

Baw Baw Shire Council Yarragon Structure Plan October 2010

Downton Park Masterplan Progress Report October 2018



Introduction

The Dowton Park Masterplan was developed in 2008 and was adopted as part of the Yarragon Structure Plan on 15 December 2010.

During 2013/2014, Council undertook a review of recreation masterplans, with Dowton Park Master Plan being readopted by Council without any change on 10 December 2014.

The Recreation Strategy 2017-2027 contains the following recommendation “E9- Review all Recreation Reserve Master Plans every four (4) years to update outstanding recommendations and to ensure they are still relevant.”

A review of these documents every four years coincides with the term of office for Councillors. A review mechanism also ensures they remain current and able to meet the changing needs and expectations of Council, clubs and the broader community.

During 2018/2019, a review of recreation master plans will be undertaken with community and stakeholder consultation, assessment of merit of identified projects, prioritisation of projects and further consultation at the Draft stage.

This document shows the original masterplan, discusses known current issues and provides a progress report on projects in the implementation plan.

Downton Park

Master Plan Review Summary

Between 2008 and 2014, the following progress was made on the Plan:

- New cricket practice wickets were completed
- The tennis/ netball courts were redeveloped providing two shared netball/ tennis courts and a further two dedicated tennis courts.
- A new pavilion was built to service the tennis/ netball courts
- A new retarding basin/wetland was constructed with walking tracks and landscaping
- A concept design for the pavilion extension was prepared by the Football Club.

Although not part of the Masterplan, the following items also occurred during this time:

- The Yarragon Primary School relocated to Loch Street, adjacent to Downton Park and now also includes an early learning centre.

The following recommendations were implemented between 2014 and 2018:

- Oval upgrade with drainage, irrigation, water storage and new boundary fence
- New lighting for netball/ tennis courts
- Court side shelter for netball
- Funding has been received for new oval lighting to match standard. This will be delivered in the 2018/2019 financial year.
- A new pathway from Rodier Road to the existing Downton Park pathway connections is included in the Baw Baw Shire's 2018/2019 capital works program. This will include pram crossings, a short 15m concrete section and a 65m gravel pathway.

Although not part of the Masterplan, the following items also occurred during this time:

- Site power upgrade
- A new storage shed/ shelter was installed near the second oval
- A new digital scoreboard was installed
- Goal net posts were constructed behind the football goals at the main oval
- Additional perimeter fencing has been erected along Hazeldean Road, the western side of the Market St entry and near the Yarragon Primary School.

Current issues that we are aware of and will be subject to discussion as part of the 2018/2019 review include:

- On 27 June 2018, Council received and noted the Indoor Stadium Feasibility Study. This study discussed larger centralised facilities being more financially viable and efficient in terms of competition coordination. Three facility development options have been considered- Warragul Leisure Centre expansion, Bellbird Park expansion and a greenfield site development.
- The 2018/2019 Capital Works Program includes funds for design work for the Downton Park amenities building. This will need to consider the current sporting code guidelines.

The original version of the masterplan is contained below.

Part a) Downton Park Master Plan



- ① MAIN PEDESTRIAN / VEHICLE ENTRANCE TO PARK
- ② OVERALL CARPARK WITHIN LANDSCAPE BUFFER
- ③ PRINCIPAL FOOTBALL (AUST RULES) /CRICKET OVAL
- ④ CARPARKING (40 CARS) & LOADING TO AMENITIES
- ⑤ TRIPLE CRICKET PRACTICE WICKET AND RUN UP AREA
- ⑥ EXISTING CLUBROOM & AMENITIES BUILDING EXPANSION
- ⑦ SECURED BOWLING GREEN
- ⑧ TENNIS/NETBALL SHELTER
- ⑨ 2 MULTI PURPOSE COURTS(NETBALL & TENNIS) 2 TENNIS COURTS
- ⑩ EXISTING CHILDRENS PLAYGROUND EQUIPMENT
- ⑪ NEW PEDESTRIAN ENTRANCE & TRACK
- ⑫ 1000M FITNESS TRACK/ WALKING PATH
- ⑬ MULTI-PURPOSE FOOTBALL/ CRICKET GROUND & EXTRA SOCCER
- ⑭ POTENTIAL FUTURE INDOOR SPORTS HALL (WITH YARRAGON PRIMARY SCHOOL)
- ⑮ EXTENTION AND RE-DEVELOPMENT OF PAVILLION
- ⑯ DEVELOPMENT OF NEW WETLAND
- ⑰ PATH CONNECTING PAVILLION & BOWLING GREEN
- ⑱ PEDESTRIAN PATH WITH OCCASIONAL VEHICLE ACCESS

Note: The location of car parking and amenities in Downton Park reserve are indicative and are subject to change pending future development plans for the site.

Financial and Implementation Plan

The implementation of the Downton Park Masterplan will be dependent on available funding and the priorities of funding partners. This Plan is one of many recreation plans across the municipality and represents only a small section of Council's total asset groups.

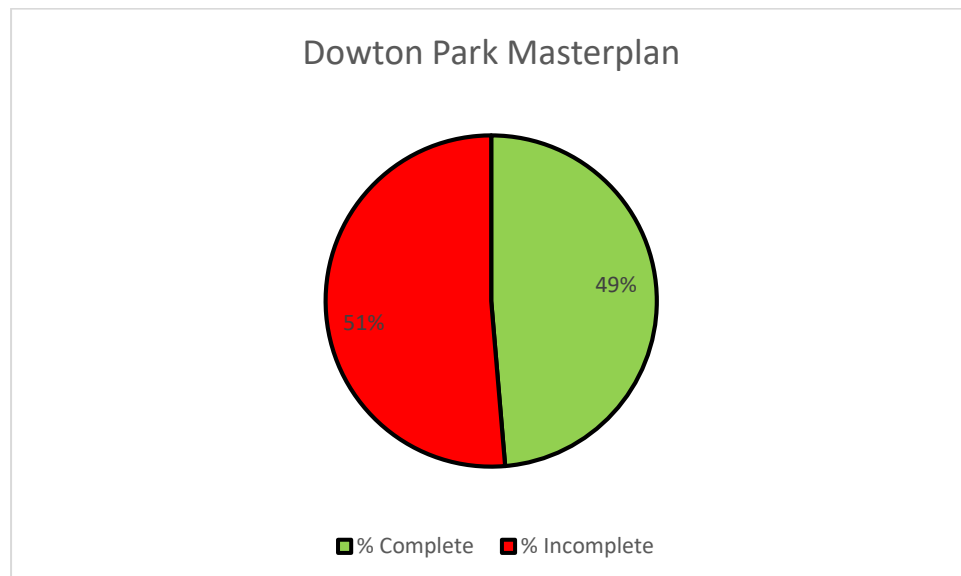
In order to reduce the overall financial commitment required from Baw Baw Shire, external funding opportunities and contributions will be explored from all potential stakeholders including clubs / associations, developers, schools, Committees of Management, Government Departments and associated authorities.

It is important to note that the original plan did not contain any cost estimates. The financial commitments outlined below are indicative estimates only and may change following detailed design works. Cost escalations should be considered.

The actions were prioritised as part of the 2008 consultation process into high, medium or low priority rankings.

As part of the 2018 review, incomplete and any new projects will be scored and prioritised on a Shire-wide basis using the 'Facility Prioritisation Assessment Framework' from the Recreation Strategy 2017-2027.

Projects have been colour coded indicating those actions that have been completed (green), in progress (orange) and not commenced (red).



Implementation Plan

Action	High	Medium	Low	Comment/ Indicative Cost
1. Main pedestrian/ vehicle entrance to park- beautify front entrance with landscaping and fencing			✓	Not started \$57,500
2. Overall carpark within landscape buffer			✓	Not started \$184,000
3. Football/ cricket oval				
3a) Surface should be developed to a standard that will tolerate high rainfall and sporting standards				Oval upgrade completed with drainage, irrigation, water storage and new boundary fence \$530,518
3b) Safe floodlighting of main competition grounds should be considered		✓		Funding has been received for new match lighting. To be delivered in 18/19 \$194,493
4. Car parking (40 cars) and loading to amenities		✓		Not started \$230,000
5. Triple cricket practice wicket and run up area	✓			Complete- 4 wicket practice area built \$49,975
6. Existing clubroom and amenities building expansion/ upgrade (to include change rooms, social rooms, spectator areas, storage and amenities)	✓			A floor plan concept has been prepared in 2011 by the Football Club. This will require review in line with current guidelines \$1,200,000
7. Secured bowling green			✓	Bowling Club wish to remain on current site (which they own). Master Plan still allows for a

Implementation Plan

Action	High	Medium	Low	Comment/ Indicative Cost
				green should the Club wish to relocate in future.
8. Tennis/ netball shelter (court side)		✓		Complete \$21,903
9. 2 multipurpose courts (netball and tennis) and 2 tennis courts	✓			Complete \$261,929
9a) Safe floodlighting of courts should be considered		✓		Complete \$69,630
10. Existing children's playground equipment				
11. New pedestrian entrance and track from Rodier Rd		✓		Footpath funded in 18/19 Cap Works Program \$22,080
12. 1000m fitness track/ walking path	✓			500m trail complete around wetlands Refer item 16.
13. Multi-purpose football/ cricket ground and extra soccer				
14. Potential future indoor sports hall (with Yarragon Primary School)			✓	Not started Not costed
15. Re-development of pavilion at tennis/ netball	✓			Complete \$228,190
16. Development of new wetland	✓			Complete \$210,850
17. Path connecting pavilion and bowling green			✓	Not applicable

Implementation Plan

Action	High	Medium	Low	Comment/ Indicative Cost
18. Pedestrian path with occasional vehicle access- in front of clubrooms			✓	Not started \$5,750
Total Value/ % Works Completed				\$1,589,568 49%
Total indicative cost/ % to implement remaining projects (excluding indoor sports hall)				\$1,677,250 51%

Legend

Project completed
Project commenced- refer to comments for detail
Project not started