

IVANHOE SPORTS PRECINCT PLAN

DRAFT ISSUES AND OPTIONS REPORT

MAY 2021



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1. Introduction

1.1 The Project

Ivanhoe Park is one of Banyule's prime reserves and supports a number of sporting activities including football, cricket, lawn bowls, croquet and tennis. Chelsworth Park and Ivanhoe Recreation Reserve (John Street Reserve) are located within close proximity to Ivanhoe Park and collectively these three sites form a very significant sporting precinct serving the local and broader community.

In 2011/2012, Banyule City Council (Council) embarked on a master plan process for Ivanhoe Park with the objective to ensure best outcomes for the community, improve facilities and amenities and deliver a long-term sustainable plan for the Park. The adoption of the plan was deferred however a number of initiatives have been implemented including the redevelopment of the sports pavilion.

There are now exciting opportunities to be realised, new community needs, growing sporting club demands and unresolved issues over the past 18 months that have heightened the need for broader planning across Ivanhoe's sporting facilities which are under leased and license to a number of organisations.

This has included:

- Budget submission by Ivanhoe Park Croquet Club to provide \$10,000 to support a scoping study to extend the playing field to regulation size and install lighting.
- Budget submission from East Ivanhoe and Ivanhoe Bowling for \$50,000 to conduct a feasibility study for the merger of Ivanhoe and East Ivanhoe Bowling Clubs and the relocation of Ivanhoe to East Ivanhoe.
- Submissions of interests and proposals from Ivanhoe Netball Club for netball training and club facilities at Ivanhoe Park.
- Recent upgrade of facilities of Ivanhoe Tennis Club (Ivanhoe Recreation Reserve).
- Ivanhoe Junior Football Club and Ivanhoe Netball Club have expressed their interest to merge.

Decisions about the best use of the facilities in the future and how to maximise the opportunities and outcomes are difficult to make without a plan that properly considers the possibilities, needs of existing clubs, new demands and expectations from broader community.

Council has engaged Otium Planning Group (OPG) to work in collaboration with the Council and community to prepare an Ivanhoe Sports Precinct Plan. The Plan will guide Council's decision making, explore opportunities and options, set future directions for the use of the sports precinct and meet the future needs of sporting clubs and the community.

The study's primary focus is on Ivanhoe Park, at The Boulevard, Ivanhoe. The study will consider nearby facilities that provide a recreational or partnership opportunity including Ivanhoe Recreation Reserve (John Street) and Chelsworth Park, Ivanhoe.

1.2 Methodology

The study includes the following key tasks:

- A review of the Banyule City Council recreation and open space strategies and other relevant strategies and research relevant to the project. This includes analysis of tenant club strategic plans and requirements if available.
- Current and future service assessment and plan. The assessment will examine the current use and future trends including reviewing projected participation rates and population and demographic impacts.
- Site and facilities review, including:
 - Review of site constraints and opportunities including planning zones and overlays.

- An assessment against fit-for-service. We will examine the capabilities of facilities to meet the current and future needs of tenants and other possible user groups.
- Determine the best location for facilities.
- Stakeholder and community engagement process. A representative engagement process with tenants, relevant sporting associations, key stakeholders and reserve users to determine reserve requirements. The engagement process will encompass the many stakeholder and community views, interests and ideas for the reserve.
- Provide an analysis of other issues like governance, management models, operational and whole of life cycle costs, and funding models.
- Identify development plan options and a list of prioritised recommendations.
- A functional design brief for development options will inform the landscape architect on their preparation of Concept Master Plans. This will also include the potential for netball to enter the site. The brief will include design principles and a development component schedule for each recommended improvement and will consider relevant sports facility guidelines, legislation and standards.
- An independent Quantity Surveyor will determine a high-level cost plan for recommended development options.
- A report will be prepared summarising key findings and include a project scope for recommended development options, Master Plan, project cost and implementation schedule. The report will identify the benefits of the project, why it is needed and how it will be delivered.

1.3 Project Reference Group

Council developed a "Project Reference Group" for the Ivanhoe Sports Precinct Plan project as a means of providing key stakeholder input into the development of the Plan. The group was not a formal committee but rather a reference group that was established by Council for the purpose of consultation for this Plan.

The purpose of group was to:

Work with Council to prepare the plan for the Ivanhoe Sports Precinct that strategically positions the reserves, facilities and clubs, explores synergies, realised opportunities and supports the growing community and sporting club needs for the future.

The objectives of group were:

Members of the reference group will be required to share their knowledge, experiences and ideas for Ivanhoe Park to help inform the plan and guide its key directions. As a key stakeholder Council wants to ensure that needs and challenges of the existing and potential clubs are explored and addressed, and opportunities maximised through the plan.

Membership of the Reference Group included Council Officers, two Councillors, sporting club representatives plus three representatives from the Chelsworth Park Reference Group. The sporting clubs included:

- Ivanhoe Junior Football Club
- Ivanhoe Netball Club
- Ivanhoe Cricket Club
- Ivanhoe Amateur Football Club
- Ivanhoe Park Croquet Club
- Ivanhoe Tennis Club
- East Ivanhoe Bowling Club
- Ivanhoe Bowling Club

Since the projects' inception the group has met four times to discuss options, share knowledge, experience and ideas to help inform the plan and guide its key directions.

1.4 Project Progress and Next Steps

The figure below shows the progress of project and next steps.

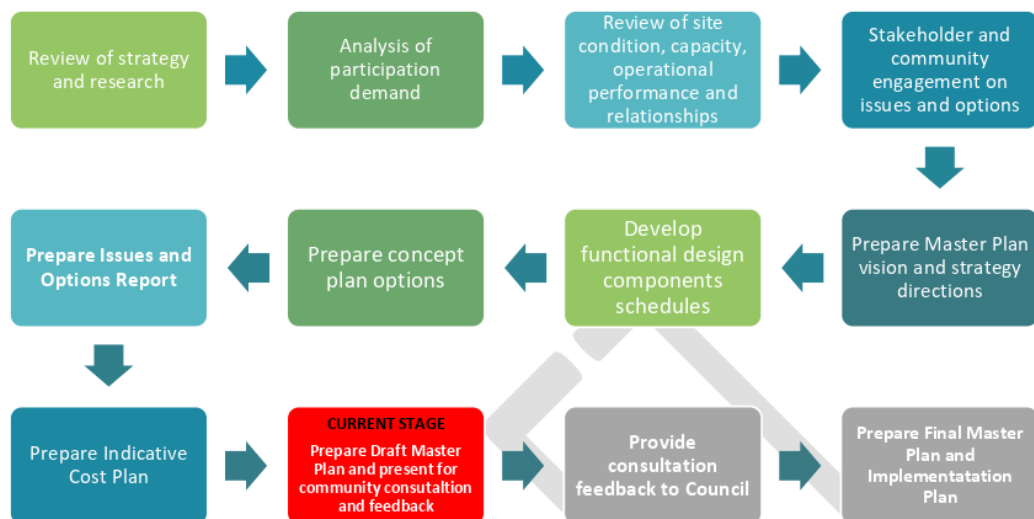


Figure 1: Project Progress

2. Who Are We Planning For?

2.1 The Project Area

Ivanhoe Park, Ivanhoe Recreation Reserve (John Street) and Chelsworth Park comprise the Ivanhoe Sports Precinct and are located within Ivanhoe, a suburb of the Banyule City Council. The map below shows the location within the municipality of the three sites.

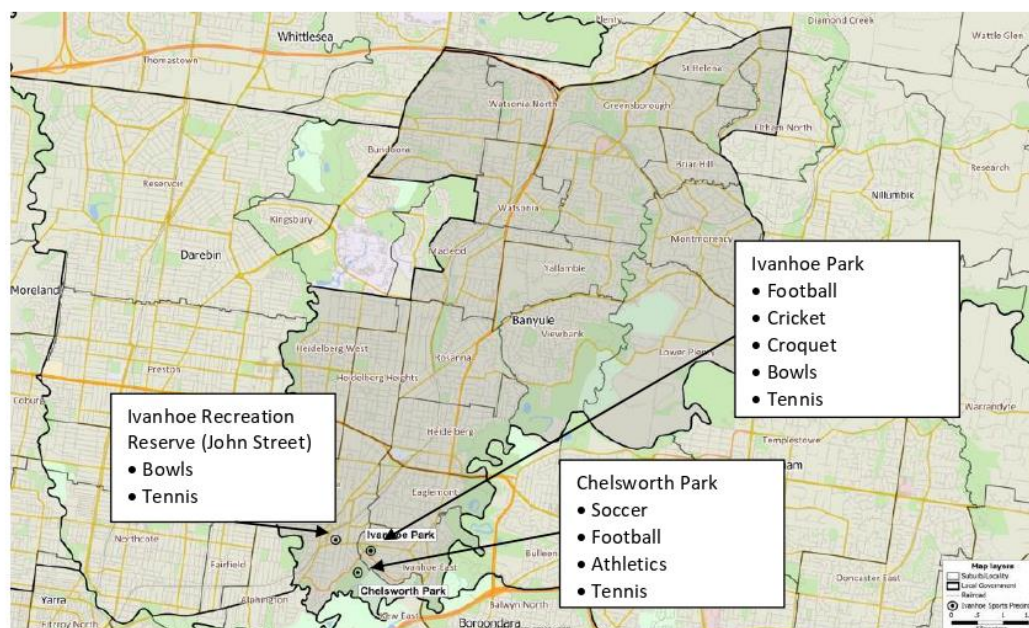


Figure 2: Project Site Map

2.2 Demographic Review

The following section summarises the key population and demographic characteristics and trends likely to impact future participation in sport and recreation within the Banyule area. The population and demographic profile are based wherever possible on the 2016 ABS Census data and has been sourced from .id, an online company that analyses ABS Census data.

The following provides a snapshot of the current demographic and population characteristics. A detailed demographic review is provided in **Appendix 1**.

Population

- The City of Banyule local government area has an Estimated Resident Population for 2020 of 134,047.
- The Estimated Resident Population for 2020 for the Ivanhoe and Ivanhoe East area is 19,234 people.
- Analysis of the five-year age groups of the City of Banyule in 2016 compared to Greater Melbourne shows that there was a similar proportion of people in the younger age groups (under 15 years) and a higher proportion of people in the older age groups (65 years and over).
- Analysis of the five year age groups of the Ivanhoe area in 2016 compared to the City of Banyule shows that there was a smaller proportion of people in the younger age groups (under 15 years) (16.8% compared to

18.1%) and a smaller proportion of people in the older age groups (65 years and over) (16.1% compared to 17.4%).

- The City of Banyule has a larger percentage of people aged 65 to 69 (5.4%) and 70 to 74 (4.1%) than there is in Greater Melbourne (4.4% and 3.3% respectively) while there is a smaller percentage of the population in the 25 to 29 years age bracket (6.5% compared to 8.1%) and 20 to 24 years (6.1% compared to 7.4%). The age group that experienced the largest growth in total numbers between 2011 and 2016 was the 65 to 69 years age group which grew by 1,140 residents.
- More than half of the population in Banyule falls into the age bracket that is considered the most likely to make use of recreation and sporting facilities (5 – 49 years). In Banyule this age group accounts for 57.9% of the population, which is slightly lower than that in the Greater Melbourne area (62.7%). In the Ivanhoe area this age group accounts for 58.3% of the total population, slightly larger than the total Banyule Council area but smaller than the Greater Melbourne area.

Diversity

- Cultural diversity is relatively low with 23.4% of residents being born overseas, and 21.6% speaking a language other than English at home, compared to 33.8% and 32.3% in Greater Melbourne.

Disadvantage and Social Capital

- Individual income levels in the City of Banyule in 2016 compared to Greater Melbourne shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low-income people (those earning less than \$500 per week).
- There is a low level of disadvantage in Banyule with the municipality ranking 11th on the SEIFA Index of Relative Social-Economic Disadvantage with a score of 1,055 in 2016.

Future Population

- It is expected that the population within the City of Banyule area will increase by 15.2% from 127,699 in 2016 to 147,098 in 2036. The largest annual average rate of change is predicted to occur between 2016 and 2021 before slowing down.
- The population in the Ivanhoe and Ivanhoe East area is predicted to increase to 21,539 by 2036 which is an increase of approximately 12% from the current population.

The Grounds Housing Development

The Grounds Housing Development project located to the south east of Ivanhoe Park is estimated to include 118 new residential dwellings (107 apartments and 11 townhouses) accommodating approximately 200 additional people. The type of housing stock is likely to be two to three-bedroom accommodation which will attract either single people, couples with no children or older couples. Ivanhoe Park will be the closest area of public open space to the development and will be highly valued and used by residents of The Grounds due to the lack of private open space in the development.

The aerial image on the following page indicates the location of the proposed development.



Figure 3: Proposed Grounds Housing Development Site

2.2.1 Key Findings from Demographic Review

In summary the review indicates:

- The Banyule population is predicted to grow by 15% between 2016 and 2036 with an increased growth in the middle and older age groups.
- While the age groups that account for the largest proportion of the population are from 35 – 44 years.
- The age groups that are predicted to grow the most are those aged 75 to 79 years (increasing from 2.9% to 3.8% of the total population).
- The population has low levels of disadvantage and has a relatively high level of disposable income.
- There is also a low level of diversity within the community when compared to the Greater Melbourne region, with more residents having been born in Australia and English being the predominant language in more households.
- The introduction of 2,300 more residents in the Ivanhoe and Ivanhoe East region indicates a need to upgrade the current space not only for organised sporting events but so that residents have access to good open space areas for passive and unstructured recreation for simple activities like walking the dog.

3. Site Review

3.1 Ivanhoe Sports Precinct

The Ivanhoe Sports Precinct includes the following three Council Reserves:

- Ivanhoe Park
- Chelsworth Park
- Ivanhoe Recreation Reserve (John Street)

Council owns and maintains all built assets at Ivanhoe Park and Ivanhoe Recreation Reserve (John Street). Chelsworth Park is owned by Council however is leased to Ivanhoe Grammar School for use as the schools' sporting facilities under a 20-year agreement.

The sites are located within close proximity to each other and serve the open space, unstructured recreation and structured sporting needs for the residents of Ivanhoe and surrounding neighbourhoods. The precinct is the major sports hub in Ivanhoe and is currently home to over ten different sports and community groups.

The aerial image below shows the location of the three sites within the Ivanhoe Sports Precinct.

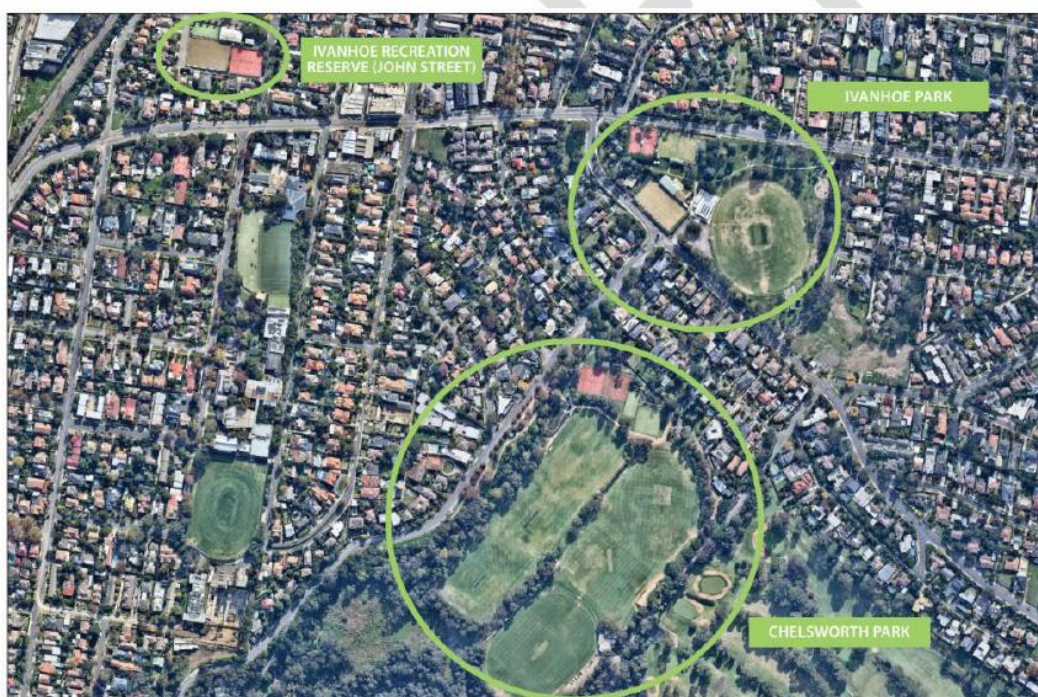


Figure 4: Ivanhoe Sports Precinct Location Map

3.2 Ivanhoe Park

Ivanhoe Park is bordered by Lower Heidelberg Road, The Boulevard and Wamba Road in Ivanhoe and is the central hub for the Sports Precinct.

The site is accessible by public transport (predominantly bus and the local station is Ivanhoe Station) however the topography of the land is quite steep and is not accessible for anyone who is not able bodied. The site is also accessible by car, with limited disability parking and access.



Figure 5: Aerial View of Ivanhoe Park

The table on the following page provides a summary of the current facilities, uses and comments/issues at Ivanhoe Park.

Table 1: Ivanhoe Park Facilities

Facility	Users	Comments /Issues
Sports Oval	AFL, Cricket, Community	Surface in poor condition – requires refurbishment Turf wicket practise recently upgraded
Sports Oval Pavilion	AFL, Cricket, Community	Newly upgraded, lacks storage
Bowls Sports Club Rooms	Bowls and Community	<ul style="list-style-type: none"> • OHS and access issues into club house • Lack of frontage /visibility from road • Limited car parking for disability
Bowling Green • 2 greens (12 rinks)	Bowls and Community	Greens are not suitable for Division One competition – insufficient length
Bowls Caretaker Home	Bowls	Limited access, unsure of state of home
Tennis Courts • 2 en tout cas courts	Tennis	Poor surface condition
Croquet Sports Club 4 croquet courts	Croquet	<ul style="list-style-type: none"> • Greens are in good condition, however not to regulation length for competitions • OHS and access issues into club house • Building has heritage overlay
Car Parking	All users	<ul style="list-style-type: none"> • Informal/unsealed surface • Lack of formal parking bays • Non-complaint accessible parking • Parking compacting tree roots
Play Space	All users	<ul style="list-style-type: none"> • Highly valued and well utilised by local community • Currently being replaced as part of asset management program
Public Toilets	All users	<ul style="list-style-type: none"> • No longer meet contemporary design • Not accessible • Safety concerns
General	All users	<ul style="list-style-type: none"> • Vegetation area on the corner of Lower Heidelberg Rd and The Boulevard has poor passive surveillance • Park lighting poor • Walking paths uneven • Limited shade • Limited access to drinking water

3.2.1 Site Assessment

The following image details the key issues at the site:



Figure 6: Ivanhoe Park Existing Conditions Map

3.2.2 Current Tenants Arrangements

Ivanhoe Park is home to the following clubs under a range of occupancy arrangements as detailed in the table below.

Table 2: Ivanhoe Park User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Ivanhoe Amateur Football Club	Winter Season	Seasonal allocation	114 (60M/54F)
Ivanhoe Junior Football Club	Winter Season	Seasonal allocation	350 (260M/90F)
Ivanhoe Cricket Club	Summer Season	Seasonal allocation	134 (128M/6F)
Ivanhoe Park Croquet Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	74 (21M/53F)
East Ivanhoe Bowling Club Inc	All year	5 Year Lease: 1 July 2015 – 30 June 2020	65 (50 active playing)
Ivanhoe Tennis Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	156 (78M/78F)

3.2.3 Unstructured Use

The park provides for a range of unstructured recreation opportunities and is highly valued by the Ivanhoe community. The play space is highly utilised as well as the general open space area. The community survey identified that most people stay at the park for passive recreation for over an hour at a time, but have also reported that there is a lack of facilities to support this as there is no shade, drinking fountains and limited public toilets.

3.3 Ivanhoe Recreation Reserve (John Street)

Ivanhoe Recreation Reserve, known locally as John Street Reserve, is located on John Street, Ivanhoe. The reserve is unique in its location and acts to many of the surrounding residential dwellings as their open space area. The bowls facility is used as a community function space and hosts other activities such as Irish dancing.



Figure 7: Aerial view of Ivanhoe Recreation Reserve (John Street)

The following table provides a summary of the current facilities, uses and comments/issues at John Street Reserve.

Table 3: Ivanhoe Recreation Reserve (John Street) Facilities

Facility	Use	Comments
Bowling Green <ul style="list-style-type: none"> • 2 greens (12 rinks) • 1 synthetic green 	Bowls and Community	<ul style="list-style-type: none"> • Greens are in good condition • OHS and access issues into club house and greens • Limited car parking • Limited accessible parking.
Tennis Courts <ul style="list-style-type: none"> • 3 lit en tout cas courts 	Tennis and Community	<ul style="list-style-type: none"> • OHS and access issues to club house and courts • Upgraded tennis court surface • Upgraded lights • Limited parking • Limited accessible parking
General Open Space	All users	Limited unstructured open space

3.3.1 Site Assessment



The following image details the key issues at the site:

Figure 8: Ivanhoe Recreation Reserve (John Street) Existing Conditions Map

3.3.2 Current Tenants Arrangements

Ivanhoe Recreation Reserve (John Street) is home to the following clubs under a range of occupancy arrangements as detailed in the table below.

Table 4: Ivanhoe Recreation Reserve (John Street) User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Ivanhoe Bowling Club Inc	All year	5 Year Lease: 1 July 2015 – 30 June 2020	140 (100 active playing)
Ivanhoe Tennis Club	All year	5 Year Lease: 1 July 2018 – 30 June 2022	156 (78M/78F)

3.3.3 Unstructured Use

Given the size of Ivanhoe Recreation Reserve (John Street) and the location of the bowls and the tennis facilities there are limited opportunities for unstructured open space activities. The Bowls Clubrooms are hired out by the club for social functions. The area is fully fenced restricting the use to tenant clubs or facility hirers.

3.4 Chelsworth Park

Chelsworth Park is located on The Boulevard and Irvine Road, Ivanhoe. The Park is bordered on the western and southern side by the Yarra River Corridor and Wilson Reserve and on the eastern side by the Ivanhoe Public Golf Course. The park is a popular 11-hectare reserve with sporting fields incorporating football, cricket, soccer, tennis and athletics. It also has a playground, a shared walking/bicycle trail, indigenous River Red Gums and non-indigenous trees and shrubs.

The majority of the Park is leased to Ivanhoe Grammar School for use as the school outdoor sporting facilities and the Chelsworth Park Community Reference Group provides a formal mechanism for Council to consult with stakeholders on use, maintenance and development. The four en tout cas tennis courts are leased to the Chelsworth Park Tennis Club.



Figure 9: Aerial view of Chelsworth Park

The following table provides a summary of the current facilities, uses and comments/issues at Chelsworth Park.

Table 5: Chelsworth Park Facilities

Facility	User Group	Comments
Sports Field x6	AFL, Cricket, Soccer, Athletics, Community	<ul style="list-style-type: none"> Surface of playing fields in poor condition Limited sports ground lighting across sports fields
Sports Field Pavilion x 2	AFL, Cricket, Soccer, Athletics	<ul style="list-style-type: none"> Clubs rooms in poor condition No female change No all ability access Ivanhoe Grammar School (IGS) has agreed to demolish both facilities and construct single integrated facility
Tennis Courts <ul style="list-style-type: none"> 3 x synthetic courts (IGS Lease) 4 x en tout cas tennis courts 	Tennis and Community	<ul style="list-style-type: none"> 3 synthetic courts (IGS) in good condition 2 en tout cas tennis courts reasonable 2 en tout cas tennis courts unplayable
Tennis Club House	Tennis and Community	Limited access, poor condition
Car Parking	All users	<ul style="list-style-type: none"> Poor traffic management - limited two-way access along Irvine Road Informal car parking – significant congestion on AGS sports day (Saturday morning) Non-complaint accessible parking
Play Space	All users	Small, unsafe.
Public Toilets	All users	Unsafe, lighting and cleaning concerns
General Open Space	All users	<ul style="list-style-type: none"> Visibility and lighting concerns Uneven walking tracks Limited shade Limited access to drinking water No linkages between paths

3.4.1 Site Assessment

The following image details the key issues at the site:



Figure 10: Chelsworth Park Existing Conditions Map

3.4.2 Current Tenants Arrangements

Chelsworth Park is home to the following clubs under a range of occupancy arrangements as detailed in the table below.

Table 6: Chelsworth Park User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Old Ivanhoe Soccer Club	Winter season	Part of Ivanhoe Grammar School Lease	200 (166M/34F)
Old Ivanhoe Grammarians Football Club	Winter season	Part of Ivanhoe Grammar School Lease	212 (178M/34F)
Ivanhoe Harriers Athletics Club	Summer season	Part of Ivanhoe Grammar School Lease	30
Chelsworth Park Tennis Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	30
Old Ivanhoe Grammarians Cricket Club	Summer season	Part of Ivanhoe Grammar School Lease	TBA
Ivanhoe East AusKick	Winter season	Part of Ivanhoe Grammar School Lease	60

3.4.3 Unstructured Use

Much like Ivanhoe Park, Chelsworth Park provides for a range of unstructured recreation opportunities and is highly valued by the Ivanhoe community. The park is highly used by walkers and dog walkers which has been known to cause some issues with the structured sports. It has been reported through a community survey that most people stay at the park for passive recreation for over an hour but have also reported that there is a lack of facilities to support this as there is limited access to public toilets.

3.5 Site Assessment Key Findings

Overall, the Sports Precinct is “tired” and in need of upgrade. While there have been some upgrades undertaken over the past few years, there are a number of issues regarding access and OHS remaining. The local clubs and community have demonstrated a commitment to developing and maintaining the facilities at a high standard. A summary of the issues under key headings are:

Access and Equity

- All buildings (pavilions and club rooms), with exception of the new pavilion at Ivanhoe Park, do not meet contemporary sport and leisure facility design standards including Universal Design Principles and Female Friendly Design Guidelines.
- Many of the facilities are unwelcoming with some facilities having major access issues or now not fit for purpose to accommodate new participants e.g. female Australia Rules football and soccer players and older adults.

Upgrade of Facilities and Infrastructure to Meet Future Demands

- The sports field at Ivanhoe Park is showing signs of heavy traffic and in need of a surface upgrade.
- The cricket training nets at Ivanhoe Park have just recently been renovated which has resolved the concerns of balls entering neighbouring properties.
- The croquet facility at Ivanhoe Park provide a unique sporting opportunity however the court size does not currently meet the requirements to support regional level competitions.
- There is an opportunity to consolidate bowls at one site and create a contemporary bowls facility to current facility standards.
- Currently there is no dedicated space for the inclusion on Netball (Ivanhoe Netball Club and community use). The Precinct Plan will include options that include Netball in the Ivanhoe Sports Precinct.

- The tennis courts at both Ivanhoe Park and Chelsworth Park (with the exception of the Ivanhoe Grammar Courts) are aged and in need of upgrade.
- There is a need for additional security and sports field lighting.

Car Park Access

- Car parking access is a concern across all three sites.
- The accessible car spaces at Ivanhoe Park are not linked to an accessible pathway.
- There is a need to improve and formalise the car parking areas and improve traffic management at Ivanhoe Park and Chelsworth Park.
- There is limited opportunity to develop additional car parking at Ivanhoe Recreation Reserve (John Street).

Poor Amenity

- The general amenity of the three sites is “tired” and in need of general upgrade and improvement.
- The pathways around the precinct are not accessible for many and do not link to the wider pathway network.
- There is a need to provide additional support infrastructure including shade, seating, drinking fountains and playgrounds (Ivanhoe Park playground currently being upgraded).
- The entrance to Ivanhoe Park is “uninviting”. Opportunity to improve and provide welcoming entrance to the precinct.

4. Strategic Context

Banyule City Council has a number of service planning and strategic documents that are pivotal to the planning and delivery of sporting and recreation facilities. Establishing and understanding the role of outdoor sports infrastructure in relationships with Council's other key strategies and plans across the organisation will ensure the Ivanhoe Sports Precinct Plan is consistent with these adopted policies and plans of Council.

Council works strategically at multiple levels and across different sections addressing big picture policy issues, management planning and strategy development and community level service issues. Creating community precincts/hubs that are well connected through place making, public transport and active transport option are a key objective. Banyule City Council's strategies demonstrate its commitment to improving the health and wellbeing of residents through well-planned facilities and services and being a well-connected, equitable, smart and sustainable city.

Sport and recreation facilities provide important infrastructure for Council's role in open space provision by allowing for events and activities to operate. Open space can enhance feelings of belonging within a community by providing a place to meet and interact with others, spend a contemplative moment, participate in events and festivals and engage in sports and physical activity. This has been shown to improve social networks, social capital and the development of social skills, and to foster community cohesion, pride and safety.



Best practice recreation and open space planning responds to the roles open space plays in communities and the benefits individuals and the community as a whole derive from it. These benefits include physical and mental health and wellbeing through access to open space for sport, social recreation and play, relaxation and access to quality natural environments and cultural heritage features.

A framework has been designed to support the Banyule communities to access a range of benefits that recreation and open spaces can provide. The framework involves classifying recreation and open space by the: function or role it plays in the community; the setting or form it takes; the catchment it serves; and the nature of settlement it is located. Design standards are then applied for sport, social recreation and play and trails. The design standards specify the size, quality and distribution of recreation and open spaces. Design standards are not required for flora and fauna conservation reserves because they are reserved and managed for their environmental or cultural heritage values alone.

This approach identifies gaps or overlaps in the facilities available for communities, overlaid with the density of the population which implies the level of need in an area. The approach also allows us to identify opportunities for improving the access and diversity of recreation and open space to communities across a municipality.

Council Plan 2017-2021

Banyule City Council Plan 2017-2021 includes a vision, values and directions to "Banyule, a green, sustainable and vibrant place for a healthy, connected and inclusive community".

The Plan acknowledges the local challenges to accomplishing their vision, however, to ensure they are successful in achieving this they have stated five strategic objectives grouped into themes, being:

- Theme 1: People, Strong Healthy and Inclusive Communities
- Theme 2: Planet, Environmental Sustainability
- Theme 3: Place, Great places and Spaces
- Theme 4: Participation, Engagement and Advocacy
- Theme 5: Performance, Efficiency and Good Governance

Whilst the Ivanhoe Sports Precinct Plan touches on all five of these themes, it will more specifically play a role to People, Place and Participation by promoting health and wellbeing, offering a range of services for people at all stages of life, providing great public open space and encouraging participation the Ivanhoe Sports Precinct will be a place for everyone to experience.

Recreation Plan 2017-2021

Council provides and supports recreation facilities, services and programs because people living, working, studying and/or visiting Banyule should have access to a diverse range of recreation opportunities, regardless of ability or background, so they can be as physically active, socially connected and healthy as possible. The plan supports the objectives in Banyule's *Council Plan 2017-2021* in particular the strategic objective of 'People: Strong, Healthy and Inclusive Communities'. The primary direction for the Recreation Plan is to support and provide health and wellbeing.

As part of the plan there are four emerging key themes identified:

- Goal 1: Facilities - Our community has equitable access to multipurpose, inclusive, accessible and sustainable facilities.
- Goal 2: Communication and Education - Our community knows and is aware of opportunities and feels supported in the delivery of recreation.
- Goal 3: Informal Opportunities - Our community can access and participate in diverse activities that enhance their wellbeing.
- Goal 4: Participation and Partnerships - Our community is actively involved and has a strong and connected sense of belonging.

Recreation is important to the Banyule community as it contributes to people's health and wellbeing, community cohesion, economic growth and jobs and Banyule's liveability.

Public Open Space Plan 2016-2031

Banyule City Council is fortunate to have some of the best public open space in metropolitan Melbourne and an extensive network of play spaces, contributing to a liveable community, with a local lifestyle, identity and environmental character appreciated by residents and Council. The challenge for Council is to maintain this level of provision in the context of rapidly increasing population density, increasing land values and tightening financial resources.

The vision for the Open Space Strategy is:

"A green City that provides high quality, sustainable, accessible and well maintained public open space within 5 minutes' walk of residents."

The Ivanhoe Sports Precinct sits in a very high land value area, however, provides for majority of the suburbs' park and open space area due to limited backyard space and high density living.

The Ivanhoe Public Realm Plan 2019 (Draft not yet adopted by Council)

The purpose of the *Ivanhoe Public Realm Plan 2019* is to set an integrated vision for the Ivanhoe Activity Centre and progress the recommendations identified in the *Banyule Open Space Plan 2016- 2031*. These include creating enhanced livability and connectivity to high quality open space. Council recognises that the Activity Centre will experience population growth and intensified urban density over the coming years, leading to a higher demand for

public space. The provision and accessibility to open space is therefore a high priority for Council now to ensure Ivanhoe remains resilient and provides a high quality of life into the future.

The Plan aims to identify the future open space needs of the precinct and provide strategies to address these needs, specifically improving connectivity between the station, retail strip and surrounding areas, agreements with other stakeholders in order to provide more open space opportunities and investment in public realm infrastructure. This is achieved through a set of urban design principles that form a sustainable approach to open space in the Ivanhoe Activity Centre. The Plan provides a list of recommendations to identify and guide opportunities for funding and includes an action plan to enable the implementation of the recommendations.

Disability Plan 2017-2021

Council's *Disability Plan 2017-2021* strives to not only reduce physical barriers to access, it was also established to inform and educate the wider community. Council has set five goals that will help guide decisions and actions during the period of 2017 to 2021. These goals are based on Banyule's Inclusion, Access and Equity Framework (IAEF). These are:

- Goal 1: Ensure Council facilities, activities and services are accessible, inclusive and equitable.
- Goal 2: Work in partnership with local services to increase inclusion and address service gaps.
- Goal 3: Work in partnership to build the capacity of disadvantaged groups to be involved in community life.
- Goal 4: Education, celebration and awareness raising contributing to building inclusive and equitable communities.
- Goal 5: Advocate on behalf of and with our community to reduce discrimination and disadvantage.

The precinct Plan will ensure that all members of the community are able to enjoy this space for social, passive or organized recreation.

State Sport Facility Plans

A number of the State Sporting Associations have developed facility strategy plans to help guide the development of local, regional and state facilities. The following plans are relevant to this project:

- Netball Victoria State Facilities Plans (2018) - Netball Victoria's *State-Wide Facilities Strategy* was launched in January 2018. The plan provides an evidence base to enable all levels of government to plan for netball facilities.
- A key finding relevant to the project: A comparative provision analysis based on the average number of Netball Victoria members per court suggests that there is an undersupply of netball courts in the Local Government Area of Banyule.
- AFL Victoria *Growing the Heartland – Football Facilities Development Strategy* - provides a planned approach to the provision of infrastructure across the state, with a focus on establishing state-wide planning systems and strategic directions between 2017 and 2022.
- Cricket Victoria *Victorian Cricket Infrastructure Strategy 2018 -2028* sets a clear, coordinated future direction for cricket facility planning, provision and development across Victoria over the next decade.

Victorian Government – Active Victoria

Active Victoria was recently launched by the Victorian Government. It is a strategic framework for sport and recreation in Victoria and plans to cater for growing demand and to cement Melbourne (and Victoria's) reputation as Australia's sporting capital. The framework includes six key directions:

- Meeting demand.
- Broader and more inclusive participation.
- Additional focus on active recreation.
- Build system resilience and capacity.
- Connect investment in events, high performance and infrastructure.
- Work together for shared outcomes.

This project responds to strategic directions about meeting demand and connecting investment in infrastructure. Specifically, this project would be eligible for funding under Sport and Recreation Victoria's Capital Development Funding Programs.

4.1 Trends Analysis

Facility Catchment Trends

Leisure and sporting facility trends and benchmarking generally indicate that local or municipal recreation and sporting facilities have a primary catchment radius of approximately 5km and a secondary catchment of 10km. In general, approximately 75% to 85% of users will reside within a 0km to 5km radius of a facility with the remaining 15% to 25% coming from the areas within the 5km to 10km radius of the facility. Regional facilities providing unique facility components and a larger number of courts will draw users from a much wider catchment than a local/municipal facility.

The size and shape of the catchment area will be influenced by a number of factors including the range and quality of facilities and services offered, natural and built barriers i.e. freeways, travel times and the availability of competing facilities. Travel time is a good indication of catchment area with cars being the main mode of transport to indoor sports

The location of map below identifies the Ivanhoe Sports Precinct 5, 10- and 15-minute travel time primary facility catchment area. Travel distances have been used to provide a better-defined catchment map for the precinct.

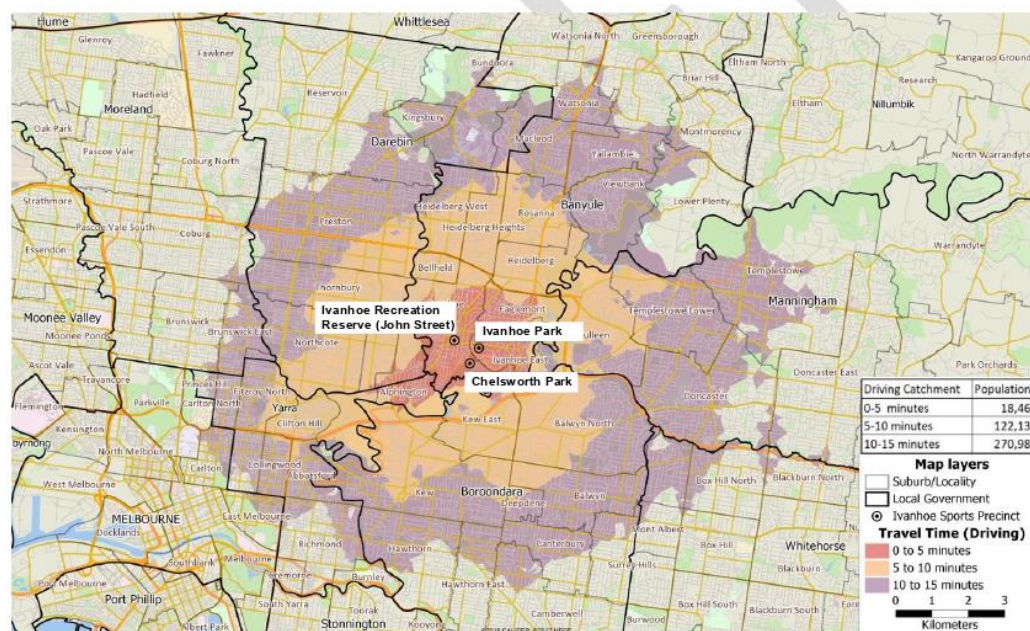


Figure 11: Primary Facility User Catchment Map

General Sport and Recreation Trends

Current trends that affect the sport and recreation industry are being driven by several wider trends in Australian society being:

- Broad mix of different times when people participate in leisure, as demands on people's time continues to increase and work practices change.
- Increased variety of leisure options means change in traditional participation.

- Constraints on Government spending together with a new degree of entrepreneurs in the Australian economy and within the sport and recreation sector.
- A gradual ageing of the population as life expectancy increases, birth rates remain low and the baby boomers grow older. Therefore, an increase in masters/senior's programs is being experienced by a number of sports.

In 2013, the Australian Sports Commission (now Sport Australia) commissioned the CSIRO to research future sports trends, including the impact of megatrends. The megatrends profile of the types of participants in *The Future of Australian Sport* (ASC, 2013) were:

- A perfect fit – personalised sport for health and fitness.
- More than a sport – achieving health, community and overseas aid objectives via sport.
- Everybody's game – sports that respond to demographic, generational and cultural change.
- From extreme to mainstream – the rise of lifestyle sports.
- Tracksuits to business suits – market pressures and new business models.
- New wealth, new talent.
- Economic growth and sports development in Asia.

Peak sporting bodies are using these megatrends together with their participation data (existing and potential markets) to design new participation programs to attract a broader audience or improve the retention rates of players.

AusPlay is the national population tracking survey funded and led by the Australian Sports Commission (ASC) and follows on from the previous Exercise, Recreation and Sport Survey (ERASS) and Australian Bureau of Statistics, 'Children's Participation in Cultural and Leisure Activities, Australia'.

Key participation statistics from the 2019-2020 survey show:

- 90% of people aged 15 and over participated in organised sport and physical activity.
- 76% of children aged 0 to 14 years participated in some form of organised sport or physical activity outside of school hours.
- 64% of people aged 15 and over participate in sport or non-sport related physical activity three or more times per week.
- 60% of children aged 0 – 14 years are active at least once a week through organised sport or physical activity outside of school hours. Only 20% of children are active at least three times per week, highlighting the critical role of school physical activity programs.
- Physical health or fitness is the strongest motivation for non-sport related physical activity followed by fun and enjoyment.
- Adults up to middle age identify time pressure to be the main barrier to participation. Poor health or injury then become main factors.
- The main barrier to young children's participation is their parents' perception that they are too young to start playing.
- The use of technology for sport or physical activity is gaining in popularity with 39% of adults using Apps for tracking activity and wearable technology.
- Fitness/gym (34.3% and ranked 2) and swimming (15.1% and ranked 4) were in the top 20 activities for adults. They were also ranked 1 and 2 respectively for adults participating through organisation/venue.

In addition, the Consultancy team has captured additional trends from previous leisure research experience and analysis of local and regional participation trends:

- There is a slow reduction in participation in competitive and traditional sports, with people becoming increasingly unwilling to commit themselves to play 'for a whole season' or available to play and train several days a week.
- Due to daily time constraints, people are cutting back their leisure and recreation activities and are more demanding about those that remain. To remain viable, the quality of facilities and services will need to respond to the higher expectation of community.

4.2 Key Benefits

Health Benefits

Studies have shown that rates of participation in sports increase positively in areas where there are greater amounts of playing fields and courts per 1000 residents.

Increasing sports participation helps to achieve substantial physical and mental health benefits through engaging in organised sport activities. Physical health benefits include lower risk of cardiovascular disease, lower risk of developing type 2 diabetes and longer life expectancy. Moreover, organised sports have been found to reduce mental health issues as they provide a stable social surrounding and a scheduled exercise plan, which are both identified as key devices to reducing anxiety and depression symptoms among participants.

Social Benefits

Sport is an important forum for the formation and maintenance of social networks and research shows that the most important reason for being involved in sport is for the social interaction involved. Indoor and outdoor sports facilities provide greater opportunities for these social interactions and new connections to be formed due to increasing organised sports within the community.

Increased social interactions and forming of new connections is also an important skill for the development of young people. Other social benefits identified are reductions in alcohol and drug issues and greater motivation to improve health. For disabled persons, increased sports participation due to the development of new sports facilities gave them a greater sense of community inclusion through new connections and friendships being able to be made.

Economic Benefits

Residential mortgage applications have been found to be 20% higher in areas that surround both indoor and outdoor sporting facilities. There is strong evidence to suggest that property values surrounding new sports courts and field facility increase as a direct result of new developments being planned.

Increasing property values near sports facilities can be interpreted as evidence supporting urban revitalisation. Other local economic benefits include increased revenues for sporting clubs through membership, merchandise and kit sales and through food and beverage sales on game days among other revenue streams. Local businesses surrounding the facilities may also have the option to purchase advertisement boards or sponsor teams, giving them greater exposure in the community.

4.3 Key Findings

There is strategic support for the improvement of the Ivanhoe Sports Precinct Plan as a 'local' level sports reserve to facilitate and encourage healthy lifestyles in Banyule.

Peak sporting bodies, state and regional facilities plans support improved sports fields and outdoor courts to cater for the increasing demand fuelled by a growing population and high penetration rates for sport participation in inner city particular the Banyule municipality.

There is an opportunity to enhance the amenity of the Ivanhoe Sports Precinct in particular the North west open space at Ivanhoe Park and connected public open spaces via a running/walking track to Chelsworth Park. This would also support the new development of over 100 one- and two-bedroom dwellings next to Ivanhoe Park which have limited backyard space.

5. Stakeholder Engagement

This section summarises the key findings identified through stakeholder interviews, community user survey and a reference group established by Council.

Council developed a "Project Reference Group" for the Ivanhoe Sports Precinct Plan project as a means of providing key stakeholder input into the development of the Plan. The group was not a formal committee but rather a reference group that was established by Council for the purpose of consultation.

The purpose of the group was to: *Work with Council to prepare the plan for the Ivanhoe Sports Precinct that strategically positions the reserves, facilities and clubs, explores synergies, realised opportunities and supports the growing community and sporting club needs for the future.*

Membership of the Reference Group included Council Officers, two Councillors, sporting club representatives plus three representatives from the Chelsworth Park Reference Group. The sporting clubs included:

- Ivanhoe Junior Football Club
- Ivanhoe Netball Club
- Ivanhoe Cricket Club
- Ivanhoe Amateur Football Club
- Ivanhoe Park Croquet Club
- Ivanhoe Tennis Club
- East Ivanhoe Bowling Club
- Ivanhoe Bowling Club

5.1 Community Consultation

An extensive community consultation process was undertaken to identify both the current and future needs of both residents in the surrounding area and the key stakeholders. The consultation included:

- Project Control Group workshops at key milestones
- Project Reference Group workshops at key milestones
- Interviews with key stakeholders nominated by Council
- Interviews with relevant Council Officers
- Online community survey (82 responses)
- Site reviews.

5.2 Stakeholder Interviews

The following provides a summary of the key issues and need identified through discussions with the key stakeholders.

5.2.1 Ivanhoe Park Tenants

Ivanhoe Amateur Football Club

Ivanhoe Amateur Football Club has been located at Ivanhoe Park since 1910. Currently the men's teams compete in Division Two of the Victorian Amateur Football League and after being promoted from Division One the women's team now play in Premier League competition there are currently 114 members 60 are male and 54 are female.

Table 7: Ivanhoe Amateur Football Club

Issues	Opportunities
The playing surface of the oval is poor. There is a need to refurbish the surface to improve the drainage issues.	Formalisation of the car parking and traffic management.
There is a need for improved lighting to ensure the facility can be used to capacity for training activities.	Refurbishment of the oval including drainage and reshaping.
There is a need for additional storage within the clubrooms.	
The car parking area is not sealed and is insufficient to meet demand on match days.	

Ivanhoe Junior Football Club

Ivanhoe Junior Football Club is located at Ivanhoe Park and compete in the Yarra Junior Football League competition. The club shares the training days with the senior club but also has some training at the nearby Ford Park in Bellfield. In 2014 the club introduced the first female team with numbers increasing each year. The club offers teams in Senior, Junior and Veterans cricket and have four senior grade teams that compete in the Victorian Sub District Cricket Association turf competition. The club has a current membership of 260 males and 90 females.

Table 8: Ivanhoe Junior Football Club

Issues	Opportunities
Lack of formalised car parking and poor traffic management.	There is an opportunity to create a sporting hub including a range of sporting codes i.e. football/netball.
Oval is often closed due to poor surface condition.	Formalisation of the car parking and traffic management.
Security of the clubrooms.	Refurbishment of the oval including drainage and reshaping.
Storage at the clubrooms.	

Ivanhoe Cricket Club

Ivanhoe Cricket Club has a very long history, from its amalgamation in 1906 with Ivanhoe Cricket and East Ivanhoe Saints Cricket Club for over 100 years this club has been the focal point for cricket in the Ivanhoe area. The club offers teams in Senior, Junior and Veterans cricket and have four senior grade teams that compete in the Victorian Sub District Cricket Association turf competition. The club has a current membership of 128 males and 6 females.

Table 9: Ivanhoe Cricket Club

Issues	Opportunities
Lack of formalised car parking and poor traffic management.	There is an opportunity to create a sporting hub including a range of sporting codes i.e. football/netball/cricket.
Cricket net orientation is a problem.	
Additional lighting would support evening training.	

Ivanhoe Park Croquet Club

Ivanhoe Park Croquet Club was established over 105 years ago as a feature of Ivanhoe Park, currently the club has approximately 74 made up of 53 female and 21 male active members who play multiple times per week and utilise the club house for their social activities both during the weekdays and on weekends.

This facility is considered by the Victorian Croquet Association as a good location for a regional facility. The length of the croquet court is the only limiting factor preventing the facility from being a major competition venue for the wider region.

Table 10: Ivanhoe Croquet Club

Issues	Opportunities
Size of courts- currently both courts are short in length and width and cannot host interstate or national competitions.	Extension of courts would help attract more events.
Lack of lighting.	Provision for lighting, helping to play past 5pm in winter and help to attract more players.
OHS issues at the Club house, limited accessibility.	Upgrade to club house to improve access for the players and social supporters at the club.
No parking within close proximity to the facility and accessible parking is on the main road.	Improved access to parking.

East Ivanhoe Bowling Club

East Ivanhoe Bowling Club was established in 1951 and calls Ivanhoe Park home, currently host social bowls and Pennant Teams. The club hires out its facility to community groups like Darts and Fly-Fishing Clubs during the weeknights and weekends open up the venue for community members to utilise for events. The bowls club currently has around 50 active members and 15 social members.

Table 11: East Ivanhoe Bowls Club

Issues	Opportunities
Informal and lack of car parking particularly when all facilities are being used on weekends.	Potential for synthetic greens and cover over a green to reduce impact of rain and hot weather.
Lack of office space within club rooms.	Formalisation of the car parking and traffic management.
Bowls' facility is hidden behind large fence – limited sight lines from roads.	Upgrade to club house to improve access for the players and include office space.
OHS issues at the Club house, limited accessibility.	

5.2.2 Ivanhoe Recreation Reserve (John Street) Tenants

Ivanhoe Tennis Club

Ivanhoe Tennis Club was originally formed in 1912 and is currently located at John Street. The facility has three en-tout-cas courts with lights and the two en-tout-cas courts at Ivanhoe Park as overflow. The club has a membership of 156 members made up of 78 males and 78 females.

Table 12: Ivanhoe Tennis Club

Issues	Opportunities
Membership numbers have been unstable due to issues with management of the club.	The Club's Strategic Plan has identified the need for access to five courts preferably in the one location.
Currently playing across two sites; Ivanhoe Recreation Reserve (John Street) and Ivanhoe Park.	John Street is the preferred location for a consolidated facility including an upgraded club room.
Courts at Ivanhoe Park are in poor condition and are used as secondary courts only.	
There are a number of OHS and access issues at the John Street facility including: <ul style="list-style-type: none"> • Stair access only to the courts and the club house. • Accessible parking is limited. • There is limited parking around the site. • The club rooms are a temporary solution and the layout is poor. 	

Ivanhoe Bowls Club

Ivanhoe Bowls Club was formed in 1912 and has a current membership of 120 of which 80 are active playing members. Ivanhoe Bowls Club are host to one of the only Division One Bowls Teams in the precinct. The bowls club utilise their club house for club activities and hire the rooms for social functions and community events. In 2017 there was a meeting between the two bowls clubs in Ivanhoe to discuss a merge due to the low participation numbers however there was no agreement and the two clubs have continued to operate in isolation.

Table 13: Ivanhoe Bowls Club

Issues	Opportunities
There are a number of OHS and access issues at the John Street facility including the stair access only to the greens and the club house.	Given there are two bowling clubs within close proximity there may be an opportunity to consider a club merger. John Street would be considered the preferred location.
Accessible parking is limited and there is limited parking around the site.	The parking concerns and access to the greens and club house need to be addressed.
Configuration of amenities within clubhouse.	Potential for an undercover green.
Ongoing work is required to attract new members to ensure the survival of the club.	

5.2.3 Chelsworth Park Tenants

Old Ivanhoe Soccer Club

Old Ivanhoe Soccer Club has been established for around six years due to no soccer clubs within the Banyule area, initially the club was a stand-alone and community club focusing on Juniors only. In recent years the club's new president merged the junior club with the Old Grammarians Soccer Club, the club now has over 70 juniors and 200 members including a membership of 34 females, located at Chelsworth Park.

Table 14: Old Ivanhoe Soccer Club

Issues	Opportunities
Currently facilities are not adequate.	Look at shared club house facilities if upgraded.
Limited lighting across the sports fields.	Additional lighting required on soccer pitches.
No female change areas.	Car Parking solution for site.
Changeroom and club house require upgrade.	
Car Parking on site is a major problem on game days.	
Currently having to pay for alternate facilities in different municipality.	

Old Ivanhoe Football Club

Old Ivanhoe Football Club was established in 1964, and 24 April 1964 was the first time the club took to the field in the Victorian Amateur Football Association. Located at Chelsworth Park, the club is affiliated with Ivanhoe Grammar School and offers teams in Seniors, Under 19's and women's teams, made up of 178 males and 34 females.

Table 15: Old Ivanhoe Football Club

Issues	Opportunities
Limited lighting across the sports fields.	Centralised Clubhouse for sports, including female friendly change rooms.
Improved drainage required across sports fields.	Lighting upgrade for the park.
Changeroom and club house require upgrade.	Look at drainage and discussion with Parks Victoria about overflow initiatives.
Car Parking on site is a major problem on game days.	Car Parking solution for site.

Chelsworth Park Tennis Club

Chelsworth Park Tennis Club is a social club located at Chelsworth Park, with a group of 30 residents who do not play any competition. On site there is a clubhouse and four courts however some of the courts are in need of urgent repair.

Table 16: Chelsworth Park Tennis Club

Issues	Opportunities
Two of the tennis courts are in poor condition and are not playable.	Upgrade current courts or utilise Ivanhoe Grammar School tennis courts on site.
There is a need for improved/formalised car parking to service the courts.	Car Parking solution for site.

Ivanhoe Harriers Athletics Club

Ivanhoe Harriers Athletics Club was established in 1914 as a cross country team, and with the help of the Grammar School and YMCA the club grew into a powerful athletic club producing Olympic and Commonwealth Game athletes. They are currently located at Chelsworth Park however do not have a tenancy and utilise the soccer pavilion. They do not have a dedicated athletics area (however have an agreement with Collingwood Athletics Club), again using the current sports field grounds and making them each time they train or have a competition. The club currently has approximately 30 athletes training on a Monday - Wednesday.

Table 17: Ivanhoe Harriers Athletics Club

Issues	Opportunities
No dedicated facilities, very hard to compete for space.	Areas for throwing, jumping and sprinting events- this could also be used for other tenants.
Limited lighting restricts training times.	Sports House Carnivals would be able to be held at the site with limited complaints from students and parents if facility was upgraded.
Car Parking is a major issue on site.	Shared Club house and storage.

5.2.4 Ivanhoe Grammar School

Ivanhoe Grammar School has a 20-year lease for the use of the sporting fields and three tennis courts at Chelsworth Park. The school is looking to rationalise the existing two club room facilities to create a single clubroom to service all sporting activities.

They would also like access to two additional tennis courts to support the schools AGS program as they currently cannot meet the demand on the existing three courts at Chelsworth Park.

5.2.5 Ivanhoe Netball Club

The Ivanhoe Netball Club is not a tenant of the sporting facilities within the precinct. The Netball Club has approached Council about finding a home base for the Club in the Ivanhoe area.

Ivanhoe Netball Club was formed in late 2009 and has grown from five teams to 19 teams over the last 11 years to one of the largest clubs within the Banyule District Netball Association with a membership of approximately 250/280 players and teams from under 9's to under 17's. Currently Ivanhoe Netball Club does not have a 'home' and are playing across a number of facilities within the municipality they are host to over 250 members.

The Netball Club put forward a submission to Council recommending the development of netball courts as part of the Ivanhoe Sports Precinct and included the following benefits:

- A central sporting hub would increase community participation in a wider variety sports for both males and females.
- Youth disengagement is an ongoing challenge in the digital age. The hub becoming home to more than one Club, would actively foster re-connection through social and cultural opportunities.
- This will include youth leadership by way of training and mentoring programs aimed at empowering young people to inspire their peers, making full use of their capacities via use of additional training facilities.
- The upgrade to the facilities with the development of additional courts, though primarily used by the Ivanhoe Netball Club could potentially be available for secondary use by community groups, school groups and other sporting clubs.
- The new sporting infrastructure will address the lack of training facilities in the Ivanhoe area.
- The hub will strongly leverage and complement Victoria's profile as a sporting capital and will facilitate closer ties with local community and businesses with the view to enhance sponsorship for both the football and netball clubs.

The Club identified the need for up to three courts and Ivanhoe Park as the preferred location.

5.2.6 Summary of Key Issues

In summary the key issues and needs identified by each key tenant club are detailed in the following table:

Table 18: Summary of Key Tenant Club Issues and Needs

Club	Issues and Needs Summary
Ivanhoe Park Tenants	
Ivanhoe Amateur Football Club and Ivanhoe Junior Football Club	<ul style="list-style-type: none"> • Upgrade playing surface at Ivanhoe park including drainage and reshaping • Formalising car parking at Ivanhoe Park • Improved oval lighting • Additional clubroom storage
Ivanhoe Cricket Club	<ul style="list-style-type: none"> • Formalising car parking at Ivanhoe Park • Improved oval lighting
Ivanhoe Park Croquet Club	<ul style="list-style-type: none"> • Extension of croquet court to enable regional events • Provision of lighting • Improved access to car parking • Improved clubrooms and access to clubrooms
East Ivanhoe Bowling Club	<ul style="list-style-type: none"> • Improved clubrooms • Improved access to bowling greens • Formalising car parking at Ivanhoe Park • Potential for covered synthetic green (weather protection) • Club would like to stay at current location
Ivanhoe Recreation Reserve (John Street) Tenants	
Ivanhoe Tennis Club	<ul style="list-style-type: none"> • Need for 5 tennis courts, with preference for one location • Club rooms need upgrading • Access from clubroom to courts poor • Courts at Ivanhoe Park in poor condition
Ivanhoe Bowls	<ul style="list-style-type: none"> • Need for upgraded club rooms • Poor access to clubrooms and bowling greens • Limited car parking • Potential for under cover green • Club would like to stay at current location
Chelsworth Park	
Old Ivanhoe Soccer Club	<ul style="list-style-type: none"> • Upgraded consolidated clubroom • Additional and improved lighting across the pitches • Improved car parking and traffic management
Old Ivanhoe Football Club	<ul style="list-style-type: none"> • Upgraded consolidated clubroom • Additional and improved lighting across sports fields • Improved drainage • Improved car parking and traffic management
Chelsworth Park Tennis Club	<ul style="list-style-type: none"> • Need for upgrade of tennis court surface • Improved car parking
Ivanhoe Harriers Athletics Club	<ul style="list-style-type: none"> • Opportunity to provide dedicated athletics equipment • Improved car parking and traffic management
Ivanhoe Grammar	<ul style="list-style-type: none"> • Looking to develop consolidated clubrooms • School would like access to two additional all-weather tennis courts • Improved car parking and traffic management
Ivanhoe Netball Club	<ul style="list-style-type: none"> • Access required to 2/3 netball courts with clubrooms in Ivanhoe area

5.3 Banyule Council Officer Discussions

Discussions were held with Council officers from the following areas:

- Youth and Family and Aged
- Traffic
- Parks and Gardens
- Strategic Planning
- Sport and Leisure.

The key issues and opportunities raised by officers are summarised in the table below.

Table 19: Banyule Council Officers Feedback

Issues	Opportunities
<ul style="list-style-type: none"> • The play space at Ivanhoe park is extremely popular for both young children and teenagers. • The location provides good passive surveillance. • There are limited spaces for young people to “hang out” in Ivanhoe in a safe environment. 	<ul style="list-style-type: none"> • Further development of the park to include seating, shade, shelter and drinking fountains would benefit the use of the Park for young people.
<ul style="list-style-type: none"> • There is a need to identify a training venue for the Ivanhoe Netball Club. 	<ul style="list-style-type: none"> • Consider the capacity of the sites to accommodate netball courts to support young women participation in sport.
<ul style="list-style-type: none"> • The current facilities are not accessible for older residents with mobility issues: <ul style="list-style-type: none"> - Walking paths are uneven - Access to safe and clean amenities - Limited rest stations/seating. 	<ul style="list-style-type: none"> • Opportunity to improve the amenities within the park to support older residents use of the facility this could include: <ul style="list-style-type: none"> - Landscaping sensory area - Improved access – pathways, seating, shelter - Improved lighting.
<ul style="list-style-type: none"> • The Grounds Housing Development planned for 100 new residents including 107 apartments and 11 townhouses of 2 to 3 bedrooms. • Anticipated the development will attract empty nesters or young professionals. • Owners will be reliant on Ivanhoe Park as their open space as there is limited private open space in the development. 	<ul style="list-style-type: none"> • Improvements to unstructured open space facilities to support residents use such as: <ul style="list-style-type: none"> - Walking paths - Playgrounds - Exercise equipment.
<ul style="list-style-type: none"> • There is a major traffic issues along Irvine Road next to Chelsworth Park. • There is a need to upgrade the road and improve two-way access. • The open drain provides a barrier – grate over drain may address the problem. • Improve accessible parking required across all three sites. • During Christmas period there is a need to accommodate food vans when Christmas lights are on display. • Lack of lighting is a problem during Christmas period. • Improved traffic management required across the precinct. 	<ul style="list-style-type: none"> • Opportunity to link Ivanhoe Park and Chelsworth Park via a pedestrian link. • Improve lighting throughout the precinct. • Traffic plan for Irvine Road.

5.4 Residents Survey

An online survey was developed as a means of identifying what residents like and dislike about each facility within the precinct and what improvement opportunities could be made to encourage future use. The survey was provided online on Council's "Shaping Banyule" website. Residents within a one kilometre radius of all three sites (1,020 residents) were letter box dropped with an invitation to participate in the survey. The following provides a summary of the key findings from the community surveys. A total of **82 surveys** were completed with respondents providing information on:

- Current use of the recreation reserve facilities.
- Potential future use of recreation reserve facilities.

The following provides a summary of survey responses to the following questions:

- What are the main activities you undertake when visiting the park?
- What do you like about the Park?
- What do you dislike about the Park?
- What are the opportunities for improvement at the Park?

5.4.1 Ivanhoe Park

The majority of survey respondents (85%) make use of Ivanhoe Park more than once or twice a week.

Table 20: Survey Responses – Ivanhoe Park

Main Activities	Likes	Dislikes	Future Opportunities
Play sport	Like the open space, limited space in own back yards	Limited access and cleanliness of public toilets	Increased lighting and Signage for community use
Utilise the play space	The park has a community feel	Limited parking and access to the park	Improved BBQ facilities and shade
General walking or passive exercise	The park is close to Public Transport and easily accessible	Accessibility issues for people with mobility issues	Inclusion of community netball courts
	They are able to walk to the park (over 50%) of respondents walk to the park	Limited access and cleanliness of public toilets	Improved toilet amenities
	Like the open space, limited space in own back yards	Limited parking and access to the park	

5.4.2 Ivanhoe Recreation Reserve (John Street)

The majority of survey respondents (75%) had make use of Ivanhoe Recreation Reserve (John Street) facilities more than twice a week.

Table 21: Survey Responses – Ivanhoe Recreation Reserve (John Street)

Main Activities	Likes	Dislikes	Future Opportunities
To play tennis	The space has a community feel	Accessibility issues for people with mobility issues	Seating and Passive Exercise (walking)
To play bowls	The space is peaceful and relaxing	There is currently no play space for children	Outdoor exercise stations and a play space
General walking or passive exercise	Enjoy going to BBQ and bowls on Fridays	Parking is a major issue, especially for events	
Events			

5.4.3 Chelsworth Park

The majority of survey respondents (88%) had make use of Chelsworth park more than once or twice a week.

Table 22: Survey Responses – Chelsworth Park

Main Activities	Likes	Dislikes	Future Opportunities
Play sport	Like the open space, limited space in own back yards and it was away from roads	Limited access to public toilets	Outdoor exercise stations and public toilets
General walking or passive exercise	The walking tracks around the park	Limited parking, made very difficult on the weekends	Increased capacity for sport lighting and community safety lighting
Walking the dog	The surface on the ovals are of a high standard They are able to walk to the park (45%) of respondents walk to the park	Public Safety, limited lighting and line of sight	Including the upgrades to include female change

5.5 Summary Key Findings

The stakeholders acknowledge the land locked nature of the sites within Metropolitan Melbourne and that a significant decision to merge the bowls club at either Ivanhoe Recreation Reserve (John Street) or Ivanhoe Park to provide for upgrades and additional sports facilities within the Ivanhoe Sports Precinct as required.

All stakeholders support a vision for the Ivanhoe Sports Precinct that promotes 'community sport and recreation' for Banyule residents. Whilst Ivanhoe Recreation Reserve (John Street) and Ivanhoe Park require the majority of the upgrades and precinct planning it is important that Council continue to work in partnership with Ivanhoe Grammar School on the upgrade of Chelsworth Park.

5.5.1 Residents Survey

Of the surveys received, 90% had used the at least one of the parks within the Ivanhoe Sports Precinct over the past 12 months. The key findings from the survey include:

- The top five activities at the reserve were: Playing sport, passive and recreational exercise, walking the dog, using the play space and socializing with friends.
- Most respondents visit the parks for a minimum of an hour with the majority spending more than two hours at the precinct.
- Walking is the preferred mode of transport followed by driving meaning pathways and car parking are important considerations for the precinct plan.
- Most facilities at the reserve are 'tired' or at an age, design and condition that require redevelopment to meet the needs of user groups and revitalize the precinct as a sporting/community hub.

5.5.2 Stakeholder Feedback

Key issues raised by stakeholders were:

- Finding one home for the bowls clubs within the Ivanhoe Sports Precinct.
- Improving car parking within the precinct including the provision of accessible parking close to facilities.
- Improving security and sports field lighting throughout the precinct.
- Improving accessibility to walking paths and car parking, including the creation of linkages (paths and trails) between all the sites, in particular at Ivanhoe Park and Chelsworth Park to create the "Tan of Ivanhoe".

- Provision of female change rooms at all sites.
- Improve and upgrade the sports ground levels and drainage at Ivanhoe Park.
- Rationalize and improve the functionality of all sports club rooms to meet current sports facility guidelines and contemporary sports design standards including applying universal access and female friendly design principles.
- Improving amenities to provide family friendly facilities including, play space, multi-sport activity spaces, shade, public art, greenspace and BBQ facilities.
- Provide outdoor netball courts to support netball training.

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6. Key Findings and Development Options

6.1 Key Issues

The following provides a summary of the key issues identified through the market research and consultation undertaken as part of the development of the precinct plan.



Rationalisation of facilities and linkages within the Ivanhoe sports precinct

The community survey results coupled with the key stakeholder findings indicate that the facilities within the Ivanhoe Sports Precinct are highly valued and the open space significantly contributes to the active and healthy lifestyles of local residents.

The Ivanhoe Sports Precinct is landlocked with areas that have no integration and turn their back on each other. There is an opportunity through this master plan for these areas to engage with each other and offer a broader range of sport and recreation opportunities to the community, together with celebrating the local character of this areas.

Each sport currently has its own clubroom or clubhouse, by looking at how we can rationalise these facilities across all sites will in turn increase the community outcomes whilst bringing the maintenance costs down for Council.

There is capacity to enhance the amenity of the Ivanhoe Sports Precinct and the open spaces by improving and connecting the walking paths and trails between Ivanhoe Park and Chelsworth Park. This includes creating the "Ivanhoe Tan" by linking the paths with the existing pathway network through Wilson Reserve. The trail could include distance markers and exercise equipment to encourage and support unstructured activity within the parks.

There is a need to provide improved way finding signage across the precinct.

Unstructured amenities aged and require upgrade

The site reviews and community surveys identified that the unstructured amenities are aged and require upgrading to meet contemporary standards. These features include the playground (currently being upgraded and replaced), walking paths, garden areas, lighting, seating, shade, BBQ areas and toilet amenities.

Throughout the precinct there is a need to ensure these areas meet contemporary standards and support the safe and functional use of each park.

Changing sport participation demands that require additional facilities

The Banyule population will increase by 15.2% from 127,699 in 2016 to 147,908 in 2036. The Ivanhoe area will have a predicted population increase of 27.8% over the next 16 years (2036). This substantial population growth will mean existing open spaces (Ivanhoe Park, Chelsworth Park and John Street) will need to respond to increased usage resulting in the need to improve the capacity of the sporting playing areas to meet the future demands of almost 20,000 additional residents. Some of this increase will come from the new residents within The Grounds housing development which will see an additional 117 new residential dwellings (200 people), all with limited private open space.

Peak sporting bodies state and regional facilities plans support additional and improved sports fields a to cater for the increasing demand fuelled by a growing population and high penetration rates for sport participation in Banyule City Council. There is the opportunity to increase the capacity of the existing sports fields by refurbishing some of the

playing surfaces with improved drainage and irrigation and providing improved and or additional lights to spread the load across the grounds and reduce wear and tear.

The existing croquet club will require an upgrade and expansion to meet the potential participation growth of the club as the population continues to increase particularly in the older age groups.

The review of the bowls club participation indicates a decline in membership over the last few years resulting in a potential opportunity for a relocation and/or merger as more sustainable model of supporting the sport into the future. Numerous discussions between the Bowls Clubs have been held both together with Council and also between the clubs themselves to discuss the possible options. The clubs have agreed that two clubs in the area is not sustainable however not agreement has been reached as to the best location for a single entity with both clubs advocating for their current facility to be the preferred venue. The facilities at both bowls' clubs do not meet current DDA standards and are inaccessible due to stair access to clubrooms and bowling greens.

There are currently two tennis clubs within the Ivanhoe Sports Precinct - Ivanhoe Tennis Club and Chelsworth Tennis Club. Ivanhoe Tennis Club is using three courts at Ivanhoe Recreation Reserve (John Street) and two at Ivanhoe Park, the club offers coaching and pennant competition and has almost 200 members. Chelsworth Tennis Club, located at Chelsworth Park, currently has 30 social players who do not compete in any formal competition. The Ivanhoe Grammar School has a lease arrangement and access to 3 synthetic courts under the current lease for 8/10 weeks a year and have expressed a need for access to a least two additional courts for the 8/10-week period.

The playing surface and lighting at the Ivanhoe Recreation Reserve (John Street) tennis courts have recently been updated. The two courts at Ivanhoe Park require a total resurface and upgrade and four Council managed courts (2 unusable) at Chelsworth Park also require a full resurface upgrade to ensure that are usable.

Facilities don't meet current standards and require renewal

The architectural condition review of the built infrastructure with the exception of the newly constructed Ivanhoe Park pavilion indicates that the current facilities do not meet contemporary sport and leisure facility design standards including Universal Design Principles and Female Friendly Design Guidelines and, in many cases, DDA requirements. The facilities are unwelcoming with some facilities having major access issues or now not fit for purpose for new participants e.g. females, people with mobility issues.

Community pressure for outdoor netball facilities

Ivanhoe Netball Club has been advocating for a 'home' in the Ivanhoe area for a number of years. The club (250 members) does not currently have access to their own facility for training purposes and are having to pay to utilise a number of facilities to ensure that they are able to train and compete.

Whilst Netball Victoria are supporting netball courts to be built indoors, there is a requirement for outdoor netball spaces at a community sport level. According to the Netball Victoria State-wide Facility Strategy there is a need for outdoor netball courts within the Banyule municipality. There is support by Council to consider the opportunities of including as a minimum two outdoor netball courts in the Ivanhoe Sports Precinct Plan. This strategy would address the home base needs of the Ivanhoe Netball Clubs and provide Ivanhoe residents with community access to netball courts in the south of the municipality.

6.2 Precinct Plan Vision and Objectives

As part of the Reference Group's responsibilities it was tasked with assisting in a developing a vision and planning objectives for the project. The proposed vision for the Ivanhoe Sports Precinct Plan is a **community sport and recreation hub** offering a range of participation opportunities to all of the community. A place for:

- Formal sport
- Social and family gathering
- Unstructured play and activity
- Community events.

The Planning objectives that helped guide the development of the Ivanhoe Precinct Plan are:

- Responsive to changing participation trends, community needs and demands.
- Consolidation of assets for more efficient and cost-effective asset management.
- Facilities that are fit for purpose and meet contemporary compliance guidelines.
- Maximise net open space.
- Improving facilities while maintaining local amenity.
- Provide for a variety of open space uses.
- Improve community wellbeing and encourage healthy active lifestyles.
- Encouraging active/sustainable transport modes.

6.3 Ivanhoe Sports Precinct Development Priorities

The following provides a summary of the key priorities for each site within the Ivanhoe Sports Precinct.

Ivanhoe Park

- Rationalisation and upgrade of built infrastructure i.e. bowls club, public toilet amenities to meet:
 - Current building standards including DDA
 - Improve accessibility
 - Improve functionality.
- Refurbishment of the oval playing surface and lighting (retaining competition standard level) to increase capacity and support community events at the park.
- Upgrade and improve support infrastructure including lighting, shade, seating, BBQ's areas.
- Develop a linked network of pathways between Ivanhoe Park and Chelsworth Park, including distance markers and exercise stations.
- Upgrade and extend the croquet courts to meet current standard for the sport and improve access to clubrooms and car parking.
- Consider future use of the bowls greens in line with Ivanhoe Recreation Reserve (John Street) bowls facility and increase the visibility of the area by the removal of the fencing.
- Consider the future use of the tennis courts.
- Increase and diversify informal open space to cater for a range of age groups.
- Improve functionality and amenity of the open space including:
 - Corner of site (Lower Heilberg Road and The Boulevard) to improve amenity and create a welcoming entrance to the precinct
 - Strip along Wamba Road
 - Northern section of park above the oval.
 - Upgrade and formalise the car parking area and improve traffic management of the site by aligning the roundabout with the entrance to the car park.
- Minimum of two lit netball courts to competition standards. Netball Victoria guidelines supports a north/south orientation that is close to change rooms.

Ivanhoe Recreation Reserve (John Street)

- Rationalisation and upgrade of built infrastructure i.e. bowls club, public toilet amenities to meet:
 - Current building standards including DDA
 - Improve accessibility
 - Improve functionality.
- Improve access from the tennis club rooms to the tennis courts.
- Improve car parking and accessible parking spaces.

Chelsworth Park

Work in collaboration with Ivanhoe Grammar School to improve overall functionality of the park including:

- Traffic management measures and car parking along Irvine Road.
- Provision of improved lighting across the entire park sporting fields.
- Redevelopment of pavilions to include female friendly amenities. Consideration of a single, integrated clubroom.
- Linkage of walking paths with Ivanhoe Park and Wilson Reserve.
- Improved community tennis courts.
- Development of an environmental/educational play space with linkages to the Yarra River and open space areas.

Based on the agreed planning objectives a five different development options were identified for discussion. These options were then further refined to two development options. The table below details the components of each option.

Table 23: Ivanhoe Sports Precinct Plan Development Options

Issue	Option One	Option Two
Ivanhoe Park		
Sports Ground Improvements	✓	✓
Improvement to car parking and access	✓	✓
Improvement to informal open space areas/ landscaping	✓	✓
Improved pathways /pedestrian links to Chelsworth Park	✓	✓
Improvement to park amenities – lighting, seating, shade, water fountains	✓	✓
Expansion of croquet courts to meet regional event requirements	✓	✓
Upgrade of croquet clubrooms to increase access	✓	✓
Development of outdoor netball courts and small clubroom	3 netball courts on location of bowls facility	2 netball courts on location of tennis courts
Bowls Facilities upgraded	Bowls relocated to John Street Reserve	Bowls remains onsite
Tennis facility	No Tennis courts at Ivanhoe Park Tennis consolidated at John Street Reserve and Chelsworth Park	No Tennis courts at Ivanhoe Park Tennis consolidated at John Street Reserve and Chelsworth Park
Ivanhoe Recreation Reserve (John Street)		
Tennis Courts	Tennis courts remain on site, improvements to clubrooms and access	Potential for future expansion of tennis courts if required in the longer term
Bowls Facilities	Bowls consolidated at John Street Reserve including improved clubrooms and access	Bowls consolidated at Ivanhoe Park including improved clubrooms and access
Upgraded playground	✓	✓
Chelsworth Park		
Walking path linked to Ivanhoe Park	✓	✓
Improvement traffic management and parking	✓	✓
Consolidated clubroom (IGS)	✓	✓
Improved sports field lighting	✓	✓
Improvement to park amenities – lighting, seating, shade, water fountains	✓	✓
Retain and upgrade tennis courts to multi-purpose facility	✓	✓

In consultation with the Project Reference Group a range of precinct development options were prepared and considered with the two options on the following two pages being prepared for further community review and feedback.

The key difference between the two options can be summarised as:

- Location of a consolidated bowls facility.
- Expansion opportunities for the tennis courts.
- Location and number of netball courts.

The two concept options and indicative capital cost are detailed on the following pages.

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IVANHOE SPORTS PRECINCT PLAN: OPTION ONE

IVANHOE RECREATION RESERVE (JOHN STREET)

- A** Retain synthetic + turf bowls.
- B** 3no. tennis courts remain and replace fence
- C** Upgraded + consolidated bowls/tennis pavilion and improve access.
- D** Potential playspace, passive recreation area

IVANHOE PARK

- E** Open space, passive recreation area
- F** Croquet to remain + be extended to meet standards - Clubhouse upgraded to address access issues
- G** 3no. netball courts to be developed on site of bowls club
- H** Multi-use/flexible community spaces
- I** Car Park sealed + additional accessible Car Parking to support Netball + Croquet
- J** Upgrade Sports Field surface
- K** Walking track around site with exercise stations and distance markers
- L** Upgrade nets for practice cricket wickets
- M** Improved amenity of The Boulevard and Lower Heidelberg Road
- N** Improved landscaping for informal use

CHELSWORTH PARK

- O** Walking track linking Chelsworth Park to Ivanhoe Park
- P** Roadway traffic management + parking improvements
- Q** Retain and upgrade tennis courts to provide multi-purpose outdoor courts + clubrooms
- R** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- S** Investigate sportsground lighting.
- * Priority one - number one soccer pitch

OTHER

- Shade
- Drinking Fountains
- Public Safety Lighting

LEGEND

NETBALL COURT	EXISTING OVAL	REFURBISHED OVAL
TENNIS COURTS	CAR PARK	EXISTING TENNIS COURTS
MULTI-PURPOSE COURTS	PLAYGROUND	FITNESS NODE
CROQUET FIELD	EXISTING PAVILION	LIGHT POSTS
BOWLING GREEN	POTENTIAL PAVILION EXPANSION	PEDESTRIAN FOOTPATH
TREE PROTECTION ZONE		ROADWAY IMPROVEMENT



IVANHOE SPORTS PRECINCT PLAN: OPTION TWO

IVANHOE RECREATION RESERVE (JOHN STREET)

- A** 3x Existing Tennis Courts to remain
- B** Potential future expansion area for unstructured open space
- C** Existing bowls area becomes Public Open Space
- D** Clubroom Refurbishment to address access, viewing + OHS issues
- E** Accessible parking
- F** Accessible entry
- G** Potential playspace, passive recreation area

IVANHOE PARK

- H** Bowls to remain + realigned to create a new northern axis. Consider cover over greens.
- I** 2x Outdoor Netball Courts with lighting + clubroom
- J** Croquet to remain + be extended - Clubhouse upgraded to address access issues
- K** Upgraded Bowls Clubroom
- L** Car Park sealed + additional accessible Car Parking to support Netball + Croquet + Bowls
- M** Upgrade Sports Field surface
- N** Walking track around site with exercise stations and distance markers
- O** Improved amenity of The Boulevard and Lower Heidelberg Rd
- P** Improved landscaping for informal use

CHELSWORTH PARK

- Q** Walking track linking Chelsworth Park to Ivanhoe Park
- R** Roadway traffic management + parking improvements
- S** Retain and upgrade tennis courts to provide multi-purpose outdoor courts + clubroom
- T** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- U** Investigate sportsground lighting.
- * Priority one - number one soccer pitch

OTHER

- Shade
- Drinking Fountains
- Public Safety Lighting

LEGEND

NETBALL COURT	EXISTING OVAL	REFURBISHED OVAL
TENNIS COURTS	CAR PARK	EXISTING TENNIS COURTS
MULTI-PURPOSE COURTS	PLAYGROUND	FITNESS NODE
CROQUET FIELD	EXISTING PAVILION	LIGHT POSTS
BOWLING GREEN	POTENTIAL PAVILION EXPANSION	PEDESTRIAN FOOTPATH
TREE PROTECTION ZONE		ROADWAY IMPROVEMENT

6.4 Ivanhoe Sports Precinct Plan Options - Quadruple Bottom Line Assessment and Capital Cost

A quadruple bottom line (QBL) assessment has been used to assess the outcomes of four areas:

- **Social impacts:** These relate to non-monetary impacts on human health and subjective wellbeing. For instance, an increase in active recreation participation that reduced the burden of diseases like obesity and diabetes would have a positive social impact.
- **Cultural impacts:** These relate to non-monetary impacts on people's sense of place and cultural identity. For instance, a facility design that recognised its users' cultural identity and hence increased their sense of belonging would have a positive cultural impact.
- **Economic impacts:** These largely relate to monetary impacts, including construction, land, operating, and maintenance costs borne by facility providers, as well as impacts on economic productivity and labour force participation.
- **Environmental impacts:** These relate to non-monetary impacts on air, soil, water, biodiversity, and the natural environment in general. For instance, a facility that required the paving of a wetland area that provides a habitat for native species would have a negative environmental impact.

Outcomes in each area can be either positive or negative. In some cases, there may be a mix of positive and negative impacts. For instance, a wastewater infrastructure upgrade may increase up-front capital costs (a negative economic impact) while reducing ongoing operating and maintenance costs (a positive economic impact).

A QBL is a decision support tool, rather than a process that algorithmically determines the 'right' outcome. The aim of a QBL assessment is not to provide a 'yes/no' assessment of projects, but to provide a mix of information to understand the various impacts of alternative options and hence to inform the selection of an option that optimises benefits relative to alternative options.

The QBL framework is intended for evaluating the positive and negative impacts of alternative options for community facilities. Each option has been scored within each sub-category on the following scale:

- Negative impacts of increasing size: -, --, ---
- No impact: 0
- Positive impacts of increasing size: +, ++, +++

However, in doing so we note that it is not possible to directly compare scores across sub-categories.

6.4.1 QBL Community Facility Framework

Table 24: QBL Community Facility Framework

Outcome	Sub-category	Notes
Social	Alignment with Council's strategy levels of service	Facilities are linked to Council's strategy outlining levels of service.
	Improved accessibility to community facilities	Facilities that are accessible to a larger population via the transport network will score higher in this category.
	Improved quality of experience for users	This reflects facility design and the degree to which facilities make it easy for people to access services.
	Health and social benefits arising from increased participation	This benefit stream will scale in proportion to patronage – facilities that are situated and designed to attract more users will generate larger benefits.
	Passive use benefits	Facilities that are accessible to a larger population will also tend to score higher in this category, as people within the catchment may value availability of facilities even if they do not visit regularly.
	Reputational risk for Council	Council response to community engagement, facility conditions, safety, cost may result in reputation risks.
Cultural	Sense of place	Facilities that are designed in a way that enhances the local environment may enhance people's sense of place.
	Sense of cultural identity	Facilities that are designed in a way that reflects or acknowledges people's cultural values may enhance this.
Environmental	Loss of open space benefits due to facility development	Development of existing open space may result in negative environmental impacts. Depending upon the characteristics of that open space, this may include reduced amenity for nearby residents, loss of biodiversity, or loss of environmental services like stormwater regulation.
Economic	Cost to construct new or improved facilities	This is a direct financial cost that is incurred by Council. Quantity surveyor estimates provide information on construction costs.
	Other whole-of-life costs, e.g. operation and maintenance costs	These are direct financial costs that must be incurred by Council and risk that is attached to the operation of the facilities.
	Revenues from facility operation	Revenues from facility operation will tend to scale with patronage (and types of activities supported by facilities). They may offset operating costs.

6.4.2 Assessment for Development Option One

The following table provides a summary of the QBL assessment for the Option One precinct Plan.

Table 25: Ivanhoe Sports Precinct Plan Option One Assessment

Outcome	Sub-category	Score	Comments
Social	Alignment with Council's strategy levels of service	++	<p>The upgrade of the precinct is aligned with Council core strategic documents including the Council Plan 2017 -2021, the Recreation Plan 2017-2021, the Open Space Plan 2016 – 2031 and The Ivanhoe Public Realm Plan 2019.</p> <p>The proposed improvements support Councils five strategic objectives. Specifically:</p> <ul style="list-style-type: none"> • Theme 1: People, Strong Healthy and Inclusive Communities. • Theme 3: Place, Great places and Spaces. • Theme 4: Participation, Engagement and Advocacy.
	Improved accessibility to community facilities	+	<ul style="list-style-type: none"> • Reserve is located centrally to the Ivanhoe area and is serviced by a bus network and footpath network. • Proposed improvements encourage walkability to reserve from school and where people live. • Proposed improvements increase access to the facility components by upgrading facilities that are no longer compliant.
	Improved quality of experience for users	++	<ul style="list-style-type: none"> • Improves quality of facilities that are universal in design. • Increases sport, recreation and community experiences. • Provides access to 3 netball courts to support female sporting opportunities and growing participation demands. • Consolidates bowls at one venue.
	Health and social benefits arising from increased participation	++	<ul style="list-style-type: none"> • The proposed improvements support health and wellbeing objectives improving access to public open space and structure and unstructured recreation and sporting opportunities. • This option creates improved walking /jogging path linkages across the precinct providing a network of pathways.
	Passive use benefits	++	Option provides for most amount of social and family informal recreation and open space.
	Reputational risk for Council	+	<ul style="list-style-type: none"> • Limited reputational risk, although may be some concern from residents due to bowls being relocated to John Street Reserve. • Residents may express concern of increased traffic and noise as a result of netball courts and increased use.
Cultural	Sense of place	+	<ul style="list-style-type: none"> • This option supports a sense of place. • There is a loss of the bowls club that has a long history with the reserve that is recognised as the club's ancestral home.
	Sense of cultural identity	-	The option acknowledges and enhances the historic use of the site for sport and informal recreation activities.
Environmental	Loss of open space benefits due to facility development	++	This option provides the most open space area.
Economic	Cost to construct new or improved facilities	++	This option has the lower capital cost.
	Other whole-of-life costs, e.g. operation and maintenance costs	++	This option has the lower asset renewal and maintenance cost.
	Revenues from facility operation	+	The rationalisation of the bowls club provides economies of scale and assists with the ongoing sustainability of the bowls club(s).

6.4.3 Assessment for Development Option Two

The following table provides a summary of the QBL assessment for the Option One precinct Plan.

Table 26: Ivanhoe Sports Precinct Plan Option Two Assessment

Outcome	Sub-category	Score	Comments
Social	Alignment with Council's strategy levels of service	++	<p>The upgrade of the precinct is aligned with Council core strategic documents including the Council Plan 2017 -2021, the Recreation Plan 2017-2021, the Open Space Plan 2016 – 2031 and The Ivanhoe Public Realm Plan 2019.</p> <p>The proposed improvements support Councils five strategic objectives. Specifically:</p> <ul style="list-style-type: none"> • Theme 1: People, Strong Healthy and Inclusive Communities. • Theme 3: Place, Great places and Spaces. • Theme 4: Participation, Engagement and Advocacy.
	Improved accessibility to community facilities	+	<ul style="list-style-type: none"> • Reserve is located centrally to the Ivanhoe area and is serviced by a bus network and footpath network. • Proposed improvements encourage walkability to reserve from school and where people live. • Proposed improvements increase access to the facility components by upgrading facilities that are no longer compliant.
	Improved quality of experience for users	++	<ul style="list-style-type: none"> • Improves quality of facilities that are universal in design. • Increases sport, recreation and community experiences. • Provides access to 2 netball courts to support female sporting opportunities and growing participation demands. • Option provides for future possible expansion of tennis courts at John Street and consolidates tennis at one venue. • Consolidates bowls at one venue.
	Health and social benefits arising from increased participation	++	<ul style="list-style-type: none"> • The proposed improvements support health and wellbeing objectives improving access to public open space and structure and unstructured recreation and sporting opportunities. • This option creates improved walking /jogging path linkages across the precinct providing a network of pathways.
	Passive use benefits	+	Option provides for smaller amount of social and family informal recreation and open space.
	Reputational risk for Council	+	<ul style="list-style-type: none"> • Limited reputational risk, although may be some concern from residents due to bowls being consolidated at Ivanhoe Park with membership base currently at Ivanhoe Bowls (John Street being significantly larger). • Residents may express concern of increased traffic and noise as a result of netball courts and increased use.
Cultural	Sense of place	+	<ul style="list-style-type: none"> • This option supports a sense of place. • There is a loss of the bowls club that has a long history with the reserve that is recognised as the club's ancestral home.
	Sense of cultural identity	-	The option acknowledges and enhances the historic use of the site for sport and informal recreation activities.
Environmental	Loss of open space benefits due to facility development	+	This option provides the least open space area.
Economic	Cost to construct new or improved facilities	++	This option has the higher capital cost.
	Other whole-of-life costs, e.g. operation and maintenance costs	++	This option has the higher asset renewal and maintenance cost.
	Revenues from facility operation	+	The rationalisation of the bowls club provides economies of scale and assists with the ongoing sustainability of the bowls club(s).

7. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

Appendix 1: Demographic Profile and Population Trends

The following section of the report reviews the demographic profile of the City of Banyule area based on information obtained from .id, an online based company who complete demographic analysis of ABS Census data.

The population trends indicate that between 2011 and 2016 the population of the City of Banyule Council area increased from 118,305 people to 121,862 people. This equates to an approximate growth of 3.0% of the population (3,557 residents).

Age Group Population Profile

The age profile of residents in 2016 compared to the Greater Melbourne area and the 2011 Census data was estimated as follows:

Table 27: Population Age Profile of City of Banyule

	2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
0 to 4	7,747	6.4	6.4	7,703	6.5	6.5	+44
5 to 9	7,596	6.2	6.2	6,680	5.6	6.0	+916
10 to 14	6,672	5.5	5.7	6,691	5.7	5.9	-19
15 to 19	6,834	5.6	6.0	7,073	6.0	6.3	-239
20 to 24	7,410	6.1	7.4	8,127	6.9	7.5	-717
25 to 29	7,889	6.5	8.1	7,733	6.5	7.9	+156
30 to 34	8,358	6.9	8.2	7,971	6.7	7.5	+387
35 to 39	8,593	7.1	7.3	8,692	7.3	7.5	-99
40 to 44	8,776	7.2	7.0	8,524	7.2	7.5	+252
45 to 49	8,370	6.9	6.9	8,090	6.8	6.9	+280
50 to 54	7,851	6.4	6.2	8,019	6.8	6.4	-168
55 to 59	7,653	6.3	5.7	7,307	6.2	5.6	+346
60 to 64	6,887	5.7	4.9	7,061	6.0	5.1	-174
65 to 69	6,534	5.4	4.4	5,394	4.6	3.9	+1,140
70 to 74	4,976	4.1	3.3	4,079	3.4	3.0	+897
75 to 79	3,681	3.0	2.5	3,346	2.8	2.4	+335
80 to 84	2,782	2.3	1.9	2,910	2.5	2.0	-128
85 and over	3,253	2.7	2.0	2,905	2.5	1.8	+348
Total population	121,862	100.0	100.0	118,305	100.0	100.0	+3,557

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

Analysis of the five year age groups of the City of Banyule in 2016 compared to Greater Melbourne shows that there was a similar proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+). Overall, 18.1% of the population was aged between 0 and 15, and 17.4% were aged 65 years and over, compared with 18.3% and 14.0% respectively for Greater Melbourne.

The major differences between the age structure of the City of Banyule and Greater Melbourne were:

- A larger percentage of persons aged 65 to 69 (5.4% compared to 4.4%)
- A smaller percentage of persons aged 25 to 29 (6.5% compared to 8.1%)
- A smaller percentage of persons aged 20 to 24 (6.1% compared to 7.4%)
- A smaller percentage of persons aged 30 to 34 (6.9% compared to 8.2%)

The largest changes in age structure in this area between 2011 and 2016 were in the age groups:

- 65 to 69 (+1,140 persons)
- 5 to 9 (+916 persons)
- 70 to 74 (+897 persons)
- 20 to 24 (-717 persons)

Gender Population Profile

The following table details the gender comparison of the City of Banyule residents in 2016 compared to 2011 and Greater Melbourne.

Table 28: City of Banyule Resident Population Gender Comparison

	2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Population	121,862	100.0	100.0	118,305	100.0	100.0	+3,557
Males	59,222	48.6	49.0	57,431	48.5	49.2	+1,791
Females	62,644	51.4	51.0	60,874	51.5	50.8	+1,770

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

There are more females than males in the City of Banyule (51.4% compared to 48.6%) which is higher but still in line with the ratio in Greater Melbourne (51.0% versus 49.0%). There has been a slight decrease in the ration of females within the Banyule population between 2011 and 2016.

Country of Birth

The percentage of the population that is born overseas and the diversity of their country of origin can give an indication of how diverse the population is within a community.

An analysis of the cultural diversity data for the Banyule area shows that there is a lower level of diversity when compared to Greater Melbourne with 23.4% being born overseas compared to 33.8% in Greater Melbourne. People that spoke a language other than English at home accounted for 21.6% of the City of Banyule population compared to 32.3% in Greater Melbourne.

The table below details the country of birth of residents in 2016 and 2011 as well as being compared against the population in Greater Melbourne.

Table 29: Most Common Countries of Birth

	2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Australia	87,093	71.5	59.8	87,378	73.9	63.3	-285
United Kingdom	4,111	3.4	3.6	4,197	3.5	4.1	-86
China	3,471	2.8	3.5	2,360	2.0	2.3	+1,111
Italy	2,150	1.8	1.4	2,457	2.1	1.7	-307
India	2,025	1.7	3.6	1,658	1.4	2.7	+367
New Zealand	1,403	1.2	1.8	1,321	1.1	1.7	+82
Greece	1,075	0.9	1.0	1,088	0.9	1.2	-13
Malaysia	983	0.8	1.1	836	0.7	1.0	+147
Sri Lanka	767	0.6	1.2	742	0.6	1.1	+25
Vietnam	731	0.6	1.8	530	0.4	1.7	+201

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

The table below summarises the languages spoken at home within the Banyule population.

Table 30: Summary of Languages Spoken at Home

	2016			2011			Change 2011 to 2016
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	
Speaks English only	89,901	73.8	62.0	91,061	77.0	66.3	-1,160
Non-English total	26,349	21.6	32.3	23,186	19.6	29.0	+3,163
Not stated	5,616	4.6	5.7	4,054	3.4	4.7	+1,562
Total Population	121,866	100.0	100.0	118,301	100.0	100.0	+3,565

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

The percentage of the population that speaks a language other than English at home is significantly lower than that in the Greater Melbourne area (21.6% compared to 32.3%). The percentage of the population that speaks another language increased between 2011 and 2016 from 19.6% to 21.6%.

Residents Income Levels

The table below presents the personal weekly income levels of Banyule residents.

Table 31: Weekly Income Gross Income Levels for the City of Banyule area

	2016		
	Number	%	Greater Melbourne %
Negative Income/ Nil income	9,221	9.2	11.2
\$1 - \$149	4,762	4.8	4.5
\$150 - \$299	6,497	6.5	7.0
\$300 - \$399	7,343	7.4	7.7
\$400 - \$499	7,725	7.7	7.4
\$500 - \$649	7,187	7.2	7.0
\$650 - \$799	6,933	6.9	7.3
\$800 - \$999	7,924	7.9	8.3
\$1,000 - \$1,249	8,575	8.6	8.6
\$1,250 - \$1,499	6,522	6.5	6.0
\$1,500 - \$1,749	5,877	5.9	5.0
\$1,750 - \$1,999	4,155	4.2	3.4
\$2,000 - \$2,999	6,227	6.2	5.1
\$3,000 or more	3,815	3.8	3.4
Not stated	7,097	7.1	8.2
Total persons aged 15+	99,860	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

Analysis of individual income levels in the City of Banyule in 2016 compared to Greater Melbourne shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low income people (those earning less than \$500 per week). Overall, 14.2% of the population earned a high income, and 35.6% earned a low income, compared with 11.9% and 37.8% respectively for Greater Melbourne.

The major differences between the City of Banyule's individual incomes and Greater Melbourne's individual incomes were:

- A larger percentage of persons who earned \$2,000 - \$2,999 (6.2% compared to 5.1%)
- A larger percentage of persons who earned \$1,500 - \$1,749 (5.9% compared to 5.0%)
- A larger percentage of persons who earned \$1,750 - \$1,999 (4.2% compared to 3.4%)
- A smaller percentage of persons who earned Negative Income/ Nil income (9.2% compared to 11.2%)

Vehicle Ownership

The number of vehicles per household is detailed in the table below.

Table 32: Vehicle Ownership

	2016		
	Number	%	Greater Melbourne %
No motor vehicles	2,754	6.0	8.5
1 motor vehicle	15,692	34.0	33.2
2 motor vehicles	17,728	38.4	34.8
3 or more motor vehicles	7,325	15.9	15.9
Not stated	2,708	5.9	7.6
Total households	46,207	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

A household's ownership of vehicles can be used as an indicator of an individual's ability to independently access leisure facilities without the reliance on public transport or utilising other modes of transport.

A review of vehicle ownership in the City of Banyule indicates that nearly nine out of every 10 households (88.3%) own one or more vehicles indicating a relatively high ability to independently access leisure activities. This is higher than Greater Melbourne at 83.9%. There was a number of households who identified that they have access to no motor vehicles (6.0%) indicating there may be a reliance on public transport and non-motorised forms of transport such as walking, bikes or skateboards.

Future Population Predictions

It is expected that the population within the City of Banyule area will increase 29% from 127,699 in 2016 to 147,098 in 2036. The largest annual average rate of change is predicted to occur between 2016 and 2021 before slowing down.

Table 33: Projected Population Growth 2016 - 2036

	Forecast Year				
	2016	2021	2026	2031	2036
Population	127,699	135,658	140,006	143,366	147,098
Change in population (5 years)		7,959	4,348	3,360	3,732
Average annual change		1.22%	0.63%	0.48%	0.52%

Source: Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, September 2019.

The figures for the projected populations are slightly different than the data collected during the census as it takes into account the population that may have been missed by the census and the population that were overseas at the time of the census.

The following table highlights the likely change in the population age profile between 2016 and 2036.

Table 34: City of Banyule Future Population Age Profile

	2016	2021	2026	2031	2036	Change b/w 2011 and 2036
	%	%	%	%	%	
0-4	6.6	6.3	6.2	6.1	6.1	+572
5-9	6.3	6.0	5.8	5.7	5.7	+350
10-14	5.4	5.8	5.6	5.5	5.5	+1,127
15-19	5.6	5.6	5.9	5.7	5.6	+1,148
20-24	6.4	6.4	6.4	6.5	6.4	+1,236
25-29	6.9	6.9	6.7	6.7	6.8	+1,147
30-34	7.0	7.1	7.0	6.9	6.9	+1,147
35-39	7.0	7.2	7.1	7.1	7.0	+1,326

	2016	2021	2026	2031	2036	Change b/w 2011 and 2036
	%	%	%	%	%	
40-44	7.1	6.9	6.9	6.9	6.8	+932
45-49	6.7	6.6	6.5	6.6	6.5	+959
50-54	6.3	6.3	6.2	6.2	6.2	+1,025
55-59	6.2	5.8	5.8	5.8	5.7	+579
60-64	5.5	5.5	5.3	5.3	5.3	+804
65-69	5.2	4.8	4.9	4.8	4.8	+405
70-74	4.0	4.4	4.2	4.4	4.3	+1,241
75-79	2.9	3.3	3.8	3.7	3.8	+1,894
80-84	2.2	2.3	2.7	3.0	3.1	+1,711
85+	2.6	2.7	2.9	3.1	3.4	+1,795

Source: Population and household forecasts, 2016 to 2036, prepared by [Jd](#), the population experts, September 2019.

In 2016, the dominant age group for residents in the City of Banyule was between 40 – 44 years, which accounted for 7.1% of the total population, this is predicted to change to 35 -39 years in 2036 which will account for 7.0%.

The age bracket that is predicted to experience the largest increase in population number is the 75 – 79 years of age group which is expected to increase by 1,894 residents from 2.9% to 3.8% of the population.

The percentage of the population that is in their most active years (5 – 49 years of age) is predicted to fall from 58.4% in 2016 to 57.2% in 2036.

DRAFT

Draft Ivanhoe Sports Precinct Plan Issues and Options Report - Community Engagement To Date

- Consultation to date has mainly focused on tenant clubs and local community and has included:
 - An initial survey of residents surrounding three sites for feedback on amenity, likes and areas for improvement.
 - Establishment of the Ivanhoe Sports Precinct Reference Group at the commencement of project represented by each tenant club, the Ivanhoe Netball Club, an Ivanhoe community representative and two Councillors. The reference group developed a set of agreed principles to guide the plan that are:
 - Responding to changing sports participation trends, community needs and demand;
 - Consolidating assets for more efficient and cost-effective asset management;
 - Facilities that are fit for purpose and meet contemporary compliance guidelines;
 - Maximise net open space;
 - Improving facilities while maintaining local amenity;
 - Providing for a variety of open space uses;
 - Improving community wellbeing and encouraging healthy active lifestyles;
 - Encouraging active and sustainable transport modes.
- Each Club representative has had an opportunity to discuss membership growth and current and future facility needs.

Collaboration

The relevant State Sporting Associations were all consulted to determine:

- Participation and growth trends across the region
- Facility requirements and standards
- Alignment with each code's state sports facility plan
- Alignment with State Government priorities.



IVANHOE SPORTS PRECINCT PLAN: OPTION ONE

IVANHOE RECREATION RESERVE (JOHN STREET)

- A** Retain synthetic + turf bowls.
- B** 3no. tennis courts remain and replace fence
- C** Upgraded + consolidated bowls/tennis pavilion and improve access.
- D** Potential playspace, passive recreation area

IVANHOE PARK

- E** Open space, passive recreation area
- F** Croquet to remain + be extended to meet standards - Clubhouse upgraded to address access issues
- G** 3no. netball courts to be developed on site of bowls club
- H** Multi-use/flexible community spaces
- I** Car Park sealed + additional accessible Car Parking to support Netball + Croquet
- J** Upgrade Sports Field surface
- K** Walking track around site with exercise stations and distance markers
- L** Upgrade nets for practice cricket wickets
- M** Improved amenity of The Boulevard and Lower Heidelberg Road
- N** Improved landscaping for informal use

CHELSWORTH PARK

- O** Walking track linking Chelsworth Park to Ivanhoe Park
- P** Roadway traffic management + parking improvements
- Q** Retain and upgrade tennis courts to provide multi-purpose outdoor courts + clubrooms
- R** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- S** Investigate sportsground lighting.
- * Priority one - number one soccer pitch

OTHER

- Shade
- Drinking Fountains
- Public Safety Lighting

LEGEND

NETBALL COURT	EXISTING OVAL	REFURBISHED OVAL
TENNIS COURTS	CAR PARK	EXISTING TENNIS COURTS
MULTI-PURPOSE COURTS	PLAYGROUND	FITNESS NODE
CROQUET FIELD	EXISTING PAVILION	LIGHT POSTS
BOWLING GREEN	POTENTIAL PAVILION EXPANSION	PEDESTRIAN FOOTPATH
TREE PROTECTION ZONE		ROADWAY IMPROVEMENT

IVANHOE SPORTS PRECINCT PLAN

CONFIDENTIAL DRAFT ISSUES AND OPTIONS SUMMARY REPORT



MAY 2021



Prepared by Otium Planning Group Pty Ltd
In association with Warren and Mahoney,
Playce and Turner and Townsend



INTRODUCTION

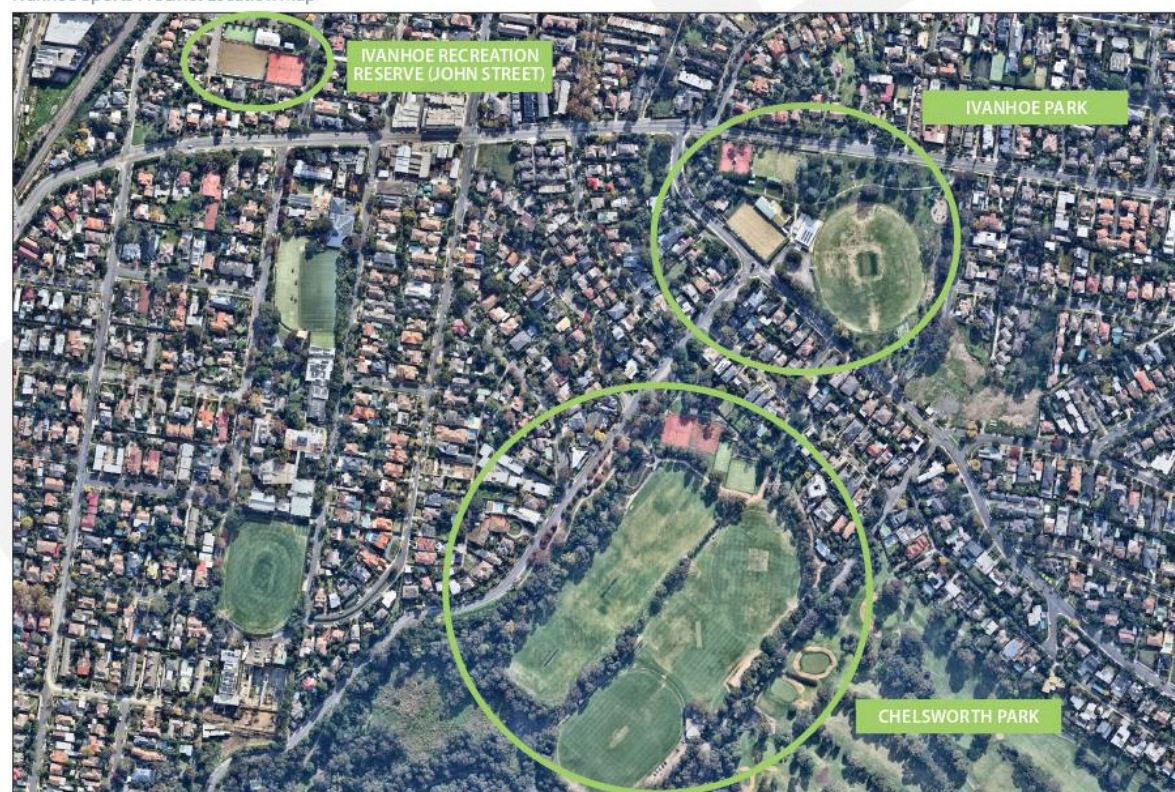
Ivanhoe Park is one of Banyule's prime reserves and supports a number of informal recreation and sporting activities including football, cricket, lawn bowls, croquet and tennis. Chelsworth Park and Ivanhoe Recreation Reserve (John Street Reserve) are located within close proximity to Ivanhoe Park and collectively these three sites form a very significant sporting precinct serving the local and broader community.

The study's primary focus is on Ivanhoe Park, located at The Boulevard, Ivanhoe. The study will consider nearby facilities that provide a recreational or partnership opportunity including Ivanhoe Recreation Reserve (John Street) and Chelsworth Park, Ivanhoe.

Decisions about the best use of the facilities in the future and how to maximise the opportunities and outcomes are difficult to make without a plan that properly considers the possibilities, needs of existing clubs, new demands and expectations from broader community.

The Ivanhoe Sports Precinct Plan identifies the current and future needs of clubs and community and the opportunities for redevelopment/development to meet those needs.

Ivanhoe Sports Precinct Location Map



Who are we planning for?

Ivanhoe Park, Ivanhoe Recreation Reserve (John Street) and Chelsworth Park comprise the Ivanhoe Sports Precinct are located within Ivanhoe, a suburb of the Banyule City Council. The Project Site Map shows the location within the municipality of the three sites.

In summary the review indicates:

The Banyule population

is predicted to grow by **15%** between 2016 and 2036 with an increased growth in the middle and older age groups.



The population has low levels of disadvantage and has a relatively high level of disposable income.

The age groups that account for the largest proportion of the population are from

35-44



The age groups that are predicted to grow the most are those aged 75 to 79 years



2.9% - 3.8%

The introduction of

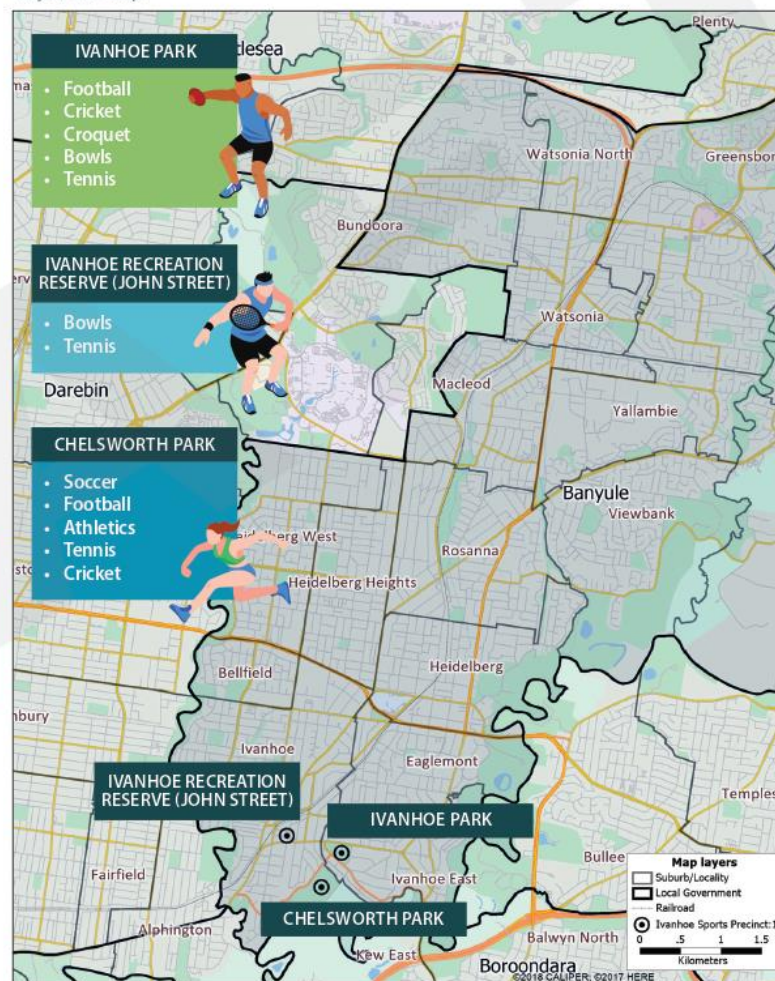
2,300

more residents in the Ivanhoe region indicates a need to upgrade the current space not only for organised sporting events but so that residents have access to good open space areas for passive and unstructured recreation activities such as walking the dog, walking and socialising.



There is also a low level of diversity within the community when compared to the Greater Melbourne region, with more residents having been born in Australia and English being the predominant language in more households.

Project Site Map



Ivanhoe Park

Ivanhoe Park is bordered by Lower Heidelberg Road, The Boulevard and Wamba Road in Ivanhoe and is the central hub for the Sports Precinct.

The site is accessible by public transport (predominantly bus and the local station is Ivanhoe Station) however the topography of the land is quite steep and is not accessible for anyone who is not able bodied. The site is also accessible by car, with limited disability parking and access.

The map details the key issues at the site.



Current Tenants Arrangements

Ivanhoe Park is home to the following clubs under a range of occupancy arrangements as detailed in the table to the right.

Ivanhoe Park User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Ivanhoe Amateur Football Club	Winter Season	Seasonal allocation	114 (60M/54F)
Ivanhoe Junior Football Club	Winter Season	Seasonal allocation	350 (260M/90F)
Ivanhoe Cricket Club	Summer Season	Seasonal allocation	134 (128M/6F)
Ivanhoe Park Croquet Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	74 (21M/53F)
East Ivanhoe Bowling Club Inc	All year	5 Year Lease: 1 July 2015 – 30 June 2020	65 (50 active playing)
Ivanhoe Tennis Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	156 (78M/78F)

Ivanhoe Park Existing Conditions Map



IVANHOE PARK: EXISTING CONDITIONS & CONSTRAINTS

Site Context:

- 1 Ivanhoe Park Tennis Courts
- 2 Ivanhoe Park Croquet Club
- 3 Ivanhoe Bowling Club
- 4 Ivanhoe Park Pavilion
- 5 Youth Activity Area
- 6 Ivanhoe Park Field
- 7 Cricket Nets
- 8 Existing Car Park
- 9 Caretakers Residence

Issues/Constraints:

- A Future apartment development
- B Level changes and underutilised space.
- C Poor parking availability and access.
- D Lack of pedestrian link between Ivanhoe and Chelsworth Parks.
- E Poor sports ground surface.
- F Facilities not accessible.
- G Lower Heidelberg Road restricts access to park from residential areas to the North.
- H Further opportunity to upgrade informal public open space.

Unstructured Use

The park provides for a range of unstructured recreation opportunities and is highly valued by the Ivanhoe community. The play space is highly utilised as well as the general open space area. The community survey identified that most people stay at the park for passive recreation for over an hour, but have also reported that there is a lack of facilities to support this as there is limited shade, drinking fountains and accessible public toilets.

Ivanhoe Recreation Reserve (John Street)

The Ivanhoe Recreation Reserve, known locally as John Street Reserve, is located on John Street, Ivanhoe. The reserve is unique in its location and acts to many of the surrounding residential dwellings as their open space area. The bowls facility is used as a community function space and hosts other activities such as Irish dancing.

The map details the key issues at the site.



Ivanhoe Recreation Reserve (John Street) Existing Conditions Map



Current Tenants Arrangements

Ivanhoe Recreation Reserve (John Street) is home to the following clubs under a range of occupancy arrangements as detailed in the table below.

Table 2: Ivanhoe Recreation Reserve (John Street) User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Ivanhoe Bowling Club Inc	All year	5 Year Lease: 1 July 2015 – 30 June 2020	140 (100 active playing)
Ivanhoe Tennis Club	All year	5 Year Lease: 1 Jan 2018 – 31 Dec 2022	156 (78M/78F)

Unstructured Use

Given the size of the Ivanhoe Recreation Reserve (John Street) and the location of the bowls and the tennis facilities there are limited opportunities for unstructured open space activities. The Bowls Clubrooms are hired out by the club for social functions. The area is fully fenced restricting the use to tenant clubs or facility hirers.

Chelsworth Park

Chelsworth Park is located on The Boulevard and Irvine Road, Ivanhoe. The Park is bordered on the western and southern side by the Yarra River Corridor and Wilson Reserve and on the eastern side by the Ivanhoe Public Golf Course. The park is a popular 11-hectare reserve with sporting fields incorporating football, cricket, soccer, tennis and athletics. It also has a playground, a shared walking/bicycle trail, indigenous River Red Gums and non-indigenous trees and shrubs.

The majority of the Park is leased to Ivanhoe Grammar School for use as the school outdoor sporting facilities and the Chelsworth Park Community Reference Group provides a formal mechanism for Council to consult with stakeholders on use, maintenance and development. The four en tout cas tennis courts are leased to the Chelsworth Park Tennis Club.

The map details the key issues at the site.

Current Tenants Arrangements

Chelsworth Park is home to the following clubs under a range of occupancy arrangements as detailed in the table below.

Table 3: Chelsworth Park User Groups

Club Name	Usage	Occupancy Arrangement	Membership Numbers
Old Ivanhoe Grammarians Soccer Club	Winter season	Part of Ivanhoe Grammar School Lease	200 (166M/34F)
Old Ivanhoe Grammarians Football Club	Winter season	Part of Ivanhoe Grammar School Lease	212 (178M/34F)
Ivanhoe Harriers Athletics Club	Summer season	Part of Ivanhoe Grammar School Lease	30
Chelsworth Park Tennis Club	All year	5 Year Lease: 1 July 2016 – 30 June 2021	30
Old Ivanhoe Grammarians Cricket Club	Summer season	Part of Ivanhoe Grammar School Lease	TBA
Ivanhoe East AusKick	Winter season	Part of Ivanhoe Grammar School Lease	60

Chelsworth Park Existing Conditions Map



Unstructured Use

Chelsworth Park provides for a range of unstructured recreation opportunities and is highly valued by the Ivanhoe community. The park is highly used by walkers and dog walkers which has been known to cause some issues with the structured sports. It has been reported through a community survey that most people stay at the park for passive recreation for over an hour but have also reported that there is a lack of facilities to support this as there is limited access to public toilets.

Site Assessment Key Findings

Overall, the Sports Precinct is "tired" and in need of upgrade. While there have been some upgrades undertaken over the past few years, there are a number of issues regarding access and OHS remaining. The local clubs and community have demonstrated a commitment to developing and maintaining the facilities at a high standard. A summary of the issues under key headings are as follows:

ACCESS AND EQUITY	UPGRADE OF FACILITIES AND INFRASTRUCTURE TO MEET FUTURE DEMANDS	CAR PARK ACCESS	POOR AMENITY
<ul style="list-style-type: none"> All buildings (pavilions and club rooms), with the exception of the new pavilion at Ivanhoe Park, do not meet contemporary sport and leisure facility design standards including Universal Design Principles and Female Friendly Design Guidelines. Many of the facilities are unwelcoming with some facilities having major access issues or now not fit for purpose to accommodate new participants e.g. female Australia Rules football and soccer players and older adults. 	<ul style="list-style-type: none"> The sports field at Ivanhoe Park is showing signs of heavy traffic and in need of a surface upgrade. The cricket training nets at Ivanhoe Park have just recently been renovated which has resolved the concerns of balls entering neighbouring properties. The croquet facility at Ivanhoe Park provides a unique sporting opportunity however the court size does not currently meet the requirements to support regional level competitions. There is an opportunity to consolidate bowls at one site and create a contemporary bowls facility to current facility standards. Currently there is no dedicated space for the inclusion of Netball (Ivanhoe Netball Club and community use). The Precinct Plan will include options that include Netball in the Ivanhoe Sports Precinct. The tennis courts at both Ivanhoe Park and Chelsworth Park (with the exception of the Ivanhoe Grammar Courts) are aged and in need of upgrade. There is a need for additional security and sports field lighting. 	<ul style="list-style-type: none"> Car parking access is a concern across all three sites. The accessible car spaces at Ivanhoe Park are not linked to an accessible pathway. There is a need to improve and formalise the car parking areas and improve traffic management at Ivanhoe Park and Chelsworth Park. There is limited opportunity to develop additional car parking at Ivanhoe Recreation Reserve (John Street). 	<ul style="list-style-type: none"> The general amenity of the three sites is "tired" and in need of general upgrade and improvement. The pathways around the precinct are not accessible for many and do not link to the wider path network. There is a need to provide additional support infrastructure including shade, seating, drinking fountains and playgrounds (Ivanhoe Park playground currently being upgraded). The entrance to Ivanhoe Park is "uninviting". Opportunity to improve and provide welcoming entrance to the precinct.

STAKEHOLDER ENGAGEMENT

Council developed a "Project Reference Group" for the Ivanhoe Sports Precinct Plan project as a means of providing key stakeholder input into the development of the Plan. The group was not a formal committee but rather a reference group that was established by Council for the purpose of consultation.

The purpose of group was to:

Work with Council to prepare the plan for the Ivanhoe Sports Precinct that strategically positions the reserves, facilities and clubs, explores synergies, realised opportunities and supports the growing community and sporting club needs for the future.

Membership of the Reference Group included Council Officers, two Councillors, sporting club representatives plus three representatives from the Chelsworth Park Reference Group. The sporting clubs included:

- Ivanhoe Junior Football Club
- Ivanhoe Netball Club
- Ivanhoe Cricket Club
- Ivanhoe Amateur Football Club
- Ivanhoe Park Croquet Club
- Ivanhoe Tennis Club
- East Ivanhoe Bowling Club
- Ivanhoe Bowling Club

Community Consultation

An extensive community consultation process was undertaken to identify both the current and future needs of both residents in the surrounding area and the key stakeholders. The consultation included:

- Project Control Group workshops at key milestones
- Project Reference Group workshops at key milestones
- Interviews with key stakeholders
- Interviews with relevant Council Officers
- Online community survey (82 responses)
- Site reviews

Summary Key Findings

The stakeholders acknowledge the land locked nature of the sites within Metropolitan Melbourne and that a significant decision to merge the bowls club at either Ivanhoe Recreation Reserve (John Street) or Ivanhoe Park to provide for upgrades and additional sports facilities within the Ivanhoe Sports Precinct is required.

All stakeholders support a vision for the Ivanhoe Sports Precinct that promotes 'community sport and recreation' for Banyule residents. Whilst Ivanhoe Recreation Reserve (John Street) and Ivanhoe Park require the majority of the upgrades and precinct planning it is important that Council continue to work in partnership with Ivanhoe Grammar School on the upgrade of Chelsworth Park.

Residents Survey

Of the surveys received, 90% had used at least one of the parks within the Ivanhoe Sports Precinct over the last 12 months. The key findings from the survey include:

- The top five activities at the reserve were: Playing sport, passive and recreational exercise, walking the dog, using the play space and socializing with friends
- Most respondents visit the parks for a minimum of an hour with the majority spending more than two hours at the precinct.
- Walking is the preferred mode of transport followed by driving meaning pathways and car parking are important considerations for the precinct plan.
- Most facilities are "tired" or are at an age, design and condition that require redevelopment to meet the needs of user groups and revitalize the precinct as a community/sporting/hub.

Stakeholder Feedback

Key issues raised by stakeholders were:

- Finding one home for the bowls clubs within the Ivanhoe Sports Precinct.
- Improving car parking within the precinct including the provision of accessible parking close to facilities.
- Improving security lighting and sports field lighting throughout the precinct.
- Improving accessibility to walking paths and car parking, including the creation of linkages (paths and trails) between all the sites, in particular Ivanhoe Park and Chelsworth Park to create the "Tan of Ivanhoe".
- Provision of female change rooms at all sites.
- Improve and upgrade the sports ground levels and drainage at Ivanhoe Park.
- Rationalise and improve the functionality of all sports club rooms to meet current sports facility guidelines and design standards including universal access.
- Improved amenities to provide family friendly facilities including, play space, multi-sport spaces, shade, greenspace and BBQ facilities.
- Provide outdoor netball courts to support netball training.

KEY ISSUES FOR PRECINCT PLAN

The following provides a summary of the key issues identified through the market research and consultation undertaken as part of the development of the precinct plan.

RATIONALISATION OF FACILITIES AND LINKAGES BETWEEN SPORTS PRECINCT

The community survey results coupled with the key stakeholder findings indicate that the facilities within the Ivanhoe Sports Precinct are highly valued and the open space significantly contributes to the active and healthy lifestyles of local residents.

The Ivanhoe Sports Precinct is landlocked with areas that have no integration and turn their back on each other. There is an opportunity through this precinct plan for these areas to engage with each other and offer a broader range of sport and recreation opportunities to the community, together with celebrating the local character of this areas.

There is capacity to enhance the amenity of the Ivanhoe Sports Precinct and the open spaces by improving and connecting the walking paths and trails between Ivanhoe Park and Chelsworth Park. This includes creating the "Ivanhoe Tan" by linking the paths with the existing pathway network through Wilson Reserve. The trail could include distance markers and exercise equipment to encourage and support unstructured activity within the parks.

There is a need to provide improved way finding signage across the precinct.

UNSTRUCTURED AMENITIES AGED AND REQUIRE UPGRADE

The site reviews and community surveys identified that the unstructured amenities are aged and require upgrading to meet contemporary standards. These features include the playground (currently being upgraded and replaced), walking paths, garden areas, lighting, seating, shade, BBQ areas and toilet amenities.

Throughout the precinct there is a need to ensure these areas meet contemporary standards and support the safe and functional use of each park.

CHANGING SPORT PARTICIPATION DEMANDS

The Banyule population will increase by 15.2% from 127,699 in 2016 to 147,908 in 2036. The Ivanhoe area will have a predicted population increase of 27.8% over the next 16 years (2036). This substantial population growth will mean existing open spaces (Ivanhoe Park, Chelsworth Park and Ivanhoe Recreation Reserve (John Street)) will need to respond to increased usage resulting in the need to improve the capacity of the sporting playing areas to meet the future demands of almost 20,000 additional residents. Some of this increase will come from the new residents within The Grounds housing development which will see an additional 117 new residential dwellings (200 people), all with limited private open space.

Peak sporting bodies state and regional facilities plans support additional and improved sports fields to cater for the increasing demand fuelled by a growing population and high penetration rates for sport participation in Banyule City Council.

FACILITIES DON'T MEET CURRENT STANDARDS AND REQUIRE RENEWAL

The architectural condition review of the built infrastructure, with the exception of the newly constructed Ivanhoe Park pavilion, indicates that the current facilities do not meet contemporary sport and leisure facility design standards including Universal Design Principles and Female Friendly Design Guidelines and, in many cases, DDA requirements. The facilities are unwelcoming with some facilities having major access issues or now not fit for purpose for new participants e.g. females, people with mobility issues.

COMMUNITY PRESSURE FOR OUTDOOR NETBALL FACILITIES

Ivanhoe Netball Club has been advocating for a 'home' in the Ivanhoe area for a number of years. The club (250 members) do not currently have access to their own facility for training purposes and are having to pay to utilise a number of facilities to ensure that they are able to train and compete.

Whilst Netball Victoria are supporting netball courts to be built indoors, there is a requirement for outdoor netball spaces at a community sport level. According to the Netball Victoria State-wide Facility Strategy there is a need for outdoor netball courts within the Banyule municipality.

OBJECTIVES AND STRATEGIC DIRECTIONS

Strategic Context

There is strategic support for the improvement of the Ivanhoe Sports Precinct Plan as a 'local' level sports reserve to facilitate and encourage healthy lifestyles in Banyule.

Peak sporting bodies state and regional facilities plans support improved sports fields and outdoor courts to cater for the increasing demand fuelled by a growing population and high penetration rates for sport participation in inner city areas, particularly the Banyule municipality.

There is an opportunity to enhance the amenity of the Ivanhoe Sports Precinct in particular the north west open space at Ivanhoe Park and connected public open spaces via a running/ walking track to Chelsworth Park. This would also support the new development of over 100 one- and two-bedroom dwellings next to Ivanhoe Park which have limited backyard space.

Best practice recreation and open space planning responds to the roles open space plays in communities and the benefits individuals and the community as a whole derive from it. These benefits include physical and mental health and wellbeing through access to open space for sport, social recreation and play, relaxation and access to quality natural environments and cultural heritage features.

The following diagram indicates how Council, State Sport and State Government strategic plan influence the development of the Ivanhoe Sports Precinct Plan.





As part of the Reference Groups responsibilities it was tasked with assisting in developing a vision and planning objectives for the project.

VISION

The proposed vision for the Ivanhoe Sports Precinct Plan is a community sport and recreation hub offering a range of participation opportunities to all of the community. A place for:

- Formal sport
- Social and family gathering
- Unstructured play and activity
- Community events



The Planning objectives that helped guide the development of the Ivanhoe Precinct Plan are:

- Responsive to changing participation trends, community needs and demands.
- Consolidation of assets for more efficient and cost-effective asset management.
- Facilities that are fit for purpose and meet contemporary compliance guidelines.
- Maximise net open space.
- Improving facilities while maintaining local amenity.
- Provide for a variety of open space uses.
- Improve community wellbeing and encourage healthy active lifestyles.
- Encouraging active / sustainable transport modes.



IVANHOE SPORTS PRECINCT DEVELOPMENT PRIORITIES

The following provides a summary of the key priorities for each site within the Ivanhoe Sports Precinct.

IVANHOE PARK

- Rationalisation and upgrade of built infrastructure i.e. bowls club, public toilet amenities to meet:
 - Current building standards including DDA
 - Improve accessibility
 - Improve functionality
- Refurbishment of the oval playing surface and lighting (retaining competition standard level) to increase capacity and support community events at the park
- Upgrade and improve support infrastructure including lighting, shade, seating, BBQ's area
- Develop a linked network of pathways between Ivanhoe Park and Chelsworth Park, including distance markers and exercise stations
- Upgrade and extend the croquet courts to meet current standard for the sport and improve access to clubrooms and car parking
- Consider future use of the bowls greens in line with John Street Reserve bowls facility and increase the visibility of the area by the removal of the fencing
- Consider the future use of the tennis courts
- Continue to increase and diversify informal open space to cater for a range of age groups
- Improve functionality and amenity of the open space including:
 - Corner of site (Lower Heidelberg Road and The Boulevard) to improve amenity and create a welcoming entrance to the precinct
 - Strip along Wamba Road
 - Northern section of park above the oval
 - Upgrade and formalise the car parking area and improve traffic management of the site by aligning the roundabout with the entrance to the car park
- Minimum of two lit netball courts to competition standards. Netball Victoria guidelines supports a north/south orientation that is close to change rooms.

IVANHOE RECREATION RESERVE (JOHN STREET)

- Rationalisation and upgrade of built infrastructure i.e. bowls club, public toilet amenities to meet:
 - Current building standards including DDA
 - Improve accessibility
 - Improve functionality
- Improve access from the tennis club rooms to the tennis courts
- Improve car parking and accessible parking spaces

CHELSWORTH PARK

Work in collaboration with Ivanhoe Grammar School to improve overall functionality of the park including:

- Traffic management measures and car parking along Irvine Road
- Provision of improved lighting across the entire park sporting fields
- Redevelopment of pavilions to include female friendly amenities. Consideration of a single integrated clubroom.
- Linkage of walking paths with Ivanhoe Park and Wilson Reserve
- Improved community tennis courts
- Development of an environmental/ educational play space with linkages to the Yarra River and open space areas

In consultation with the Project Reference Group a range of precinct development options were prepared and considered with the two options on the following two pages being prepared for further community review and feedback. The key difference between the two options can be summarised as:

- Location of a consolidated bowls facility
- Expansion opportunities for the tennis courts
- Location and number of netball courts



IVANHOE SPORTS PRECINCT PLAN: OPTION ONE

IVANHOE RECREATION RESERVE (JOHN STREET)

- A** Retain synthetic + turf bowls.
- B** 3no. tennis courts remain and replace fence
- C** Upgraded + consolidated bowls/tennis pavilion and improve access
- D** Potential playspace, passive recreation area

IVANHOE PARK

- E** Open space, passive recreation area
- F** Croquet to remain + be extended to meet standards - Clubhouse upgraded to address access issues
- G** 3no. netball courts to be developed on site of bowls club
- H** Multi-use/flexible community spaces
- I** Car Park sealed + additional accessible Car Parking to support Netball + Croquet
- J** Upgrade Sports Field surface
- K** Walking track around site with exercise stations and distance markers
- L** Upgrade nets for practice cricket wickets
- M** Improved amenity of The Boulevard and Lower Heidelberg Road
- N** Improved landscaping for informal use

CHELSWORTH PARK

- O** Walking track linking Chelsworth Park to Ivanhoe Park
- P** Roadway traffic management + parking improvements
- Q** Retain and upgrade tennis courts to provide multi-purpose outdoor courts + clubrooms
- R** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- S** Investigate sportsground lighting.
- ★ Priority one - number one soccer pitch

OTHER

- Shade
- Drinking Fountains
- Public Safety Lighting

LEGEND

NETBALL COURT	EXISTING OVAL	REFURBISHED OVAL
TENNIS COURTS	CAR PARK	EXISTING TENNIS COURTS
MULTI-PURPOSE COURTS	PLAYGROUND	FITNESS NODE
CROQUET FIELD	EXISTING PAVILION	LIGHT POSTS
BOWLING GREEN	POTENTIAL PAVILION EXPANSION	PEDESTRIAN FOOTPATH
TREE PROTECTION ZONE		ROADWAY IMPROVEMENT



IVANHOE SPORTS PRECINCT PLAN: OPTION TWO

IVANHOE RECREATION RESERVE (JOHN STREET)

- A** 3x Existing Tennis Courts to remain
- B** Potential future expansion area for unstructured open space
- C** Existing bowls area becomes Public Open Space
- D** Clubroom Refurbishment to address access, viewing + OHS issues
- E** Accessible parking
- F** Accessible entry
- G** Potential playspace, passive recreation area

IVANHOE PARK

- H** Bowls to remain + realigned to create a new northern axis. Consider cover over greens.
- I** 2x Outdoor Netball Courts with lighting + clubroom
- J** Croquet to remain + be extended - Clubhouse upgraded to address access issues
- K** Upgraded Bowls Clubroom
- L** Car Park sealed + additional accessible Car Parking to support Netball + Croquet + Bowls
- M** Upgrade Sports Field surface
- N** Walking track around site with exercise stations and distance markers
- O** Improved amenity of The Boulevard and Lower Heidelberg Rd
- P** Improved landscaping for informal use

CHELSWORTH PARK

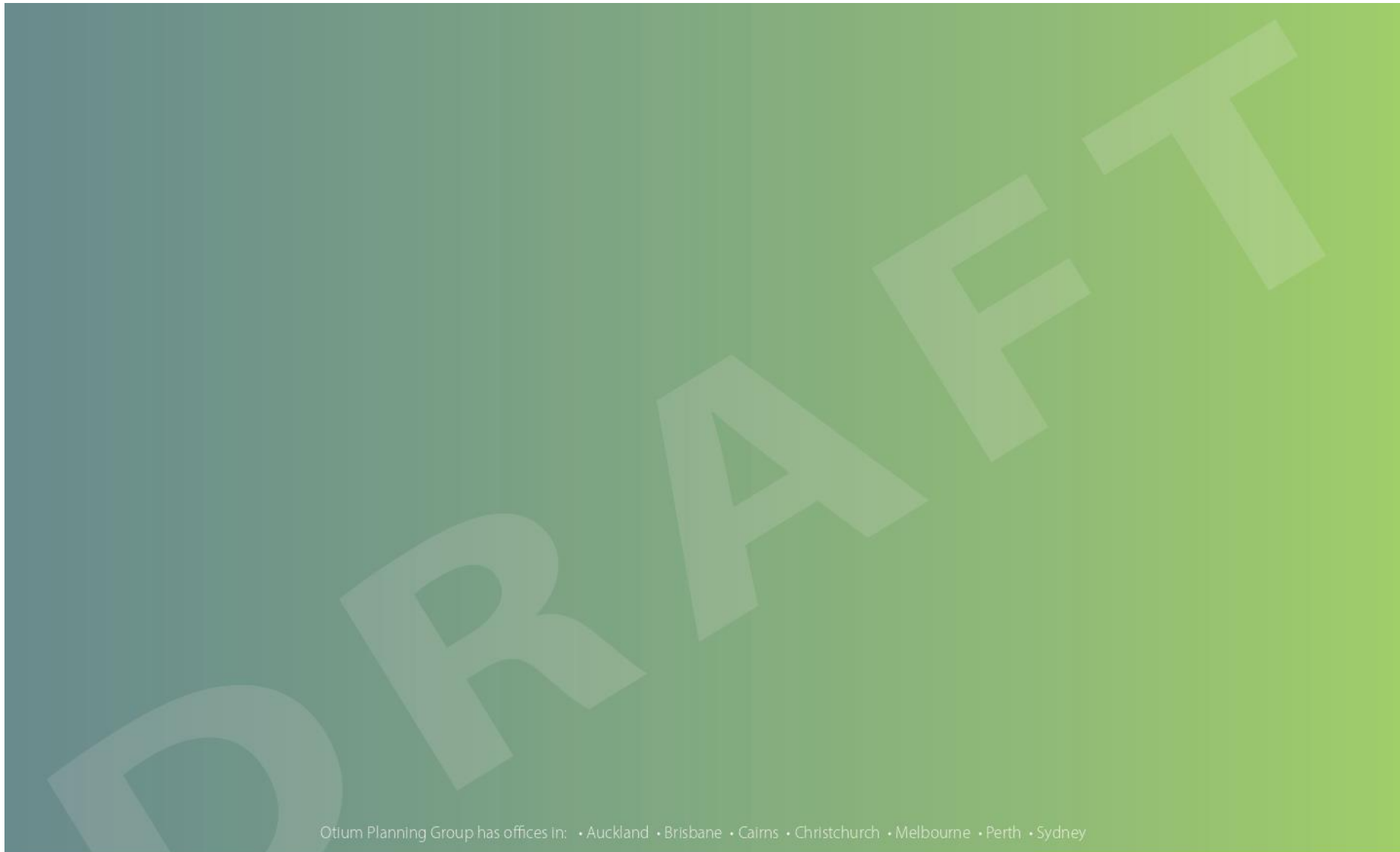
- Q** Walking track linking Chelsworth Park to Ivanhoe Park
- R** Roadway traffic management + parking improvements
- S** Retain and upgrade tennis courts to provide multi-purpose outdoor courts + clubroom
- T** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- U** Investigate sportsground lighting.
- * Priority one - number one soccer pitch

OTHER

- Shade
- Drinking Fountains
- Public Safety Lighting


LEGEND


NETBALL COURT	EXISTING OVAL	REFURBISHED OVAL
TENNIS COURTS	CAR PARK	EXISTING TENNIS COURTS
MULTI-PURPOSE COURTS	PLAYGROUND	FITNESS NODE
CROQUET FIELD	EXISTING PAVILION	LIGHT POSTS
BOWLING GREEN	POTENTIAL PAVILION EXPANSION	PEDESTRIAN FOOTPATH
TREE PROTECTION ZONE		ROADWAY IMPROVEMENT




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PLAN FOR CREATION OF EASEMENT		
LOCATION OF LAND		NOTATIONS
COUNTY:	BOURKE	<u>EASEMENT TO BE CREATED:</u>  E-1 SEWERAGE IN FAVOUR OF YARRA VALLEY WATER CORPORATION
PARISH:	KEELBUNDORA	
CROWN SECTION		
CROWN PORTION:	6 (PART)	
LAST PLAN REFERENCE:	LOTS 1 & 2 ON TP444807L LOT 5 ON LP140553 RESERVE No.1 ON LP140553	
SERVIENT TITLE REFERENCE:	VOL 08808 FOL 618 VOL 09510 FOL 583 VOL 09510 FOL 584	





SCALE: 1:1500


0 15 30 45 60

LENGTHS ARE IN METRES

DATE: 19/02/21 DRAWING: EC00BA

REFERENCE: AA0026 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1



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