



Downton Park Master Plan Review

2019 review



Image: Downton Park Netball Court



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1. 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 further review of recreation master plans has been undertaken with community and stakeholder consultation.

Updated estimated costs have been prepared and the priority of projects have been determined on a Shire wide basis utilising the 'Facility Prioritisation Assessment Matrix' from the Recreation Strategy as at May 2019.

2. Master Plan Review Summary/ Progress Report

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 Dowton 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 Dowton 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:

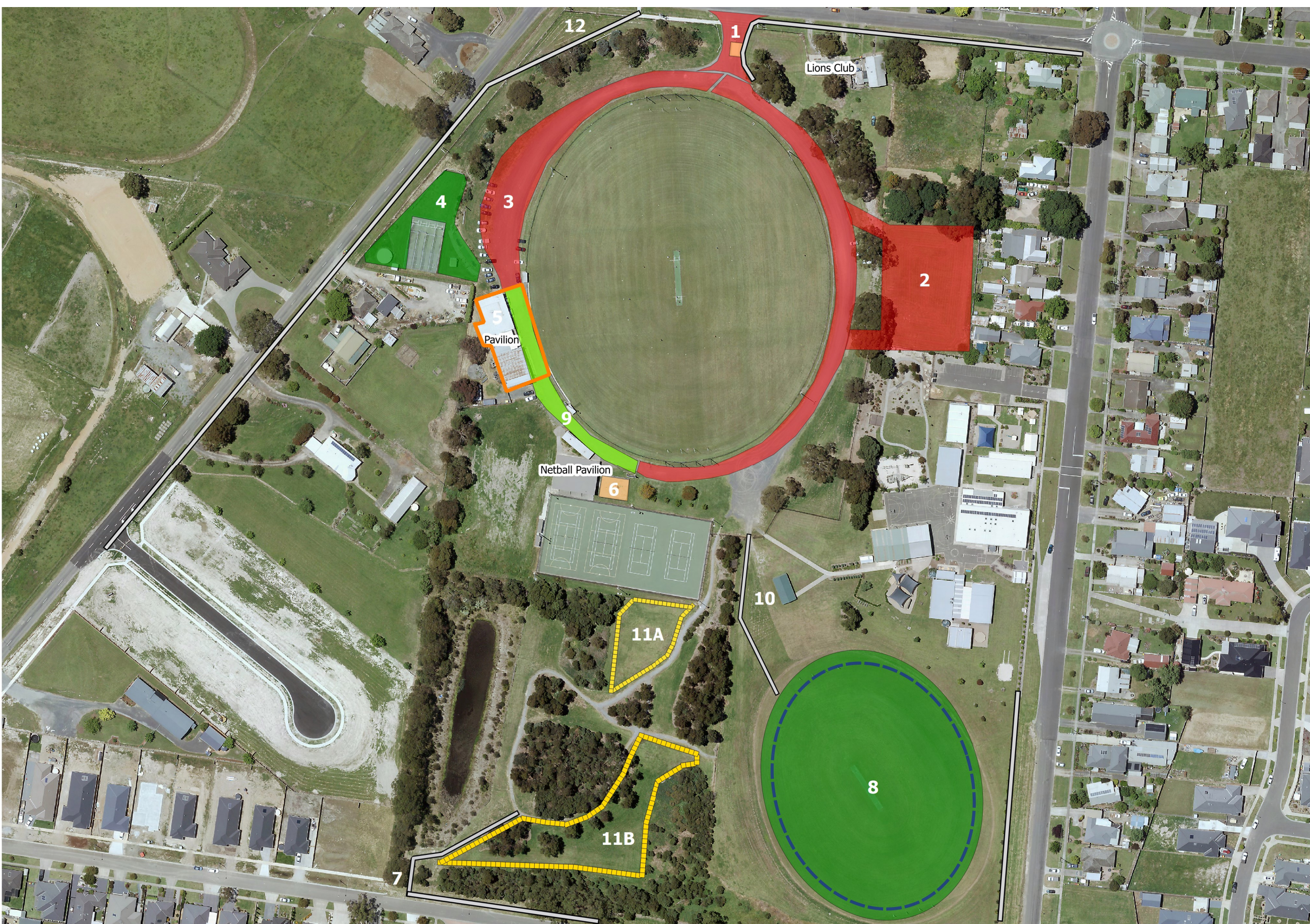
- Site power upgrade
- A new storage shed/ shelter was installed near the second oval
- A new digital scoreboard was installed
- Goal net posts were constructed behind the football goals at the main oval
- Additional perimeter fencing has been erected along Hazeldean Road, the western side of the Market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

In total approximately \$1,589,568 has been spent delivering 49% of the total value of projects identified in the masterplan for Dowton Park in the last decade between 2008 and 2018.

The current version of the masterplan is contained below.

Dowton Park Recreation Reserve

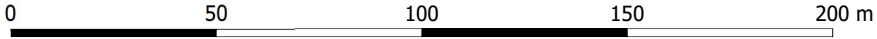
- 1. Improve reserve entry point including beautification, surface levelling, new ticket box and pedestrian access
- 2. Design roadway and carpark on east side of reserve. Car park to have separate entry and exit points and to be built in partnership with the school. Scope to include asphalt and curb and channel south to the pedestrian hub
- 3. Formalise current access road from entry along western side of oval to north of pavilion. Asphalt area to include roadway with angled parking bays to the oval fence line with curb and channel
- 4. Investigate drainage for cricket net area.
- 5. Pavilion upgrade to ensure compliance with current sporting code standards, including female friendly. Design to include change rooms and amenities, umpires’ rooms, first aid room, public toilets, storage, shelter etc. Scope to consider whether a flexible space could accommodate indoor cricket net for training (to be club funded) and a further 2x changerooms / amenities etc to cater for second oval. Consider removal of old bar building as part of scope.
- 6. Consider open space improvements at Dowton Park for surrounding residents eg play space, picnic facilities
- 7. Improve pedestrian entry from Rodier Road
- 8. Undertake design work on oval 2 to consider year round use. Scope to include oval size and orientation, drainage and irrigation, lighting, pedestrian path and supporting facilities
- 9. Create a pedestrian hub with collapsible bollards from the northern end of the pavilion to the eastern side of the playground
- 10. New storage shed for machinery and equipment- site to be determined
- 11. Provide dog off leash area with fencing, one bin with dog litter dispenser and 2 signs
 - A) Option 1
 - B) Option 2
- 12. Improve footpath connectivity to the Reserve



Dowton Park Masterplan
Dowton Park Recreation Reserve

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3. Financial and Implementation Plan

This Plan is one of many recreation plans across the municipality and represents only a small section of Council's total asset groups.

Ongoing ownership, monitoring and delivery of individual reserve master plan recommendations will require a planned approach from tenant clubs, Council and partnering stakeholders.

Each master plan recommendation has been nominated a suggested stakeholder(s) responsible for the initiation, planning and funding (or co-funding) of individual reserve recommendations. Suggested stakeholder responsibilities are to be used as a guide only and may be subject to change. All projects where Council is listed in the 'Stakeholder responsibility' column will be referred to Council's Long-Term Infrastructure Plan.

The priority of projects has been determined on a Shire wide basis by asset class utilising the 'Facility Prioritisation Assessment Matrix' from the Recreation Strategy as at June 2019.

Estimated costs and scores will be reviewed annually in line with the Council Plan, Council's budget process, funding partner priorities, new opportunities, changes in community demands and continuous improvement principles. The annual budget process allows for public submissions.

In some instances, projects may be delivered out of priority sequence due to external funding opportunities and criteria, site or asset bundling opportunities (e.g delivering related projects together to minimise user disruption or achieve cost efficiency) and budget constraints.

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.

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
Dowton Park, Yarragon			
1. Improve reserve entry point including beautification, surface levelling, new ticket box and pedestrian access	Council/ CoM/ Club/s	19	\$85,000
2. Design roadway and carpark on east side of reserve. Car park to have separate entry and exit points and to be built in partnership with the school. Scope to include asphalt and curb and channel south to the pedestrian hub	Council/ Department of Education and Training/ Yarragon Primary School	24	\$15,000 design only
3. Formalise current access road from entry along western side of oval to north of pavilion. Asphalt area to include roadway with angled parking bays to the oval fence line with curb and channel	Council	18	\$200,000
4. Investigate drainage for cricket net area	Council/ Club	17	\$5,000
5. Pavilion upgrade to ensure compliance with current sporting code standards, including female friendly. Design to include change rooms and amenities, umpires' rooms, first aid room, public toilets, storage, shelter etc. Scope to consider whether a flexible space could accommodate indoor cricket net for training (to be club funded) and a further 2x changerooms / amenities etc to cater for second oval. Consider removal of old bar building as part of scope.	Council/ CoM/ Club/s/ Funding partners	24	\$1,200,000
6. Consider open space improvements at Dowton Park for surrounding residents e.g. play space, picnic facilities	Council	19	\$150,000
7. Improve pedestrian entry from Rodier Road	Council	Funded 18/19	\$22,080
8. Undertake design work on oval 2 to consider year-round use. Scope to include oval size and orientation, drainage and irrigation, lighting, pedestrian path and supporting facilities	Council/ CoM/ Club/s/ Department of Education and	18	\$15,000

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
	Training/ Yarragon Primary School/ Funding partners		
9. Create a pedestrian hub with collapsible bollards from the northern end of the pavilion to the eastern side of the playground	Council/ CoM/ Club/s	23	\$4,500 unsealed \$140,000 asphalt
10. New storage shed for machinery and equipment- site to be determined	CoM/ Club/s/ Council	23	\$27,000
11. Provide dog off leash area with fencing, one bin with dog litter dispenser and 2 signs A) Options 1 B) Option 2	Council	Funded 19/20	\$90,000 for all parks
12. Improve footpath connectivity to the Reserve	Council	21	\$138,750
		TOTAL	\$1,997,830