

# IVANHOE SPORTS PRECINCT PLAN

## DRAFT ISSUES AND OPTIONS SUMMARY REPORT



MAY 2021



# INTRODUCTION

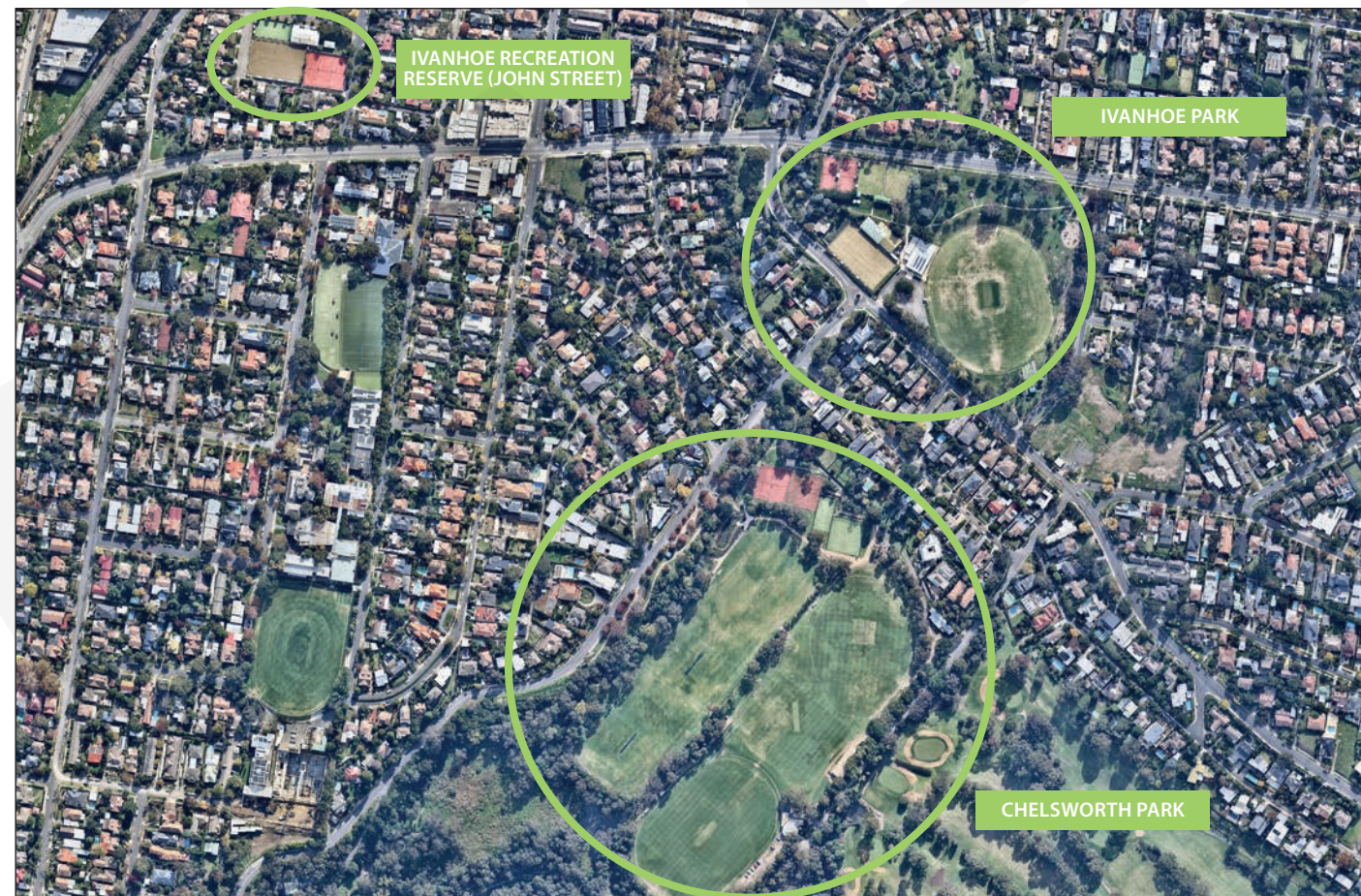
Ivanhoe Park is one of Banyule's prime reserves and supports a number of informal recreation and sporting activities including football, cricket, lawn bowls, croquet and tennis. Chelsworth Park and Ivanhoe Recreation Reserve (John Street Reserve) are located within close proximity to Ivanhoe Park and 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%**

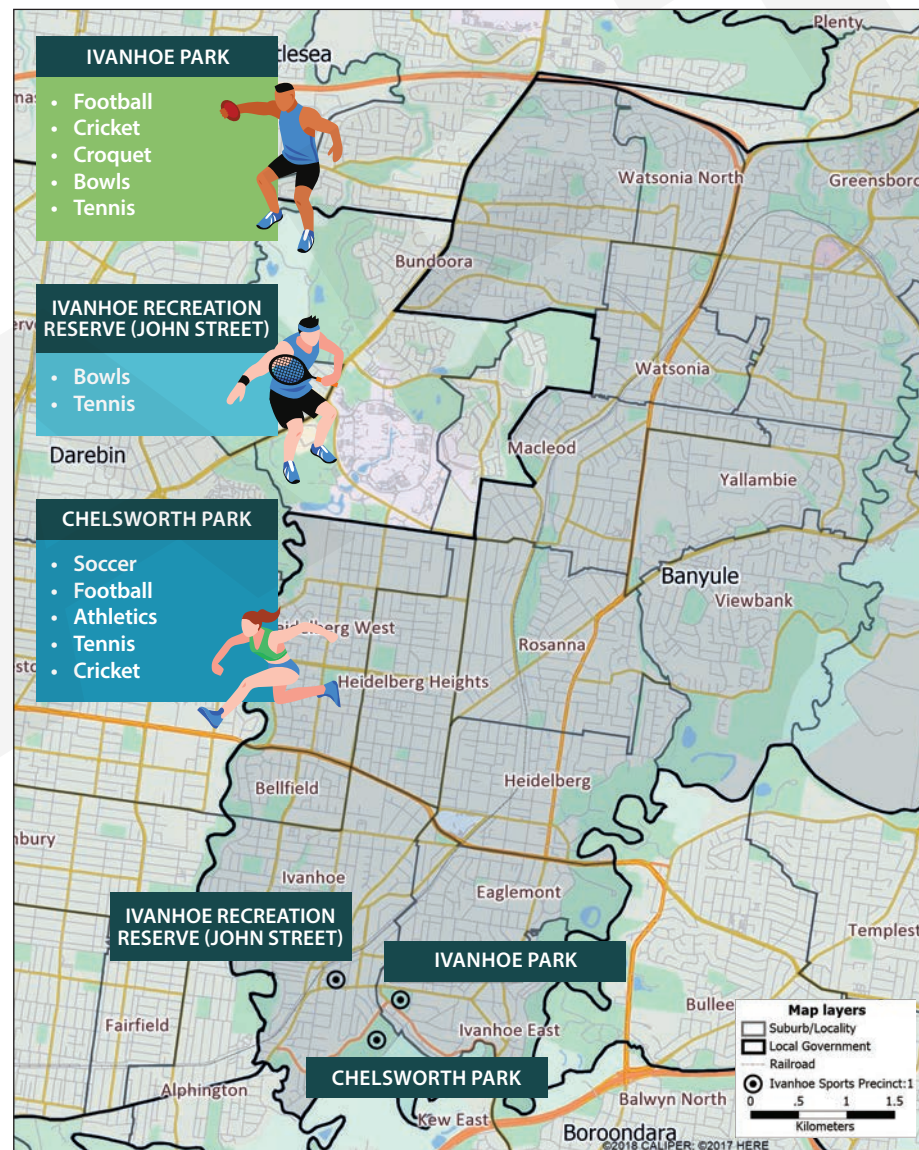
There is also a low level of diversity within the community when compared to the Greater Melbourne region, with more residents having been born in Australia and English being the predominant language in more households.

The introduction of **2,300**

more residents in the Ivanhoe 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..



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.



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.

## 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)

## 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

- 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.

### 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 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.

### 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 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
- Upgrade fence to support the "book a court" system
- Potential development of hot shot courts and Pickleball courts

## 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 development area for hotshots and pickleball courts.

## 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















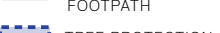



## CHELSWORTH PARK

- 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		ROADWAY IMPROVEMENT		PEDESTRIAN FOOTPATH
	SPORTS PAVILION(S) DEVELOPMENT AREA		HOT SHOTS & PICKLEBALL COURTS		TREE PROTECTION ZONE



# 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 development area for hotshots and pickleball courts.

## 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

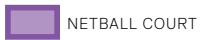






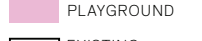
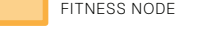
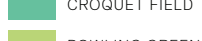


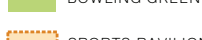
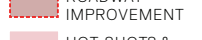




## CHELSWORTH PARK

- 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		ROADWAY IMPROVEMENT		PEDESTRIAN FOOTPATH
	SPORTS PAVILION(S) DEVELOPMENT AREA		HOT SHOTS & PICKLEBALL COURTS		TREE PROTECTION ZONE



DRAFT

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