion to meet sport standards.
5. Multi Use Space - Recommendation updated - That design, documentation and costing of an integrated multi use recreation space, including a skate park, on the former netball courts be undertaken.
6. State Emergency Service - New recommendation - That, until such time as the Emerald SES relocates, a lease or licence for the current activity be pursued in consultation with DELWP.
7. State Emergency Service – Recommendation updated - That the old sheds and buildings on this site are demolished to allow for additional overflow carparking for the reserve.

All other recommendations remained the same as put forward in the draft master plan and have been confirmed in the final master plan.

It's important to recognise that submissions/ comments were received that had varying opinions on various recommendations, but in general the overall response was quite positive and the majority of people who participated in the consultation supports most of the recommendations proposed in the draft master plan.

A copy of the Public Consultation Report is attached to this report which details the feedback received through the consultation process.

### **Policy Implications**

The Worrell Recreation Reserve Master Plan provides a long-term strategic plan for the future development of passive and active recreation facilities in the reserve. The Master Plan, when finalised, will also provide a basis of future funding applications.

### **Relevance to Council Plan**

This report relates to the following components of the Council Plan;

#### Our Environment

- Develop new and existing, parks, gardens and reserves in a sustainable manner
- Provide accessible facilities to meet identified community needs

#### Our People

- Support children, young people, families, older adults and people with disabilities by providing a range of accessible facilities and services
- Provide active and passive recreational facilities to meet the needs of our residents; and
- Increase opportunities for participation in a range of sport and leisure activities.

### **Climate Emergency Consideration**

Nil.

### **Consultation/Communication**

Council officers have met with Worrell Recreation Reserve Section 86 Committee of Management and user groups on several occasions.

These sessions, along with internal meetings with relevant Council officers have formed the basis for the development of the draft Master Plan.

Council officers sought feedback on the draft Master Plan through a six (6) week 'public consultation' process. Feedback received through the public exhibition process has been considered as part of the final Worrell Recreation Reserve Master Plan that has been prepared for adoption.

The public consultation process sought community feedback via information on Council's website and social media avenues, advertised via local media, posters distributed within the township and a letter sent to local schools, township committees, progress associations and key stakeholders at the reserve including all reserve user groups and the reserve committee of management.

The draft Master Plan was placed on public exhibition for a six (6) week period starting Monday 15th April 2019 and ending Sunday 26th May 2019.

The draft Master Plan was available to the community to view and a large variety of feedback was provided in a variety of methods, including the following:

- Surveys – online and hardcopy (76 people responded)
- Council Website - (21 direct email submissions received)
- Community drop in session at Emerald Library (16th May 2019) (10 people attended)
- Meetings with key reserve stakeholders (3 meetings held)

- Consultation session with Emerald Secondary College (100+ students participated)

Following a request of Councillors at the June 1st 2020 Council Briefing meeting, a copy of the final master was provided to the Section 86 Committee of management and reserve user groups.

### **Financial and Resource Implications**

The Master Plan does not directly commit Cardinia Shire Council or any other organisation to a responsibility for funding and implementing the identified projects.

Several of the recommendations will fall within Council's current and future Capital Works Program. This includes an allocation in the draft capital works program in 20/21 & 21/22 financial years to asphalt the access road and car parks within Worrell Reserve.

Cost estimates have been developed to provide an understanding of the overall cost to implement the master plan.

The total estimated cost to implement the works recommended in the Masterplan is \$2.7m (GST exclusive). This includes the access road and car park asphaltting project. This does not include unknown costs and costs that are the responsibility of external groups to fund.

The finalised Master Plan will be used as strategic justification to seek external funding to support the delivery of recommendations where appropriate.

### **Conclusion**

The Worrell Recreation Reserve Master Plan will provide a planned approach for the future development of active and passive recreation facilities within the reserve.



Cardinia Shire Council

# **Worrell Recreation Reserve Master Plan**

Version: July 2020

Prepared by:

Cardinia Shire Council  
Active Communities

Adopted: July 2020

Phone: 1300 787 624  
Fax: (03) 5941 3784  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

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## 1. INTRODUCTION

The Worrell Recreation Reserve Master Plan has been developed to provide strategic direction for the future development of recreation facilities on the reserve. This report also includes a description of the rationale for the key directions for new and/or upgraded works at the reserve.

### 1.1 Purpose and Use of a Master Plan

A master plan determines a broad vision for an area and outlines a number of projects and strategies that are required to be implemented to achieve the new vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Worrell Recreation Reserve Master Plan may be required depending upon their scale, likely impact and estimated cost. It is important to note that the inclusion and reference to projects in the master plan does not directly commit the Worrell Recreation Reserve Section 86 Committee of Management, the reserve user groups, the Cardinia Shire Council, the Victorian Government or any other organisation to a responsibility for funding and implementing these projects.

This report provides an overview of the process undertaken in development of the master plan, key findings and future direction of the reserve.



## 2. BACKGROUND

The township of Emerald is located approximately 50km east of Melbourne, in the south of the Dandenong Ranges.

There are three reserves within Emerald providing active recreation spaces for the Emerald community. Chandler Reserve is located to the east of Worrell Recreation Reserve on Belgrave - Gembrook Road and provides for cricket, Australian Rules football and netball.

Pepi's Land is located to the south of central Emerald and provides four courts and a pavilion (under construction at the time of preparing this report) for netball competition.

Worrell Recreation Reserve is located at the eastern end of central Emerald and provides for Australian Rules football, cricket and tennis. Netball, which was formerly played at the reserve, will be relocated to the Pepi's Land facility.

The area addressed by the Worrell Recreation Reserve master plan is approximately 4.5Ha in size and is Crown Land, made up of three allotments as detailed below:

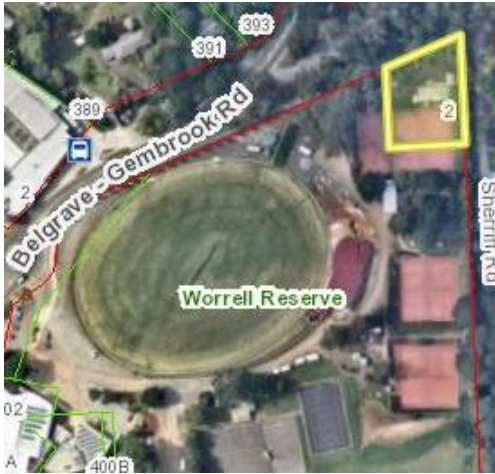
- Crown Allotment 11 Sec A Township of Emerald Parish of Gembrook



- Crown Allotment 11C Sec A Township of Emerald Parish of Gembrook



- Crown Allotment 11D Sec A Township of Emerald Parish of Gembrook (Existing Emerald SES site)



Abutting the reserve, are several community facilities which sit on a jigsaw puzzle of Crown Allotments that are outlined below. These facilities rely on the reserves access road and car parks to facilitate community access.

- Emerald Hall (Mechanics Institute)
  - CA 11B Sec A Township of Emerald Parish of Gembrook
- Emerald Library Reserve
  - CA 11A Sec A Township of Emerald Parish of Gembrook
  - CA 2004 Township of Emerald Parish of Gembrook
  - CA 2003 Township of Emerald Parish of Gembrook

The reserves have the following purposes:

- Worrell Recreation Reserve is temporarily reserved for the purpose of 'Public Recreation'.
- Emerald Hall is temporarily reserved for the purpose of 'Mechanics Institute and Free Library'.
- Emerald Library Reserve consists of three parcels with different reservation purposes:
  - CA 2003 and 2004 is temporarily reserved for 'Public Purposes (Community Purposes)'.
  - CA 11A Sec A is temporarily reserved for the purpose of 'Public Buildings'.

Worrell Recreation Reserve is vested to Council pursuant to Section 16(1) of the Crown Land (Reserves) Act 1978 for the purposes for which the land has been reserved (public recreation). Cardinia Shire Council is empowered to grant licences or leases for such vested land under Section 16(2) of the Crown Land (Reserves) Act 1978, for the purposes of the reservation.

The Shire of Cardinia is the delegated Committee of Management for the Crown land covered by the master plan and has put in place the Worrell Recreation Reserve Committee of Management, established under Section 86 of the Local Government Act 1989, to manage the reserve on its behalf.

This committee is voluntary and consists of representatives from the reserve user groups, and general community members.

Cardinia Shire Council is the appointed Committee of Management under Section 14(2) of the Crown Land (Reserves) Act 1978 for Emerald Hall and the Emerald Library Reserve. Any leases with user groups are required to be formalised under Section 17D of the Crown Land (Reserves) Act 1978.

It is noted that the use of part of the Worrell Recreation Reserve Crown Land Reserve by the Emerald SES is not consistent the purposes of the reservation (Public Recreation). Lease of the land for such a use must be granted through DELWP and approved by the Governor in Council.

The majority of land covered by the Worrell Recreation Reserve master plan is zoned Public Park and Recreation Zone (PPRZ).

## 2.1 Reserve Facilities

The main sporting and community facilities at Worrell Recreation Reserve are as follows:

- District level oval (and supporting facilities) and pavilion;
- Four (4) local level netball courts and pavilion (now redundant);
- Seven (7) local level tennis courts and pavilion;
- Two (2) neighbourhood level playgrounds;
- Emerald State Emergency Service headquarters and sheds.

Community facilities abutting the Reserve include:

- Emerald library;
- Emerald Hills Hub.

## 2.2 Reserve User Groups

The reserve is currently home to a number of user groups, including:

### Emerald Junior Football Club

The club participates in the Dandenong Ranges Junior Football League and currently fields nine teams (comprising two girls' teams and seven boys' teams). This leads to participation of about thirty-five girls and two hundred boys. The Worrell Recreation Reserve oval is used for approximately twenty training hours in a week and one hundred competition hours in a season.

Emerald Cricket Club

The club participates in both the Ferntree Gully Cricket Association and the West Gippsland Cricket Association, and uses both Chandler Reserve and Worrell Recreation Reserve.

The club has junior teams at Milo, U10, U12, U14 and U16 levels and had a U18 team until recently. Junior games are played at both Chandler Reserve and Worrell Recreation Reserve. Junior teams compete as part of the West Gippsland Cricket Association.

The club has senior teams in Premier, B Grade, E Grade and 1-day competitions as part of the West Gippsland Cricket Association. Senior games are played at both Chandler Reserve and Worrell Recreation Reserve. The club also has a senior veteran's team as part of the Ferntree Gully Cricket Association, which plays at Chandler Reserve. The club does not currently field any female teams.

Games at Worrell Recreation Reserve, across all competitions, are played on Friday evenings and Saturday afternoons.

Emerald Tennis Club

The club currently has 124 senior and junior members. The age range of members consists of:

- Under 10 years old (5 members), 11 - 20 years old (38+ members), 21 - 40 years old (12+ members), 41 - 60 years old (28+ members), Above 61 years old (40+ members)

Club members participate in a range of competitions as outlined below:

- Women's competition (part of Ferntree Gully and District Tennis Association) includes 1 team in the Wednesday daytime competition and 1 team in the Thursday daytime competition
- Night competition (part of Knox District Night Tennis Association) operating on Monday to Thursday nights, with currently 1 women's, 3 men's and 2 mixed teams
- Junior competition (part of Eastern Region Tennis Association) played on Saturday mornings, with 9 teams.
- Social competition (average attendance 10 persons) is played on Friday & Sunday mornings, during public holidays on Fridays and Monday mornings and on Tuesday & Wednesday evenings during school holiday periods

Coaching also occurs as below:

- Juniors - Hot Shots and general - Wednesday afternoon
- Juniors - Hot Shots and general - Thursday and Friday afternoon
- Juniors - Advanced Squad - Wednesday afternoon
- Senior - day/night as arranged
- Junior - in-house competition

Emerald State Emergency Service

The Emerald SES has a longstanding history in Emerald and, in particular, being located within the Reserve, with the current site having been developed in the late 1980's.

SES Victoria has recently purchased land elsewhere in Emerald, enabling the station to be relocated from its current site. This presents an opportunity for the future use of this land to be reintegrated into the Reserve.

At the time of writing this report, the construction of the new SES station had not begun and it was advised that the current project timelines would see the relocation occur in late 2021.

Upon relocation, the Shire of Cardinia and SES Victoria are required to discuss and agree how the current site will be left. It will be important to reintegrate this site back into the reserve.

### Emerald Community Gym

The Emerald Community Gym was first established by the Emerald Junior Football Club. Over time and through changes in volunteers, the gym has now evolved to operate independently as a community not-for-profit enterprise. The Gym is accessible for 24hrs a day to members only.

The current membership is 58 total members (16 female & 42 male). The majority (75%) of the members are in the age range 19-40 years old, with 15% being 50 years and older. Most members live locally in Emerald, Cockatoo & Avonsleigh.

Peak use times are:

- 4:30am - 10:00 am
- 1pm - 2pm
- 4:00pm - 9:30 pm

### Emerald Netball Club.

Emerald Netball club have been a regular user of the reserve but, due to the condition of the existing courts, they have temporarily relocated to Mountain Road Reserve in Cockatoo. Once the Pepi's Land Netball Facility is constructed, the club will be permanently located at this new site.

### Victoria Government – Department of Environment, Land, Water and Planning

As land owner, DELWP has indicated that “in regards to the Master Plan, the site is reserved primarily for public recreation, as well as other public purposes as indicated above, and all future development must be consistent with these reservation purposes”.

## **2.3 Population and Demographics**

Following the 2016 national census, the population of Emerald and its immediate surrounds was indicated as 5,778 people. The broader Emerald – Avonsleigh – Clematis – Menzies Creek district is nominated as having a population of 7,100 in 2018, growing to 7,325 (an increase of 3.17%) by 2036.

2016 Census data for Emerald also indicates the following:

- Emerald has an even spread of genders.
- The median age of the Emerald population is forty-two years.
- Children aged 0 - 14 years made up 19.2% of the population (compared with 18.3% across Victoria) and people aged 65 -74 years made up 10.9% of the population (compared with 8.6% across Victoria).
- Nearly 78% of residents were born in Australia and 10% of Emerald residents speak a language other than English at home.

- Car dependency in Emerald is significantly higher than the Victorian statistical average.

This data will generally impact the provision of sport and recreation facilities in Emerald as follows:

- Population increase appears relatively modest compared with other areas of Cardinia Shire, resulting in modest increases in demand for additional recreation facilities and services.
- The proportion of residents from non-English speaking backgrounds is low compared to the Victorian average, suggesting that demand for participation in traditional Australian / Anglo sports and activities is likely to remain high, e.g. Cricket, Australian Football, Tennis, Netball, Basketball.
- The comparatively higher proportion of younger people and active older people suggests an opportunity for some diversity of recreation opportunities.

## 2.4 Master Planning Process and Community Consultation

Council officers have held regular discussions with the Worrell Recreation Reserve Committee of Management over a number of years regarding sporting, recreation and community facilities to serve the Emerald community. These consultations have considered a range of elements including the development of Hills Hub, the reconstruction of the Worrell Recreation Reserve Oval, the use of the redundant netball courts and the redevelopment of the pavilion.

Given the planned upgrades to the reserve, Council sought to consolidate these elements into a master plan and formalised a master planning process which began in 2017. As part of the master planning process, more formal consultation sessions were held with the Worrell Recreation Reserve Committee of Management and Reserve user groups. The aim of these discussions was to identify needs, aspirations, future upgrades and general issues and opportunities associated with the reserve.

Each Reserve user group completed a survey regarding their membership and use of the Reserve. These responses were considered and incorporated into the draft master plan recommendations and are included as Appendix A to this report.

As a result of this consultation, the Worrell Recreation Reserve Draft Master Plan was presented to Council Briefing on Monday the 8<sup>th</sup> of April 2019 for endorsement to go out to public consultation. Following this meeting the draft master plan was placed on exhibition to the community for six weeks from the 15<sup>th</sup> April to the 26<sup>th</sup> May 2019.

The process and the key findings emerging from this public consultation period are outlined in the Summary of Public Consultation Data (appended to this report) and are summarised below.

## 2.5 Community Consultation Process & Feedback

The draft Master Plan was available to the community to view and provide feedback in a variety of ways, including the following:

- Surveys – online and hardcopy (76 people responded)
- Council Website
- Community drop in session at Emerald Library (16<sup>th</sup> May 2019) (10 people attended)
- Meetings with key reserve stakeholders (3 meetings held)
- Consultation session with Emerald Secondary College (100+ students participated)

The consultation period was advertised widely through the following mechanisms:

- Information flyers dropped off at local businesses
- Council social media (Facebook) posts
- Information flyers placed on community notice boards
- Emails and letters to key community stakeholders
- Webpage created on Council's website

### **Community Survey**

There were 76 responders to the online survey ranging between 12 years old to 85 years plus.

From the responses to the community survey, the most popular items in the draft master plan were the upgrades to the sporting facilities, followed by improvements to the car parking. Other popular items includes the development of the netball courts into a multiuse area and the improvement of green spaces/ landscaping aspects. The plan as a whole generally received a positive response.

A number of additional items were also raised for consideration in the master plan, as outlined in the Summary of Public Consultation Data

In relation to the playground options put to the community, the most preferred response was to retain the 2 existing playgrounds as they are. The 'Other' category was also popular with the most common suggestion including one large new play space located at the library, a nature play space, a water play space, a fully fenced playground and skateboard facility.

In relation to the future use of the former netball courts, survey responders most liked the concept of converting the old courts into a youth plaza for skate and scooter activities (47), followed by including a ball rebound wall (34) and including an open grassed kick about/ training space (33).

### **Emerald Secondary College Consultation**

Council staff attended a consultation session at Emerald Secondary College on the 16<sup>th</sup> of May 2019 for two hours. A consultation table and activity board were set up outside the school canteen to allow students to drop in and have their say during their lunch break on what they liked about the Worrell Recreation Reserve Draft Master Plan and how they currently utilise the reserve spaces.

For the students of Emerald Secondary College the item that was most liked from the master plan draft was the Youth Plaza aspect. This by far outweighed all other potential aspects. The full size hard court was also the other aspect that was liked by the students.

### **Community Group Submissions**

A letter or email to key community groups was sent out during the consultation period, advising groups of the opportunity to participate in the consultation process by either responding to the online survey, writing direct submissions or contacting Council staff to attend a meeting.

Individual submissions were received from key community stakeholder groups and a summary of the key points from each submission is identified in the appended Summary of Public Consultation Data.



## Stakeholder Meetings

### Worrell Recreation Reserve Section 86 Committee of Management

It is important to note that some of the committee members also represent key user groups of Worrell Recreation Reserve including the Emerald Community Gym, Emerald Cricket Club, Emerald tennis Club, Emerald Netball Club and the Emerald Junior Football Club.

Therefore most of the key user groups were satisfied with providing their feedback through the Reserve Committee as one submission, rather than making an individual submissions per user group or requesting a separate meeting.

Generally the reserve committee supports the direction of the recommendations in the draft master plan.

### Emerald Tennis Club

The Emerald Tennis Club were highly engaged through the consultation phase of the draft master plan and sub-sequentially developed a survey of its members to ensure the club committee was able to develop a list of key priorities for the club for its future. This survey and its results are appended to this report.

As a result of this survey, and from discussions with Council officers, the club has refined its future priorities identified in the draft master plan and requested the below items are considered in the final master plan as the club priorities:

- Provision of new relocated tennis clubrooms which incorporate a sheltered outdoor BBQ area with seating.
- A new playground to be located between the new tennis and football pavilions (in current clubroom position).
- Upgrade to court lighting (priority courts 2/3, 4/5).
- Provision of a hitting wall in the new tennis pavilion precinct.
- Suggest new water supply line from new pavilion to enable ETC to address low water pressure issues to courts 4/5.
- Replace court perimeter fencing – courts 2/3, 4/5 priority – as the fencing is a significant health risk to users.

### Cardinia Access and Inclusion Committee

The Cardinia Access and Inclusion Committee raised the following items for consideration in the master plan.

- Accessible footpaths within the reserve, connecting key activity areas were important, specifically:
  - o Main footpath along Belgrave – Gembrook Road changed and redirected near reserve entry/ exit.
  - o Include a wide footpath to the football/ cricket pavilion and along to the tennis pavilion.
  - o If the multi-use space is developed, ensure the path to it is accessible, and remove the steps from the library to this space

- Realignment of the fence near the library playground, and improvements to the footpath along the Emerald - Beaconsfield roadside of Library.
- Ensure wheelchairs are accommodation in proposed seating space at the new large shelter.
- Include a wheelchair accessible public toilet with change space at the multi-use space.
- Consideration of the placement of disabled parking and toilets in the reserve.

### **Consultation Drop-In Session**

A drop in session was made available to the whole community, for people to come and speak with Council staff directly about the draft master plan. The session was held at Emerald Library and was open for 3 hours and a total of 10 people attended.

A summary of the feedback received has been grouped in themes and is outlined below.

#### Playgrounds

- Retain both playgrounds
- Include a hit up wall at the tennis club area
- Build a new wooden adventure playground

#### Multi use space

- Include a skate park for young people
- A skate park was originally built where some of the netball courts are now, it was closed and filled in due to anti-social behaviour becoming a big issue
- Support the redevelopment of the old netball courts
- There is past history of anti-social behaviour in the reserve, particularly at the old netball courts

#### Tennis Facilities

- Upgrade tennis club rooms
- Upgrade tennis lights
- Condition/ age of tennis pavilion a concern, redevelop the pavilion (strong feedback on this item)
- Toilets at tennis pavilion not servicing club
- Improve the tennis facilities for the future generation of tennis

#### Car Parking/ Footpaths

- Include a crossing between the oval and tennis area for children to cross car park safely
- Parking along Belgrave – Gembrook Road should be time limited
- Include car electronic charging stations in car park
- Include lighting in the reserve car park
- Current footpath alignment through reserve entrance is an issue
- Improve pedestrian access around reserve entrance, and through car park

#### Other items

- Include a community vegetable garden in the reserve, RSL to support its management
- Not enough rubbish bins in reserve
- Improve landscaping in the reserve

### **2.5.1 Summary of Community Consultation**

It's important to recognise that submissions/ comments were received that had varying opinions on various recommendations, but in general the overall response was quite positive and the majority of people who participated in the consultation supports most of the recommendations proposed in the draft master plan.

The key themes that have been identified through the consultation process include:

- Improve the parking and footpaths in the reserve
- Support accessibility via car parking and footpaths in the reserve
- Include a skate park in the proposed multi use area
- Upgrade/ redevelop the tennis pavilion
- Include a ball rebound wall at the tennis club
- Mixed support for retention of both playgrounds, there is strong support from tennis club members to retain a playground near the tennis courts, and the general community supports redevelopment of the library playground.
- Mixed support for a public toilet in the reserve
- Improve landscaping in the reserve
- Requests from multiple groups to use the old SES building for storage

Please refer to Appendix B – Summary of Community Consultation, for the full detailed summary of community consultation.

### 3. STRATEGIC CONTEXT

The Worrell Recreation Reserve Master Plan was informed by a number of research and planning considerations. This section provides a summary of the key planning and contextual factors which were assessed as important and considered during the preparation of the new master plan.

#### 3.1 Cardinia Shire Council Plan 2018 - 2019

The Cardinia Shire Council Plan identifies a vision for the Shire as follows:

*Cardinia Shire will be developed in a planned manner to enable present and future generations to enjoy and experience the diverse and distinctive characteristics of our Shire.*

The Council Plan recognises and encourages residents to improve their health and wellbeing as a key challenge and commits to addressing health and wellbeing through five key performance areas.

- Our People:
  - We support a variety of needs and lifestyles through programs and activities that promote and develop the wellbeing of Cardinia Shire's people.
- Our community:
  - We will foster a strong sense of connection between Cardinia Shire's diverse communities
- Our environment:
  - We will continue to plan and manage the natural and built environment for present and future generations.
- Our economy:
  - We will create and support local employment and business opportunities for our community and the wider region.
- Our governance:
  - We will consult with the community, as appropriate, in an open and accountable manner to assist in determining the key direction of Council.

The vision and objectives of the Council Plan have been considered throughout the development of the Draft Worrell Recreation Reserve Master Plan.

#### 3.2 Worrell Recreation Reserve previous planning

A 'Draft Master Plan' was developed for Worrell Recreation Reserve in 2011, but was never endorsed by Council. This document outlined a number of projects to enhance the reserve which, while relevant at the time, have now been completed or are no longer relevant. Since this time the following developments and projects have impacted at the reserve:

- The preparation of the Emerald Spatial Plan
- The design and current construction of Hills Hub
- The design and commencement of construction of the Pepi's Land netball courts
- The re-design of the Worrell Recreation Reserve oval
- The provision of lighting to tennis courts 6 and 7

While the 2011 “Draft Master Plan” was periodically updated, it is essentially redundant and will be superseded by the current Worrell Recreation Reserve Master Plan.

### **3.3 Emerald District Strategy (2009)**

The Emerald District Strategy provides a strategic policy framework for the future development of the Emerald District. The strategy sets out the key issues facing the District and explains why they are important. The strategy then sets out objectives, policies and actions aimed at addressing these issues.

In relation to Worrell Recreation Reserve, the Emerald District Strategy recognised the reserve as primarily having a “sporting / community” role, and recommended the preparation of a current master plan. It makes few specific comments about the development of the reserve, subject to the master plan being prepared, but did recommend the upgrade of the current SES headquarters.

The strategy also recognised the desire amongst the Emerald community for the provision of additional and more diverse recreation experiences, including skate and play opportunities.

### **3.4 Cardinia Skate and BMX Strategy (2016)**

The Cardinia Skate and BMX Strategy was released in July 2016. It replaces the previous skate strategy which was developed in 2002. Since the development of the previous report, the Cardinia Shire Council has experienced significant growth. As a result, a new Skate and BMX Strategy was required to address the growing demand for unstructured recreational activities and an increase in skate and BMX facility provision.

The recommendations of the strategy focus on both skate facility provision and providing spaces for young people more broadly.

While the Strategy makes no specific statements or recommendations pertaining to Worrell Recreation Reserve, it does make the following recommendation related to facilities for the Emerald Township:

- *Investigate site locations for new Skatepark at Emerald (High Priority)*
- *Redevelop BMX facility at Pepi's Land to meet best practice, with a more formalised track layout and design.*

### **3.5 Cardinia Shire Recreation Strategy (draft) (2014)**

The Draft Cardinia Shire Recreation Strategy was released in July 2014. It was prepared to provide direction to Council and the community on the planning and development of services, facilities and programs for the current and future provision of sport and recreation within the Shire over the next twelve years.

The Draft Strategy replaces the *Growth Corridor Sports Strategy* which was developed in 2005 and focused specifically on the growth corridor areas of Beaconsfield, Officer and Pakenham. The Shire has developed significantly since 2005 and the new strategy was required in order to reflect the development in the growth corridor, as well as acknowledge and provide strategic directions for the future provision of sport and recreation in other areas of the Shire (i.e. the Hills and Rural regions). The strategy also replaced previous planning work which is now considered out of date, specifically the Shire Recreation Plan (1997) and Recreation Plan Review (2001).

The Strategy makes no specific recommendations related to Worrell Recreation Reserve. However it does recognise that while there are no additional active recreation facilities currently approved for the Hills region, relocation of netball courts from Worrell Recreation Reserve to Pepi's land is acknowledged.

### 3.6 Cardinia Shire Council Play Space Strategy (2014)

The Cardinia Shire Council Play Strategy was released in 2014. The Strategy was prepared to guide the planning, development and management of the Shire's growing play space network and to ensure the provision of high quality play opportunities for people of all ages and abilities.

The Strategy replaces Council's previous Playground Development Plan which was developed in 2000 and identified key locations for new play spaces throughout the Shire, and included a list of play spaces for upgrade, replacement or renewal. Many of the actions identified in this plan have long been completed, with Council having successfully undertaken a significant number of play space refurbishments and installations since this time.

The Shire has also experienced significant growth since the preparation of the Playground Development Plan, which has led to the provision of many new play spaces within new residential developments. Council recognised that many more play spaces will be required in the future, requiring sound planning principles to ensure the effective and sustainable provision of high quality play opportunities for the growing community.

In relation to Worrell Recreation Reserve, the Strategy makes the following comments:

- *Overall play spaces in Emerald, Clematis, Avonleigh and Menzies Creek are well distributed and centrally located. There is potential to consolidate play spaces at Emerald Lake and Worrell Recreation Reserve. There is potential for an additional play space at Pepi's Land identified in Emerald Spatial Plan.*
- *Investigate play spaces in areas that are potentially oversupplied with the aim to rationalise, consolidate or diversify play opportunities in consultation with the community and in conjunction with the upgrade of a nearby play space. Areas to be investigated include:*
  - *Emerald – Worrell Recreation Reserve (with potential to consolidate two current play spaces into one)*

The Strategy also recommends to following in relation to Emerald:

- *Develop new neighbourhood play spaces within existing residential areas that are currently undersupplied or have limited access to exiting sites including:*
  - *Emerald – Pepi's Land*
- *Investigate the feasibility of a 'municipal' play space at Emerald Lake Park in consultation with key stakeholders and with consideration given to the topography of the area and provision of accessible play opportunities. Pending the outcome, develop detailed plans and source funding to develop a municipal play space in Emerald.*

### 3.7 Cardinia Shire Council Child, Youth and Family Strategy 2017 – 2021

Cardinia Shire Council's Child Youth and Family Strategy 2017–21 (for children aged 0–11 years and young people aged 12–25 years) was prepared in 2017. The Strategy is aligned to the Shire of Cardinia's Council Plan and Liveability Health Plan. It provides the framework which supports the prevention and early intervention approaches that respond to priorities and key focus areas identified by community, including children and young people.

While the Strategy makes no specific recommendations relating to Emerald or Worrell Recreation Reserve, it recognises the importance of recreation, play and activity in providing a sense of community and well-being.

### 3.8 Access and Inclusion Action Plan 2014 – 2017

The Cardinia Shire Council *Access and Inclusion Policy and Action Plan 2014–17* (the plan) sets out a three-year organisational plan for improving life of **all** community members, their families and carers by providing practical strategies to make information and community infrastructure more accessible, and to increase training and employment opportunities within Council.

The plan defines Council's strategic direction for enhancing accessibility and inclusiveness through its practices, processes and planning and is underpinned by the Council's *Access and Inclusion Policy 2014*. Jointly the policy and plan reflect Council's commitment to promoting an inclusive community and recognising that people of varying abilities should be encouraged to participate in all spheres of community life.

While not making site specific recommendations relevant to Worrell Recreation Reserve or Emerald in general, the Action Plan recognises the importance of universal design principles and provision of access for all abilities to community and recreational facilities and spaces.

In this regard it recommends the following actions:

- *Incorporate universal access design principles into Council's Play Space Strategy and the planning and design of play spaces and associated infrastructure across the Shire.*

### 3.9 Cardinia Shire's Liveability Plan 2017 – 2029

Cardinia Shire's Liveability Plan 2017–29 has been developed to provide a clear framework for public health planning within the Shire. The framework outlines the common agenda that Council, partners and the community, will collectively work towards over the next 12 years.

The *Liveability Plan 2017–29* focuses on the social determinants of health, or the conditions in which people are born, learn, live, work and age, known as a community's 'liveability'.

Of relevance to the Worrell Recreation Reserve Master Plan are the Liveability Plan's emphasis on objectives and strategies related to open spaces and places. These include:

- *Strategically planning and maintaining open spaces and places to be safe, accessible, appealing and connected.*
- *Enriching local identity and place making through public art and cultural expression.*
- *Increasing access to leisure, sport and recreation opportunities.*
- *Protecting and enhancing the environmental quality of open spaces and places.*

### 3.10 Emerald Community Facilities Spatial Plan Background Paper and Future Direction Report (2014)

The *Emerald Community Facilities Spatial Plan* guides Emerald's community and recreation facilities in a coordinated way into the future. It takes into account the future need, community interest and desire for facilities in the area to make sure the best locations are available for each. It creates a vision for Emerald's future recreation and community facility provision.

The *Emerald Community Facilities Spatial Plan* applies to specific locations in Emerald, including:

- Chandler Recreation Reserve
- Kings Road precinct
- Pepi's Land
- Worrell Recreation Reserve

It also has relevance to existing facilities providing services to the community and other facilities in the area including Emerald Secondary College, Emerald Primary School and Emerald Golf Club.

In relation to Worrell Recreation Reserve, the *Emerald Community Facilities Spatial Plan* outlines the following directions and actions:

Site	Facility	Future direction	Future actions
	Master plan	Worrell Recreation Reserve master plan be finalised.	Worrell Recreation Reserve master plan be finalised taking into account feedback referred to Recreation, including upgrade of clubrooms and playing surface.
Active recreation spaces	Tennis courts	Tennis courts be retained in current location.	
	Football/cricket facilities	Junior football/cricket oval be retained.	Upgrade playing surfaces in accordance with Council's Asset Renewal Program.
Other community infrastructure	Community hub complex	New community hub to be located and constructed in conjunction with library and hall.	Consultation with community and design to define components of community hub complex to be undertaken.
Other relevant components	Neighbourhood Safer Place – Place of Last Resort (NSP-PLR)	NSP declared at Worrell Recreation Reserve, trees removed.	Replanting of trees around perimeter of reserve.

### 3.11 Pepi's Land Master Plan (2015)

The Pepi's Land Master Plan outlined future directions and uses for this public space which is located at the corner of Beaconsfield Emerald Road and the Puffing Billy Railway in Emerald.



Recognising the proximity of the land to Worrell Recreation Reserve, the proposed uses at Pepi's Land were an important consideration in the development of the master plan. These uses include:

- Construction of new netball courts and clubhouse to replace the sub-standard facilities at Worrell Recreation Reserve
- Construction of a shared trail incorporating exercise equipment
- Creation of a series of "flatter" spaces for informal recreation
- Planting across the site with a mix of indigenous and native woodland species
- Retention of the existing BMX track.

## 4. EXISTING CONDITIONS AND RECOMMENDATIONS

The reserve's major existing conditions, issues and opportunities, and recommended responses, are summarised below.

### 4.1 Oval

The oval is currently used for junior football competition and training and both junior and senior cricket training and competition. Emerald Football Club occasionally uses the oval for training if its usual home ground (Chandler Reserve) is unavailable. The oval is occasionally used by local schools.

Re-design of the oval was commenced in 2017. Construction began in August 2018 and finished in March 2019. The purpose of the re-design was to provide a higher quality playing surface and to moderate the fall across the oval. The project also includes the installation of irrigation and drainage, and fencing allowing for emergency and maintenance access at both ends of the oval.

The sport field lighting also required an upgrade as a result of its age and to ensure compliance with Australian Standards and Council's Recreation Facility Standards Policy (100 Lux).

As a result of the cost of the overall project, Council delivered it in 2 stages, with stage one of the project being completed in March 2019. Works included full redevelopment of the oval to address the fall issues and instillation of new drainage and irrigation system with a bore and associated tank.

Stage 2 of the oval redevelopment of the oval includes instillation of coaches boxes, one high ball net and instillation of new sports field lighting. Council has committed funds and the project will be delivered in early 2020. Council has also received funding from the Victorian Government's Country Football Netball Programme to support the installation of the new lighting.

#### *Recommendations*

- *That Council completes construction of stage 2 as committed in its 2019/20 budget.*



*Worrell Recreation Reserve Oval (before & after re-construction)*

### 4.2 Cricket Practice Nets

A new cricket practice net facility was installed in early 2019 as part of the oval re-construction project, replacing the earlier concrete practice pitches and chain mesh fence enclosure which did not meet current Cricket Australia community guidelines in terms of dimension, surface and enclosure layout.

### 4.3 Main Pavilion

The pavilion did not meet current AFL and Cricket Australia facility guidelines for a community facility.

The increase in female participation in Australian Rules football and cricket at the reserve has also identified that the pavilion change facilities do not support female use.

Due to the age and condition of the pavilion, and the difficulty of site grading, Council committed to demolishing the existing facility and develop a new pavilion in the same location.

Construction of the new pavilion began in late 2019 and was completed in April 2020.



*Pavilion prior to demolition & the new pavilion*

### 4.4 Scoreboard / Storage Containers / Water Tanks

In addition to the main pavilion, the reserve has a scoreboard and separate shipping containers used for equipment storage. It is noted that the use of shipping containers is not supported by DELWP for long-term storage on Crown land. Both the scoreboard and the containers are in close proximity to the existing cricket practice nets.

The scoreboard itself, installed by the Emerald Junior Football Club, is an older style facility and does not meet current OH&S requirements or current best practice.

New water tanks and a bore for irrigation of the oval were installed as part of the oval reconstruction project in 2018.

#### *Recommendation*

- *If the Emerald Junior Football Club wish to install a new electronic scoreboard, that it seeks a Community Capital Works Grant to support the project, as the Shire of Cardinia does not fund electronic scoreboards, In this case, a new scoreboard should be a simple but contemporary stand-alone digital fixture, with a location considered in relation to the new pavilion to ensure clear lines of visibility.*
- *That a new storage option be explored at an appropriate location within the reserve, to enable removal of the existing shipping containers.*



*Scoreboard & shipping containers*

## 4.5 Public Toilets

There is one external public toilet facility within Worrell Recreation Reserve, located near the entry to the reserve from Belgrave-Gembrook Road. The facility does not comply with current Australian Standards or Building Code of Australia requirements, and is in poor condition.

Accessible public toilets are also located in the following locations:

- Within the foyer of the Emerald Library. Access is available during library opening hours.
- Within the Football / Cricket Pavilion. Access will be subject to the operating hours of the relevant user groups.

The abutting retail strip that sits on Belgrave – Gembrook Road, currently offers 2 cafes and a mix of other businesses. For visitors to the café's, each café holds its own patron toilets.

The Emerald township attracts tourists and visitors mainly on weekends and during school holidays. The key destinations within the township for the tourists and visitors are Emerald Lake Park, the cafes abutting Worrell Recreation Reserve, the Puffing Billy Railway Park/ Emerald Station and the town centre on Kilvington Drive. Public toilets are located in Emerald Lake Park, Emerald Library, and Puffing Billy Railway Park, and patron toilets are located within the cafes on Belgrave – Gembrook Road.

Public toilets are not recommended to be installed at neighbourhood play spaces and district level skate parks according to the following strategic planning documents:

- Open Space Management Framework
- Play Space Strategy
- Skate & BMX Strategy

Extensive assessment has been undertaken to determine the suitability of the toilets within the Hills Hub building to be used by the general public. It has been found that opening one of the accessible toilets for public use during evenings and weekends, compromises the security and functionality of the building and the safety of users.

It is also acknowledged that there has been mixed community interest in the replacement of the old toilet block either at the current location or to be integrated within the proposed Multi-Use space.

After a review of both areas, it is determined that the site of the existing toilet block is the most suitable site to home a new public toilet. This is due to the accessible footpath gradients, nearby disabled parking spaces and high level of passive surveillance opportunities for safety and crime prevention.

Therefore, it is recommended that Council demolish the old toilet block located in Worrell Recreation Reserve and replace it with a new single unisex accessible public toilet, in the same location. This will reduce the footprint of the facility and visual impact to the surrounding public areas.

#### *Recommendations*

- *That Council demolishes the old toilet block and constructs a new single unisex accessible public toilet in the same location.*

### **4.6 Multi-use Recreation Space (former Netball Courts)**

The four netball courts to the south of the oval have been made redundant by the construction of the new netball facility at Pepi's Land. The existing court area therefore provides an opportunity for a new space and a new range of activities not currently provided for on the reserve. The court area also provides a rare flat space, providing potential for activities which are not possible elsewhere on the reserve.

In recognition of the lack of provision for social or "non-competitive" sports activities, as well as for passive recreation, the netball court area provides an opportunity for a multi-use recreation space oriented to a range of ages, but particularly middle-years and youth.

While subject to detailed consultation and careful design in accordance with Crime Prevention through Environmental Design (CPTED) principles, this multi-use space could provide a range of elements including:

- Multi-use hard-court providing for basketball, futsal or netball
- Skate board area with a range of skate-able surfaces and features in accordance with the principles of Council's Skate and BMX Strategy
- Youth plaza with a range of social seating options
- Open grassed "kick about" space also suitable for pre-game football warm-up or training
- Terraced seating, taking advantage of the existing batter from the car park to the west of the netball courts

#### *Recommendations*

- *That design, documentation and costing of an integrated multi use recreation space on the former netball courts be undertaken. As well as the elements which will comprise the space, the design and documentation should address all relevant access requirements, particularly providing safe access from the adjacent car park and the existing main vehicle road through the reserve, and providing for wheelchair use of shelters and furniture;*
- *That, subject to costing and funding, a multi-use recreation space be constructed to complement the other new facilities proposed for the reserve.*



*Existing Netball Courts*



#### **4.7 Netball Clubrooms**

As with the netball courts, the existing netball clubrooms are made redundant by the construction of the new netball facility at Pepi's Land.

Investigation into the current condition of the building has been undertaken, as well as consideration of a potential use for the building. Given the poor condition of the building structure and the limited access and services provided to it, a suitable alternate use for the building has not arisen.

As with the netball courts, however, the presence of a flat building platform provides a rare opportunity for a potential new space, such as a barbecue / picnic shelter to complement the adjacent multi-use recreation space.

##### *Recommendation*

- *That the existing netball clubroom be demolished and removed, and that a new barbecue / picnic, seating area be constructed to provide a shaded and sheltered social space overlooking the proposed multi-use recreation space.*

#### **4.8 Tennis Courts**

The seven existing tennis courts all have an en-tu-cas surface and are in good condition. All courts have lights, with these being most recently provided to courts 6 and 7 (in 2015).

The tennis facilities are used for non-competitive ("social") tennis primarily by club members, most often on Friday and Sunday mornings, as well as for coaching.

While the courts are in good condition, the reserve committee and tennis club have identified the need to provide improved access to the southern courts, particularly given the topography of the reserve, and have raised a potential need for older lights to courts 1/2 and 4/5 to be upgraded in coming years. The club have also identified the irrigation systems as requiring replacement and the need to replace older fencing, specifically around the courts 2/3 and 4/5.

##### *Recommendation*

- *That the court fencing to courts 2/3 and 4/5 is replaced.*

- *That the pedestrian paths to and between the tennis courts be upgraded to provide safe and stable access.*
- *That the existing lights to courts 1/2 and 4/5 be upgraded to meet the required sport standards for tennis competition at night.*
- *That the water supply to the court area be upgraded to allow for adequate court surface management.*

#### **4.9 Tennis Club Rooms**

The Emerald Tennis Pavilion is in an old and tired condition. The Emerald Tennis Club put great effort into undertaking general maintenance on the building, but significant repair works are starting to be identified by the club which is a result of the general age of the building.

Records indicate that the existing tennis pavilion received an extension and a general uplift in 2009/2010 to create the social space for the club. Further records indicate that the older section of the building (toilets and kitchen) predates designs dated October 1979.

According to Councils adopted Sports Facility Standards, the Emerald Tennis Club with a total of 7 courts is categorised as a neighbourhood tennis facility. In accordance with these standards the following pavilion provisions apply that are not included in the current building and are required to support the club to continue to meet the current and future needs of community participation:

- Change rooms with amenities – Case by Case
- Unisex Accessible Change Room with Amenities – 8m<sup>2</sup> (x1)
- Public Toilets Pavilion (external access) – Unisex Accessible – 5m<sup>2</sup> (x1)
- External Covered Viewing Area – 50m<sup>2</sup>
- Cleaners Store – 5m<sup>2</sup>
- Internal Storage - 10m<sup>2</sup>

After a building inspection, it's also been identified that the existing toilets require an upgrade to meet current building regulations and for disability access.

Given the strength of membership in the club and its long term viability, the age and condition of the existing building, and the essential building requirements missing to support sport participation, its recommended that Council undertakes a design to bring the pavilion up to the required quality and sport standards for community participation.

#### *Recommendation*

- *That Council continues to undertake essential maintenance works to improve the building as per its Building Maintenance Policy, until such time as the building is upgraded or redeveloped.*
- *That, subject to costing and funding, Council upgrades the building to meet the adopted Sports Facility Standards.*

#### 4.10 Pedestrian Circulation

Existing pedestrian circulation around Worrell Recreation Reserve is largely shared with vehicle circulation via the main reserve road connecting Belgrave-Gembrook Road, the existing library, the main pavilion and the tennis club rooms. This shared use recognises the constraint that the site topography places upon achieving separate movement systems for vehicles and pedestrians and is generally effective in linking the primary destinations / points of activity.

Away from the main road, however, provision for pedestrian circulation is largely not provided for, so that access to facilities such as the two playgrounds and the existing netball courts is relatively undefined. Similarly, the pedestrian connection between the tennis courts and the tennis club rooms is relatively poor (as identified under point 4.8 above).

The area at the eastern end of the oval, between the oval and the existing gravel car park, is a viewing area during games and a gathering area before and after games. This area has potential to be enhanced and expanded, particularly in the context of formalisation of the adjoining road and parking areas (refer Point 4.12 below).

#### *Recommendation*

- *That the main reserve road be recognised and treated as a shared space in any future roadworks or enhancements;*
- *That an integrated pedestrian route be achieved between the Emerald Library and the location of the tennis courts, connecting the library, the existing library playground, the existing car park, the site of the proposed barbecue / picnic shelter (refer point 4.7 above), the multi-use recreation space and the proposed youth plaza / kick about space (refer point 4.6 above), and the tennis courts and clubrooms. Wherever possible, the route should be of a grade and width suitable for all abilities and ages ;*
- *That the pedestrian viewing areas to the east of the oval be enhanced and enlarged where possible, and that the design of this space be coordinated with the design of the adjacent car parking and with the design of the main pavilion.*



### 4.11 Vehicle Circulation and Parking

Existing vehicle circulation and parking is shown in the aerial photograph below.



The only vehicle access point into the reserve is near the western end of the oval, from Belgrave-Gembrook Road. This access takes a slightly circuitous route connecting with the existing library and through to the pavilion and tennis club rooms.

Parking associated with the main reserve road is largely unsealed and informal, except for the library car park and the netball car park. The informal nature of the car parking areas means that they are likely to be inefficient in their use of space. Preparation of a car parking concept for the reserve indicates that up to 170 vehicles can be parked in formally constructed parking bays. This concept retained the informal area between the oval and Belgrave-Gembrook Road as overflow car parking for use in peak demand times.

A second exit point is located from the carpark between the library and the former netball courts. This exit is reserved for the use of emergency vehicles only, and is required to be retained.

A key issue associated with a single entry point into the reserve and up to 170 spaces within the reserve during a key event is congestion when leaving after such an event. Similarly, a single entry point may put unnecessary restriction upon access for emergency vehicles.

A potential solution to overcome these issues is to provide an alternate egress from the reserve parking onto Old Gembrook Road and from there to Belgrave Gembrook Road. This access would be controlled by the reserve committee and would be used only during major events and for emergency and maintenance vehicles. Design of this access will need to carefully consider the location of existing trees to the west of the SES headquarters to ensure their retention and health.

Advice received from VicRoads and Council's Traffic Management team has indicated that entry into the reserve from this gate will not be allowed due to the potential safety impact on vehicles travelling along Belgrave Gembrook Road.

A parking impact assessment was undertaken in September 2016 which considered the peak times of use for the sporting activities at the reserve, the future Hills Hub and the current Library.

This assessment recommended that a total of 182 car parks were required to support most activities happening in and around the reserve during peak usage periods.

It also recommended that to adequately accommodate the peak car parking demand during football matches on a Sunday, the use of the Hills Hub be restricted to permit a maximum of:

- Sunday morning (to 12.00pm) – 120 patrons
- Sunday afternoon (to 4.30pm) – 210 patrons.

A revised parking concept was developed in October 2017 to reflect the parking impact assessment. This concept shows 170 car parks available and with the car parking impact report recommending 182 car parks, there is a shortfall of 12 car spaces at the reserve.

It appears there is no other available space within the reserve to develop more car parking due to the restrictions of other infrastructure and the steep gradients.

An opportunity exists to use the Emerald SES site for future car parking to address this short fall, once the Emerald SES relocate and the Vic SES have cleaned the site and returned it to the reserve.

Council is currently in the process of undertaking a detail design for all car parking to support future construction and formalisation. The current draft design is showing a total of 184 formal and informal car parking, although this number will be required to be confirmed once the final design has been approved by the Committee of Management and Council.

Construction works to formalise the car parking will be undertaken after funding is approved in Council's Capital Works Program.

#### *Recommendation*

- *That Council continues to advance to detailed design and construction documentation, including addressing the provision of all abilities access from Belgrave –Gembrook Road to Hills Hub and the Emerald Library.*
- *That, subject to funding, the documented parking concept be constructed at the completion of the existing major projects underway within the reserve.*
- *That an alternate egress be provided from the reserve car parking in accordance with the Master Plan drawing, to provide emergency and major event egress from the Reserve, subject to adequate protection of existing trees, where required.*
- *That the Emerald SES site be investigated for future parking to address shortfall, once the site is vacated.*

#### 4.12 Hills Hub / Emerald Library

Hills Hub is a redevelopment of the existing Emerald Hall and its associated buildings to form a new community centre for the township. Hills Hub will incorporate community meeting rooms, training rooms, the Men's Shed and 3MDR radio. While not technically part of the Worrell Recreation Reserve title, Hills Hub has unbroken connections with the reserve and will appear to be part of it. The car parks and circulation systems of the reserve will serve both Hills Hub activities and reserve activities.

As with Hills Hub, the Emerald Library is not technically part of Worrell Recreation Reserve, but cannot be considered separately from it. The library is to be retained as existing, other than the creation of a new forecourt which will be constructed as part of the Hills Hub development.

As a result of the Hills Hub users requiring access to the reserve car parking, it will be important for the Council team managing booking at the Hills Hub to work in partnership with the reserve committee of management to ensure major events, or large bookings, don't impact access to parking for the regular sports activities at the reserve. This should be undertaken in a partnership approach so all community activities can be planned and major impacts are avoided.

##### *Recommendation*

- *That the Hills Hub and Emerald Library be integrated with Worrell Recreation Reserve activities and spaces through shared parking and coordinated circulation systems (to be undertaken in association with parking and roadworks).*
- *That the Council team managing the Hills Hub building work in close partnership with the Reserve Committee of management around building bookings and reserve events.*

#### 4.13 Play Spaces

The Reserve currently includes two separate play spaces:

- The Worrell Recreation Reserve play space, located to the south-east of the Emerald Library, between the library and the existing netball court car park.
- The Worrell Recreation Reserve Tennis Club play space, located to the west of the tennis clubrooms.

Both play spaces are listed in the Cardinia Shire Council Play Space Strategy as neighbourhood play spaces.

The presence of two play spaces at the Reserve is indicated within the Play Strategy as an over-supply, with a consequent recommendation to consolidate these two play spaces into a single space.

The review of the reserve and its uses and facilities, however, indicates that the current play spaces are likely to be responding to different audiences. The library play space is likely to cater primarily for families and children using the library, and in the future, Hills Hub, while the Tennis Club play space caters for families and children attending function or events associated with the Tennis Club and the main pavilion. Consolidation of the two play spaces into a single space, while providing for greater efficiency and an enhanced play experience, raises the question of the preferred location for the single playground relative to the various points of activity within the reserve.

In response to these issues, three playground options were considered by the Emerald community and reserve users:

- Option A  
*Retain the existing Tennis Club play space and provide enhanced community access from the adjacent car park. Retain and upgrade the existing library play space and provide enhanced pedestrian connection to the Library and Hills Hub.*
- Option B  
*Remove the Tennis Club play space and consolidate a single upgraded play space at the site of the existing library play space, with enhanced connection to the Library and Hills Hub.*
- Option C  
*Remove both existing play spaces and establish a new consolidated play space associated with the new multi-use court space and picnic / barbecue shelter.*

Following consultation on these three options, it is recommended that Option B be pursued, with the addition of a tennis themed activity space including a tennis practice rebound wall, in response to feedback from the Emerald Tennis Club.



*Library Play Space*



*Tennis Clubroom Play Space*

### *Recommendation*

- *That the Tennis Club play space be removed once it reaches the end of its life and that a consolidated and upgraded play space (to Neighbourhood level in accordance with the Shire of Cardinia Play Strategy) be developed at the site of the existing library play space, with enhanced connection to the Library and Hills Hub.*
- *When the Tennis Club plays space is removed, and that an additional activity space, with a tennis practice rebound wall, be developed on the site of the existing Tennis Club playground.*

#### 4.14 State Emergency Service (SES)

The north-eastern corner of the Reserve, at the corner of Old Gembrook Road and Sherriff Road is occupied by the Emerald SES Unit. The SES facilities include a main operations building, several outbuildings / sheds for storage of vehicles and equipment, and an unsealed parking area.

The site occupied by the SES is part of the Worrell Recreation Reserve and is vested to Council to manage under Section 16(1) of the Crown Land (Reserves) Act 1978. Under Section 16(2) of the Crown Land (Reserves) Act 1978, the Shire has the power to grant leases or licences on the land for a term not exceeding 21 years. As noted in Section 2 above, the use of the site by Emerald SES is considered by DELWP as not consistent with the purposes of the reservation (public recreation). Thus, a lease for such an activity must be granted through DELWP.

On consultation with DELWP, Council has been advised that it must enter into a lease or short-term licence agreement with Vic SES for the current use of this site and until the SES unit is relocated.

At the time of preparing this report, SES Victoria had announced that the Emerald SES will be relocated in the near future, with planning for this relocation well underway. At the time of writing this report it is understood the Emerald SES will be relocated by late 2021.

Condition audits on the sheds and buildings onsite show they are of an old and deteriorated condition and not suitable for future use.

Therefore, there is an opportunity to return the site to the reserve and to provide much needed overflow parking. This area will offer an opportunity to also support the Section 86 Committee of Management to construct a small shed for maintenance equipment storage.

It will be important the reintegration of the current Emerald SES area is undertaken in consultation with the Worrell Recreation Reserve Committee of Management and the Cardinia Shire Council.

#### *Recommendation*

- *That, until such time as the Emerald SES relocates, a lease or licence for the current activity be pursued.*
- *That Council continues to work with SES Victoria to establish timelines for relocation and to determine how the current SES site will be left.*
- *That the old sheds and buildings on this site are demolished to allow for additional overflow carparking for the reserve.*

#### 4.15 Landscape Enhancement

The landscape of the reserve is currently dominated by buildings, road and sports spaces. While these facilities and spaces are all essential to the functioning of the reserve, there is an opportunity for the landscape to be strengthened to provide a stronger visual framework for the reserve and to visually unify its various elements.

Opportunities for landscape enhancements across the reserve include:

- Planting to the perimeter of the main road to reduce its visual impact and to provide as visual link between facilities.
- Woodland planting around the eastern netball court, proposed to be converted to an open grassed “kick about” space, to provide shade and visual context.
- Indigenous tree planting near the north-eastern pocket of the oval, to complement remnant planting.

- Planting to the existing batter west of the proposed multi-use recreation space (refer Point 4.6) to stabilise and visually enhance this area. This should be coordinated with the design of seating terraces in this area associated with the recreation space.

*Recommendation*

- *That a planting plan be prepared for the reserve outlining visual and spatial objectives of landscape enhancements and the distribution of species across the site, and that planting be progressively undertaken in accordance with the plan.*

#### **4.16 Temporary Public Events Signs**

The Emerald Town Centre, and particularly Belgrave-Gembrook Road, has been subject to a large number of billboard style signs advertising a range of community events. As a result of the growth in the number of these signs, the Cardinia Shire Council has prepared a policy to guide the location and character of such signs.

*Recommendation*

- *That temporary event signage be allowed in the location nominated within the Cardinia Shire Council Temporary Advertising Signs in Road Reserves Policy, and that no other locations around or within Worrell Recreation Reserve be approved.*
- *That the old Emerald market sign within the road reserve at the Worrell Recreation Reserve entrance be removed.*

## 5. SUMMARY OF RECOMMENDATIONS

**Short term** – *The following works are considered achievable within a short-term timeframe (1 - 3 years)*

1. Oval - That Council completes the construction of Stage 2 including the instillation of a high ball net behind the goals near the main entrance to the reserve, coach's boxes and full lighting upgrade.
2. Tennis Clubrooms - That Council continues to undertake maintenance and upgrade works as per its Building Maintenance Policy until the building is upgraded.
3. Tennis Courts - That the pedestrian paths to and between the tennis courts be upgraded to provide safe and stable access.
4. Tennis Courts - That the existing lights to courts 1/2 and 4/5 be upgraded to meet current standards.
5. Tennis Courts – That upgrading of the water supply to the court area be investigated with Yarra Valley Water.
6. Vehicle Circulation and Parking - The Council continues to progress the detail design of the car park, including addressing the provision of all abilities access from Belgrave –Gembrook Road to Hills Hub and the Emerald Library
7. Vehicle circulation and parking - That, subject to funding, the documented parking concept be constructed at the completion of the existing major projects underway within the reserve.
8. Vehicle circulation and parking - That an alternate egress be provided from the reserve car parking in accordance with the Master Plan drawing, to provide emergency and major event egress from the Reserve, subject to adequate protection of existing trees, where required.
9. State Emergency Service - That, until such time as the Emerald SES relocates, a lease or licence for the current activity be pursued in consultation with DELWP.
10. State Emergency Service - That Council continues to work with SES Victoria to establish timelines for relocation and to determine how the current SES site will be left.
11. Temporary Public Events Signs - That the old Emerald market sign within the road reserve at the Worrell Recreation Reserve entrance be removed
12. Public Toilets - That Council demolishes the old toilet block and constructs a new single unisex accessible public toilet in the same location.

**Medium Term** – *The following works are considered achievable within a medium-term timeframe (3 – 5 years)*

13. Scoreboard / Storage Containers / Water Tanks - That, if the Emerald Junior Football Club wish to install a new electronic scoreboard, that it seeks a Community Capital Works Grant to support the project.
14. Scoreboard / Storage Containers / Water Tanks - That a new storage option be explored at an appropriate location within the reserve, to enable removal of the existing shipping containers.
15. Multi-use Recreation Space - That design, documentation and costing of an integrated multi use recreation space, including skate park, on the former netball courts be undertaken. As well as the elements which will comprise the space, the design and documentation should address all relevant access requirements, particularly providing safe all-abilities access from the adjacent car park and the existing main vehicle road through the reserve.

16. Multi-use Recreation Space - That, subject to costing and funding, a multi-use recreation space be constructed to complement the other new facilities proposed for the reserve.
17. Netball Clubrooms - That the existing netball clubroom be demolished and removed, and that a new barbecue / picnic, seating area be constructed to provide a shaded and sheltered social space overlooking the proposed multi-use recreation space.
18. Tennis Clubrooms - That Council undertakes a design to of the pavilion to ensure the facility meets the required sport standards.
19. Tennis Courts - That the pedestrian paths to and between the tennis courts be upgraded to provide safe and stable access;
20. Hills Hub / Emerald Library - That the Hills Hub and Emerald Library be integrated with Worrell Recreation Reserve activities and spaces through shared parking and coordinated circulation systems. (To be undertaken in association with parking and roadworks).
21. Pedestrian circulation - That the main reserve road be recognised and treated as a shared space in any future roadworks or enhancements.
22. Pedestrian circulation - That an integrated pedestrian route be achieved between the Emerald Library and the location of the tennis courts, connecting the library, the existing library playground, the existing car park, the site of the proposed barbecue / picnic shelter (refer point 4.7 above), the multi-use recreation space and the proposed youth plaza / kick about space (refer point 4.6 above), and the tennis courts and clubrooms. Wherever possible, the route should be of a grade and width suitable for all abilities and ages.
23. Pedestrian circulation - That the pedestrian viewing areas to the east of the oval be enhanced and enlarged where possible, and that the design of this space be coordinated with the design of the adjacent car parking and with the design of the main pavilion.
24. State Emergency Service - That the old sheds and buildings on this site are demolished to allow for additional overflow carparking for the reserve.

**Long Term / On-going** – *The following projects are either on-going or are considered achievable within a long-term timeframe (5 years +)*

25. Tennis Clubrooms – That, subject to costing and funding, Council redevelops the existing tennis pavilion.
26. Play Spaces - That the Tennis Club play space be removed at the end of its life and that a consolidated and upgraded play space (to Neighbourhood level in accordance with the Shire of Cardinia Play Strategy) be developed at the site of the existing library play space, with enhanced connection to the Library and Hills Hub, and that an additional activity spaces, with a tennis practice rebound wall, be developed on the site of the existing Tennis Club playground. Note – ensure fencing to the enhanced library playground provides safety in relation to Emerald-Beaconsfield Road.
27. Play Spaces - When the Tennis Club plays space is removed, and that an additional activity space, with a tennis practice rebound wall, be developed on the site of the existing Tennis Club playground.
28. Vehicle Circulation and Parking - That the Emerald SES site be investigated for future parking to address shortfall, once the site is vacated and cleaned up.
29. Temporary Public Event Signage - That temporary event signage be allowed in the location nominated within the Cardinia Shire Council Temporary Advertising Signs in Road Reserves Policy, and that no other locations around or within Worrell Recreation Reserve be approved.



30. Landscape Enhancement - That a planting plan be prepared for the reserve outlining visual and spatial objectives of landscape enhancements and the distribution of species across the site, and that planting be progressively undertaken in accordance with the plan.

**6. WORRELL RECREATION RESERVE MASTER PLAN**

Draft Worrell Recreation Reserve Master Plan (See Attachment 1.)

## APPENDIX A CLUB / USER GROUP SURVEYS

### Worrell Recreation Reserve Master Plan

#### User group information template

Organisation/ Club name: Emerald Tennis Club (2017)

Current club membership numbers: 135

Current registered players numbers: All members are registered with Tennis Victoria

No of female players/ members:	No of male players/ members:
(5-7yrs) No. <u>0</u>	(5-7yrs) No. <u>2</u>
(7-12yrs) No. <u>5</u>	(7-12yrs) No. <u>8</u>
(13-18yrs) No. <u>6</u>	(13-18yrs) No. <u>27</u>
(19-25yrs) No. <u>1</u>	(19-25yrs) No. <u>7</u>
(25-35 yrs) No. <u>3</u>	(25-35 yrs) No. <u>5</u>
(35+ yrs) No. <u>33</u>	(35+ yrs) No. <u>38</u>

**What is the name of the registered league your club is in:** Affiliated with Tennis Victoria. Also running teams in a number of local competition associations.

List your current short term needs (please indicate which one is your highest priority)	Are these being met currently	
Volunteers to assist with club management and facility maintenance	Is becoming more difficult.	
Pruning the hedges around Courts 5, 7, 7 and 8	Currently seeking quotes	
Lack of properly organised car parking near the tennis courts	Hoping that the Master Plan will address this	
List your long-term needs (please indicate which one is your highest priority)	Are these being met currently	
Highest priority -Improved floodlighting on Courts 2,3,4 and 5 to support night tennis competitions	Yes	No
Proper pathways between Courts 4/5 and 6/7 – existing walkways on Reserve side and Sherriff Rd side are unformed and unlit.		X
		X

Clubrooms renovations – especially carpet replacement and kitchen appliances upgrade		X
<b>Does your organisation have a strategic or business plan?(please provide a copy)</b>		No
<b>Opportunities to explore new ideas</b>		
<b>What do you think the netball pavilion could be used for in the longer term?</b>		
Any strictly recreational use, but if there is no suitable recreational use then the building should be demolished.		
<b>How can we best make use of the netball courts into the future?</b>		
Worrell Recreation Reserve is the major piece of public land in central Emerald, and the netball courts are the only remaining flat areas in the reserve, so the courts should be returned to use for public open space activities, with emphasis on non-sporting uses and play areas, as well as tree plantings, grassed picnic areas and low-maintenance gardens.		
<b>Where can you see the best location for the consolidated playground to sit?</b>		
The current playground behind the library is very well-located and should be upgraded. Some play facilities/structures could also be installed on the netball courts area.		
<b>What play ideas do you think can be included in an integrated play space? (e.g. climbing nets, ball court, skate board/ scooter areas etc.)</b>		
The case for having a skate board area should be thoroughly investigated, including consultation with the potential users.		
Landscaping/plantings should be part of it – perhaps a dry creek bed with rocks and hardy plants could be good for kids.		
<b>Do you have any other ideas?</b>		
<b>Do you have any other suggestions of things to consider for the masterplan?</b>		

**Worrell Recreation Reserve Master Plan**

**User group information template**

Organisation name: **Emerald Junior Football Club (2017)**

Current club membership numbers: 400+

Current registered players numbers: 263

No of female players/ members:	No of male players/ members:
(5-7yrs) No. <u>9</u>	(5-7yrs) No. <u>34</u>
(7-12yrs) No. <u>23</u>	(7-12yrs) No. <u>85</u>
(13-18yrs) No. <u>39</u>	(13-18yrs) No. <u>73</u>
(19-25yrs) No. _____	(19-25yrs) No. _____
(25-35 yrs) No. _____	(25-35 yrs) No. _____
(35+ yrs) No. _____	(35+ yrs) No. _____

What is the name of the registered league your club is in: AFL Yarra Ranges

List your current short term needs (please indicate which one is your highest priority)	Are these being met currently	
1 - Change Rooms x 4 to cater for both girls teams and boys teams		No
2 - Public Toilets – Assessable without entering Change rooms		No
3 - More training space (other than oval)		No
4 - First Aid Room for dealing with injuries		No
List your long term needs (please indicate which one is your highest priority)	Are these being met currently	
Kiosk/Kitchen (current one too small / Separate food preparation and storage space)		No
Better Lighting - for training and sufficient for night matches		No
Rubbish Storage – lockable, so public can't fill club bins		No
A Stage in Social Rooms		No
Fix current multi-level concrete entrance to ground / change rooms		No
<b>Does your organisation have a strategic or business plan?(please provide a copy)</b>		No

<b>Opportunities to explore new ideas</b>		
<b>What do you think the netball pavilion could be used for in the longer term?</b>		
Community gym moved into or demolished.		
<b>How can we best make use of the netball courts into the future?</b>		
Remove courts and use this area and adjoining grass land to produce an area that could be used for football drills to alleviate some of the pressure on the ground of so many teams. Lighting would also be needed in this area.		
OR		
Multi use synthetic court for training drills (would need goals and lighting).		
<b>Where can you see the best location for the consolidated playground to sit?</b>		
We believe the best place for a consolidated play ground is the current site next to the library		
<b>What play ideas do you think can be included in an integrated play space? (e.g. climbing nets, ball court, skate board/ scooter areas etc.)</b>		
Preference would be for above proposal (current netball space)		
<b>Do you have any other ideas?</b>		
<b>Do you have any other suggestions of things to consider for the masterplan?</b>		
Preference would be for the ground and pavilion to be completed at the same time to minimise disruption.		

**Worrell Recreation Reserve Master Plan**

**User group information template**

Organisation name: Emerald Cricket Club (2017)

Current club membership numbers: 150

Current registered players numbers: 150

<p>No of female players/ members:</p> <p>(5-7yrs) No. 5</p> <p>(7-12yrs) No. 2</p> <p>(13-18yrs) No. N/A</p> <p>(19-25yrs) No. N/A</p> <p>(25-35 yrs) No. N/A</p> <p>(35+ yrs) No. N/A</p>	<p>No of male players/ members:</p> <p>(5-7yrs) No. 20</p> <p>(7-12yrs) No. 15</p> <p>(13-18yrs) No. 40</p> <p>(19-25yrs) No. 25</p> <p>(25-35 yrs) No. 15</p> <p>(35+ yrs) No. 30</p>
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**What is the name of the registered league your club is in:** West Gippsland Cricket Association

<b>List your current short term needs (please indicate which one is your highest priority)</b>	<b>Are these being met currently</b>	
1 – Change Rooms x 2	Yes	No
2 – Public Toilets – Accessible without entering Change rooms		
3 – Undercover area to provide shade	Yes	
4 – Lockable cupboards	Yes	
<b>List your long term needs (please indicate which one is your highest priority)</b>	<b>Are these being met currently</b>	
N/A – as Worrell Recreation Reserve is not our senior ground all social functions are held at Chandler Reserve.	Yes	No
<b>Does your organisation have a strategic or business plan?(please provide a copy)</b>	Yes	No
<b>Opportunities to explore new ideas</b>		
<b>What do you think the netball pavilion could be used for in the longer term?</b>		
Demolished.		

<p><b>How can we best make use of the netball courts into the future?</b></p> <p>ECC has no need to use any area other than the oval, car parking and club rooms. However, this could be a good area for the integrated play space indicated below.</p>		
<p><b>Where can you see the best location for the consolidated playground to sit?</b></p> <p>Next to the library in the same area as the current playground is.</p>		
<p><b>What play ideas do you think can be included in an integrated play space? (e.g. climbing nets, ball court, skate board/ scooter areas etc.)</b></p> <p>Brick rebound wall – used by a number of different people with different interests</p> <p>Synthetic area – general ball-sports area without mud</p> <p>Basketball/netball goals</p>		
<p><b>Do you have any other ideas?</b></p>		<p>No</p>
<p><b>Do you have any other suggestions of things to consider for the masterplan?</b></p>		



**APPENDIX B                      SUMMARY OF PUBLIC CONSULTATION DATA**

**APPENDIX C**

**EMERALD TENNIS CLUB SUBMISSION**



NO.	DATE	REVISIONS	BY

- LEGEND**
- OVAL FENCE
  - NEW CONCRETE PATH
  - NEW CONCRETE TERRACES
  - RAISED SYNTHETIC TURF AREA
  - SHELTER
  - NEW ASPHALT
  - EXISTING TREES
  - PROPOSED PERIMETER TREES
  - PROPOSED TREES
  - CLUSTERS OF INFORMAL TREE PLANTING

EMERALD S.E.S - DEMOLISH OLD SHEDS AND BUILDINGS TO ALLOW FOR ADDITIONAL OVERFLOW CARPARKING FOR THE RESERVE.

UPGRADE TENNIS LIGHTS TO COURTS 2/3 AND 4/5

TENNIS CLUBROOMS TO BE UPGRADED OR REDEVELOPED TO MEET CURRENT SPORT STANDARDS AND PROJECTED CLUB REQUIREMENTS. REMOVE PLAYGROUND AT END OF ITS LIFE AND REPLACE WITH A BALL REBOUND WALL.

UPGRADE FENCE ALONG PATH

ENHANCE AND ENLARGE VIEWING TERRACES FROM PAVILION TO CRICKET NETS

UPGRADE ROAD SURFACE AND INVESTIGATE POTENTIAL TO FORMALISE PARKING

UPGRADE ACCESS BETWEEN TENNIS COURTS

WASTE MANAGEMENT - PUBLIC WASTE BINS CLOSE TO MULTI-USE SPACE  
1 X RECYCLING & 1 X GENERAL WASTE)

BOUNDARY TREE PLANTING SURROUNDING NEW SPORTS AREA

FULL COURT WITH MULTI LINE MARKING FOR FUTSAL / BASKETBALL / NETBALL

STEEP LANDFORM RESULTING FROM RECENT FILLING TO BE PLANTED WITH CANOPY TREES

ALTERNATE EGRESS TO BE RE-ESTABLISHED AS A VEHICLE EXIT FOR MAJOR EVENTS AT THE RESERVE AND FOR EMERGENCY EXIT.

POTENTIAL LOCATION FOR ELECTRIC SCOREBOARD SUBJECT TO EMERALD JUNIOR FOOTBALL CLUB FUNDING

WATER BORE PUMP SHED AND TANK

GRAVEL OVERFLOW CAR PARK

IMPROVE THE ENTRANCE TO THE RESERVE

BALL NETS AT REAR OF AFL GOAL POSTS  
RECONFIGURE PEDESTRIAN ACCESS TO LEAD PEDESTRIANS TO HILLS HUB  
FIRE SERVICE WATER TANKS

REMOVE EXISTING TOILET BLOCK AND REPLACE WITH A SINGLE UNISEX ACCESSIBLE TOILET IN THE SAME LOCATION

ADD TREES ALONG ACCESS ROAD TO CONTRIBUTE TO SENSE OF STRUCTURE FOR RESERVE

NEW HILLS HUB BUILDING WITH TERRACE & FORECOURT CONNECTING TO RESERVE

ENHANCE PLAYGROUND TO NEIGHBOURHOOD STANDARD

EXISTING LIBRARY

EXISTING CONCRETE PARKING AREA RETAINED

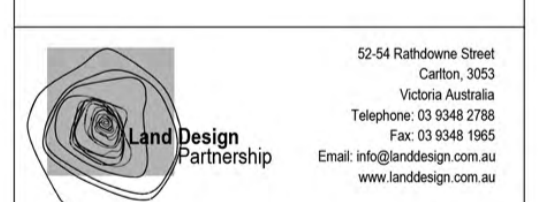
PROVIDE IMPROVED CONNECTION BETWEEN LIBRARY PLAYGROUND AND YOUTH PLAZA  
PROVIDE NEW PLANTING AND FENCING AS REQUIRED TO PREVENT ACCESS AND STABILISE BANK

MODIFY LOWER SECTION OF BANK TO CREATE SEATING TERRACES LOOKING TOWARDS HARD COURTS

EXISTING NETBALL CLUBROOMS TO BE DEMOLISHED REPLACE WITH BBQ / PICNIC SHELTER TO SERVICE HARD COURT / PLAZA AREA

IMPROVE LANDSCAPE SETTING THROUGH INFORMAL PLANTING AROUND HARD COURTS

MULTI-USE RECREATION SPACE, WITH SKATE PARK, HARD COURT, RAISED GATHERING AREAS AND SEATING.



PROJECT: **WORRELL RESERVE EMERALD**

DRAWING: **DRAFT MASTER PLAN**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR BEFORE ANY SHOP DRAWINGS. PRIOR DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALE DIMENSIONS. ALL DRAWINGS ARE NOT TO BE REPRODUCED OR OTHERWISE USED WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT. THIS DRAWING REMAINS COPYRIGHT AND THE PROPERTY OF THE LANDSCAPE ARCHITECT.

SCALE: 1:500@A1

DRAWN BY: LDP CHKD: LF

DATE: 01.06.20

REV:

DRG NO: LMP01

## **Worrell Reserve Master Plan - Summary of Public Consultation Data**

### **Overview**

The Worrell Reserve Draft Master Plan had been developed to reflect the needs and the aspirations of the Reserve Section 86 Committee of Management and user groups and incorporate new opportunities for sporting, recreation and community facility provision for the broader community.

The Worrell Reserve Draft Master Plan was presented to Council Briefing on Monday the 8<sup>th</sup> of April 2019 for endorsement to go out to public consultation. Following this meeting the draft master plan was placed on exhibition to the community for six weeks (15<sup>th</sup> April to the 26<sup>th</sup> May 2019).

The draft Master Plan was available to the community to view and provide feedback in a variety of ways, including the following:

- Surveys – online and hardcopy (76 people responded)
- Council Website
- Community drop in session at Emerald Library (16<sup>th</sup> May 2019) (10 people attended)
- Meetings with key reserve stakeholders (3 meetings held)
- Consultation session with Emerald Secondary College (100+ students participated)

The consultation period was advertised widely through the following mechanisms:

- Information flyers dropped off at local businesses
- Council social media (Facebook) posts
- Information flyers placed on community notice boards
- Emails and letters to key community stakeholders
- Webpage created on Council's website

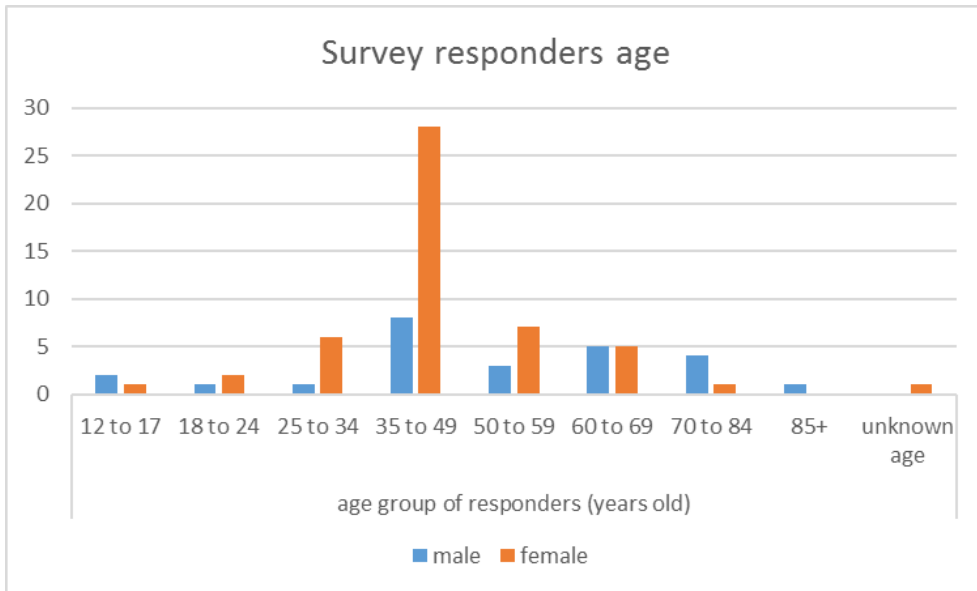
Council received a positive response to the draft Master Plan and feedback was collected from the following key community groups (but not limited to):

- Worrell Reserve Section 86 Committee of Management
- Emerald Junior Football Club
- Emerald Cricket Club
- Emerald Tennis Club
- Emerald SES
- Emerald Community Gym
- Emerald RSL
- Emerald Lions Club
- Rotary Club of Emerald & District
- Emerald Secondary Collage
- Emerald Village Association
- Local community members
- Cardinia Access and Inclusion Committee
- Internal Council Stakeholders
- Department of Environment, Water, Land and Planning

### Survey Results

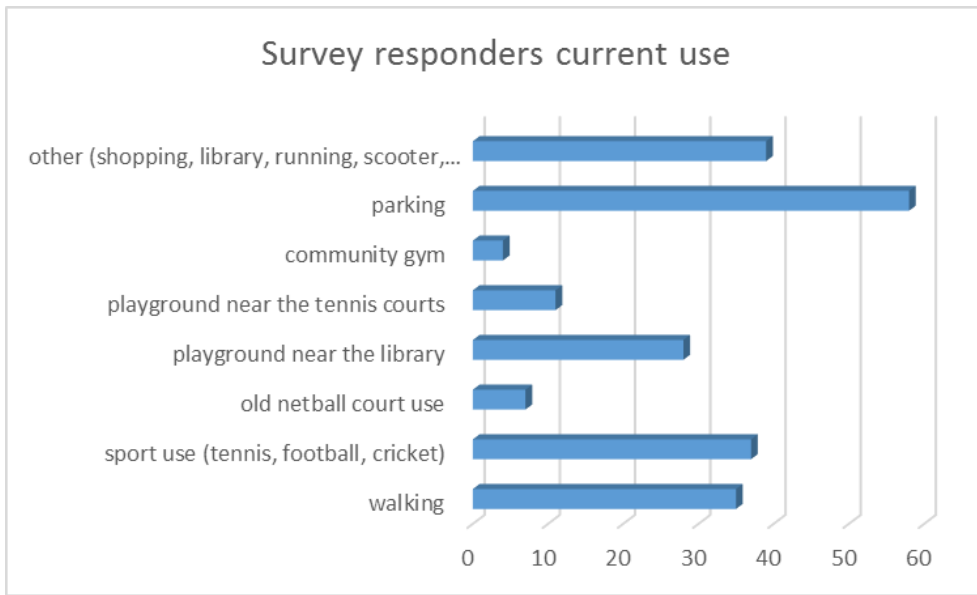
The results below summarise each question from the online survey, highlighting the most common responses received.

Responder age/ gender demographic breakdown



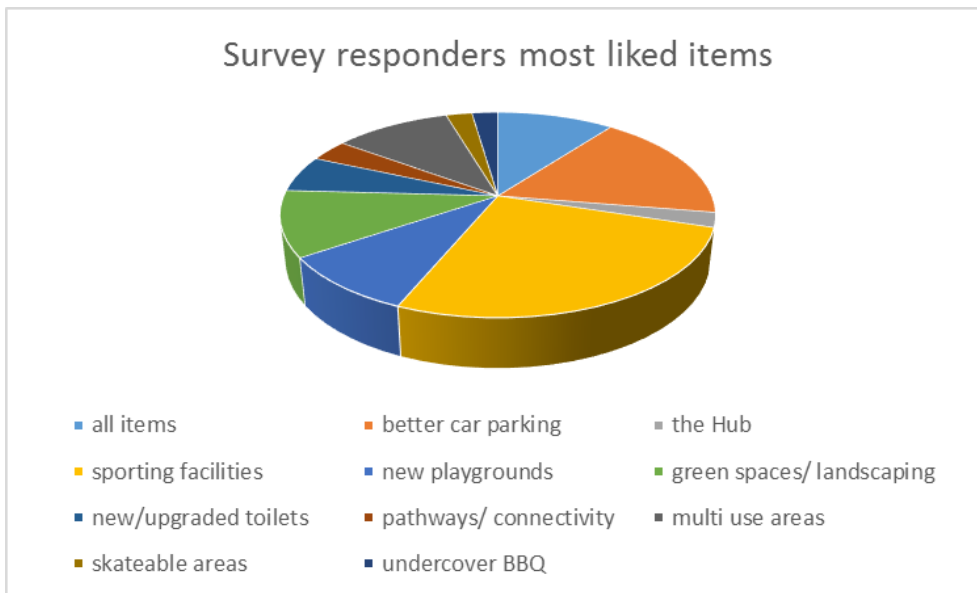
There were 76 responders to the online survey ranging between 12 years old to 85 years plus. The people that responded to the online survey were overwhelmingly females in the 35 to 49 year old age bracket. Males in this age group were also the highest responder's than any other age bracket.

Current use of Worrell Reserve



The survey data indicates the primary reason people use the reserve is to utilise the parking. When asked why people used the reserve for parking, the majority of responses indicated that parking was used for sport and casual recreation, followed by the library and to visit the nearby retail area.

Most liked aspects of the Draft Master Plan



The most popular items in the draft master plan were the upgrades to the sporting facilities, followed by improvements to the car parking. Other popular items includes the development of the netball courts into a multiuse area and the improvement of green spaces/ landscaping aspects. The plan as a whole generally received a positive response.

Requested items to change in the master plan

- More parking
- Update/ new tennis club pavilion
- Upgrade the tennis playground and retain in location
- Keep the two playgrounds where they are
- More areas/facilities for younger children
- BBQ area should be near the playground and not the courts
- Less tennis courts
- Larger playground with water play
- Multi use space to become a water play space
- Full basketball court
- Remove old toilets in front of the hub
- More habitat for wildlife
- Improve the reserve entrance/ exit at round about
- Remove the skate park, concern for anti-social behaviour
- Safety crossing between the oval and the tennis playground
- Add lighting on old Gembrook Road for safety
- Relocate the tennis playground to a more central location
- Include public toilets in reserve
- Full skate park
- Improve pedestrian walkways from car park
- Lack of informal seating in the reserve
- Hitting wall near tennis club
- Resurface 3 tennis courts to synthetic courts

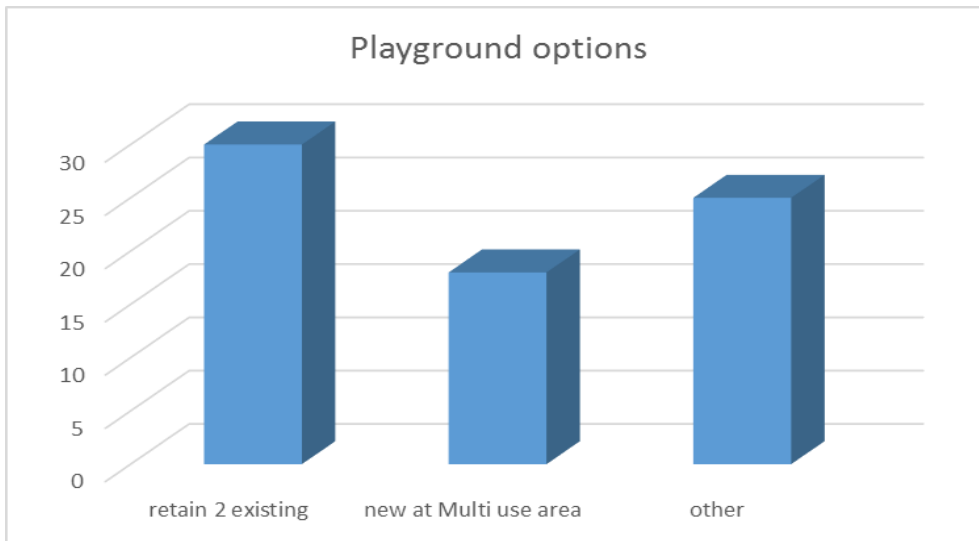
Do you use playgrounds at the reserve? What playgrounds do you use and how often?

Out of the total survey 76 responses, 42 people indicated they used the play grounds in the reserve.

If people responded yes to this question, they were then asked which playground they used, and how often they used that playground. The data shows that the library is the most popular playground with 20 responses. 9 people also indicated they visited both playgrounds. While only 4 people indicated they used the tennis playground in this question, throughout the comments in various sections of the survey, many people indicated they either used the tennis playground or support its location.

Generally people visit the playground in the reserve from 1 to 4 times per month (32 responses). Only 8 responses were received indicating that people visited the playground 5 times or more per month.

Playground Options

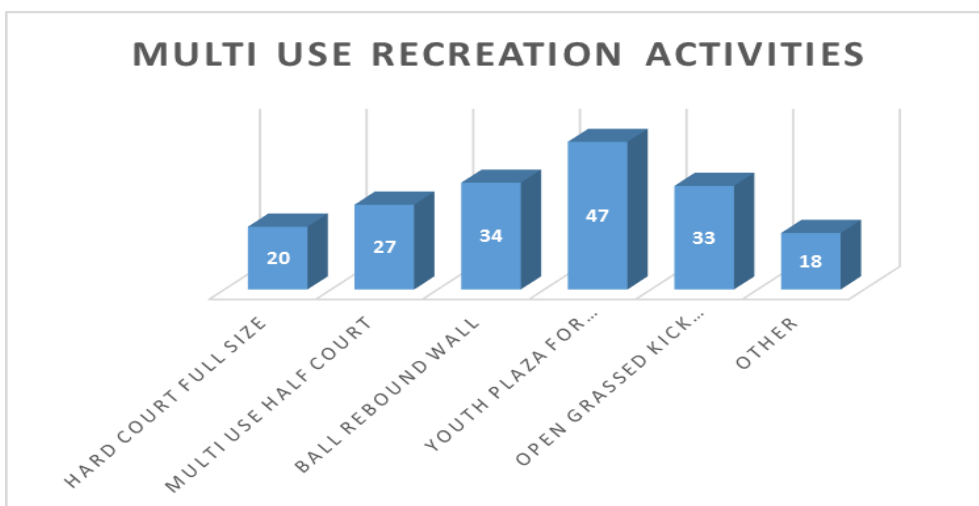


The community were surveyed on the options available for the Playground/s at the reserve. These options were:

1. Retain the two existing playgrounds as they are;
2. Develop a new playground at the multiuse area (removing the 2 existing);
3. Other option (survey responders were asked the explain what other ideas they had).

The most preferred response was to retain the 2 existing playgrounds as they are. The 'Other' category was also popular with the most common suggestion including one large new play space located at the library, a nature play space, a water play space, a fully fenced playground and skateboard facility.

Multi Use Recreation Activities



The draft Master Plan recommends redevelopment of the old netball courts into a multi-use space. The community were asked what they would like to see included in this new space.



Survey responders most liked the concept of converting the old courts into a youth plaza for skate and scooter activities (47), followed by including a ball rebound wall (34) and including a open grassed kick about/ training space (33).

The 'other' category suggested the rebound wall to be located at the tennis club, a push bike track, a water play space, more parking, an outdoor gym, expansion of the tennis club, an emergency service training area and BMX facilities.

*Removal of the netball pavilion – conversion into large shelter*

*Overwhelmingly 65 survey responses support the removal of the exiting netball pavilion and converting it into a large shelter with BBQ/ picnic facilities.*

*11 survey responses indicate that they don't support the development of the shelter. Some of the most common reasons why it wasn't supported includes:*

- Use the space for more parking (4 responses)*
- There is no demand and it won't be used (2 responses)*
- There is too much development in the reserve and the space should be converted to green space (2 responses)*

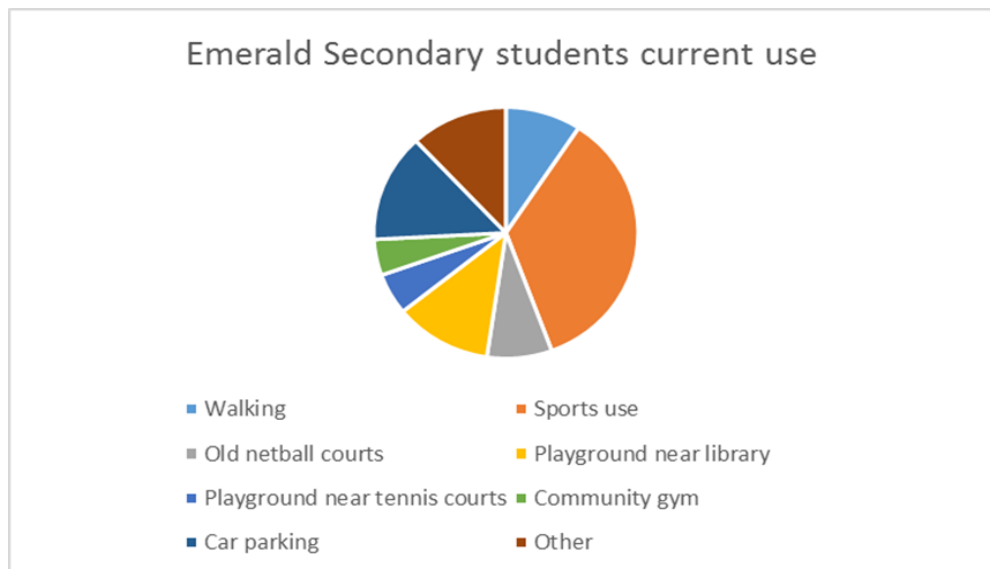
### **Emerald Secondary College Consultation**

Council staff attended a consultation session at Emerald Secondary College on the 16<sup>th</sup> of May 2019 for two hours. A consultation table and activity board were set up outside the school canteen to allow students to drop in and have their say during their lunch break on what they liked about the Worrell Reserve Draft Master Plan and how they currently utilise the reserve spaces.

Students were provided with 3 red stickers per question to indicate items they agreed with or liked. They were also given a gold sticker to indicate their most favourite item in each question.

The session was very popular with the students and it is estimated that over 100 students participated, providing a large amount of feedback. The feedback received from the students is summarised below.

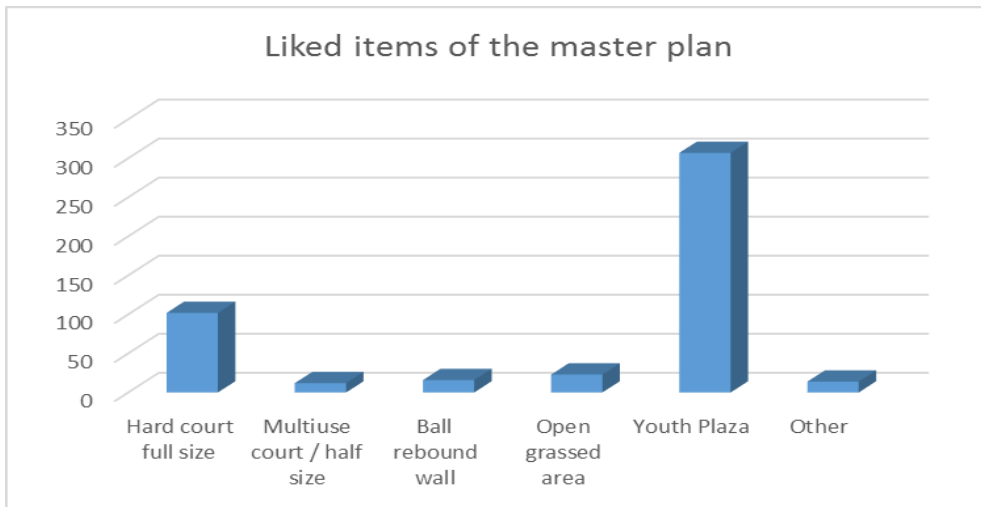
Current use of Worrell Reserve by Emerald Secondary Students



The primary use of the Emerald Secondary College Students of the Worrell Reserve ‘Sport Use’.

Walking, use of the playground near the library, utilisation of the old netball courts, parking and “other” uses were also significant for the students.

Most liked items of the draft Master Plan



For the students of Emerald Secondary College the item that was most liked from the master plan draft was the Youth Plaza aspect. This by far outweighed all other potential aspects. The full size hard court was also the other aspect that was liked by the students.

Ideas of items to include in the Multi Use Space

	Red Stickers	Gold Stickers
Hard court full size	102	24
Multiuse court / half size	12	3
Ball rebound wall	16	1
Open grassed kick about / training space	23	5
Youth plaza for skateboards Added comments: steps, banks, quarter pipes bowl, stairs, flat bar, hand rail, sheet course stairs	307	57
Other ideas - Pool - Legal graffiti wall - Kebab stall	14	5

Students were asked to indicate what they wanted to see in the multi-use space. The most preferred item for students was a youth plaza for skateboards, followed by a full sized ball court.

## Community Submissions

A letter or email to key community groups was sent out during the consultation period, advising groups of the opportunity to participate in the consultation process by either responding to the online survey, writing direct submissions or contacting Council staff to attend a meeting.

Most groups chose to make direct submissions. Council staff attended three meetings with the Worrell Reserve Section 86 Committee of Management, Emerald Tennis Club and Cardinia Access and Inclusion Committee.

Individual submissions were received from key community stakeholder groups and a summary of the key points from each submission is identified in the table below.

Group	Key Points Raised
Emerald Village Association	<ul style="list-style-type: none"> <li>- Provision of accessible toilets near the old net ball courts and next to the new BBQ shelter.</li> <li>- A skateboard facility be included in the Worrell Reserve Master Plan.</li> </ul>
Rotary Club of Emerald and District	Support the Emerald Lions Club request for storage availability be made on the site of the old SES for utilisation for local community groups
Emerald RSL	Request for the inclusion of space within Worrell Reserve (possibly on the old netball courts) for the creation of a community garden project for returned veterans. The aim of the project is increase social connection, physical activity and improve mental health and wellbeing.
Echo Youth and Family Services	Request for storage availability be made on the site of the old SES for utilisation for local community groups
Emerald Lions Club	Request for storage availability be made on the site of the old SES for utilisation for local community groups
Johns Hill Landcare Group inc	Request for storage availability be made on the site of the old SES for utilisation for local community groups

Other public comments (only the most popular themes are identified below)
Electronic Vehicle Charging points included near the Hub
The high need for a skate facility in Emerald (a large number of requests have been submitted to Council for this item)
The need for more parking

## Meetings

Council staff attended three meetings with the Worrell Reserve Section 86 Committee of Management, Emerald Tennis Club and Cardinia Access and Inclusion Committee.

Below is a summary of the key discussion points of the meetings, which relate to changes to recommendations in the draft master plan.

### Worrell Reserve Section 86 Committee of Management

It is important to note that some of the committee members also represent key user groups of Worrell Reserve including the Emerald Community Gym, Emerald Cricket Club, Emerald tennis Club, Emerald Netball Club and the Emerald Junior Football Club.

Therefore most of the key user groups were satisfied with providing their feedback through the Reserve Committee as one submission, rather than making an individual submissions per user group or requesting a separate meeting.

Generally the reserve committee supports the direction of the recommendations in the master plan.

Other key items:

- Given the recent redevelopment of the main oval and the subsequent increased maintenance requirements, the committee has requested an increase to the maintenance grant to support a higher level maintenance program.
- Support for the removal of the old toilet block near the Hills Hub, and the inclusion of a public toilet in the vicinity of the proposed multi-use space, possibly where the existing netball pavilion is.
- Expression of the importance for the development of strong working relationships between the Reserve Committee and the management arm of the Hills Hub, to support events at the reserve and the Hills Hub, given the limitations on parking within the reserve.
- Expression of the importance of formalising the reserve parking to support reserve activities.
- Review and corrections requested to the identification of existing trees and vegetation.

### Emerald Tennis Club

The Emerald Tennis Club were highly engaged through the consultation phase of the draft master plan and sub-sequentially developed a survey of its members to ensure the club committee was able to develop a list of key priorities for the club for its future.

The club survey was developed separately to the draft Worrell Reserve Master Plan survey, and only focussed on the ETC and the facilities it uses. The club received a total of 55 responses from its members.

As a result of this survey, and from discussions with Council officers, the club has refined its future priorities identified in the draft master plan and requested the below items are considered in the final master plan as the club priorities:

1. Provision of new relocated tennis clubrooms which incorporate a sheltered outdoor BBQ area with seating.

2. A new playground to be located between the new tennis and football pavilions (in current clubroom position).
3. Upgrade to court lighting (priority courts 2/3, 4/5).
4. Provision of a hitting wall in the new tennis pavilion precinct.
5. Suggest new water supply line from new pavilion to enable ETC to address low water pressure issues to courts 4/5.
6. Replace court perimeter fencing – courts 2/3, 4/5 priority – as the fencing is a significant health risk to users.

In addition the following minor points/corrections are requested to be made to the final master plan:

- Item 2.0: Retain/upgrade a playground in the tennis club precinct.
- Item 4.8: The report omitted that the clubrooms/courts are also used for day & night competition, as well as junior/senior coaching and junior competition. The courts are, in fact, in use Tuesdays to Sundays.

#### **Cardinia Access and Inclusion Committee**

- Accessible footpaths within the reserve, connecting key activity areas were important, specifically:
  - o Main footpath along Belgrave – Gembrook Road changed and redirected near reserve entry/ exit.
  - o Include a wide footpath to the football/ cricket pavilion and along to the tennis pavilion.
  - o If the multi-use space is developed, ensure the path to it is accessible, and remove the steps from the library to this space
  - o Realignment of the fence near the library playground, and improvements to the footpath along the Emerald - Beaconsfield roadside of Library.
- Ensure wheelchairs are accommodation in proposed seating space at the new large shelter.
- Include a wheelchair accessible public toilet with change space at the multi-use space.
- Consideration of the placement of disabled parking and toilets in the reserve.

## Community Drop In Session

A drop in session was made available to the whole community, for people to come and speak with Council staff directly about the draft master plan. The session was held at Emerald Library and was open for 3 hours and a total of 10 people attended.

A summary of the feedback received has been grouped in themes and is outlined below.

### Playgrounds

- Retain both playgrounds
- Include a hit up wall at the tennis club area
- Build a new wooden adventure playground

### Multi use space

- Include a skate park for young people
- A skate park was originally built where some of the netball courts are now, it was closed and filled in due to anti-social behaviour becoming a big issue
- Support the redevelopment of the old netball courts
- There is past history of anti-social behaviour in the reserve, particularly at the old netball courts

### Tennis Facilities

- Upgrade tennis club rooms
- Upgrade tennis lights
- Condition/ age of tennis pavilion a concern, redevelop the pavilion (strong feedback on this item)
- Toilets at tennis pavilion not servicing club
- Improve the tennis facilities for the future generation of tennis

### Car parking/ Footpaths

- Include a crossing between the oval and tennis area for children to cross car park safely
- Parking along Belgrave – Gembrook Road should be time limited
- Include car electronic charging stations in car park
- Include lighting in the reserve car park
- Current footpath alignment through reserve entrance is an issue
- Improve pedestrian access around reserve entrance, and through car park

### Other items

- Include a community vegetable garden in the reserve, RSL to support its management
- Not enough rubbish bins in reserve
- Improve landscaping in the reserve

## Overall Summary

The consultation was quite successful with a large section of the community engaged, from a wide age range.

It's important to recognise that submissions/ comments were received that had varying opinions on various recommendations, but in general the overall response was quite positive and the majority of people who participated in the consultation supports most of the recommendations proposed in the draft master plan.

The key themes that have been identified through the consultation process include:

- Improve the parking and footpaths in the reserve
- Support accessibility via car parking and footpaths in the reserve
- Include a skate park in the proposed multi use area
- Upgrade/ redevelop the tennis pavilion
- Include a ball rebound wall
- Mixed support for retention of both playgrounds, there is strong support from tennis club members to retain a playground near the tennis courts, and the general community supports redevelopment of the library playground.
- Mixed support for a public toilet in the reserve
- Improve landscaping in the reserve
- Requests from multiple groups to use the old SES building for storage

The community feedback received will be used during the review of the recommendations, along with consideration of existing Council Policy and Strategic directions to aid in finalising the recommendations for the final master plan.