

IVANHOE SPORTS PRECINCT PLAN MASTERPLAN



FEBRUARY 2023

INTRODUCTION

Ivanhoe Park, Chelsworth Park and Ivanhoe Recreation Reserve (John Street), Ivanhoe, collectively form a significant sporting precinct that is home to 14 clubs, with in excess of 2000 plus registered members, and a significant student population. It also fulfils a strong passive recreation role where the community enjoys its natural environment and amenity.

This Ivanhoe Sports Precinct Masterplan presents a strategic approach to these three sites. It will guide Council's decision making, explore opportunities and options, set future directions for the use, and meet the future needs of sporting clubs and the community.

The Masterplan has been developed in extensive consultation with clubs and community. A reference group worked with Council and developed key principles to drive the plan's focus and outcomes:

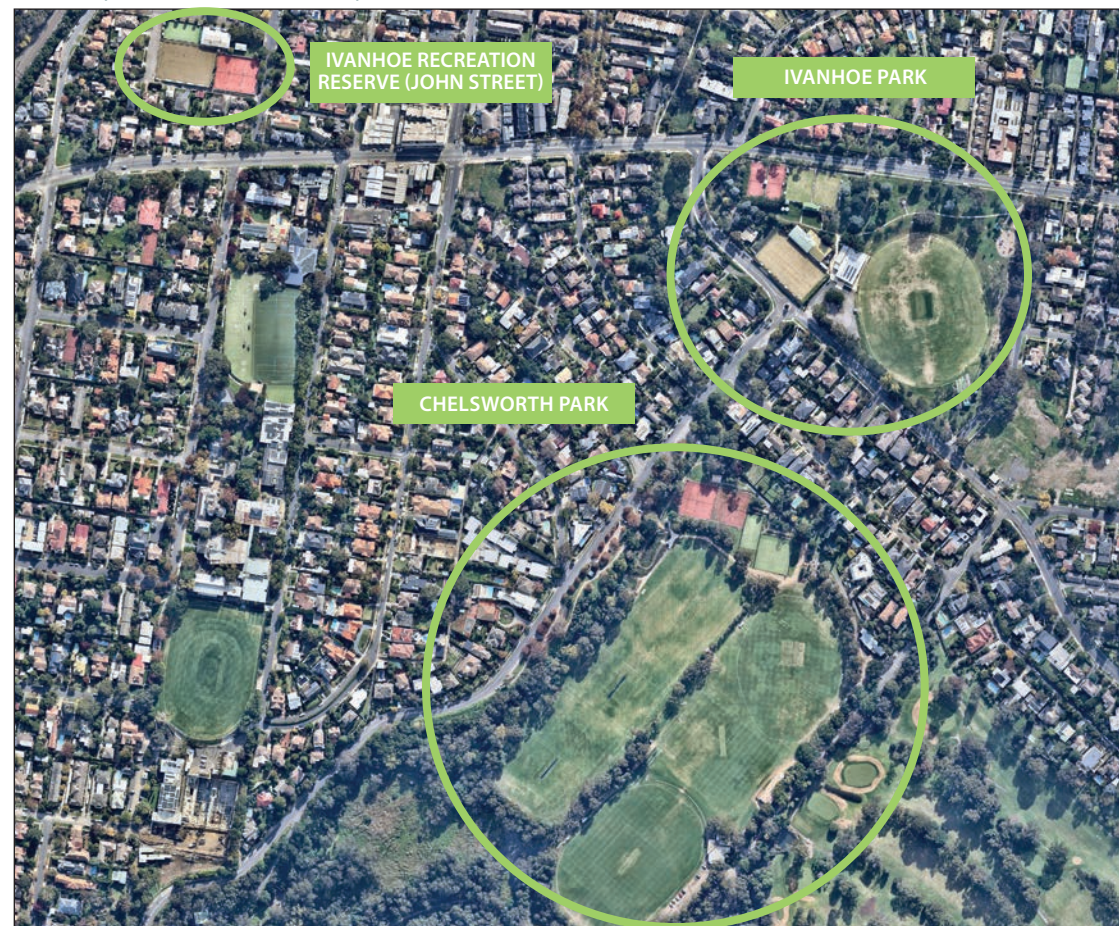
- Responsive to changing participation trends, community needs and demands.
- Consolidation of assets for more efficient and cost-effective asset management.
- Facilities that are fit for purpose and meet contemporary compliance guidelines.
- Safe and Accessible public spaces for all ages.
- Maximise 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.

VISION

A community sport and recreation precinct providing a range of participation opportunities to all - a place for:

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

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 **22%** between 2023 and 2041 with an increased growth in the middle and older age groups.

\$\$ Overall the population of Banyule City Council has lower 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%

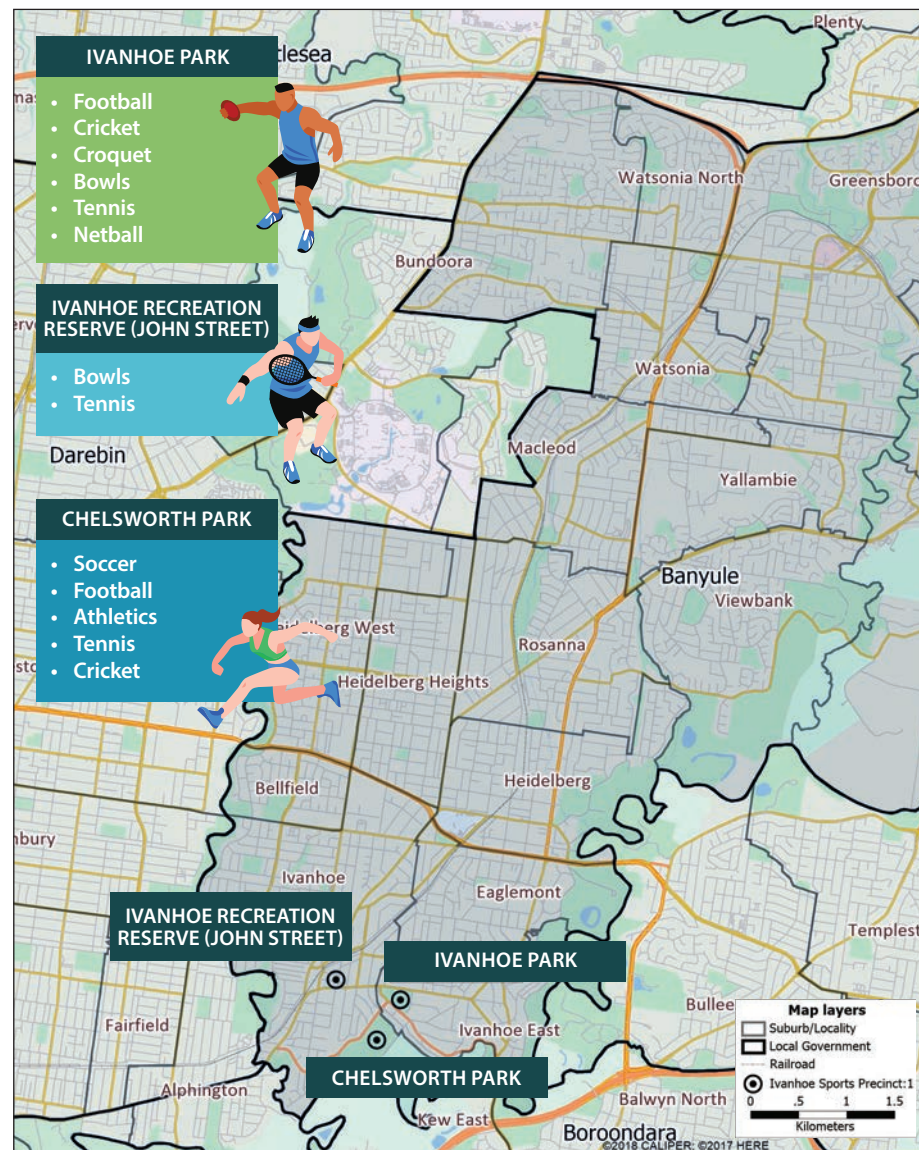
There is also a low level of diversity within the community when compared to the Greater Melbourne region, with more residents having been born in Australia and English being the predominant language spoken at home.

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.



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	Leased	74 (21M/53F)
East Ivanhoe Bowling Club Inc	All year	Leased	65 (50 active playing)
Ivanhoe Tennis Club	All year	Leased	156 (78M/78F)

Ivanhoe Park Existing Conditions Map



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



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 - Initial Key Findings

The following table presents the key findings from an initial site assessment at the commencement of the project. 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.
- A majority of the facilities on site are not in line with current State Government and State Sporting Association Guidelines for Equity and Access.

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 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.
- Explore 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.

CAR PARK ACCESS

- Car parking access is a challenge 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).
- Sealing of car park at Ivanhoe Park.

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.

HOW WE DEVELOPED THIS PLAN

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 purpose of group was to:

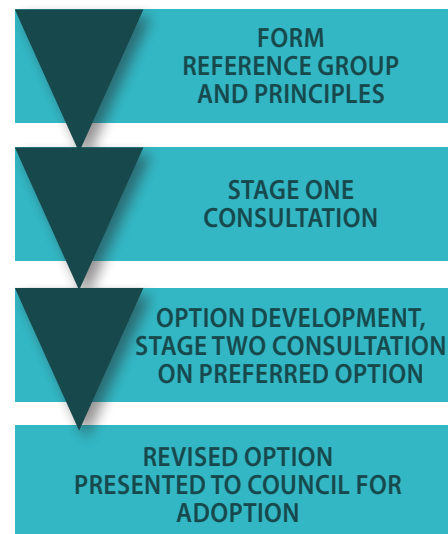
Work with Council to prepare the plan for the Ivanhoe Sports Precinct that strategically positions the reserves, facilities and clubs, explores synergies, realised opportunities and supports the growing community and sporting club needs for the future.

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
- Ivanhoe Soccer Club

How We Developed This Plan



Community Consultation

An extensive community consultation process was undertaken over two stages. Stage One included:

- Establishing Reference Group and conducting workshops at key milestones
- Interviews with key stakeholders
- Interviews with key Council departments
- Online community survey (82 responses)
- Site reviews
- Interviews with State Sporting Associations.

Stage One Residents Survey

Of the surveys received, 90% of respondents 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 revitalise the precinct as a community/sporting/hub.

Key issues raised by stakeholders were:

- Exploring 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.

Stage Two Consultation

Stage Two consultation for the Ivanhoe Sports Precinct Plan was conducted during the period 25 May 2021 to 30 August 2021 (including the Covid-19 lockdown period). The project was featured on *Shaping Banyule* immediately following the Council meeting. The consultation activities included:

- Two in-person pop up consultation sessions
- Online community survey via *Shaping Banyule*
- Key Stakeholder online interviews - with all tenant sporting clubs
- Written submissions.

The key issues found from Stage Two are as follows:

Ivanhoe Recreation Reserve (John Street)

- Lack of car parking and traffic management plan
- Need for accessible club room facilities
- Expansion of tennis program opportunities

Ivanhoe Park

- Support for the retention of the East Ivanhoe Bowls Club at the existing site
- Formalised Car Parking
- Traffic Management Plan
- Upgrade to croquet facilities
- Sporting oval surface upgrade
- Walking track and amenities upgrades
- Public toilets upgrade
- Need for netball courts
- Ensure management of vegetation and weed control

Chelsworth Park

- Improvement of passive recreation elements
- Parking and traffic management upgrades
- Upgrades to all clubrooms
- Concerns over poor drainage
- Tennis court upgrades

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 continues to work in partnership with Ivanhoe Grammar School on the upgrade of the Chelsworth Park pavilion and other supporting infrastructure.



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 22% from 131,442 in 2023 to 160,176 in 2041. The Ivanhoe area will have a predicted population increase of 39.9% over the next 18 years (2041). 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 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. This is supported by Netball Victoria. 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.

STRATEGIC CONTEXT

Strategic Context

Our Community Infrastructure Framework provides benchmark standards for community infrastructure that align strongly with the intent of this plan. These standards of fit for people, fit for place, fit for purpose are utilised in our Sporting Facility Capital Works Policy (December 2022) to highlight sports facility and infrastructure investment that is a key focus of this plan. These are as follows:

Banyule Community Vision 2041 is Council's long-term plan for social inclusion, economic prosperity and environmental sustainability. Our **Inclusive and Connected Community** and **Community Assets and Facilities** are two of six priority themes in the Banyule Community Vision 2041 which reflects the aspirations of the community for the next 20 years.

"We in Banyule are a thriving, sustainable, inclusive and connected community. We are engaged, we belong, and we value and protect our environment".

Banyule's Inclusive and Connected Community

"A safe, healthy, vibrant and connected community where people of all ages and life stages love



to live, work and stay; diversity and inclusion are valued and encouraged."

Banyule's community vision for Assets and Facilities

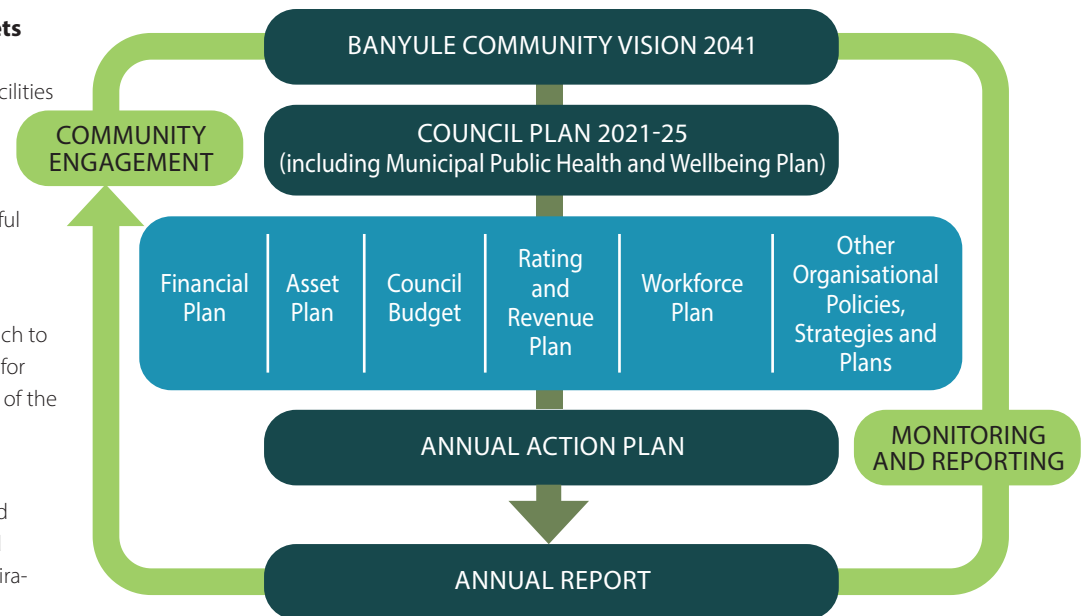
"As custodians of our community assets, facilities and services, we work to ensure that they are affordable, sustainable, evenly distributed, safe and accessible for all ages and abilities and designed to provide meaningful experiences and connections."

Integrated Planning

Banyule has an integrated strategic approach to planning and delivering service outcomes for the community and to meet requirements of the new Local Government Act 2020.

The Ivanhoe Sport Precinct Masterplan is strategically aligned to a range of plans and policies that enables us to be adaptive and responsive to the changing needs and aspirations of the local community.

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



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
- 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 released for community review and feedback. Based on the feedback received a final Masterplan was prepared.

IVANHOE SPORTS PRECINCT PLAN

FINAL MASTERPLAN



IVANHOE RECREATION RESERVE (JOHN STREET)

- A** Retain synthetic + turf bowls
- B** 3no. tennis courts remain and replace fence and retaining wall
- C** Upgraded + consolidated bowls/tennis pavilion and improve access
- D** Potential development area for hotshots and/or pickleball courts

IVANHOE PARK

- E** Open space, passive recreation area
- F** Croquet to remain - Clubhouse upgraded to address access and functional layout issues.
- G** Retain existing Bowling green and synthetic lanes
- H** Upgrade to create more useable open space
- I** Car Park sealed + additional accessible Car Parking + Bicycle parking
- J** Upgrade Sports Field surface
- K** Walking track around site with exercise stations and distance markers
- L** Upgrade nets for practice cricket wickets
- M** Upgrade + improved amenity of The Boulevard and Lower Heidelberg Road
- N** Improved landscaping for informal use
- O** Construct two new Netball Courts with storage and amenities building
- P** Demolish existing caretakers house and return to accessible open space



















CHELSWORTH PARK

- Q** Walking track linking Chelsworth Park to Ivanhoe Park
- R** Roadway traffic management + parking improvements + retention of avenue of trees
- S** Retain and upgrade tennis courts to include:
 - resurfacing of the 4 courts and upgrading of retaining wall
 - investigate additional lighting to Courts 3 & 4
 - Club house improvements
- T** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- U** Sportsground lighting (completed)
- V** Upgrade existing lights to LED's

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 Recreation Reserve (John Street)



- A** Retain synthetic + turf bowls
- B** 3no. tennis courts remain and replace fence and retaining wall
- C** Upgraded + consolidated bowls/tennis pavilion and improve access
- D** Potential development area for hotshots and/or pickleball courts

Ivanhoe Park



- E** Open space, passive recreation area
- F** Croquet to remain - Clubhouse upgraded to address access and functional layout
- G** Retain existing Bowling green and synthetic lanes
- H** Upgrade to create more useable open space
- I** Car Park sealed + additional accessible Car Parking + Bicycle parking
- J** Upgrade Sports Field surface
- K** Walking track around site with exercise stations and distance markers
- L** Upgrade nets for practice cricket wickets
- M** Upgrade + improved amenity of The Boulevard and Lower Heidelberg Road
- N** Improved landscaping for informal use
- O** Construct two new Netball Courts with storage and amenities building
- P** Demolish existing caretakers house and return to accessible open space

Chelsworth Park



- Q** Walking track linking Chelsworth Park to Ivanhoe Park
- R** Roadway traffic management + parking improvements + retention of avenue of trees
- S** Retain and upgrade tennis courts to include:
 - resurfacing of the 4 courts and upgrading of retaining wall
 - additional lighting to Courts 3 & 4
 - new fencing to support book-a-court
- T** Potential zone for upgrade/development of sports pavilion(s) (IGS funded)
- U** Sportsground lighting (completed)
- V** Upgrade existing lights to LED's

IMPLEMENTATION PLAN

The following table shows the 10 year implementation plan and draft associated cost.

Short 1- 2 years Medium 3- 5 years Long 6+

	Master Plan Reference	Planning	Design	Construction	Priority	Cost
Ivanhoe Recreation Reserve (John Street)						
Replace fence and retaining wall at tennis courts	B	Concept plan completed	Detailed design and cost estimate 3- 4 months	4- 6 months	S	\$ 209,500
Upgrade and consolidate bowls/ tennis pavilion to improve access for all.	C	<ul style="list-style-type: none"> Engagement with club to confirm facility requirements for consolidated club house Development of component schedule to inform the project brief 1 month 	Concept, detailed design 6 months	6 months	M	\$ 3,522,900
Develop hotshots or pickleball courts	D	Undertake feasibility study for development options for hotshots and pickle ball including <ul style="list-style-type: none"> Usage Development options/concepts Location Cost 	Detailed design 3-6months	4 months	M	\$ 264,500
Ivanhoe Park						
Creation of safe open space and passive recreation areas	E	Develop concept plan that considers linkages with the other recreation spaces on the park, including trails and paths	Detailed design 3-6 months	4-6 months	S	\$ 738,000
Croquet courts lighting	F	Investigate the options to light the croquet courts	Development detailed design	6-8 months	L	\$ 92,400

	Master Plan Reference	Planning	Design	Construction	Priority	Cost
Ivanhoe Park						
Improve the functionality and access to the croquet clubrooms to address access issues and capacity	F	<ul style="list-style-type: none"> Engagement with club to confirm need Development of component schedule to inform the project brief Investigate heritage requirements 	Development of concept Development detailed design	6-8 months	M	\$ 104,800
Formalise car park including accessible spaces and bicycle parking	I	<ul style="list-style-type: none"> Engagement with club to confirm need Development of component schedule to inform the project brief Include planning from traffic team 	Development detailed design and cost	6-8 months	S	\$ 1,540,600
Upgrade Sports Field Surface	J	<ul style="list-style-type: none"> Engagement with club to confirm need Development of component schedule to inform the project brief 	Develop detailed design	8 months	L	\$ 1,365,500
Development of integrated walking track around site with distance markers	K/Q	Developed concept plan that considers new walking pathway including linkages between Ivanhoe Park and Chelsworth Park	Develop detailed design and cost	6-8 months	M	\$ 1,090,600
Landscape plan	E/M/N/P	Develop detailed landscape plan for the site to consider <ul style="list-style-type: none"> Development of netball courts and croquet court extension Upgrading of entrance lower Heilberg Road and The Boulevard Identification of options for the land currently occupied by the care takers house Assessment of existing trees and impacts of proposed developments 		Implement landscape plan	S	\$ 1,531,900
Construct two new Netball Courts with storage and amenities building	O	<ul style="list-style-type: none"> Engage with Ivanhoe Netball Club and Netball Victoria to confirm infrastructure requirements Development of component schedule to inform the project brief Identify external funding opportunities 	<ul style="list-style-type: none"> Development concept plans in including both netball and croquet court Confirm cost estimate Develop detailed design 	6- 8 months	S	\$ 1,618,700

	Master Plan Reference	Planning	Design	Construction	Priority	Cost
Ivanhoe Park						
Demolish existing caretakers house and return to accessible open space	P	Demolition of house to occur first then open space to be part of the landscape plan for Ivanhoe Park	<ul style="list-style-type: none"> Demolition of house Implementation of landscape plan 	6 months	S	\$ 44,600
Chelsworth Park						
Walking track/path linking Chelsworth Park to Ivanhoe Park	Q	<ul style="list-style-type: none"> Consultation with residents Funding opportunities Will need to link in with landscape plan for Ivanhoe Park 	<ul style="list-style-type: none"> Develop concept and detailed plan 	8 months	M	\$ 1,114,300
Roadway traffic management + parking improvements + retention of avenue of trees	R	Develop detailed traffic management plan for the Chelsworth Park precinct including opportunity to use open drain area	<ul style="list-style-type: none"> Developed concept design Develop detailed design 		M	\$ 2,394,400
Retain and upgrade tennis courts to include: <ul style="list-style-type: none"> Resurfacing of the 4 courts and upgrading of retaining wall 	S	<ul style="list-style-type: none"> Resurfacing of 4 courts – funded 22/23 Upgrading of lighting – funded 22/23 Consider book a court system Review access arrangement in leases including Chelsworth, Ivanhoe and IGS 	<ul style="list-style-type: none"> Developed concept design Develop detailed design 	12 months	S	\$ 1,933,900
Upgrade tennis club rooms	S	<ul style="list-style-type: none"> Engage with Chelsworth Park and Ivanhoe Tennis Clubs and Tennis Victoria to confirm infrastructure requirements Development of component schedule to inform the project brief Identify external funding opportunities 	<ul style="list-style-type: none"> Developed concept design Develop detailed design Capital cost 	12 months for design and construct	L	\$ 1,613,400
Upgrade/development of sports pavilion(s) (IGS funded)	T	Ivanhoe Grammar School currently progressing concept design as part of the lease requirements	Detailed design planned for late 2022	Construction planned for 2023/2024	S	>\$5M (IGS expense)
Sportsground lighting upgrades pitch one (completed)	U	Sports ground lighting completed 2022			Completed	
Upgrade existing lights to LED's to AFL oval	V		Design and detailed cost		S	\$ 375,000

Otium Planning Group has offices in: • Auckland • Brisbane • Cairns • Christchurch • Melbourne • Perth • Sydney

Otium Planning Group Pty Ltd ABN 30 605 962 169
PO Box 6115, Wantirna VIC 3152 Phone: +61 3 9046 2316
Email: info@otiumplanning.com.au
www.otiumplanning.com.au

