

**HOBSONS  
BAY CITY  
COUNCIL**



## **Digman Reserve Master Plan 2018**

February 2018

*Simon*Leisure

# Digman Reserve Master Plan 2018

## About this document

This report describes the process undertaken to prepare the Digman Reserve Master Plan, including background information about the reserve and the surrounding community, outcomes from research undertaken, the key findings from consultation carried out, analysis of key issues, and a description of the proposed improvement projects for the reserve.

## Acknowledgements

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- Bill Millard, Director Infrastructure and City Services
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- Sarah McLaughlin, Strategic Projects Officer

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## 1. EXECUTIVE SUMMARY

Digman Reserve is an important open space area for residents living in Newport. Whilst it currently presents mainly as a sporting reserve, it does incorporate a dedicated playspace at the western end, and the reserve is also a popular destination for dog walking and other informal recreation activities.

The dominant features of Digman Reserve are the two open sports fields divided by a central sports pavilion, the recently installed cricket practice nets, the playspace comprising of two playgrounds, a central car park, the tree plantings around the perimeter of the reserve, and the Viva Energy tank farm which provides a significant backdrop to the north. The primary sporting group at Digman Reserve is the Gellibrand Cricket Club, and cricket is currently the main sporting use.

Council identified the need to undertake a master planning process for Digman Reserve in 2015, due mainly to the following drivers:

- The emerging demand for additional sporting facilities across the municipality, and the need to investigate the potential for Digman Reserve to accommodate additional sporting uses.
- The physical and operational constraints of the reserve as a venue for current and potential future sporting uses, including the poor standard and condition of the sports pavilion.

Early in the project, it became clear that Digman Reserve has several existing physical and land-use planning constraints that need to be carefully considered when assessing future development and usage options for the reserve, not only as a sporting venue but also as an open space area for the general enjoyment by the local community. These constraints include:

1. The reserve is relatively narrow at 97 metres, which restricts potential options for future formal sport use.

2. An underground Mobil fuel pipeline runs along the northern boundary of the reserve, and is subject to a building buffer zone of up to 10 metres, and various conditions under the Pipelines Act 2005.
3. There is an in-ground water monitoring system under the western field, which is managed by Viva Energy.
4. There are two sets of above-ground power lines running along the northern section of the reserve.
5. There is a transformer mounted on a pole in the northeast corner of the reserve.
6. The limited amount of off-street car parking within and around Digman Reserve to service organised sporting uses (currently restricted to 36 car parks).

An extensive community and stakeholder consultation process informed the master planning process, and included a number of different techniques to engage local residents, sporting clubs, adjoining land owners, Council staff and Councillors, and other stakeholders.

- Community Survey: 207 respondents.
- Community Drop-in Session: 50-55 attendees.
- More than 20 stakeholder meetings, workshops and telephone interviews.
- Public exhibition of the draft master plan (41 submissions).

The recurring themes during the consultative forums from local residents for improvements to the reserve included improved landscape amenity and facilities (ie. BBQs, seating, tree plantings to screen the tank farm), upgrade the playground, potential inclusion of some active recreation facilities (eg. a basketball/ netball court, exercise equipment, a tennis hit-up wall), and to mitigate car parking issues on sport days.

Of note, there was a positive attitude towards the existing cricket activity at the reserve, and there was no evidence of the community being opposed to organised sport potentially being played at the reserve during winter, as long as residential amenity was protected.

The key issues identified by the Gellibrand Cricket Club included the inadequacy of the pavilion, the need to improve car parking arrangements, the uneven surface of the eastern sports field, and the lack of automated irrigation throughout the reserve as a means to improve the general quality of the surface of the sports fields. The Club supports the introduction of a regular winter season user group as a co-tenant.

The master planning study incorporated an extensive investigation of options for the potential inclusion of a permanent winter tenant at the reserve. Key considerations in the planning were: to understand what sports from across Hobsons Bay are experiencing the most demand for access to additional sporting facilities; the physical and operational constraints of the reserve; the impact on car parking and the usage of the reserve from a residential amenity perspective; and also the compatibility of any new sport/ tenant with the existing usage of the reserve for cricket and by local residents as a destination for informal recreation and do exercise.

Having considered all factors, the master plan recommends:

1. That the Barnstoneworth United (senior) Soccer Club become a new (winter) tenant at Digman Reserve.
2. That two full-size soccer pitches be overlaid in an east-west orientation onto the cricket ovals in winter, and where required, a couple of smaller practice areas be utilised also.
3. That floodlighting be installed at Digman Reserve to facilitate the training needs of the Club.

Other key directions of the master plan include:

1. Upgrade the surface of the sports fields.

2. Relocate the eastern synthetic cricket pitch approximately 20 metres west to enlarge the dimensions of this junior cricket oval.
3. Provide a new/ upgraded pavilion of an estimated total area of 725sqm in a central location similar to where the existing pavilion is situated.
4. Construct a new sealed path network throughout the reserve, with its specific alignment to be determined during design development.
5. Upgrade and expand the total area of the reserve playspace, and consider incorporating complementary park furniture, such as picnic tables, a BBQ, bench seating, and a bubbler.
6. Provide a new active recreation facility(s) in the area of land south of the playground to integrate the new facility within the broader playspace precinct. Options to consider include a half-court basketball pad, a tennis hit-up wall, and an outdoor gym.
7. Provide an additional estimated 49 off-road car parking spaces within Digman Reserve, and support new car parking options suggested outside the reserve.
8. Install bicycle racks and bench seats at locations to be determined throughout the reserve.
9. Continue to maintain the existing vegetation along the northern boundary, and explore options for greening or screening along the fence line.

The total estimated cost for full implementation of the master plan is approximately \$5,700,000.

A staged approach to the implementation of the various improvement projects is recommended, however, the order of implementation of projects will be subject to the availability of funding, the current and future priorities of Council, the user groups, and other stakeholders, and further investigation, research and consultation.

**Sports Fields**

- 1 Upgrade the sports field surface: install new sub-surface irrigation and drainage systems, level the surface, and oversow
- 2 Relocate the eastern cricket wicket
- 3 Install floodlights for winter use
- 4 Install floodlights to the western sports field (future)
- 5 New pavilion, to include public toilets
- 6 Investigate options to contain cricket balls within the nets area, and to install a power bollard and a combination tap/bubbler/ dog water bowl

**Recreation Improvements**

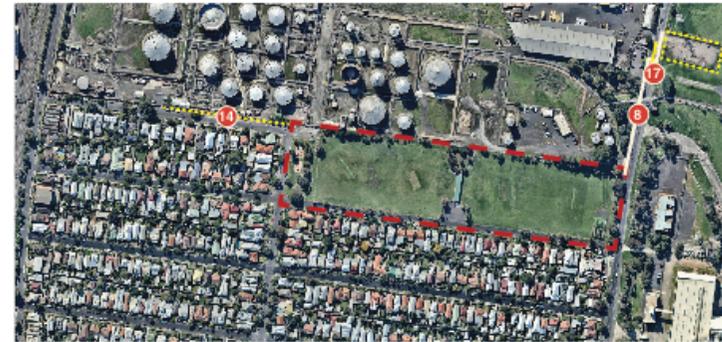
- 7 New sealed path – alignment to be determined
- 8 Connection to Riverside Park (existing)
- 9 Upgrade playspace and consider complementary park furniture, eg. picnic facilities, BBQ, seating and bubbler
- 10 Site for future active recreation space, eg. half-court basketball pad, tennis hit-up wall
- 11 Extend activity/ playspace area by relocating the fence east.
- 12 Replace the fence around the playspace area

**Traffic Management**

- 13 New car park (approx. 38 spaces)
- 14 New angled car parking along High Street (approx. 19 spaces) retain existing trees and planter beds
- 15 New sealed car park (approx 33 spaces)
- 16 Seal the existing car park (14 spaces)
- 17 Pedestrian crossing refuge

**Other general park upgrades**

- Install bicycle racks and bench seats at locations to be determined throughout the reserve
- Continue to maintain the existing vegetation along the northern boundary. Explore options for greening or screening along the fence line (subject to impacts of underground infrastructure and adjacent landowner requirements)
- Install a bottom rail under the southern boundary fence where additional ball trapment is required

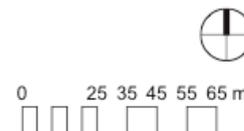


- Existing boundaries for cricket ovals
- Boundary for relocated eastern cricket oval
- Full size soccer pitches (100m x 65m) with 3m run-offs
- Potential soccer warm-up/ training spaces

- New tree plantings with locations subject to further investigation
- New floodlighting

February 2018

**Digman Reserve Master Plan**



*Simon Leisure*

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LANDSCAPE ARCHITECTS

Hobsons Bay  
CITY COUNCIL

## 2. INTRODUCTION

Digman Reserve is the main sporting and recreation open space servicing the residents of Newport, a suburb located in the eastern area of the City of Hobsons Bay. The reserve is bounded by Douglas Parade to the east, Hobson Street to the south, Home Road to the west and the Viva Energy tank farm to the north (see Figure 1)

Digman Reserve is 4.2 hectares in size and is a Crown land reserve for which the Hobsons Bay City Council is the Committee of Management. Whilst it presents mainly as a sporting reserve, it does include a dedicated playspace and is also a popular destination for dog walking and other informal recreation activities.

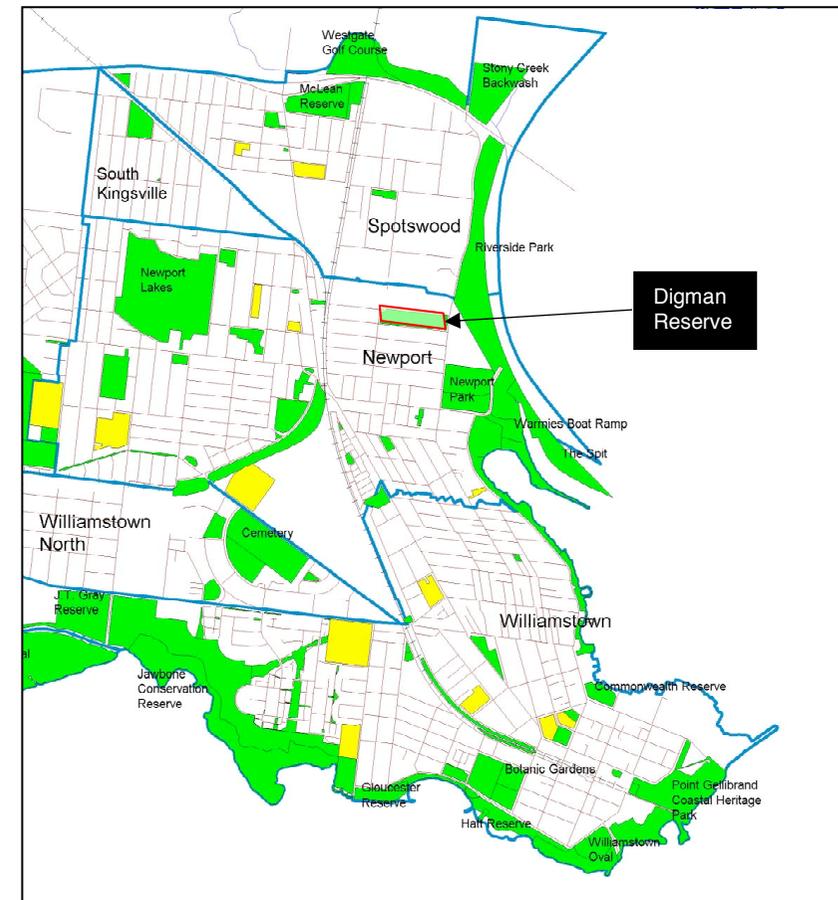
Digman Reserve comprises of two open sports fields divided by a central sports pavilion (each sports field contains two cricket ovals, one with a turf centre wicket and one with a synthetic centre wicket); cricket practice nets (four lanes); a playspace comprising of two playgrounds and seating; a central car park; and mature and semi-mature tree plantings, mainly confined to the perimeter of the reserve.

The primary user group at Digman Reserve is the Gellibrand Cricket Club. The Newport Digman Cricket Club and the Williamstown Colts Cricket Club use the reserve for lower grade senior and junior cricket matches.

Council initially commenced planning for the development of a master plan for Digman Reserve in 2015, with the key drivers being:

- The emerging demand for additional sporting facilities across the municipality, and the need to investigate the potential for Digman Reserve to accommodate additional sporting uses.
- The poor standard and condition of the sports pavilion.
- The physical and operational constraints of the reserve as a venue for current and potential future sporting uses.

Figure 1 – Map Showing Location of Digman Reserve



## 2.1. Project Aim and Objectives

The Project Aim was to prepare a master plan that considers all elements relevant to both the short-term and long-term future uses of the reserve, including occupation arrangements, capital works planning and funding opportunities.

The objectives for the project were:

- To understand the needs, issues and aspirations of current clubs, residents and other stakeholders.
- To look at optimising the use of the reserve through mitigation of site constraints, where possible, eg. the Mobil pipeline, traffic management, residential amenity, and club needs.
- To source funding options for future development activities.
- To review the use of Digman Reserve in line with other strategic work.

## 2.2. Study Approach

The study comprised of four main phases:

1. Background review and site investigations, including first round of community and stakeholder engagement.
2. Development of reserve concept plan options.
3. Development of draft master plan, including public exhibition of endorsed master plan (second round of community and stakeholder engagement).
4. Finalise master plan and study report.

Simon Leisure Consulting was engaged in December 2016 to prepare the Digman Reserve Master Plan, which generally coincided with Phases 2 – 4 above.



### 3. PLANNING CONTEXT

The Digman Reserve master planning process was informed by a number of planning studies and site investigations that were carried out prior to the appointment of Simon Leisure Consulting. Collectively, they informed the preparation of reserve concept layout plans and the subsequent draft and final reserve master plans.

#### 3.1. Studies and Site Investigations

The planning studies and site investigation reports included the following:

- Arborist Report: Assessment of Trees at Digman Reserve, Homewood Consulting (2016).
- Contaminated Soil Management Plan: Digman Reserve, CETEC (2016).
- Hazardous Building Materials Assessment: Digman Reserve Pavilion, Prensa (2015).
- Digman Reserve Sports Field Planning Options, InsideEDGE (2016).
- Digman Reserve Features Survey, Northpoint Survey (revised 2017).
- Site Investigations Report: Digman Reserve, ETP (2017).
- Digman Reserve Soccer Lighting Report, HK Solutions (2017).
- Traffic Engineering Assessment: Digman Reserve, Traffix Group (2016 & 2017).

Key information and findings from the above studies and investigative tasks are referenced in Section 4 – Current Situation and Section 6 – Analysis of Key Issues.

#### 3.2. Council Planning Reports and Policies

Hobsons Bay City Council planning reports and policies that were important informant documents to the strategic importance of Digman Reserve and/or the strategic development of Digman Reserve are:

- Hobsons Bay 2030 Community Vision (2017).
- Hobsons Bay Council Plan 2017-2021.
- Hobson Bay Open Space Strategy (draft 2017).
- Hobson Bay Sports Facility Needs Analysis (draft 2017).
- Hobsons Bay Sport and Recreation Strategy (2014).
- Hobsons Bay Play Space Strategy 2013-2023.
- Capital Development of Sport and Recreation Facilities Policy (2017).

The following is a summary of the key information, directions or references to Digman Reserve from the above reports and policies.

##### Hobsons Bay 2030 Community Vision

Hobsons Bay 2030 was developed by the community for the community and will guide Council's work until 2030. It provides the first long-term community vision for the municipality, along with six priorities for achieving that vision. The relevant priorities are:

##### **Priority 1:** Visionary, Vibrant, Accountable Urban Planning

*Community spaces (public/open spaces and community facilities) are important to create safe and vibrant spaces for shared community activities and for community services to be provided. This will allow the community to be better connected and more engaged.*

##### **Priority 2:** Community Wellbeing and Interconnection

*Council works to ensure our services and infrastructure meet current and future community needs and are available to all our community members.*

**Priority 4: Proactive Enrichment, Expansion and Conservation of the Natural and Urban Environment**

*Access to nature through local parks and open spaces is vital for everyone's health and wellbeing.*

**Priority 6: An Accessible and Connected Community**

*Council has a key role in transport through the provision, management and maintenance of local roads and car parking, as well as the footpath and cycling network in Hobsons Bay. Ensuring the quality of this infrastructure, and additional measures such as adequate lighting is critical to promote usability and community safety.*

**Hobsons Bay Council Plan 2017-2021**

The Council Plan 2017-21 guides the work of Council to 2021, and has been informed by feedback from the community. The Plan consists of 20 strategic objectives that are framed around the following four goal areas (the relevant objective is noted below):

**1. An inclusive and healthy community**

Objective 3: Ensure all community members will have access to quality community, sport and recreation facilities, cultural experiences and open spaces that encourage a healthy and active lifestyle

**2. A great place**

**3. A well designed, maintained and environmentally sustainable place**

**4. A Council of excellence**

**Hobsons Bay Open Space Strategy (draft)**

The Open Space Strategy is Council's key strategic document that will guide the provision, protection, planning, design and management of open space in Hobsons Bay. The four Principles of open space planning in Hobsons Bay are:

1. Distribution, Access and Connectivity
2. Provision and Diversity

3. Quality

4. Environment

The Open Space Strategy supports a five-tiered hierarchy of open space: Regional; Neighbourhood; District; Local; and Linear/ Link/ Buffer. The Strategy identifies Digman Reserve as a 'Neighbourhood' open space, and in doing so provides direction on the type of infrastructure to be provided in the reserve and its standard of provision.

The Strategy generally assesses Newport East as having "very good open space provision", however, identifies that there are some gaps in the distribution of open space away from the foreshore, which can be addressed with improved pedestrian connections and development of selected reserves, including Digman Reserve.

The Strategy concludes that the for the Newport East area, a focus should be "providing connected and accessible open spaces with diverse play opportunities and landscape settings and opportunities for self-directed exercise". The key actions relating to Digman Reserve in the Strategy are:

- Finalise a master plan for Digman Reserve that considers balancing the passive and sporting uses at the reserve.
- Implement priority improvements, including full reconstruction of playing fields and associated infrastructure, redevelop pavilion, and upgrade playspace facility.
- Include a shared trail path connection along the northern boundary that can link the Kohry Reserve (Newport West rail underpass) to High Street and through to the Bay Trail Network.

### Hobsons Bay Sports Facility Needs Analysis (draft)

The Sports Facilities Needs Analysis will assist Council with its future planning and development for sport and active recreation infrastructure, and identify priorities for the effective and sustainable delivery of sport within the municipality. Findings from the study relevant for the future planning for Digman Reserve include:

- Netball, Basketball, Tennis, Soccer, Cricket and Australian Rules Football have identified high growth rates and current waiting lists that confirm the need for additional or improved infrastructure to support the future demands of their sports in Hobsons Bay.
- Outdoor sports grounds are in high demand in Hobsons Bay.
- Additional synthetic cricket pitches are required for Cricket.
- Additional 2 - 3 soccer pitches are required in the east of the municipality in the next 10 years to cater for new demand.
- Support for the development of Digman Reserve, including upgrade of the sports fields and the pavilion, installation of floodlighting to support winter sport, and increase provision for car parking.

### Hobsons Bay Sport and Recreation Strategy

The Sport and Recreation Strategy outlines principles, goals and strategies for Council to continue leading, facilitating, advocating for, and partnering with others for the delivery of quality sporting infrastructure and services. The Strategy identifies that:

- Cricket is a sport for targeted investment by Council.
- Soccer is a sport with a high priority for ongoing investment.
- One of the six Sport and Recreation Guiding Principles is **Multi-use and Flexibility**: *plan and develop facilities and resources that support multiple uses and users, and have capacity to adapt to changing community needs.*
- Digman Reserve requires a master plan be developed.

### Hobsons Bay Play Space Strategy 2013-2023

The Play Space Strategy provides strategic direction for the provision and management of play spaces in Hobsons Bay for the period to 2023. The Vision for play spaces in Hobsons Bay is ...

*Council is committed to providing a diverse range of accessible, attractive, challenging and well maintained play spaces offering experiences to residents and visitors of all ages and abilities within a sustainable natural setting.*

The Strategy supports a two-tiered hierarchy for play space provision: Local and Destination. The Strategy identifies Digman Reserve as a 'Local' play space, and in doing so provides direction on the type play features and amenities to be considered in the reserve and their standard of provision.

The Strategy recommends that the Digman Reserve play space is a High Priority for renewal.

### Capital Development of Sport and Recreation Facilities Policy

The Capital Development of Sport and Recreation Facilities Policy will guide Council's investment in sport and recreation facilities, such as pavilions, sportsgrounds, tennis and netball courts, floodlights and cricket nets. The policy provides standards that describe the facilities that Council will provide to clubs.

The facility components for cricket and soccer pavilions recommended in the Strategy, and their corresponding preferred sizes, were considered when planning for any new/ redeveloped sports pavilion for Digman Reserve.

### 3.3. Demographic Characteristics of Newport

A review of the population characteristics of the Newport East profile area<sup>1</sup> was carried out, being the residential area predominantly serviced by the facilities and spaces available within Digman Reserve. The review identified the following relevant demographic characteristics:

- The population of Newport East was 4,609 people in 2016, or 4.9% of the total population of Hobsons Bay (93,392).
- Newport East has a younger age profile than all of Hobsons Bay, as evidenced by:
  - the higher proportion of children aged up to 17 years of age (25.0% compared to all of Hobsons Bay 21.7%).
  - the lower proportion of older adults aged 70+ years (7.5% when compared to all of Hobsons Bay 10.4%).
- Newport East has a significantly higher proportion of the population that is Australian-born (78.6%), compared to all of Hobsons Bay (63.3%).
- Newport East's population has a higher than average number of couples with children (41.4% compared to the average of 32.7% for Hobsons Bay).
- Newport East's population is the least disadvantaged community in Hobsons Bay with a SEIFA score<sup>2</sup> of 1087.4, compared to the average score for Hobsons Bay at 1,001.7, and for all of Greater Melbourne at 1,020.3.

Population projections for Newport East shows that there will be no growth to 2036, compared to a municipal-wide growth of just over 20%, or 19,250 people.

Of significance, however, is the forecast population growth in the four profile areas immediately surrounding Newport East: Spotswood-South Kingsville; Newport West; Williamstown North; and Williamstown. The combined projected growth of these areas to 2036 is 7,500 people, or nearly 40% of the total growth across the municipality.

These demographic characteristics have general implications for the direction of the master plan. The stable population growth will likely result in a weakening of local demand for sporting facilities during the forecast period, however, the strong growth forecast for adjoining areas somewhat offsets the nil growth for Newport East. The high proportion of Australian born residents in Newport East suggests there will continue to be demand for Australian Rules football, cricket, netball and lacrosse, being activities with a higher proportion of Australian-born participants than people born overseas<sup>3</sup>.

The younger profile of the community confirms the importance of Digman Reserve to accommodate recreation pursuits and activities suitable for children, youth and families, such as playgrounds, picnic areas, and spaces for ball games.

<sup>1</sup> Source: Community Profile, id consulting (2016 Census data).

<sup>2</sup> SEIFA score is derived from attributes that reflect disadvantage, such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage.

<sup>3</sup> Source: Various sports participation reports published by ABS and sporting codes.

## 4. CURRENT SITUATION

This section provides a comprehensive review of the existing conditions at Digman Reserve, the strategic attributes of the reserve, the constraints and challenges for further use and development of the reserve, and the opportunities for the reserve.

Much of the information is a summary of the findings of the studies and investigations carried out prior to the master plan development process commencing (see list in Sections 3.1 and 3.2).

### 4.1. Land Ownership, Management and Zoning

Digman Reserve is a Crown land reserve comprising of three parcels of land (see Figure 2) with a combined area of 4.2 hectares.

Land Parcel No. 2 is a 19 metres wide road reserve, and whilst it remains undeveloped, it functions as an extension of the reserve. Hobsons Bay Council has been delegated the authority to manage and administer Land Parcels 1 & 2 on behalf of the Crown, in accordance with the Crown Land (Reserves) Act 1978. The Department of Environment, Land and Water Planning (DELWP) has retained the management responsibility for the small parcel of land located in the north east corner of the reserve (No. 3), which is designated as unreserved Crown land.

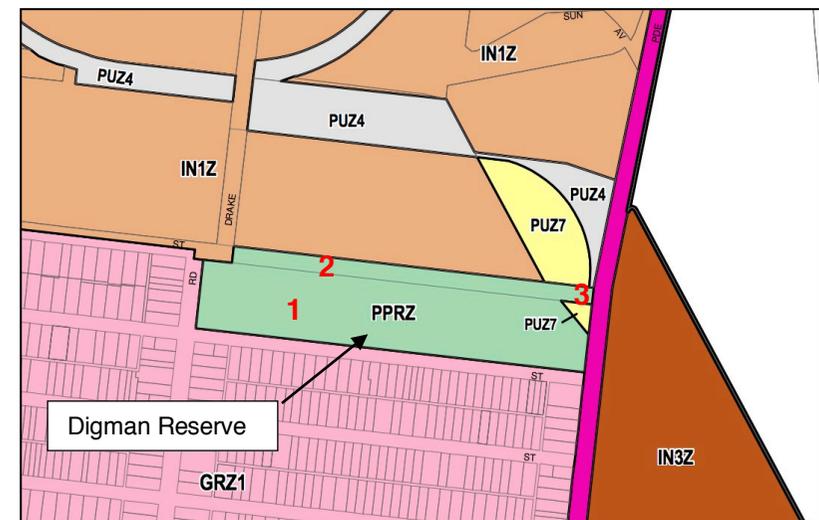
Preliminary advice received from DELWP suggests there is interest in transferring Land Parcel No. 3 to Council to manage. Given Council is currently maintaining this small portion of land as part of its general maintenance of the reserve, it would be a reasonable course of action. However, a soil test conducted across the reserve<sup>4</sup>, identified high levels of asbestos fibres and asbestos containing material fragments in this portion of the reserve, so the responsibility for meeting any costs associated with remediation may transfer to Council.

<sup>4</sup> Contaminated Soil Management Plan: Digman Reserve by CETEC (2016)

All areas of the reserve are zoned Public Park and Recreation (PPRZ), except Land Parcel No. 3, which is zoned Public Use Zone – Other Public Use. The PPRZ is an appropriate zoning for the current primary functions and uses of Digman Reserve.

The reserve is not the subject of any planning overlays, although there are some constraints on the uses and development options for some sections of the reserve (refer Section 4.3).

Figure 2 – Digman Reserve Planning Zones



Land use in the vicinity of Digman Reserve consists of a combination of General Residential 1 Zone to the south and west, Industrial 1 Zone to the north and Industrial 3 Zone to the east. Significant nearby land uses include:

- Newport Power Station opposite the reserve on the east side of Douglas Parade.
- Viva Energy and Caltex Petroleum Terminals located immediately to the north of the reserve.

## 4.2. Public Open Space Context

Public open space in close proximity to Digman Reserve includes Newport Riverside Park, Newport Park and Greenwich Reserve.

Newport Riverside Park runs along the Yarra River between the Westgate Freeway and The Spit Nature Reserve. It incorporates the Hobsons Bay Coastal Trail, the Warmies Boat Ramp, picnic areas, off leash dog exercise areas, and car parking.

Newport Park and Greenwich Reserve accommodate both formal sport and informal recreation, including the Newport Athletics Track and the Newport Skate Park, and the South Pacific Health Club.

The Hobsons Bay Open Space Strategy (currently in draft) advocates that all residents should be within a 400 metre walking distance to open space from their place of residence. The strategy also identifies Digman Reserve as an important open space contributor to Newport East community, as it is the only walkable open space within 400 metre for most of the estimated 2,200 Newport East residents that does not require them to cross one of the significant road 'barriers' that bound Newport East.

Newport Riverside Park and Newport Park are within 400 metre walking distance of Digman Reserve, however, can only be accessed by crossing Douglas Parade, which currently has no pedestrian refuge or other safe crossing point. Greenwich Reserve is 1km from the reserve and requires either Douglas Parade or North Road to be crossed. Access to other reserves to the west – Paine Reserve and Bryan Martin Oval – require the railway line and/or the Melbourne Road/ Hall Road to be crossed, and these reserves are more than 1km from Digman Reserve.

## 4.3. Existing Site Conditions

The reserve is relatively narrow at 97 metres, which restricts potential options for future formal sport use.

There are four cricket ovals on the reserve and they do not comply with Cricket Australia's minimum dimensions for senior cricket<sup>5</sup> of 50 metres radius from the centre of the wicket. (Cricket Victoria and the Williamstown and District Cricket Association have provided formal approval for the Gellibrand Cricket Club and the Newport Digman Cricket Club to use the reserve for senior cricket matches).

There is no buffer zone for cricket around the ovals facing the Hobson Street residents, which presents ongoing operational issues despite a higher chain-mesh fence being installed. Council has received reports from residents of damage to vehicles and homes along Hobson Street due to wayward cricket balls.

A four lane cricket practice facility was installed in the southeast corner of the reserve in 2016, and is in good condition. The bowlers' run-up area needs to be re-surfaced with granitic gravel or synthetic surface.

The playing surfaces of the ovals are in poor condition due to inadequate drainage and irrigation, hardness, water ponding, and undulating surface levels (the latter particularly evident across the eastern sports field, which suffers from subsidence due to its previous use as a quarry/ landfill).



Example of degraded surface on the western cricket field

<sup>5</sup> Reference: *Community Cricket Facility Guidelines*, Cricket Australia (2015).

The sports pavilion is dilapidated, is not fit purpose for organised sporting activities, and does not comply with minimum guidelines for a cricket pavilion<sup>6</sup>. The pavilion does not accommodate multipurpose uses, and its change rooms are not female friendly. The pavilion incorporates public toilets, which are currently operable only during organised cricket activities. A container located at the north of the pavilion, and which stores the turf wicket maintenance equipment, detracts from the overall amenity of the reserve in this location.



View to the current pavilion from the eastern sports field

The location of the pavilion is well placed to service the two sports fields, however, splits the reserve into two separate spaces and the expansion of the building may impact on the size of the adjacent playing areas. The master planning process assessed the optimal location for a sports pavilion at the reserve (refer Section 6.2).

There are multiple levels of services infrastructure throughout the reserve: an in-ground water monitoring system under the western field is managed by Viva Energy; two sets of above-ground power lines; and a transformer is mounted on a pole in the northeast corner of the reserve.

<sup>6</sup> Community Cricket Facility Guidelines, Cricket Victoria (2015) and Hobsons Bay Council's Development of Sport and Recreation Facilities Policy (2017).

A fuel product pipeline (Mobil) runs along the northern boundary of the reserve. The location of the pipeline and the required buffer zone will restrict development within an area up to 10 metres from the reserve boundary, and adherence to the Pipelines Act 2005 and obligations to Worksafe for land use planning may also restrict uses and development along the northern boundary.

There is no defined pedestrian path network around or through the reserve. The two existing breaks in the Hobson Street perimeter fence lead directly onto the road.



View to the tank farm beyond the northern boundary from the western sports field

Trees around the reserve provide a partial landscape buffer to the industrial zone to the north. Discussions with Viva Energy have revealed their opposition to increased planting along this area due to security issues. Separately, the Pipelines Act 2005 may prevent vegetation in the area over the Mobil fuel pipeline.

The reserve features 178 trees, and each has been assessed<sup>7</sup>, with 36 trees considered to have high retention value. A majority of these trees are located along the Hobson Street edge of the reserve, and in close proximity to the playground.

<sup>7</sup> Source: Arborist Report: Assessment of Trees at Digman Reserve, Homewood Consulting (2016).

The playground located in the western portion of Digman Reserve includes two combination playground units and a set of swings, which are suitable for a range of age groups. The play space is well maintained and is situated in an attractive landscape setting, but is ageing and the precinct lacks seating and other associated infrastructure. Renewal of the playground is supported by Council's Play Spaces Strategy. A fence separates the play space from the sports fields.



The two playgrounds at the western end of the reserve

#### 4.4. Car Parking

There are 55 unrestricted car spaces within or immediately abutting Digman Reserve:

- Digman Reserve car park - 22 spaces.
- Gravel car park in northwest corner of the reserve - 14 spaces.
- Home Road east side (adjacent to the playground) – 9 spaces.
- West side of Douglas Parade (on east boundary) – 10 spaces.

In total, there are 329 parking spaces within approximately 200 metres walking distance of Digman Reserve<sup>8</sup>, with the only restricted parking being on the south side of Hobson Street between 9.00am – 7.00pm on Saturday & Sundays (= 52 spaces). Car parking is not permitted on the northern side of Hobson Street, due to the narrow width of the street and the location of the reserve perimeter fence along the edge of the reserve (would prevent passenger car doors being opened, if cars were parked on the northern side of the street).

Concerns have been raised by residents that reserve visitors occupy Hobson Street car parks on weeknights, which reduces residential parking options. Conversely, reserve user groups have raised the concern that residents are parking in the Digman Reserve car park located adjacent to the pavilion.

<sup>8</sup> Source: Traffic Engineering Assessment: Digman Reserve, Traffix Group (2016 & 2017).

#### 4.5. Existing Organised Use of the Reserve

The Gellibrand Cricket Club (GCC) is the only regular user group based at Digman Reserve, and as such, is the sole user of the sports pavilion. For the 2016/17 cricket season, the Club had 170 members playing in four senior teams and five junior teams. The Club also conducts an In2Cricket session (cricket introductory program) once a week during the cricket season, with 90 boys and girls participating (up from 30 in the 2015/16 season).

The Club uses the eastern turf oval and has a half-share of the western turf oval on Saturday afternoons for senior cricket. The Club's 4<sup>th</sup> team plays at Bayview College Oval. The junior teams use the two synthetic ovals on Friday evenings and Saturday mornings, and the In2Cricket session is held Saturday mornings.

The Newport Digman Cricket Club shares the western turf oval and has a half-share of the western synthetic oval for senior cricket. This club is based at Bryan Martyn Oval.

The Williamstown Colts Cricket Club has a half share of the western synthetic oval for senior cricket. This club is based at Greenwich Reserve.

The Home Road Kindergarten uses the Digman Reserve play space to conduct a nature play curriculum.

See Appendix 1 for a summary of the local context for Digman Reserve.

See Appendix 2 for a summary of the existing conditions and key issues for Digman Reserve (site assessment plan).



Cricket practice nets in the southeastern corner of the reserve



Pedestrian desire line into the reserve from the southwestern corner

## 5. STAKEHOLDER CONSULTATION

Extensive community and stakeholder consultation was carried out during the master planning process, and a number of different techniques used. This section outlines the consultation carried out and reports the key findings, feedback and aspirations of stakeholders collected from surveys, meetings, workshops and drop-in sessions.

### 5.1. Overview of Consultation

The following is a summary of the external stakeholder consultation carried out, and the methodology.

#### Community

1. Project page set-up on Council's website (information and updates).
2. Information Boards: three boards installed at the Digman Reserve in December 2016 (information).
3. Community Bulletin: mailed in December 2016 to 829 residents located in the area bound by the tank farm, the railway line, North Road and Douglas Parade, and also emailed to reserve user groups, relevant authorities, and other identified external stakeholders (introduced the project and outlined how residents/ groups could be involved).
4. Project Posters: distributed in December 2016 to local businesses and community organisations (promoting the Community Survey).
5. Community Survey: available for seven weeks in hardcopy or online, and was distributed to local residents with the Community Bulletin (to seek information from residents on their usage of the reserve, and their suggestions). Survey period: 12 December 2016 to 17 February 2017.

6. Community Flyer: mailed on 7 March 2017 to 829 residents located in the area bound by the tank farm, the railway line, North Road and Douglas Parade, was also emailed to external stakeholders, and circulated via social media mediums (inviting people and groups to attend the Drop-in Session).
7. Drop-in Session: 4.30pm – 7.30pm, 22 March 2017 in the Digman Reserve pavilion (to report back to residents the outcomes of the Community Survey, provide an opportunity for residents/ stakeholders to liaise with project staff/ consultants, provide an opportunity for residents/ stakeholders to feedback on specific information and investigations undertaken to that time.)

#### Other Stakeholders

8. Gellibrand Cricket Club: four meetings.
9. Newport Digman Cricket Club & Williamstown Colts Cricket Club: telephone interview.
10. Viva Energy: two meetings.
11. Mobil: two meetings.

#### Public Exhibition

Council endorsed a draft Digman Reserve Master Plan to be placed on public exhibition for a period of six weeks from 18 October to 29 November 2017.

Residents, reserve user groups, authorities, and other people and groups who had participated during the first round of consultation were advised of the exhibition of the draft master plan, and were directed to provide feedback via 'Participate' on Council's website.

## 5.2. Community Input

The two main opportunities for local residents to have input into the preparation of the draft master plan were the Community Survey and the Drop-in Session. Both consultative techniques were coordinated by Planisphere (now Ethos Urban).

Planisphere prepared a report collating all information from the two consultative processes, *Digman Reserve Consultation Summary Report (March 2017)*. The key findings from the survey are summarised below.

A total of 207 responses were received from the **Community Survey** (includes both hardcopy questionnaires completed, and the online questionnaire), with the following key results:

- 74% of respondents were Newport residents.
- There was an even split of females to males.
- 47% of respondents were aged 36-50 years, followed by 22% aged 51-65 years.
- 36% of respondents use Digman Reserve daily, and 48% use it weekly.
- Most respondents (64%) walk to Digman Reserve, whilst 28% of respondents travel by car. Only 4% nominated cycling.
- The main use or purpose for visiting Digman Reserve that was cited by respondents is ....



CRICKET: 43%



ACTIVE RECREATION: 33%



PLAYGROUND: 44%



DOG WALKING: 43%

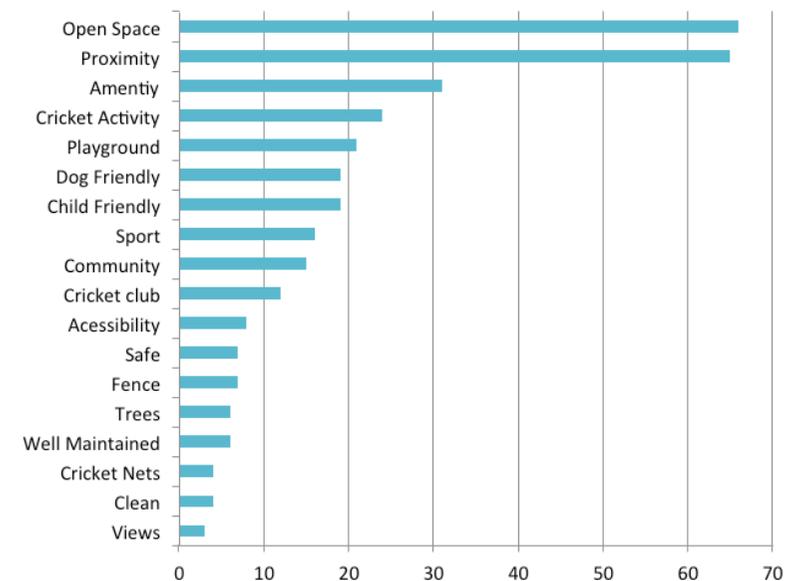
The **Drop-in Session** conducted in March 2017 attracted 50 – 55 attendees. Two Hobsons Bay Councillors and five Council staff and representatives from the consultant team were also present and available to interact with attendees.

A majority of attendees were from the immediate local community of Newport East, however, there were also representatives from local sporting clubs, the refineries, Friends of Greenwich Bay and the Home Road Kindergarten.

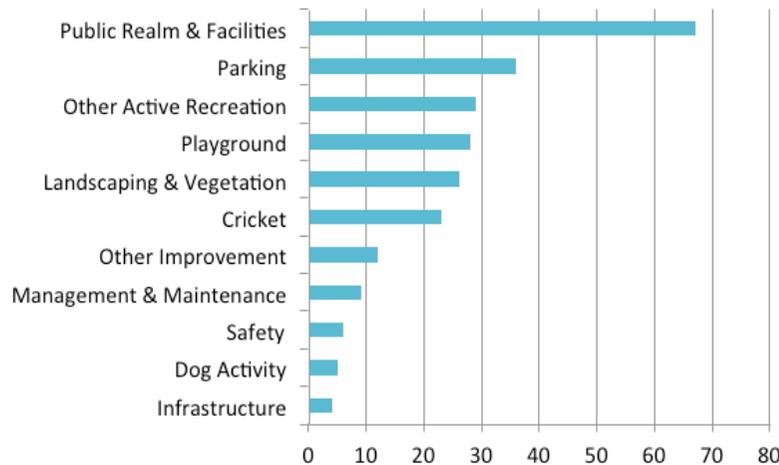
A feedback form was distributed to attendees to provide an opportunity for comment. In all, 34 completed feedback forms were submitted, and the information was grouped by themes based on the Community Survey feedback.

The following information is a collation of community input received from both the Community Survey and the Drop-in Session.

### What people most like about Digman Reserve



### What improvements do people want to see at Digman Reserve?



Public Realm & Facilities = BBQ/ picnic facilities, public toilets, drinking taps, paths  
Other Active Recreation = Basketball court, netball court, exercise equipment, tennis hit-up wall

### Public Realm and Facility Improvements

Public realm improvements were cited as the most frequently occurring responses, achieving a combined tally of 67 comments. Respondents and participants repeatedly commented on the need to upgrade public amenities, ranked in order of most frequently cited:

- Installation of BBQ/Picnic Areas.
- Upgrades to public toilets.
- Drinking Taps.

### Car Parking

Car parking was raised as an important issue in relation to the reserve. Many respondents and participants just listed ‘parking’ as an improvement without any further substantiation. Council staff also discussed parking as a repeated item with the community at the Drop in Session.

The key issues relating to car parking included:

- Lack and availability of parking
- Car parking restrictions on residential streets.

The lack of car parking on match days and training days was most commonly cited, and in particular Friday nights when junior cricket matches are played.

Comments regarding the on-street car parking restrictions were also made in respect to compliance. Some respondents indicated that the signed parking restrictions were not reflective of the peak activity times and were therefore not being adhered to.

### Other Active Recreation

There was a positive attitude toward the existing cricket activity at the reserve. Comments for this theme concerned two areas: active recreation facilities and the use of the reserve for other formal sport.

In relation to active recreation facilities, there were a number of suggestions, with the most common being: a basketball court; a netball court; exercise equipment; a tennis wall; and AFL goals.

In relation to the use of the reserve for other formal sport, there were a number of suggestions, with the most common being AFL, soccer and lacrosse. There was no evidence of the community being opposed to organised sport being played at the reserve during winter, however, respondents and participants strongly identified that residential amenity needs to be protected.

### Playground

The importance of the playground to local residents and families was a recurring theme in the Community Survey and from the Drop-in Session. Respondents and participants cited a desire for shading over the playground, as well as upgrades to the playground equipment.

### Landscaping and Vegetation

Community feedback indicated that landscaping and vegetation is a valued feature of the reserve and should be considered for improvement. Responses mainly cited the need for more trees to improve the visual and landscape amenity of the reserve, including screening the tank farm.

### Cricket

Respondents indicated that the presence of cricket activity contributed positively to the atmosphere and 'local feel' of the reserve. A volume of responses (primarily from the Community Survey) supported the existing cricket pavilion to be prioritised for upgrade.

In additional, improvements to the surface of the sports fields and higher boundary fences were identified as priorities.

### Local Open Space

One of the most valued aspects of the reserve is the open space and landscape amenity it provides. Digman Reserve is considered a vital green space in an established residential and industrial area. It also provides an important gathering, informal recreation and play space for the local community.

The proximity to the open space and the level of recreational and passive amenity that it provides are also amongst the most valued features of the Reserve.

### Dog Activity

There were mixed views regarding the use of the reserve for dog exercise. Some respondents were adamant that off-lead dog exercise is a safety hazard for young children, and that a complete ban, more signs, and enforcement, was necessary.

Conversely, off-lead dog exercise was cited by other users as a potential inclusion to the reserve. These users are seeking a localised off leash area, rather than having to cross Douglas Parade to access the designated off leash dog park available in Newport Riverside Park.

### Infrastructure

There were a small number of responses relating to drainage and flooding within the reserve. Several respondents noted that some parts of the reserve are poorly drained, noting the impact particularly after heavy rains.

## **5.3. Other Stakeholders**

The key information to inform the development of the master plan collected from other stakeholders follows.

### Gellibrand Cricket Club

- The Club has a high proportion of Hobsons Bay residents as members, and is increasing the participation and involvement of juniors in the Club.
- The small size of the cricket ovals is not perceived by the Club as a significant issue for attracting members, in fact feedback from visiting teams/ spectators and officials from the Williamstown and District Cricket Association is that Digman Reserve provides the most intimate spectator experience as the pavilion and the main oval are so close.

- The Club believes that the number of times cricket balls are hit into Hobson Street house blocks and the tank farm each season is as low as 1 – 2 times each season, and doesn't consider it any more an issue as what is likely experienced at other cricket ovals where houses share a boundary.
- Key issues with Digman Reserve identified by the Club include:
  - Inadequate pavilion, particularly that there are no change rooms for opposition teams playing on all grounds, there are no umpires change rooms, there are no change rooms suitable for females, there is no kitchen/ canteen, and there is no permanent external store/ curator's shed (currently use a shipping container).
  - Inadequate car parking arrangements.
  - Uneven surface of the eastern sports field.
  - Lack of irrigation throughout the reserve.
  - A power bollard is required at the cricket practice nets.
- The Club supports the introduction of a regular winter season user group as a co-tenant.

#### Newport Digman Cricket Club and Williamstown Colts Cricket Club

- The small size of the cricket ovals is not perceived by the clubs as a negative factor of Digman Reserve.
- The two clubs noted two key issues with Digman Reserve:
  - Poor condition of the surface of the western sports field, which appears to be mainly attributed to a lack of irrigation.
  - Condition of pavilion, however, the clubs noted that they only use it for their afternoon teas.

#### Viva Energy

Viva Energy occupy the (tank farm) land to the north of Digman Reserve. Key information collected from meetings with Viva Energy staff include:

- The tank farm fence line needs to be clear of vegetation to allow regular inspections of the boundary fence to occur unimpeded by Viva Energy staff.

- The tank farm entrance at the corner of High Street/ Home Road needs to be clear at all times to allow cranes and MFB vehicles to access the property, as required. The area can continue to be used for car parking as long the entrance remains clear, and it could be sealed.
- Viva Energy manage and maintain a ground water monitoring system below the surface of the of the western sports field, which is at a depth of 600mm below the surface. As a result, Viva Energy do not have any objections, in-principle to the installation of sub-surface irrigation and drainage systems across the reserve at depths less than 600mm.
- Viva Energy has a high-pressure underground pipe (a 600mm diameter WAG 24 pipe) running along the northern fence alignment, which requires a minimum 6 metre easement/ buffer protection from the outside of the pipe.
- Viva Energy do not have any objections, in-principle, to floodlighting being installed on the northern side of Digman Reserve.
- Viva Energy do not have any objections, in-principle, with a new/ upgraded pavilion on the current site of the pavilion or an alternate site on the eastern side of the reserve, as long it is setback approximately 10 metres from the existing boundary fence alignment.

#### Mobil

Mobil has an underground high pressure fuel pipe (200mm diameter) running along the northern boundary of the reserve, which is approximately 2 metre deep and is between 5 – 6 metres south of the fence.

No fixed infrastructure is permitted within 3m of the outside of the pipe (eg. a sealed car park, pavilion), and no excavation equipment is permitted to be used within the easement.

Whilst not desirable, Mobil do not have any objections to a pedestrian path being constructed over part or all of the pipeline,

and a sealed path is less desirable than an unsealed surface. It may be necessary for Mobil to inspect the pipe, so unimpeded access is required.

Mobil would prefer vegetation with invasive roots is not planted within the easement of the pipeline.

#### 5.4. Exhibition of the Draft Digman Reserve Master Plan

A draft Digman Reserve Master Plan was endorsed by Council to be placed on public exhibition for a period of six weeks from 18 October to 29 November 2017.

All residents, reserve user groups, authorities, and other people and groups who had participated during the first round of consultation were advised of the exhibition of the draft master plan, and were directed to 'Participate' on Council's website. The project page included the following resources about the project, which could be viewed and/or downloaded:

1. Draft Digman Reserve Master Plan.
2. Local context plan for Digman Reserve.
3. Site assessment plan for Digman Reserve (existing conditions and key issues).
4. Summary of first round community consultation outcomes.
5. Information on car parking within and around Digman Reserve.
6. Frequently Asked Questions (FAQs) sheet about the Digman Reserve master planning process and issues considered.

A short on-line questionnaire was available for people to complete (or people could request a hard copy of the questionnaire), which comprised of the following three main questions:

- How respondents felt about the master plan (response options: 'excited', 'satisfied' or 'dissatisfied').

- What respondents thought the strengths of the master plan were.
- What respondents thought the weaknesses of the master plan were.

It was possible for feedback on the draft master plan to also be submitted as an email, letter or submission.

In all, 41 responses were received in the following formats:

- Completed on-line questionnaire: 36
- Completed hardcopy questionnaire: 1
- Email: 2
- Submission: 2

More than two-thirds of respondents were either excited by or satisfied with the directions of the draft master plan.

- Excited with the master plan **27%** (11 No.)
- Satisfied with the master plan **39%** (16 No.)
- Dissatisfied with the master plan **29%** (12 No.)
- No opinion received **5%** (02 No.)

The key items identified as weaknesses of the master plan were:

1. The proposal to install a pedestrian path along the northern boundary of the reserve.
2. The proposed new car parking arrangements in High Street.
3. Non-inclusion of screening along the northern reserve boundary (to reduce the impact of the tank farm).
4. Non-inclusion of various park furniture, such as drinking fountains, seating, rubbish bins, etc.

A detailed assessment and analysis of No.s 1 – 3 above is available in Section 6.

A review of the feedback received from all respondents was completed. Recommendations to either amend or not amend the draft master plan were made, particularly after assessing the items identified as weaknesses.

This assessment process informed the final master plan and its key directions, with the following recommendations made in relation to the draft master plan:

1. That the proposed pedestrian path along the northern boundary of the reserve be retained.
2. That annotation No. 14 on the draft master plan be amended to read 'New angled car parking along High Street (approx. 19 spaces). Retain existing trees and planter beds'.
3. That annotation No. 9 on the draft master plan be amended to read, 'Upgrade playspace, and consider additional complementary park furniture, eg. picnic facilities, BBQ, seating, drinking fountain'.
4. That annotation No. 10 on the draft master plan be amended to read, 'Site for future active recreation space, eg. half-court basketball pad, tennis hit-up wall'.
5. That annotation No. 6 on the draft master plan be amended to read, 'Investigate options to contain cricket balls within the nets area, and to install a power bollard and a combination tap/ drinking fountain/ dog water bowl'.



## 6. ANALYSIS OF ISSUES AND OPPORTUNITIES

Five key issues raised during the master planning project were:

1. The options for winter season sport at the reserve.
2. The optimal location of the sports pavilion.
3. Reducing the impact on residents from car parking generated by use of the reserve.
4. The provision of a new path network.
5. Visual screening of the tank farm.

The following sections review the issues and considerations for these items, and propose recommendations for them.

### 6.1. Winter Sporting Options

The master planning process required an assessment of the capacity of Digman Reserve to accommodate an increase in use during the winter season. Whilst the reserve has previously been used in winter as a venue for lacrosse training and matches, and for football and soccer training, the lack of floodlights and the inadequate pavilion have constrained any sustainable and ongoing winter use.

In 2016, Council commissioned InsideEDGE leisure planners to investigate options for the future use of Digman Reserve as a venue accommodating both summer and winter sports. The final report, *Digman Reserve Sports Field Planning Options (2016)*, presents 60 different sports field layout planning options for the reserve, including:

- 29 options for traditional senior sport use (football, soccer, rugby league, rugby union and lacrosse).

- 31 options for a combination of layouts involving junior sports and summer hybrid sports and/or other active recreation pursuits (touch rugby, AFL 9s, Summer 7s and ultimate frisbee).

The report also presents options for training and match scheduling and estimates for participant/ spectator numbers for each design and usage option. The information contained in the report was a key reference and informant document during the master planning process, and confirmed that:

1. Due to the north-south length of the reserve being only 97 metres, no senior sized football oval, rugby union/ league field, soccer pitch or lacrosse field can be accommodated in a north-south orientation, which is the preferred orientation for all of these sports, particularly for senior competition.
2. For junior football use, up to 860 players, officials and spectators could be expected at Digman Reserve on a Sunday match day, and training would be expected to occur each evening Monday - Thursday.
3. For junior soccer use, up to 760 players, officials and spectators could be expected at Digman Reserve on a Saturday match day, and training would be expected to occur each evening Monday - Friday.

Off-street car parking in and around Digman Reserve is limited, therefore the capacity of the reserve to accommodate junior football and junior soccer is marginal, as both sports generate high volumes of people (therefore increased traffic). Another key factor against introducing junior winter sport to Digman Reserve is that it will require intensive use of the reserve at least six days a week for training and matches during the season. Such a scenario would be likely to result in significant objections from local residents, firstly due to the increase in daily traffic and car parking, and secondly, due to the reduced opportunity for residents to be able to use the reserve for personal recreation, ball games, dog walking, rest and relaxation, etc.

Running concurrently with the Digman Reserve master planning process was another sport research/ planning study, the *Hobsons Bay Sports Facility Needs Analysis (2017)*. Some relevant conclusions from this report are:

- Netball, basketball, tennis, soccer, cricket and football have high growth rates, some have participant waiting lists, and some have introduced modified competition formats to enable clubs to meet the increasing demand.
- Club participation in lacrosse, baseball, hockey and athletics is also popular.
- Football and soccer are two of the top five sports in Hobsons Bay for players aged 14 and under, and they are the 4<sup>th</sup> and 5<sup>th</sup> sports, respectively, of sports with the highest overall participation in Hobsons Bay.
- The study found that over the next 10 years, additional grounds will be required for soccer (4 – 6 pitches) and football (1 – 2 ovals).

Other local sports planning and facility usage/ demand information that was important when considering options for Digman Reserve to accommodate winter season sport, included:

- Lacrosse currently utilises Greenwich Reserve, Paisley Park and JP Lynch Reserve (Williamstown Lacrosse Club, Williamstown Womens Lacrosse Club, Altona Lacrosse Club, and Newport Ladies Lacrosse Club), and all reserves have capacity to absorb additional growth in the sport.
- The increase in demand from the Newport Power Football Club for access to junior football training ovals is currently being met through a part share of AW Langshaw Reserve.
- The increase in demand from the Barnstoneworth United Junior Soccer Club for access to soccer training pitches is currently being met through a part share of AW Langshaw Reserve.
- JT Gray Reserve in Williamstown North is currently accommodating the Williamstown Soccer Club, the

Barnstoneworth United (senior) Soccer Club, and the Barnstoneworth United Junior Soccer Club in winter. The reserve is close to optimal usage (particularly on Sundays, the busiest day), which leaves little opportunity to accept any increases in membership by any of these clubs. Another challenge for the two Barnstoneworth United clubs is the desire of the senior club to operate a bar on Sundays to coincide with its matches. The junior club would prefer that this practice not occur when junior matches are in progress. However, the concurrent use of the reserve for senior and junior soccer is unavoidable in this instance, as both clubs are affiliated with different competitions, which both fixture matches on Sunday mornings and afternoons.

This issue, and the overall high usage of the reserve by the three tenant clubs, are contributing factors to the current challenge being experienced by Council and the three soccer clubs in reaching consensus on the design of a new pavilion at JT Gray Reserve.

Having considered all factors described above, and discussions and input from the Project Control Group and relevant stakeholders, it is recommended:

1. That the Barnstoneworth United (senior) Soccer Club become a new (winter) tenant at Digman Reserve.
2. That two full-size soccer pitches be overlaid in an east-west orientation onto the cricket ovals in winter, and where required, a couple of smaller practice areas be utilised also.
3. That floodlighting be installed at Digman Reserve to facilitate the training needs of the Club.

The benefits of the Barnstoneworth United Soccer Club becoming a winter tenant of Digman Reserve are:

- Two new soccer fields become available, which responds directly to the identified demand for additional soccer facilities for Hobsons Bay (ref. the *Sports Facility Needs Analysis 2017*).
- The relocation of the Barnstoneworth United Soccer Club from JT Gray Reserve to Digman Reserve creates additional opportunities for the Barnstoneworth United Junior Soccer Club and the Williamstown Soccer Club to utilise JT Gray Reserve for increased soccer training and matches.
- The two Barnstoneworth United Junior Soccer Club teams currently allocated the use of AW Langshaw Reserve to train on Tuesday and Wednesday evenings (U14 girls and U15 boys) can now be relocated back to JT Gray Reserve.
- The relocation of the two Barnstoneworth United Junior Soccer Club teams back to JT Gray Reserve will create the possibility for Council to allocate the full use of AW Langshaw Reserve to the Newport Power Football Club, as its primary overflow oval. This will enable the AW Langshaw Reserve to complement the Club's use of the Bryan Martyn Oval (the Club's main oval), and by doing so, an additional two evenings become available for the Newport Power junior teams to train.
- Ensures that the Digman Reserve sports fields and pavilion become shared, multi-use sporting facilities, which is consistent with one of Council's overarching principles for sport and recreation facility provision: 'Multiuse and Flexible' (ref. the *Sport and Recreation Strategy 2014*).

The recommendation for the Barnstoneworth United Soccer Club to become the winter tenant at Digman Reserve can be justified as a 'good fit' for the following reasons:

1. The Barnstoneworth United Soccer Club is a senior club only, meaning that the impact on the reserve and the surrounding neighbourhood from a soccer club with junior teams is avoided.

2. The Club is an amateur club affiliated with VicSoccer, meaning that the overall management and operation of the Club is 'less intensive' than a senior soccer club affiliated with the Football Federation Victoria, eg. an east-west orientation of the pitches is not an issue for the Club, nor is the requirement for the pitches to have to straddle turf and synthetic cricket wickets, 1<sup>st</sup> grade matches typically attract only modest numbers of spectators (typically less than 100), and training numbers are generally lower as not all players train due to the predominant 'amateur' culture of clubs affiliated with VicSoccer.
3. The Club has six teams, including a women's team, an over 35s team, and an over 45s team, and currently contains its training to less than four evenings per week, with home matches played on Sundays. Home rounds generally see all teams fixtured to play matches at home, meaning that on alternate Sundays there are generally no matches scheduled at the home reserve. The relatively low utilisation of Digman Reserve for both training and matches is consistent with an overall aim of minimising the impact on surrounding residents from the introduction a winter tenant.
4. A collegiate relationship already exists between the Gellibrand Cricket Club and the Barnstoneworth United Soccer Club. This will assist when the cricket club has to begin sharing the pavilion with another club.
5. The siting of the eastern soccer pitch off the eastern turf centre wicket will ensure that there will be no interruption to the availability of the oval and the turf pitch at the commencement of each cricket season.

## 6.2. Location of the Pavilion

Due to the current poor condition and functionality of the Digman Reserve pavilion and the likelihood that a new building may be required for the reserve in the future, the master planning process presented the ideal opportunity to assess whether the current central location was the optimal site for a pavilion. The two options considered were:

- Retention of the pavilion in a central location.
- Relocation of the pavilion to the eastern end of the reserve, adjacent to the cricket practice nets.

A strengths and constraints assessment of each option formed part of the decision-making process, as did the assumption that there would be a winter tenant at the reserve.

### Central Location



### **Strengths**

- Main configuration and layout of the reserve remains unchanged.
- Players and spectators using the sporting facilities at each end of the reserve have equal access to amenities.

- Shade and shelter is provided equally for spectators viewing both senior cricket ovals and both proposed soccer pitches.
- Presents an opportunity to expand the capacity of the existing off-street car park adjacent to the pavilion.
- Presents an opportunity to increase the off-street car parking by utilising the land north of the cricket practice nets.
- Reduces the likelihood of town planning objections if a pavilion development occurs at the existing location.
- All required services are available at the site for either an upgrade and extension of the existing pavilion, or the construction of a new pavilion (reduces costs).
- Provides the option for Council to stage works, ie. upgrade facilities to meet the short-term needs of the Gellibrand Cricket Club, with a second stage of works to follow to accommodate any additional facility needs for a winter user group.
- Lower risk option for Council to redevelop the existing pavilion to meet the Gellibrand Cricket Club's short-term needs, than to build a new pavilion at the eastern end and the anticipated winter usage does not eventuate.
- Central location for possible future public toilets will be more convenient for playground users.

### **Constraints**

- Removes the opportunity for the reserve to be developed as a long, continuous piece of open space.
- Vehicles driven to the reserve for sport will continue to be largely attracted to the pavilion precinct to access car parking.
- May require Gellibrand Cricket Club to use temporary accommodation during any building works (increased project cost and potentially an added inconvenience for the Club).

### Eastern Location



### **Strengths**

- Presents the opportunity for the reserve to be developed as a long, continuous piece of open space, with the built infrastructure (car parking, pavilion and cricket practice nets) clustered at the edge of the reserve.
- Allows the operations of the Gellibrand Cricket Club to largely continue uninterrupted during the pavilion construction period.
- Vehicles driven to the reserve for sport will be attracted to the eastern end of the reserve to access car parking, reducing the impact of car parking on residential streets.
- Presents an opportunity to retain the central off-street car park.
- Presents an opportunity to explore off-street car parking on the east side of Douglas Parade to Riverside Park.

### **Constraints**

- All spectators viewing sports matches from the pavilion will be looking into the sun during the afternoon, which is the period of the day when most 1st grade senior competitions are scheduled.

- There will be an additional cost to change the configuration of the sports fields (some centre cricket wickets will need to be relocated).
- Players and spectators using the western sports fields will not have close access to the amenities and shelter available at the pavilion. This may require shelters to be provided, which will add to the project cost and will reduce usable open space.
- An eastern pavilion may require a pedestrian crossing to be installed on Douglas Parade to access further parking on the eastern side of Douglas Parade, such as in Riverside Park.
- Relocating the pavilion may trigger planning objections due to the new location.
- There will be additional costs to bring services to the site, with risk of complications.
- Due to an increased distance, there will be a reduction in the relationship between the pavilion and the playground and associated open space.

Having considered all of the factors 'for' and 'against' each of the two pavilion location options, the Project Control Group considered that the central site provides the most sustainable and functional benefits for user groups and residents, and is likely to return some cost savings during any pavilion improvement works.

Appendix 3 shows a schedule of recommended spaces and associated sizes for the proposed new/ upgraded pavilion at Digman Reserve. The schedule has been prepared with reference to the following guidelines and standards for a pavilion servicing cricket and soccer:

- Community Cricket Facility Guidelines, Cricket Australia (2015).
- Facility Standards, Football Federation Victoria (2017).
- Capital Development of Sport and Recreation Facilities Policy, Hobsons Bay City Council (2017).

For reference, the schedule also includes the spaces and areas incorporated into concept floor plans prepared for Council by Hede Architects in 2012.

The estimated total area required for a pavilion to service cricket and soccer is 725sqm, which includes an allowance of 175sqm for outdoor spectator shade and shelter (verandah) to be provided on both the east and west sides, and 30sqm for a curator's store (turf wicket preparation and maintenance equipment). The master plan currently shows the indicative footprint for the pavilion, and suggests that it can be provided as a single storey building. The need to replace/ upgrade the pavilion provides an opportunity for the building to be designed to become a feature of the reserve, with the social rooms to also be available as a meeting/ function space for local residents and groups.

### 6.3. Car Parking

The availability of car parking to adequately service the users of Digman Reserve was an issue identified by some local residents and the Gellibrand Cricket Club prior to the master plan project. During the community consultation, residents identified 'parking' as the second most popular improvement (refer Section 5.2).

The key issues relating to car parking include:

- Lack of available parking.
- Car parking restrictions on residential streets.

The lack of car parking on match days and training days was most commonly cited, and in particular Friday nights when junior cricket matches are played.

As a result, a key focus during the issues analysis phase of the master planning project was to identify options and scenarios to mitigate or eliminate the impact of car parking as an ongoing issue

for residents and for reserve users. This had greater significance when investigating what sport and/or sporting club might be the most compatible as a new winter tenant at the reserve.

The estimated car parking needs on a Saturday afternoon for cricket when all three senior ovals are being used concurrently is 120 spaces, and for the proposed soccer usage is 158 spaces on a Sunday afternoon in winter. (Refer Appendix 4 for projected usage densities at Digman Reserve during summer and winter).

The Traffix Group was engaged to undertake a traffic and parking assessment for Digman Reserve. They combined the reserve usage density data with the knowledge of the existing on-street and off-street car parking capacity within a 200m walkable distance from Digman Reserve, to identify options and scenarios to accommodate the current and projected car parking needs.

There are currently 55 unrestricted car spaces within or immediately abutting Digman Reserve (refer Section 4.4). The master plan shows an increase in this number to approximately 123 car spaces. The total unrestricted car spaces of 123, when constructed and available, should accommodate the cricket players and spectators on any given Saturday.

There are a further 329 on-street parking spaces within approximately 200 metres walking distance of Digman Reserve with 52 spaces in Hobson Street (opposite Digman Reserve) having restricted access between 9.00am – 7.00pm on Saturday & Sundays. This leaves a total potential on-street car park capacity of 277 spaces on the weekend.

The Traffix Group researched aerial photographs of the area around Digman Reserve in winter to assess the level of usage of the 277 spaces at a time that corresponded with the time when the reserve would be used for soccer matches. Their research found that there was 47% occupancy of the available spaces at 11.00am on Sunday 17 May 2015<sup>9</sup>. Applying this percentage occupancy, it can be

<sup>9</sup> Source: Traffic Group Memorandum dated 26 July 2017.

assumed that up to 130 on-road car spaces will be available on Sundays within 200m walking distance of Digman Reserve, plus the 123 unrestricted car spaces, for a total of 253 car spaces. On this basis, the total estimated car parks available on a Sunday within and around Digman Reserve could be as many as 253 when all proposed new car parks are constructed, which should comfortably accommodate the projected car parking needs for soccer players and spectators of 158 spaces on any given Saturday.

The draft master plan placed on public exhibition had assumed that existing planter beds and trees on the north side of High Street would be removed in order to gain the maximum potential of 26 angled car parks. The final master plan now supports the retention of the trees and garden beds in High Street, which will reduce the potential new car parking yield to approximately 19 car spaces. This figure of 19 spaces was used in the calculations described above.

#### **6.4. Pedestrian Paths**

The inclusion of an east-west pedestrian path through the reserve is supported in Council's Open Space Plan (currently in draft), as a strategy to improve mobility throughout the neighbourhood. The path will also be an important inclusion for reserve users, particularly those with poor mobility and those travelling through the reserve from High Street and beyond to access Newport Riverside Park, and other areas along the foreshore.

The path will also be beneficial for park users when the grass is wet, (such as walkers, joggers, and dog walkers), and also for sportspeople and spectators accessing the pavilion from the proposed new eastern reserve car park and the new car parking proposed from the west. Throughout the consultation, there was support from residents for the installation of a path, however, the Gellibrand Cricket Club did not support a path in any form along the northern perimeter fence due to the possible impact on the size of the cricket ovals.

The possibility that a path may result in the cricket oval sizes being reduced is a valid issue, as the oval dimensions are already less than the preferred minimum dimensions for senior cricket (ref. *Community Cricket Facility Guidelines 2015*). To overcome any section of the path unduly encroaching into the cricket field of play, the actual alignment of any new path is recommended to be hard up against the fence along those sections of the path that intersect with the cricket ovals.

This approach won't impact upon the existing fields of play, as currently the cricket oval boundaries are set inside the vegetation that is currently planted along the fence. Whilst the path installation will necessitate the removal of existing vegetation, the vegetation is of poor quality, and the removal of vegetation will only be required in those sections of the path that intersect with the cricket ovals. At other locations along the northern boundary, the path will be able to meander into the reserve, and the vegetation along these sections of the fence retained. See Section 6.5 regarding tank farm screening options, in lieu of vegetation removal.

Mobil would prefer a path not be installed over the fuel pipeline, which is located 5 – 6 metres south of the northern boundary fence (approximately 2 metres underground), however, does not object to it. Mobil noted during meetings the importance for their field staff to have unobstructed access to the fuel pipeline. If a path is constructed, Mobil has suggested that it be unsealed, as this would be easier when having to excavate inspection holes to the pipeline. It was noted that breaking into a sealed path on a regular basis and in different sections will ultimately result in the path becoming uneven and 'patchy' following resurfacing after excavations.

On the balance of the strengths and constraints of installing a path along the northern boundary, it is recommended that a path be constructed. It is further recommended that the path be sealed (In keeping with Council's standard for the construction of pedestrian and shared paths), and that the alignment of the path be immediately adjacent to the fence in those sections of the reserve where the cricket ovals are at their closest point to the northern boundary.

## 6.5. Screening the Tank Farm

The opportunity to plant new trees along the northern boundary is limited due to the fuel pipelines and other subsurface infrastructure along the fence line. In addition, the master plan is recommending that some vegetation along the fence be removed to permit the proposed path to be constructed. Viva Energy also requires unrestricted sightlines to inspect the fence.

This outcome somewhat conflicts with the community's aspiration for improved landscaping and vegetation throughout the reserve, including the planting of more trees to improve the visual and landscape amenity of the reserve, and to help screen the tank farm.

Whilst the master plan is showing some additional tree planting, most of it is proposed at the eastern and western edges of the reserve, and not to screen the views into the tank farm. Importantly, the key constraint to additional plantings occurring along the northern and southern reserve boundaries is the need to maximise the north-south length of the three senior cricket ovals.

It is recommended, therefore, that the use of solid screen panels along the northern boundary fence be investigated, such as the solid panels in place along some sections of the High Street boundary.



View to the tank farm beyond the northern boundary from the eastern sports field and turf cricket pitch

## 7. DIGMAN RESERVE MASTER PLAN

### 7.1. Plan Development

The Digman Reserve Master Plan was developed in response to the following design drivers, some of which were evident prior to the master planning process commencing, and some that emerged during the process:

- The importance of Digman Reserve as a cricket venue, and the general average to poor condition of the cricket ovals and the pavilion facilities.
- The high value placed on the reserve by the local community as a destination for recreation, sport and fitness, and the community's aspiration to build onto these attributes.
- The inadequate provision for car parking to service sporting activities.
- The general support for improving the landscape embellishment of the reserve, such as additional tree planting and park furniture.
- The physical constraints that are present along the northern boundary, and how these may impact future options and scenarios to develop the reserve.
- The general support for the introduction of a winter tenant.

### 7.2. Master Plan Planning Principles

During the master planning process, the Project Control Group developed the following Principles to guide the preparation of the master plan, and which should underpin the future design development of recommended improvement projects.

The Principles respond to the Hobson Bay 2030 Vision priorities, and are consistent with the guiding Principles contained in Council's *Sport and Recreation Strategy 2014*. (See Appendix 5 for a full description of the process to develop the Digman Reserve Design Development Principles).

1. Development options will be multi-purpose, and will accommodate a range of uses on the reserve.
2. Ensure that infrastructure improvements consider the long-term use of the reserve and capacity for future growth.
3. Ensure usage of the reserve takes into account land-use planning adjacent to a major hazard facility, residential amenity and user group impacts.
4. Accommodate a variety of community spaces, including formal and active recreation spaces, and passive open space.
5. Consider the wide range of reserve users and their needs, including the sporting clubs, residents and the local kindergarten.
6. Encourage stakeholder input into the planning for the reserve.
7. Open space elements to be integrated, and to promote passive amenity and enjoyment of the environment.
8. Consider urban access corridors through and around the reserve.
9. The design of the built form will support Council's sustainable development practices and environmental projects.
10. Promote access and connections to, and around the reserve.

### 7.3. Key Directions

The key recommendations and projects identified in the Digman Reserve Master Plan are listed below, and should be read in conjunction with the master plan drawing.

#### Sports Fields

1. Upgrade the surface of the sports fields by installing new sub-surface irrigation and drainage systems, by levelling the surface, and by oversowing, as required.
2. Relocate the eastern synthetic cricket pitch approximately 20 metres west to enlarge the dimensions of this junior cricket oval.

The overlapping boundaries shown in the master plan drawing between this oval and the adjacent turf wicket oval will not be an issue, as cricket won't be played concurrently on both ovals. The eastern cricket oval is a junior oval and will be mainly used for matches on Friday evenings and Saturday mornings. The adjacent oval is predominantly a senior oval and used on Saturday afternoons.

3. Install floodlights to the eastern and western sports fields to facilitate winter use of the reserve. (Refer the *Digman Reserve Soccer Lighting Report, HK Solutions 2017* for a design option).
4. New pavilion – either redevelopment and expansion of the existing pavilion, or construction of new building.

The pavilion will have an estimated total area of 725sqm, and include four player change rooms, an umpires/ referees change room, social rooms with kitchen/ canteen, storage, verandahs on both sides of the building, public toilets, and a Curator's Shed incorporated.

5. Investigate options to contain cricket balls within the cricket practice nets area, such as installing a chain-mesh fence south of the proposed car park, or fully enclosing the facility.

Install a power bollard adjacent to the cricket practice nets to enable a bowling machine to be operated, and consider

installing a combination tap/ bubbler/ dog water bowl for use by cricketers and other park users, including dog walkers.

#### Recreation Improvements

6. Construct a new sealed path network throughout the reserve, including along the northern boundary, as part of the pavilion development project, and as part of the upgrade of the playspace area at the western end of the reserve. The specific alignment will need to be determined during design development. (Refer Section 6.4)
7. Strengthen the connection between Digman Reserve and Newport Riverside Park by installing a pedestrian crossing refuge in Douglas Parade.  
  
This will improve the safety for people accessing the dog off-leash exercise area, and also improve the viability of Newport Riverside Park car park as an overflow car park for people using Digman Reserve for organised sport.
8. Upgrade the reserve playspace, and during the design development consider incorporating complementary park furniture, such as picnic tables, a BBQ, bench seating, and a bubbler. Also, replace the fence around the playspace area.
9. The area of land south of the playground would be a good location to integrate a new active recreation space within the broader playspace precinct. Options to consider include a half-court basketball pad, a tennis hit-up wall, and an outdoor gym.
10. The master plan supports the expansion of the playspace area and the proposed active recreation space by relocating the existing chain-mesh fence east.

The reduction of the size of the sports playing field in this location will not impact the use of the western cricket field or the proposed future soccer uses. The expansion will increase the non-sporting spaces within the reserve, and will create opportunities to further develop the recreational potential of the reserve, which is supported by outcomes from the community engagement conducted during the master plan project.

### Traffic Management

11. The master plan recommends the development of additional off-road car parking within Digman Reserve (up to 49 additional spaces), and supports new car parking options outside the reserve.

The proposed pavilion development project provides an opportunity to expand the existing the central car park from 22 to 38 spaces, and the unused land north of the cricket practice nets has the potential to accommodate an estimated 33 spaces. (Refer Section 6.3)

### Other general park upgrades

12. Install bicycle racks and bench seats at locations to be determined throughout the reserve.
13. Continue to maintain the existing vegetation along the northern boundary, and explore options for greening or screening along the fence line (subject to impacts of underground infrastructure and adjacent landowner requirements). This direction will be subject to the chosen alignment of the proposed path along the northern boundary. (Refer Sections 6.4 and 6.5)
14. Install a bottom rail under the southern boundary fence where additional ball trapment is required for cricket and other ball games.

## 7.4. Project Cost and Prioritisation Plan

The Digman Reserve Master Plan recommends more than 20 separate projects for the reserve. The total estimated cost for full implementation of the master plan is approximately \$5,700,000.

The practicality and order of implementation of all projects has been, and will continue to be, subject to a number of factors and criteria before proceeding, including:

- Availability of funding.

- Current and future priorities of Council, the user groups, and other stakeholders, and user group and community needs.
- Further investigation, research and consultation.

The Master Plan Cost Plan is shown on the following pages. The item number assigned to each project is the same as the numbered symbols on the master plan.

### Notes about the Master Plan Cost Plan

- The directions contained in the master plan do not commit Council or other organisations to a responsibility for funding.
- All capital cost estimates shown in the table are based on works being undertaken by professional contractors, and consultant fees associated with design development and administration have been averaged at 10% of construction costs.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate estimated costs from a Quantity Surveyor (except the floodlighting plan and the sports field investigation report).

Cost exclusions are:

- Construction contingencies.
- Any costs/loss of income, which may be incurred by user groups or Council during construction of projects.
- Goods and Services Tax (GST).

It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program from packaging projects into one larger contract.

## Master Plan Cost and Staging Plan

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
<b>Sports Fields</b>				
1	Upgrade the sports field surface	<ul style="list-style-type: none"> <li>- Spray the grass and remove top 30mm of surface, and both concrete cricket pitches</li> <li>- Remove the existing drainage and irrigation systems</li> <li>- Install a new sub-surface automated irrigation system</li> <li>- Install a new drainage system</li> <li>- Install new turf wickets</li> <li>- Import sandy loam root layer</li> <li>- New turf (kikuyu sods)</li> <li>- Top dress, as require to achieve consistent levels</li> </ul> (Refer <i>Site Investigations Report: Digman Reserve, ETP 2017</i> )	H	\$1,720,000
2	Relocate the eastern cricket pitch	<ul style="list-style-type: none"> <li>- Remove existing pitch</li> <li>- New concrete slab and synthetic cricket pitch surface</li> </ul>	H	\$10,000
3	Install floodlights	<ul style="list-style-type: none"> <li>- Installation of floodlights to eastern sports field, includes poles, luminaires and switchboard</li> </ul> (Refer <i>Digman Reserve Soccer Lighting Report, HK Solutions 2017</i> )	H	\$185,000
4	Install floodlights to the western sports field (future)	- As above	L	\$200,000
5	Pavilion development	<ul style="list-style-type: none"> <li>- Estimated floor area for pavilion 725sqm</li> <li>- Allowance based on rate of \$3,000 per sqm</li> </ul>	M	\$2,175,000
6a	Investigate options to contain cricket balls within the cricket practice nets area	- Allowance based on installation of 5.0m chain-mesh fence: 25m @ \$300	H	\$7,500
6b	Install a power bollard adjacent to the cricket practice nets area		H	\$5,000
6c	Install a combination tap/ drinking fountain/ dog water bowl		H	\$2,500
	Consultant Fees (design, documentation)	@ 10% of project cost		\$430,500
	<b>Sub Total Sports Fields</b>			<b>\$4,735,500</b>

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
<b>Recreation Improvements</b>				
7a	New sealed path along the northern boundary (includes connections to the pavilion)	- Allowance for selected vegetation removal (\$5,000) - Estimated 550m x 2.0m = 1,100sqm @ \$85 (\$73,100)	M	\$93,500
7b	New sealed path within playspace	- Estimated 110m x 1.5m = 165sqm @ \$85 (\$73,100)	M	\$14,000
9	Upgrade playspace	- Allowance for new playground equipment (\$120,000) - Allowance for 2 picnic tables (\$8,000), BBQ (\$12,000), 2 bench seats (\$6,000), and a drinking fountain (\$4,000)	M	\$150,000
10	Install an active recreation facility	- Allowance only (equipment not specified)	M	\$50,000
11	Relocate the fence on the east side of the playspace precinct	- Allowance based on installation of 2.5m chain-mesh fence: 80m @ \$150	M	\$12,000
12	Replace the fence around the playspace area	- Allowance based on installation of post and pipe rail fence on three sides: 140m @ \$250	M	\$35,000
	Consultant Fees (design, documentation)	@ 10% of project cost		\$31,950
	<b>Sub Total Recreation Improvements</b>			<b>\$386,450</b>
<b>Traffic Management</b>				
13	New central car park	- 38 spaces, asphalt with kerb and channel @ \$3,000	M	\$114,000
14	New angled car parking along High Street	- Approximately 19 spaces, gravel surface - Allowance to regrade and form car parks	M	\$25,000
15	New eastern car park	- 33 spaces, asphalt with kerb and channel @ \$3,000 (\$99,000) - New cross-over (\$7,500)	H	\$106,500
16	Seal the existing car park on the corner of Home Road and High Street	- Approximately 14 spaces, spray seal - 495sqm @ \$250	L	\$123,750
17	Pedestrian crossing refuge	- Allowance only (no design)	L	\$85,000
	Consultant Fees (design, documentation)	@ 10% of project cost		\$45,425
	<b>Sub Total Traffic Management</b>			<b>\$385,675</b>

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
	<b>Other General Park Upgrades</b>			
	Install bicycle racks and bench seats	- Allowance for 2 bike racks @ \$500 (\$1,000) - Allowance for 6 bench seats @ \$1,500 (\$9,000)	H	\$10,000
	Explore options for greening or screening along the fence line	- Allowance only (no design)	M	\$150,000
	Install a bottom rail under the southern boundary fence	- Allowance is for half the southern boundary to be retrofitted: 150m @ \$25	H	\$3,750
	Consultant Fees (design, documentation)	@ 10% of project cost		\$16,375
	<b>Sub Total Other General Park Upgrades</b>			<b>\$180,125</b>
	<b>TOTAL MASTER PLAN COSTS (ex GST)</b>			<b>\$ 5,687,750</b>

# Appendix 1

## Local Context: What We Know

V2 MARCH 2017

### DIGMAN RESERVE

Digman Reserve is a 4.2 hectare public reserve in Newport, bounded by Douglas Parade, Home Road and Hobson Street. The reserve comprises of 4 ovals, a sports pavilion, cricket training nets and a 22 space carpark.

A local playground to the west includes 2 combination units and a set of swings for a variety of age groups. Councils current Playspace Strategy identifies the playground as local playspace, smaller in scale to service the local area.

### LOCATION

- The reserve is located in Newport and is part of The Strand Ward in the City of Hobsons Bay.
- Adjacent to industrial land to the north and east.
- Connects to residential properties to the south and west.
- Located within 800m of shops on Hall Street.

### PUBLIC OPEN SPACE

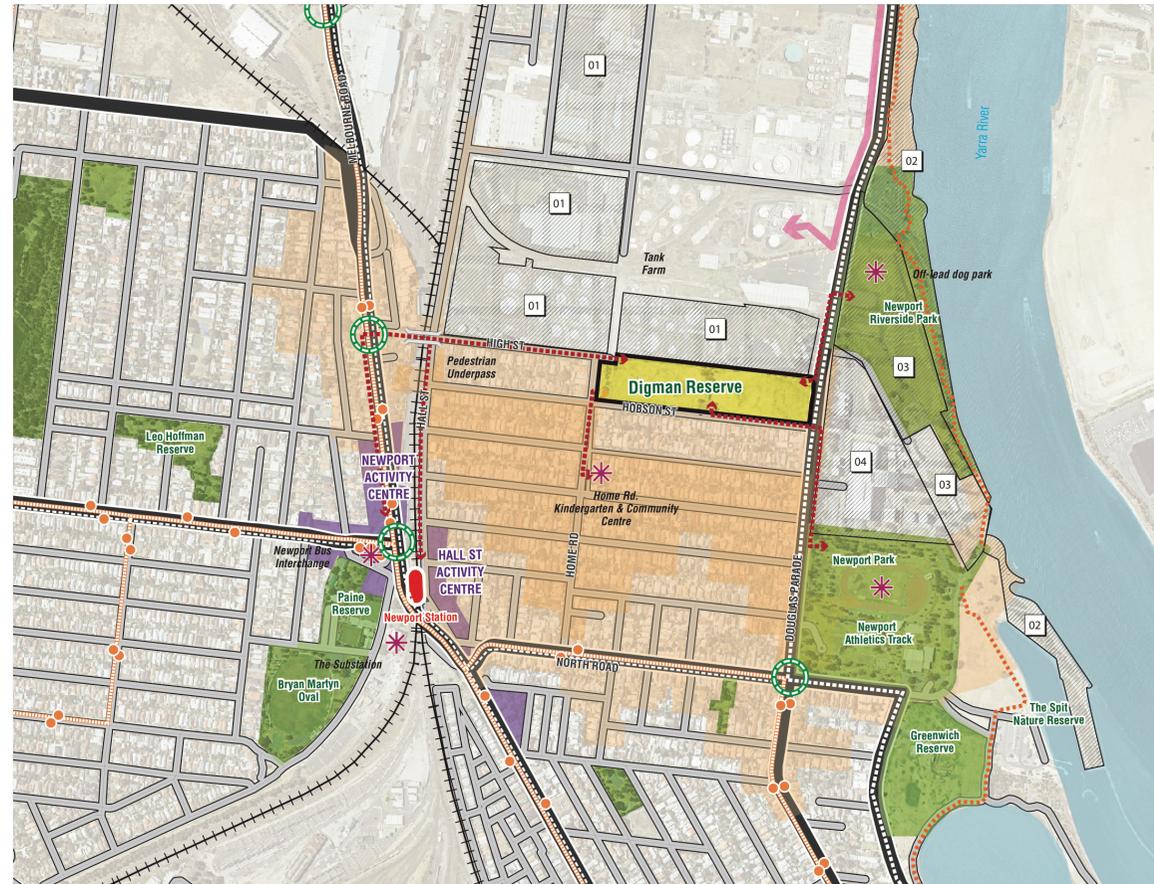
- Newport Riverside Park and Newport Park are within 400m walking distance, however must be accessed by crossing Douglas Parade.
- Greenwich Reserve is 1km away from the reserve.
- Access to other reserves and ovals (west) are over 1km away, separated by the rail line along Hall Street.

### TRAFFIC/TRANSPORT

- Douglas Parade is a VicRoads large vehicle route and main connector to Yarraville and the Williamstown Activity Centre.
- Hobson Street and Home Road are connector roads along the southern and western sides of the reserve.
- Bus routes run along Melbourne Road and North Road, the closest bus stop is 800m (approximately) from the reserve.
- Limited parking options exist around the reserve, excluding residential streets.
- Newport Train Station within 800m walking distance from the reserve.
- On road bicycle route exists along Douglas Parade.

### PEDESTRIAN MOVEMENT

- Douglas Parade does not have a pedestrian crossing in close proximity of the reserve.
- Closest traffic lights are at the corner of North Road, almost 600m from of the reserve.
- Pedestrian rail underpass located along Hall Street (at the end of High Street), provides access from the reserve across Melbourne Road to Newport West.
- No formal footpath access around the reserve.
- Access through the reserve is via open space with no formal footpath network.



### LEGEND

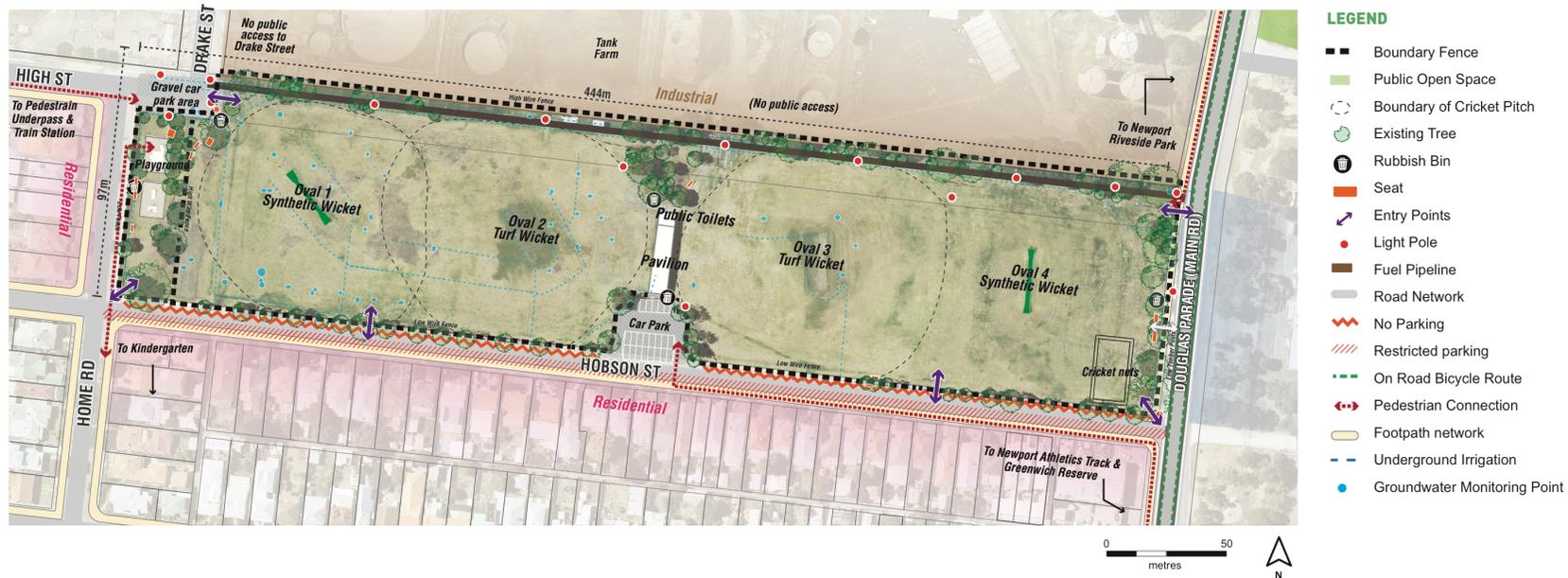
Digman Reserve	Road Network	Bus Route	Pedestrian Connection to Key Local Destination	Land Ownership (Indicative)
Public Open Space	Train Station	Coastal Trail (shared path)	Signalised Pedestrian Crossing	Shell Co. Of Australia/Viva Energy
Retail/Commercial Use	Train Line	On Road Bicycle Route	400m Walking Catchment (5 min. walk)	Port of Melbourne Corporation
Major Road	Bus Stop	Large Vehicle Route	800m Walking Catchment (10 min. walk)	Department of Sustainability & Environment
				AES Transpower Holdings Pty. Ltd./Ecogen Energy



## Appendix 2

# Site Assessment: Existing Conditions & Key Issues

V2 MARCH 2017



### SITE CONDITIONS

- The site is narrow measuring 444m x 97m, limiting formal sporting uses.
- Complex underground infrastructure which services multiple authorities and may affect future development options.
- A fuel pipeline exists along the north boundary. Construction and permanent development not allowed within a significant distance.
- No buffer zone exists around playing areas due to dimension of the ovals. Oval boundaries extend to the fence line on Hobson Street.
- Existing sports pavilion and public toilets are outdated.
- Landscaping and trees around the perimeter provide a green buffer to industrial uses, however presents security concerns for the northern tank farm. Planting is restricted around the pipeline.
- A number of trees require pruning and/or removal due to life stage and condition. A review is underway by Council with some interim works in progress.
- There are noted issues with drainage and water ponding to the ovals.
- There are bore holes and ground water monitoring points of which reporting is via the Viva Energy Community Liaison Group.

### PARKING

- Parking is not permitted on the north side of Hobson Street.
- Restricted weekend parking on the south side of Hobson Street.
- Concerns raised that reserve visitors occupy Hobson Street on weeknights, reducing residential parking options.
- An unsealed area of road near the north western corner of the reserve is used for informal parking, conflicts with truck turning.

### ACCESS & CONNECTIONS

- Lack of defined pedestrian access throughout the reserve.
- Entry points along Hobson Street do not connect to a footpath.
- No paths exist around the site.
- The playground is protected from formal sport by a high fence for protection, however is separated from the reserve.

### USAGE

- Used by the local cricket club for matches and training in summer for both senior and junior competition (45 Senior, 70 Junior and 93 Milo participants).
- A limited cricket competition in winter exists.
- It has been observed that the community use the reserve for cricket, active recreation, dog walking and personal exercise.
- The playground is used by the local community and Home Road Kindergarten.
- The Pavilion is unable to accommodate current capacity for 4 Senior and 6 Junior teams (current membership).

## Appendix 3

### Potential Spatial Schedule for the Pavilion

Accommodation	Existing Provision Areas (m2)	Peak Body Guidelines Areas (m2)	HEDE Architects Scheme Areas (m2)	Council Standard* Areas (m2)	Recommended Areas (m2)	Comments	
<b>Gellibrand Cricket Club, plus Winter Tenant (Soccer)</b>							
<b>Change Rooms</b>		<b>FFV</b>	<b>Cricket Victoria</b>	<b>Scheme B</b>			
Home Change 1	39.5	25	20-30	42	20-30	25	Potential for two home change rooms to be connected by roller door (or operable wall) to enable the combined space to be utilised by one team on training nights (winter)
Home Amenities 1	9	-	20-25	14	10-15	20	Allows for 2 pans, 3 showers, 2 hand basins
Home Change 2	-	20	20-30	-	20-30	20	
Home Amenities 2	-	-	20-25	-	10-15	15	Allows for 2 pans, 2 showers, 2 hand basins
Away Change 1	included in above	25	20-30	42	20-30	25	Potential for the away change rooms to be connected to the social space by operable wall, to enable the available space for social functions to be enlarged
Away Amenities 1	included in above	-	20-25	14	10-15	20	Allows for 2 pans, 2 showers, 2 hand basins
Away Change 2	-	20	20-30	-	20-30	20	
Away Amenities 2	-	-	20-25	-	10-15	15	Allows for 2 pans, 2 showers, 2 hand basins
Accessible WC & Shower (both change)	-	-	-	12	-	9	
Umpires/ Referees Change Room	-	20	15	18	8-20	20	To be unisex
<b>Other Spaces</b>							
Social Room	30	-	100-150	96	50-100	100	Potential for the away change rooms to be connected to the social space by operable wall, to enable the available space for social functions to be enlarged
Internal Toilets (incl. accessible WC with baby change facility)	13.5	-		26	-	30	Allows for 2 pans, 2 hand basin in each toilet area, plus one accessible WC
Kitchen/ Canteen	6.5	-	15-25	21	20-25	25	
Bar	-	-	-	-	-	8	
Kitchen/ Bar Store	-	-	8	included in above	-	8	
Administration/ Office	-	-	15	-	-	0	
Scorers	-	-	3	-	-	0	
1st Aid	-	-	10	6	10	10	
Cleaner/Services	-	-	5	-	3	5	
Internal Store	-	-	30	6	10-20	20	
External Store	15.5	-	30	15	10-20	40	Needs to accommodate portable goals
Curators Shed	11	-	60	-	-	30	Existing Curators Shed is a shipping container
Public Toilets (incl. accessible WC)	18	-	-	see internal toilets	-	26	
Circulation space	9.5	-	-	29	-	25	
Covered Viewing Area	79.5	-	-	229	25-100	175	
<b>Total Net Area</b>	<b>232</b>	<b>110.0</b>	<b>451.0-571.0</b>	<b>570.0</b>	<b>256.0-478.0</b>	<b>691.00</b>	Includes 175sqm of verandah/ covered spectator area
<b>Grossing (walls, partitions)</b>	<b>27.5</b>			<b>24.0</b>	<b>-</b>	<b>34.55</b>	
<b>Total Building Area</b>	<b>259.5</b>	<b>110.0</b>		<b>594.0</b>	<b>256.0-478.0</b>	<b>725.55</b>	

\* Council Standard refers to the guidelines outlined in Council's *Capital Development of Sport and Recreation Facilities Policy*

## Appendix 4

### Projected Usage Densities at Digman Reserve

Use	Day	Team	Time	No. of Players	Umpires/ Coaches/ Officials	No. of Parents/ Spectators	Estimated No. of Vehicles	Comments
<b>Summer actual (Gellibrand Cricket Club)</b>								
TRAINING	Monday	U15s (Fri)	4.30-5.45pm	15	2	0	2	
	Tuesday	U15s (Sat), U17s	4.30-6.00pm	20	3	0	3	
		Seniors	5.45 - 7.30pm	25	4	0	25	
	Wednesday	U11s	4.30-5.45pm	20	3	5	8	
	Thursday	U15s (Sat), U17s	4.30-6.00pm	25	3	2	5	
		Seniors	5.45 - 7.30pm	30	4	6	35	Club supporters attend the Thursday team selection night
	Friday	Milo	3.45-5.00pm	60	10	50	50	
MATCHES		U11s or U13s	5.00-7.30pm	48	8	20	24	Allows for two teams of players, coaches and parents/ spectators for each match (1 match each day)
	Saturday	U15s	8.00-11.30am	24	8	15	20	
		Seniors (turf)	12.30-6.30pm	44	16	50	100	Allows for two teams of players, coaches and parents/ spectators for each match (2 turf matches)
		Seniors (west oval)	1.00-6.00pm	22	2	6	30	Allows for two teams of players, coaches and parents/ spectators for the match on the west field
					<b>Total Saturday</b>	<b>130</b>	Highest daily density in Summer is Saturday 12.30-6.00pm	
<b>Winter Tenant (Soccer) - based on a Bamstoneworth United Football Club 's 4 x senior mens and 1 x senior womens using Digman Reserve</b>								
TRAINING	Monday	-	-	-	-	-	-	
	Tuesday	-	-	-	-	-	-	
	Wednesday	Mens x 4 teams	6.30-8.30pm	40	12	10	55	Assume most supporters arrive close to the end of training, when some players will be leaving
	Thursday	Womens x 1	7.00-8.15pm	12	4	5	16	
	Friday	-	-	-	-	-	-	
MATCHES	Saturday	-	-	-	-	-	-	
	Sunday	Morning Team	10.00-11.45am	30	8	20	58	Assumes mens teams spectators = 10 each club
		Ladies		30	9	50	89	Assumes ladies teams spectators = 25 each club
		35+	12.30pm-2.15pm	30	8	10	48	Assumes over 35+ mens teams spectators = 10 each club
		Reserves	1.00-2.45pm	30	8	30 (20)	58	Assumes Reserves teams spectators = 15 each club However, the actual number of 'new' spectators for which a vehicle needs to be counted is 20 (bracket number), as some of the 30 spectators have already been counted as players, officials or spectators with the 35+ match or the Seniors match.
		Seniors	3.00-4.45pm	30	9	60 (30)	69	Assumes Senior teams spectators = 30 each club However, the actual number of 'new' spectators for which a vehicle needs to be counted is 30 (bracket number), as some of the 30 spectators have already been counted as players, officials or spectators with the 35+ match or the Reserves match.
					<b>Total Saturday a.m.</b>	<b>147</b>		
					<b>Total Saturday p.m.</b>	<b>175</b>	Highest daily density in Winter every second Sunday is 2.00 - 3.00pm	
<b>Estimated car parks required</b> (Using Traffic Group recommended ratios (Players = 1 car, Umpires/ Coach/ Official = 0.8 car, Spectators = 0.7 car)								
		<b>Players</b>	<b>Umpires/ Coach/ Official</b>	<b>Spectator</b>			<b>Total</b>	
	<b>Cricket</b>	66	14.4	39.2			<b>120</b>	
	<b>Soccer</b>	90	20	48			<b>158</b>	

## Appendix 5

### Digman Reserve Design Development Principles

Hobsons Bay 2030 Vision Priorities	Relevant to Digman Reserve	Sport and Recreation Strategy (2014) Guiding Principles and Goals	Digman Reserve Development Principles	Directional Guidance for PCG
1 Visionary, vibrant, accountable urban planning	Plan for growth yet sympathetic to heritage/environment (protect) and neighbourhood character. Aim to create safe, vibrant, shared community spaces to facilitate connectedness and more engagement	<u>Multi-use and Flexibility</u> Plan and develop facilities and resources that support multiple-uses and users, and have capacity to adapt to changing community needs. <u>Health and Wellbeing</u> Pursue opportunities that support the objectives of the Health and Wellbeing Plan and support the community's participation in sport and recreation. <u>Goal:</u> Deliver quality community infrastructure, supportive of all community needs and conducive to recreation.	Development options will be multi-purpose, and will accommodate a range of uses on the reserve.  Ensure that infrastructure improvements consider the long term use of the reserve and capacity for future growth.  Ensure usage of the reserve takes into account land-use planning next to a major hazard facility, residential amenity and stakeholder impacts.	- The master plan incorporates a range of uses suitable to the land holding in summer and winter. Consider potential offset training programs or other uses to minimise development at the reserve yet deliver land use maximisation. - Level of capital expenditure should be considered in line with usage demand and future growth implications. - Population density and design should consider MHF requirements, in addition to adjacent stakeholders.
2 Community wellbeing and inter-connection	Access community services, encourage the community to participate in activities (formal and informal recreation) through various groups in a safe environment	<u>Health and Wellbeing</u> Pursue opportunities that support the objectives of the Health and Wellbeing Plan and support the community's participation in sport and recreation. <u>Building Stronger Communities</u> Work in partnership with and empower the community and other stakeholders to use sport and recreation as a means to help build stronger and more resilient communities. <u>Goal:</u> Enable our people to be active. <u>Goal:</u> Strengthen support and connections between community and sporting clubs. <u>Goal:</u> Raise awareness and enable people to actively participate in sport and recreation.	Accommodate a variety of community spaces, including the use of formal and active recreation and passive open space.  Consider the wide range of reserve users and their needs, including the sporting clubs, residents and the local kindergarten.	- Options should consider a broad range or reserve users based on demand for formal sport but also for local residents need to access open space for active recreation, play space or passive amenity. - Access by the local residents for play space and kindergarten users should be continued.
3 Growth through innovation, access to local jobs, technology and education	Jobs creation, promotion of education, local business and tourism	<u>Building Stronger Communities</u> Work in partnership with and empower the community and other stakeholders to use sport and recreation as a means to help build stronger and more resilient communities.	Encourage stakeholder input into the planning for the reserve.	- Ensure playspace can accommodate needs of local kindergarten education programs. - Identify recreational and open space embellishments that will increase local residents' passive use of the reserve. - Pavilion upgrades will improve the amenity and functionality of off-field facilities for sports user groups, thereby improving their sustainability and capability to continue to provide sports participation opportunities for residents.
4 Proactive enrichment, expansion and conservation of the natural and urban environment	Provide green areas for all, promote flora and fauna, urban access corridors, encourage activity. Practical and innovative, safe access to the environment		Open space elements to be integrated, and to promote passive amenity and enjoyment of the environment.  Consider urban access corridors through and around the reserve.	- Protect and strengthen vegetation throughout the reserve, where possible; provide ways for passive users to enjoy the natural environment (e.g. seating, shade). - Promote open space elements via connections through the reserve for all users (e.g. gateways, natural access points).
5 Activate sustainable practices	Lead and support climate change, water management, green house gas - innovation, inspiration, collaboration	<u>Sustainable Development</u> Focus on sustainable practices in the planning, development and delivery of sport and recreation infrastructure, services and programs.	The design of the built form will support Council's sustainable development practices and environmental projects.	- Minimise building footprint and construction through innovative design. - Design reflects Council's sustainability policies, including (but not limited to) ESD design, conservation and water management planning. - K8Where possible and practical, support unsealed landscape embellishments, e.g. paths and car and parks.
6 An accessible and connected community	Improve and increase integrated transport for all users.	<u>Access and Equity</u> Provide an accessible, equitable and inclusive approach to the provision of sport and recreation facilities and activities. <u>Goal:</u> Enable our people to be active	Promote access and connections to, and around the reserve.	- Uses must consider parking requirements and residential impacts. - Develop alternate parking strategies to minimise impacts to residents. - Design to encourage accessibility for walking and/or cyclists.