



Drouin Recreation Plan Review

2019 review



Image: Bellbird Park Hockey Field



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1. Introduction

The Drouin Recreation Plan was developed to provide a policy position and clear direction for the provision of sport and recreation facilities and opportunities for the Drouin township to the year 2030.

This Plan was adopted by Council on 12 August 2009.

During 2013/2014, Council undertook a review of recreation masterplans, with the amended document being adopted by Council 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.

This plan considers the sport and recreation opportunities at Council reserves within Drouin with a particular focus on sport and recreation facilities located at the following active reserves in Drouin:

- Bellbird Park
- Drouin Recreation Reserve
- Balmoral Park

2. Facilities Plan





- 1 Golf Course
- 2 Racecourse
- 3 Drouin West Primary School
- 4 Drouin Lawn Bowls
- 5 Bellbird Park
- 6 Tennis Courts
- 7 Drouin Primary School
- 8 Drouin Recreation Reserve
- 9 St Ita's Primary School
- 10 Chairo Primary School
- 11 Drouin Croquet and Angling Club
- 12 Drouin Secondary School
- 13 Chairo Secondary School
- 14 Shooting Club
- 15 Drouin South Primary School



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Created: 25th August 2014 Version 1
Imagery Created: March 2013

Drouin Recreation Plan : Existing Recreation Facilities

Bellbird Park

Master Plan Review Summary/ Progress Report

Between 2009 and 2014, the following masterplan recommendations were implemented:

- New synthetic sports facility with competition lighting
- Major upgrade of the oval including drainage, irrigation, a sand-based surface and turf wicket
- New timber floor on court 2 of the Bellbird Park Stadium
- Drainage installed on both the senior and junior soccer fields
- Security lighting in car parks
- Feasibility assessment and construction specifications completed for irrigation of sports grounds with treated effluent from Gippsland Water sewerage treatment facility.
- Walking path link around the wetland
- Council purchased land at Lardner to develop a municipal equestrian facility, with the intent that the Drouin Pony Club and West Gippsland Adult Riders will relocate to this site.
- Ecological assessment of native vegetation
- Redevelopment of picnic/ BBQ and play facilities

Between 2014 and 2018, the following progress was made on the Plan:

- On 27 May 2015, Council resolved to rezone Lots 85 and 86 Blackwood Court and Lots 69 and 70 Forrest Street, Drouin to Public Park and Recreation Zone. These sites are now known as Blackwood Court Reserve and Forrest Street Reserve.
- The Drouin Pony Club and West Gippsland Adult Riders relocated to the new Baw Baw Equestrian Centre at Lardner.
- The soccer change rooms were refurbished to include female change, first aid room, umpires' room and improved accessibility.
- New drainage and automatic irrigation systems were installed across all grass playing surfaces at Bellbird Park, utilising reclaimed water.
- New gate entrance and spectator area has been built to the east side of the synthetic facility.
- Cricket nets have been expanded to include four fully enclosed nets with retractable netting to provide a multi-purpose space and one public net.
- The Baw Baw Shire Indoor Stadium Feasibility Study was completed including an option for an additional two courts at Bellbird Park.
- Funding has been received for the provision of match lights for both the senior and junior soccer pitches. This project is to be delivered in the 2018-2019 financial year.

- Funding has been received to install new lighting to the oval to achieve training standard (50 lux), with the capacity to upgrade to 100 lux in the future. This project is to be delivered in the 2018-2019 financial year.

In total approximately \$4,563,180 has been spent delivering 57.5% of the total value of projects identified in the masterplan for Bellbird Park between 2009 and 2018.



Pavilion projects- further information

Masterplan recommendations include a new multi-use pavilion for users of the eastern section of Bellbird Park along with an upgrade to oval player change rooms and amenities.

Whilst both these projects will require concept design work in consultation with users, a more detailed preliminary scope is provided below for clarification purposes.

Project	Preliminary Scope
New multi-use pavilion for users of eastern section- exact location to be determined and playground relocated if necessary	<ul style="list-style-type: none"> • Design to include both stage 1 and 2 and consideration given to potential use of modular construction for the following benefits- faster construction time, cost savings, less site disruption and ability to expand (staged approach) • Proposed stage 1 scope includes 4 x female friendly change rooms and amenities, umpire change rooms, storage, first aid, public toilets, meeting space, veranda and canteens • Stage 2 includes social space- to be funded by clubs • Location to be determined • Indicative location may impact on native trees- this issue will be worked through once a firm design and location is available • Indicative location may impact on existing playground- this may be relocated if necessary
Upgrade oval player change rooms and amenities to provide 2 x unisex change rooms and separate umpires space	Scope to potentially consider oversized player change rooms- each with a partition wall and separate access into shared amenities to accommodate junior male and females in the same team

The current version of the masterplan follows, along with plans for the Indoor Stadium.

Bellbird Park

- 1. New soccer field lights to match standard. Consider whether junior pitch can meet minimum senior size and place lights accordingly
- 2. Investigate current drainage issues at senior soccer pitch
- 3. Improve the surface profile of the 2 soccer pitches to improve natural drainage
- 4. Future expansion of carpark (between soccer and hockey) as required to cater for growth, including lighting
- 5. Retain multi-purpose fields (soccer, cricket, hockey) in natural grass and consider future lighting
- 6. New female friendly multi-use pavilion for users of eastern section- exact location to be determined and playground relocated if necessary
- 7. Implement traffic calming measures, including possible median strip and enhanced pedestrian crossing from the new pavilion to the fields
- 8. Ongoing maintenance of existing vegetation
- 9. Security lighting required between existing soccer and hockey pavilions and carpark
- 10. Replace vehicle access gate to hockey pavilion with removable bollard/s
- 11. New perimeter fencing for both soccer fields
- 12. New goal netting for behind junior soccer goals (to be club / CoM funded)
- 13. Drinking fountain near soccer changeroom
- 14. Upgrade oval lighting to training standard (with the capacity to upgrade to 100 lux in future)
- 15. Consider new safety lighting between the oval and carpark
- 16. Undertake detailed designs for a 2-court stadium expansion with consideration to increased storage and competition administration space
- 17. Upgrade oval player change rooms and amenities to provide 2 x unisex facilities and separate umpires space
- 18. Consider some outdoor fitness equipment - exact location to be determined
- 19. Investigate traffic calming and speed reduction options for whole precinct including the intersection of Settlement and Lampard Roads
- 20. Delineate existing gravel car parking to the north of the stadium to optimise car parking spaces. Long term, if a stadium expansion was to occur, a new carpark would be located to the north of the site
- 21. Tiered seating area for oval to be near main pavilion and include appropriate drainage
- 22. Additional bay on existing storage shed for other users
- 23. Investigate pedestrian crossing and signage on Settlement Road to safely link the western and eastern parts of Bellbird Park
- 24. Link missing footpaths
- 25. Upgrade paving along stadium and Andrew's Lounge to meet disabled access requirements
- 26. Additional bollards between undercover shelter and oval to prevent vehicle access
- 27. AFL goal netting for northern end of oval (to be club / CoM funded)
- 28. Investigate upgrading synthetic field lights to LED
- 29. Prepare a landscape plan for the area to the north and west of the existing oval. Plan to detail suitable locations and designs for walking tracks, revegetation works and other open space
- 30. Consider bollard lighting along Jamescott Drive Linear Reserve for improved safety between Bellbird Park and residential areas
- 31. Undertake tree replacement works in Forrest and Blackwood Court reserve
- 32. Premium dog off-leash area- install fencing, dog litter bin and bags, signage, agility equipment and drinking fountain



Drouin Recreation Plan

Bellbird Park Recreation Reserve

Disclaimer Note

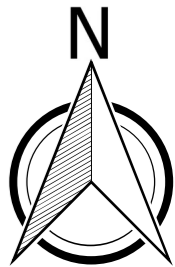
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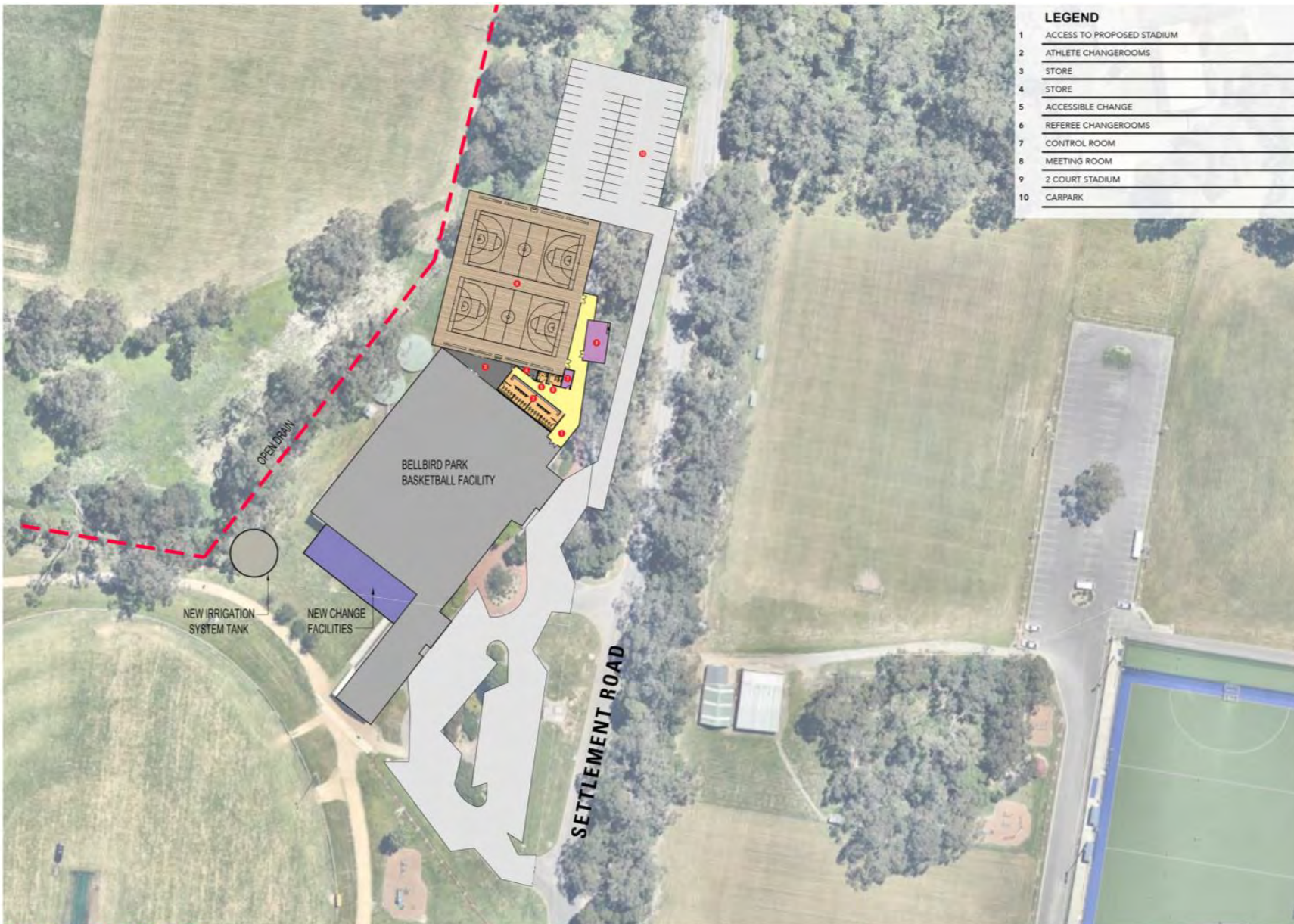
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5.6.2 Bellbird Park Court Extension



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**BAW BAW BASKETBALL STRATEGY
BELLBIRD PARK EXPANSION**

PROJECT NO:
36-0028

REASON FOR ISSUE:
FOR INFORMATION

GROUND FLOOR PLAN

REVISION:
D

DATE:
29-05-2018

SCALE:
1:500 @ A1



DRAWING NO:
ASK04

Drouin Recreation Reserve

Master Plan Review Summary/ Progress Report

Between 2009 and 2014, the following recommendations were implemented:

- Redevelopment of netball courts 1 and 2 including new lighting and shelters
- New pavilion for football and netball change rooms, canteen, gym and public toilets. Old buildings have been demolished.
- Oval irrigation system and minor drainage and resurfacing works
- New BBQ rotunda
- Pedestrian path links including the Path of Achievement
- Electronic scoreboard

Between 2014 and 2018, the following progress has been made on the Plan:

- A water fountain was added to the rotunda
- Oval lighting was upgraded to match standard (100 lux)
- Funding has been received to upgrade netball courts 3-6
- Old cricket nets have been decommissioned with space now available for parking and a new cricket net has been installed

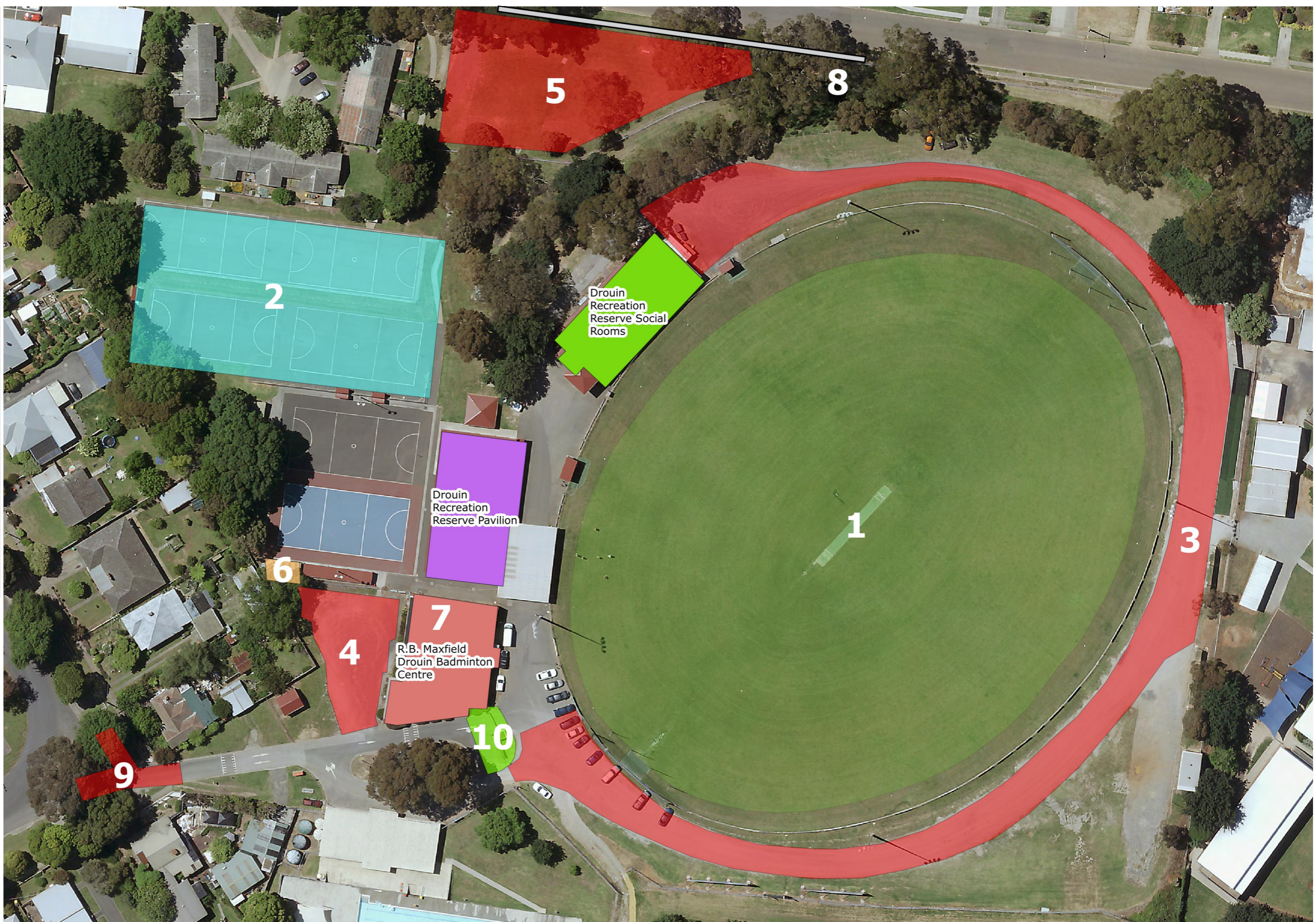
In total approximately \$2,258,256 has been spent delivering 67% of the total value of projects identified in the masterplan for Drouin Recreation Reserve between 2009 and 2018.

The current version of the masterplan follows.



Drouin Recreation Reserve

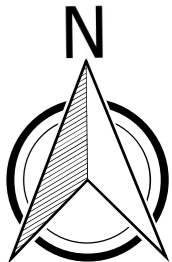
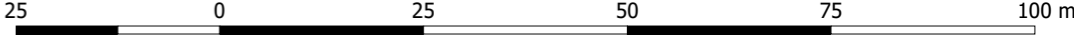
- 1. Oval surface upgrade, including drainage.
- 2. Extend group of 4 existing netball courts to comply with Netball Victoria requirements including player shelters and provision for future lighting.
- 3. Vehicle access road to be sealed and include drainage.
- 4. Seal and line mark car park off Sinclair Street and consider wider entry point in design.
- 5. Gravel overflow car park off Victoria Street, with a defined entry and exit. Designed to ensure existing significant trees are protected
- 6. Refurbishment of netball storage shed.
- 7a. Badminton centre floor renewal
7b. Make badminton centre tiered seating compliant.
- 8. Link section of missing footpath along Victoria Street (approx 100m)
- 9. Consider safety improvements for Sinclair/ Grant Street intersection
- 10. Beautify reserve entry considering lighting, entryway and plantings



Drouin Recreation Plan
Drouin Recreation Reserve

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Balmoral Park

Master Plan Review Summary/ Progress Report

Between 2009 and 2014, the following progress was made on the Plan:

- The two asphalt tennis courts were redeveloped with a plexipave surface
- New fencing for four courts (courts 5-8)
- Renewed synthetic surface on four courts
- All courts lit, with new lighting for courts 1-4
- Funding for renewal of the remaining two synthetic courts was announced in November 2014.
- In 2014, the Drouin Tennis Club participated in an independent assessment of a potential multi-sport club (bowling, golf and tennis) to operate out of the golf club site in Drouin.

Between 2014 and 2018, the following progress has been made on the Plan:

- Courts 3 and 4 have been renewed
- Lighting on courts 5-8 has been upgraded to meet competition standard
- New fencing for remaining courts 1-4

In total approximately \$221,476 has been spent delivering 73% of the total value of projects identified in the masterplan for Balmoral Park between 2009 and 2018.

The current version of the masterplan follows.



Balmoral Park

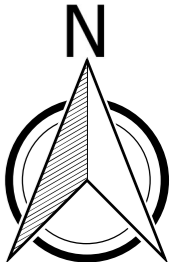
- 1. Pavilion refurbishment to include accessible toilet/ family change, new roof, improved storage etc
- 2. Ensure compliance of access path
- 3. Renew 2 plexipave surfaces and address sub surface issues
- 4. Investigate steep bank along north western side of courts. Requires low maintenance treatment (weeds) and safe access points
- 5. Investigate potential for further car parking- preferably along Bennett Street- subject to existing tree assessments and data on current capacity
- 6. Safety lighting required for safe pedestrian movement between the pavilion and car park
- 7. Investigate traffic calming at car park entry



Drouin Recreation Plan Balmoral Park Tennis Facility

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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 \$
Bellbird Park			
1. New soccer field lights to match standard. Consider whether junior pitch can meet minimum senior size and place lights accordingly	Council	Funded 18/19	Approx. \$400,000
2. Investigate current drainage issues at senior soccer pitch	Council	25	\$15,000 investigation/ design only
3. Improve the surface profile of the 2 soccer pitches to improve natural drainage	Council	21	\$300,000
4. Future expansion of carpark (between soccer and hockey) as required to cater for growth, including lighting	Council	25	\$215,000
5. Retain multi-purpose fields (soccer, cricket, hockey) in natural grass and consider future lighting	Council	26	\$200,000
6. New female friendly multi-use pavilion for users of eastern section- exact location to be determined and playground relocated if necessary	Council/ Club/s/ CoM/ Funding partners	30	\$1,450,000
7. Implement traffic calming measures, including possible median strip and enhanced pedestrian crossing from the new pavilion to the fields	Council	26	\$30,000
8. Ongoing maintenance of existing vegetation	Council	-	-
9. Security lighting required between existing soccer and hockey pavilions and carpark	Council	22	\$35,000
10. Replace vehicle access gate to hockey pavilion with removable bollard/s	Council	18	\$2,500
11. New perimeter fencing for both soccer fields	Council/ Club/ CoM	23	\$65,000
12. New goal netting for behind junior soccer goals (to be club / CoM funded)	Club/ CoM	-	-
13. Drinking fountain near soccer changeroom	Council	25	\$4,500

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
14. Upgrade oval lighting to training standard (with the capacity to upgrade to 100 lux in future)	Council	Funded 18/19	\$210,000
15. Consider new safety lighting between the oval and carpark	Council	21	\$50,000
16. Undertake detailed designs for a 2-court stadium expansion with consideration to increased storage and competition administration space	Council	Design proposed funding 19/20	Design \$100,000 Construction estimate \$9,300,000
17. Upgrade oval player change rooms and amenities to provide 2 x unisex facilities and separate umpires space	Council/ Club/s/ CoM/ Funding partners	26	\$960,000
18. Consider some outdoor fitness equipment - exact location to be determined	Council	26	\$99,500
19. Investigate traffic calming and speed reduction options for whole precinct including the intersection of Settlement and Lampard Roads	Council	27	\$20,000 Local area traffic management plan only
20. Delineate existing gravel car parking to the north of the stadium to optimise car parking spaces. Long term, if a stadium expansion was to occur, a new carpark would be located to the north of the site	Council	27	\$15,000
21. Tiered seating area for oval to be near main pavilion and include appropriate drainage	Council/ Club/s/ CoM	20	\$40,000
22. Additional bay on existing storage shed for other users	Club/s/ CoM/ Council	20	\$27,000
23. Investigate pedestrian crossing and signage on Settlement Road to safely link the western and eastern parts of Bellbird Park	Council	Refer item 19	Refer item 19
24. Link missing footpaths	Council	26	\$45,000

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
25. Upgrade paving along stadium and Andrew's Lounge to meet disabled access requirements	Council	20	\$100,000
26. Additional bollards between undercover shelter and oval to prevent vehicle access	Council	-	-
27. AFL goal netting for northern end of oval (to be club / CoM funded)	Club/s/ CoM	-	-
28. Investigate upgrading synthetic field lights to LED	Council	16	TBD
29. Prepare a landscape plan for the area to the north and west of the existing oval. Plan to detail suitable locations and designs for walking tracks, revegetation works and other open space	Council	22	\$15,000
30. Consider bollard lighting along Jamescott Drive Linear Reserve for improved safety between Bellbird Park and residential areas	Council	20	\$45,000
31. Undertake tree replacement works in Forrest and Blackwood Court reserve	Council	-	-
32. Premium dog off-leash area- install fencing, dog litter bin and bags, signage, agility equipment and drinking fountain	Council	Proposed funding 19/20	\$90,000 for all Parks
		SUBTOTAL Bellbird	\$4,533,500

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
Drouin Recreation Reserve			
1. Oval surface upgrade, including drainage	Council/ Club/s Funding partners	19	\$630,000
2. Extend group of 4 existing netball courts to comply with Netball Victoria requirements including player shelters and provision for future lighting	Council/ Funding partners	Funded 18/19	\$600,000
3. Vehicle access road to be sealed and include drainage	Council	17	\$540,000
4. Seal and line mark car park off Sinclair Street and consider wider entry point in design	Council	19	\$185,000
5. Gravel overflow car park off Victoria Street, with a defined entry and exit designed to ensure existing significant trees are protected	Council	17	\$105,000
6. Refurbishment of netball storage shed	Club/ Council	22	\$10,000
7a. Badminton centre floor renewal	Council/ Club	Proposed funding 19/20	Part of \$75,000 allocation
7b. Make badminton centre tiered seating compliant	Club/ Council	12	TBD
8. Link section of missing footpath along Victoria Street (approx. 100m)	Council	25	\$15,000
9. Consider safety improvements for Sinclair/ Grant Street intersection	Council	25	TBD- subject to detailed designs underway
10. Beautify reserve entry considering lighting, entryway and plantings	Council	17	\$40,000
		SUBTOTAL Drouin Rec	\$2,226,000

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
Balmoral Park (Drouin Tennis)			
1. Pavilion refurbishment to include accessible toilet/ family change, new roof, improved storage etc	Council/ Club/ Funding partners	26	\$200,000
2. Ensure compliance of access path between pavilion and plexipave courts	Council	24	\$7,000
3. Renew 2 plexipave surfaces and address sub surface issues	Council/ Club	24	\$325,000
4. Investigate steep bank along north western side of courts. Requires low maintenance treatment (weeds) and safe access points	Council/ Club	18	\$15,000
5. Investigate potential for further car parking- preferably along Bennett Street- subject to existing tree assessments and data on current capacity	Council	17	\$115,000
6. Safety lighting required for safe pedestrian movement between the pavilion and car park	Council	22	\$10,000
7. Investigate traffic calming at car park entry	Council	19	\$15,000 design only
8. Investigate drainage issues for northern two courts	Council	21	\$5,000 audit/ design only
		SUBTOTAL Balmoral	\$692,000
		TOTAL	\$7,451,500