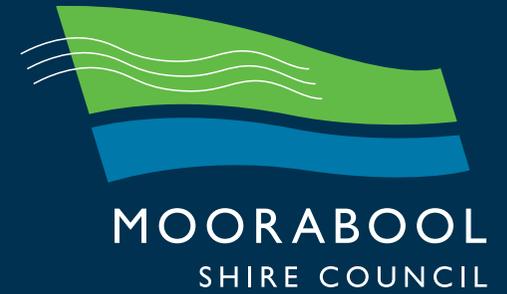


# MASON'S LANE RESERVE

MASTER PLAN  
DRAFT REPORT | AUGUST 2022



# PREFACE



COUNCIL RESPECTFULLY ACKNOWLEDGES THE TRADITIONAL OWNERS OF THE LAND WHICH INCLUDES THE WURUNDJERI WOI WURRUNG, WADAWURRUNG AND DJA DJA WURRUNG PEOPLE. WE PAY OUR RESPECTS TO THE ELDERS PAST, PRESENT AND EMERGING.

## DISCLAIMER

This Report was prepared by project consultants insideEDGE Sport and Leisure Planning in conjunction with the Moorabool Shire. The Report is a summary of information to inform the recommendations within the Master Plan for Mason's Lane Reserve. It is also subject to further consultation and consideration by Council.

The content of this Report is approved by Moorabool Shire however may require revision over time to reflect current or updated Council policy.

All illustrative plans, perspectives and imagery contained within this Report are indicative artists impressions to convey conceptual ideas only and are subject to further resolution, consultation, detailed design and approvals.

Moorabool Shire and the project team wish to acknowledge contributions to the report made by the Project Control Group, Project Working Group and the Moorabool community.

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# EXECUTIVE SUMMARY



**A recommendation within Moorabool's 2015-2021 Recreation and Leisure Strategy (currently due to be refreshed) highlights the need to continue to develop infrastructure at Mason's Lane Reserve.**

The initial 2011 Master Plan has now been superseded, creating a requirement for a new and refreshed document. With growing demand, increased population forecast, changes in tenancy arrangements and several gaps in infrastructure provision, an updated Master Plan for the Reserve provides a coordinated and collaborative approach to its future development.

## **Why a Master Plan for Mason's Lane Reserve?**

Several challenges and opportunities exist at Mason's Lane Reserve which require community input and stakeholder collaboration to address collectively, including:

- Sporting infrastructure not meeting recommended guidelines or expectations of the modern game.
- Lack of shade, seating, landscaping and general amenity.
- Extensive use of the Reserve by dog walkers.
- Poor car parking and lack of pedestrian safety and connectivity.
- Limited infrastructure to support more casual recreation pursuits.
- Development of new sporting infrastructure in proximity to Mason's Lane Reserve.

## **What did our community say?**

Initial engagement with the community included consultation with user groups and other key stakeholders. This included 237 community surveys completed and 10 user group meetings.

The community said that they would like to see the following outlined in the Master Plan:

- A designated dog off-leash area.
- Better sporting facilities, particularly for junior sport, that are comparable with other local venues.
- A pathway that loops for running and walking.
- More shade and shelter throughout the Reserve, particularly in proximity to the playground.
- A public toilet and other amenities such as drinking fountains and seating.
- Better car parking and safer pedestrian connections.
- Other recreational activity options outside sport.

## **What does the Draft Master Plan recommend?**

The Draft Master Plan is presented as a short term plan and a long term plan for consideration. All short term recommendations can be implemented without impacting the longer term vision.

**Note: until such time that the long term Master Plan is fully implemented, current use and tenancy of Mason's Lane Reserve will remain. Future usage, infrastructure provision and occupancy of the Reserve remains dependent on demand, which can change over time.**

The following summary outlines key recommendations within each Draft Master Plan option:

### SHORT TERM PLAN

-  A 400m synthetic athletics track and field plus refurbished pavilion
-  Off leash dog park
-  Playground relocation, new public toilet, seating, shelter, lighting and multipurpose court
-  Improved reserve frontages and connections
-  More shade, shelter and amenity

### LONG TERM PLAN

-  A new multipurpose and centralised community pavilion
-  Multi-purpose playing field that can service a variety of sports, such as AFL, cricket, rugby or baseball
-  A connected 1km walking/running loop and more activity options
-  Extended off leash dog park
-  Car parking and vehicle access improvements

# I. BACKGROUND



The aim of the Mason's Lane Reserve Master Plan is to balance active and passive recreation pursuits, ensure infrastructure is fit for purpose and provide a facility that caters for the growing Bacchus Marsh and surrounding community.

## ABOUT THIS PROJECT

### What are the project's objectives?

The Master Plan for Mason's Lane Reserve sets out to achieve the following objectives:

1. **Develop a future vision for the Reserve** and to assist in prioritising short, medium and long term investment.
2. **Provide a rationale for recommendations** based on clear need, demand and in line with Moorabool Shire's strategic objectives.
3. **Explore current and future uses that balance active and passive pursuits and demographic changes** set to face the Bacchus Marsh and broader district.
4. **Identify probable costs associated with priorities** and consider their alignment with potential investment opportunities.
5. **Create realistic infrastructure recommendations** that can support collaborative investment opportunities and efficiencies in operational costs for tenant user groups.
6. **Improve environmental properties and values** of the Reserve that contribute to managing the impacts of climate change.
7. **Enhance infrastructure so that it is welcoming and improves access for all people** of all backgrounds, gender, ability and cultures and supports social cohesion and connection.

A staged approach was used to develop the Mason's Lane Reserve Master Plan.

### STAGE 1 Project Establishment

- Project commencement and inception meetings
- Site inspections
- Background documentation, strategic context and demographic review

### STAGE 2 Needs Analysis and Stakeholder Engagement

- Mason's Lane Reserve user group meetings
- Internal Council (Project Control Group and Project Working Group) meetings
- Community and stakeholder engagement

### STAGE 3 Issues And Opportunities Report

- Community and stakeholder engagement summary and findings
- Issues and Opportunities Report

### STAGE 4 Draft Master Plan (this document)

- Draft Master Plan options presented
- Draft Master Plan approved by PCG
- Draft Master Plan considered by Council
- Public Exhibition of Draft Master Plan

### STAGE 5 Final Master Plan

- Final Master Plan and Cost Estimates developed
- Final Master Plan approved by PCG
- Endorsement of Final Master Plan by Council

## 2. STRATEGIC CONTEXT

A number of strategic documents have influenced the development of the Mason's Lane Reserve Master Plan. These include various policies and plans from the Victorian Government, sporting organisations and Moorabool Shire. There is a strong focus and link to achieving collective outcomes through the Master Plan in the areas of active recreation, organised sport, gender diversity, inclusivity and multi-use.

### VICTORIAN GOVERNMENT

#### ACTIVE VICTORIA: A STRATEGIC FRAMEWORK FOR SPORT AND RECREATION IN VICTORIA 2017-2021

This document, developed by the Victorian Government, aims to provide a consolidated approach to the improvement in participation in sport and recreation from a state-wide perspective.

The vision for participation outcomes in sport within the document are based upon five key areas;

- **More active:** increased proportion of Victorian's regularly participating in sport or active recreation.
- **More diverse and inclusive:** providing opportunities for all to become involved.
- **Robust, flexible, sustainable, and affordable:** providing flexible and affordable choices for participants.
- **Collaborative:** well-planned and connected investment that maximises participation and other community benefits.
- **Broad-based and connected:** a system that addresses the different demands, contributors and structure of sport and active recreation and maximises connections across the system.

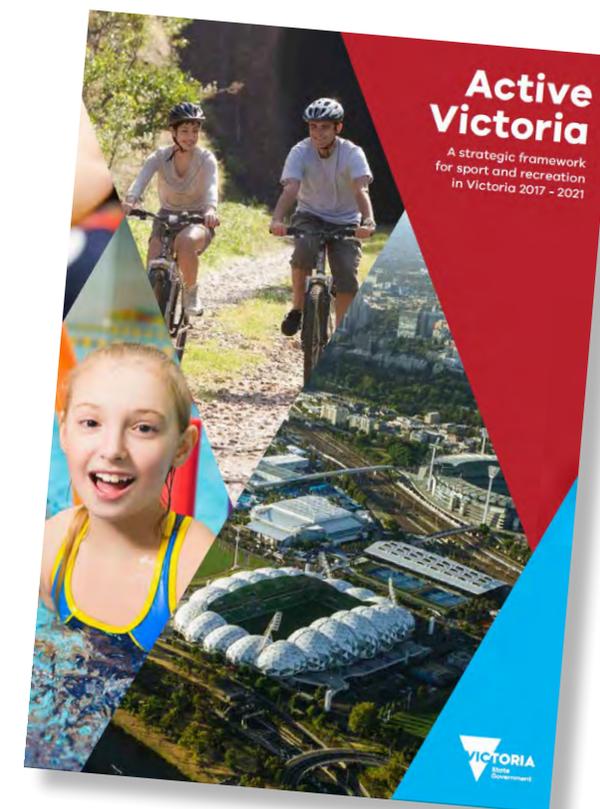
#### VICHEALTH'S ACTION AGENDA FOR HEALTH PROMOTION 2019-2023

Between 2019-2023, VicHealth is aiming to increase physical activity levels of people who are less active. Insights through the development of the Action Agenda include:

- Those who do little or no physical activity are more likely to get active and stay active when the activity is social and unstructured and can be fitted into everyday life.
- Fear of judgement is a key barrier holding women and girls back from participating in and maintaining physical activity.
- By working together, local communities can drive improvements to systems and their own physical and social environments.

*The provision of environments that are inclusive and encourage physical activity, through both organised and more flexible, social formats of participation will be explored and encouraged throughout the Master Plan.*

*The Master Plan's development will consider these focus areas closely. The importance of delivering a Plan that drives multi-use and offers diverse and broad participation outcomes will be imperative to its success and implementation.*



## MOORABOOL SHIRE

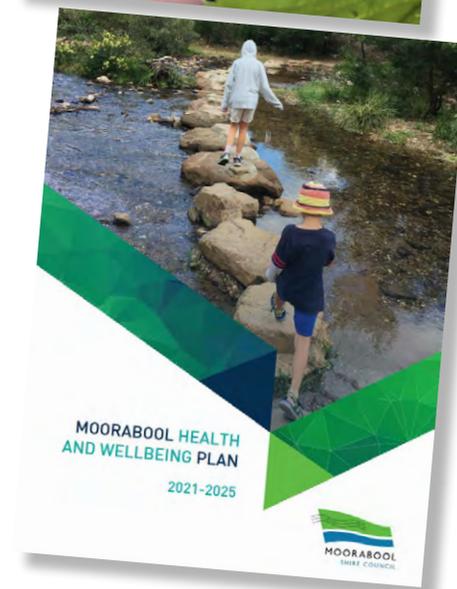
### COUNCIL PLAN 2021-2025

The Council Plan outlines the strategic objectives and actions that Moorabool Shire has set out to achieve over the next four years. It is a requirement of the Local Government Act 2020 that this document be prepared and integrated into other medium and long-term delivery of services to the community.

Moorabool's Council Plan has outlined three goals for the 2021-2025 period, including:

- Healthy, inclusive and connected neighbourhoods.
- Liveable and thriving environments.
- A Council that listens and adapts to the needs of our evolving communities.

*Key indicators of performance within each Council Plan goal are also identified within the document. Those which the Mason's Lane Master Plan can assist in achieving include 1) Community perception of a liveable Shire 2) Activation of Open Spaces 3) Tonnes of CO2 emissions from energy generated at Council facilities.*



### MOORABOOL HEALTH AND WELLBEING PLAN 2021-2025

The Municipal Plan outlines the key priorities, strategies and actions to enhance the health and wellbeing of Moorabool's residents. This includes outcomes, recommendations and measures to increase the number of people that are physically active.

*Key outcomes and identified actions within the Plan that the development of Mason's Lane Master Plan can assist in achieving, include: 1) Increased social connection in our communities, 2) Young people are socially connected across Moorabool, 3) Physical activity opportunities exist for all life ages and stages, 4) More children aged 5-17 and more women and girls are physically active, 5) Physical activity is safe, inclusive and accessible for all, 6) Active travel is supported and promoted, 7) Increased community perception of safety in public spaces and 8) Improved resilience to the impacts of climate change.*

## MOORABOOL SHIRE

### MOORABOOL SHIRE RECREATION & LEISURE STRATEGY 2015-2021 (document update pending)

The Recreation & Leisure Strategy provides the guiding framework for the future planning, provision, development and management of sporting, recreation and leisure opportunities throughout the Shire. The Strategy also provides a framework and principles to inform Council's decision-making, facilitate partnerships and prioritises the allocation of resources towards the greatest need.

The Recreation & Leisure Strategy identified a number of infrastructure upgrades, many of which have been completed for Mason's Lane Reserve in line with the previous 2011 Master Plan. The Strategy also identified Mason's Lane as a District level facility i.e. those which are typically multipurpose in nature and designed to cater for at least two sports. It also identifies opportunities for Mason's Lane to be utilised as an overflow venue to relieve overuse of Darley and Maddingley Park, particularly following the delivery of the Bacchus Marsh Racecourse Reserve. At the time of writing the Strategy it also suggested that there would be insufficient demand for a synthetic athletics track given the recommended provision ratio of 1 synthetic athletics track per 50,000 residential population. However given Moorabool is now set to exceed 50,000 population by 2032, this recommendation may no longer be valid. This notion will be further explored throughout the Master Plan's development.

Volume 2 of the Recreation & Leisure Strategy 2015-2021 looks at play facilities and the importance and presence of play throughout the Shire. The Strategy specifically identifies a number of opportunities with those most relevant to the development of the Master Plan including:

- Improving play opportunities by focussing on developing diverse facilities and informal spontaneous play.
- Improving supporting infrastructure at play spaces, such as natural shade, seats and paths.
- Improving inclusion for people of all abilities.
- Creating better connections to cycling/walking networks

### MOORABOOL SHIRE FEMALE FRIENDLY SPORT AND RECREATION PARTICIPATION AND INFRASTRUCTURE STRATEGY 2021-2031

The Female Friendly Sport and Recreation Participation and Infrastructure Strategy has an overall aim to attract and retain the number of women and girls who are active in Moorabool. Strategy recommendations relevant to the Mason's Lane Reserve Master Plan include:

- Access and Opportunity: improving access to venues such as those at Mason's Lane will enhance opportunities for participation through better infrastructure and programming.
- Welcoming Facilities: enhancing the physical environment through considered facility design and delivery will ensure that venues encourage, retain and attract female participants.

### MASON'S LANE RESERVE MASTER PLAN 2011

The 2011 Mason's Lane Reserve Master Plan guided the development and improvement of the facility over the past 10 years. The Plan aimed to set a vision and maximise the use of the facility for structured and unstructured recreation as well as fulfill its role as a major junior sporting precinct within the municipality.

The 2011 Master Plan was reviewed, alongside all other informing and supporting strategic documents, to understand how the new Master Plan can address any outstanding items and/or where actions may have been superseded. The new Master Plan will consider any outstanding items in the context of emerging and newer trends, and further test its relevance through community engagement.

### S173 AGREEMENT FOR UNDERBANK BACCHUS MARSH

The Underbank development, located approximately 3km from Mason's Lane Reserve, forms part of Moorabool Shire's designated residential growth area. The Section 173 Agreement outlines the delivery of active open space within Underbank including an AFL sized oval with lighting and associated amenities.

The provision of this new AFL oval will be considered within the context of the Mason's Lane Reserve Master Plan. Opportunities for this new facility to service some of the existing and future participation currently housed at Mason's Lane will form part of the future Plan's recommendations.

## SPORT

### AFL VICTORIA 'GROWING THE HEARTLAND' FOOTBALL FACILITIES DEVELOPMENT STRATEGY 2017-2022

The 'Growing the Heartland' Strategy aims to provide a planned approach to the provision of infrastructure across the State. One of the key development pillars of the Strategy is 'Great Infrastructure' which includes the objective to 'advocate for and collaborate in facility development for the network of community football leagues, their clubs and schools'.

The development of the Mason's Lane Reserve Master Plan fits the AFL's planning facility hierarchy identified in the Strategy, seeing venue improvement plans and master plans as a key component to infrastructure development.

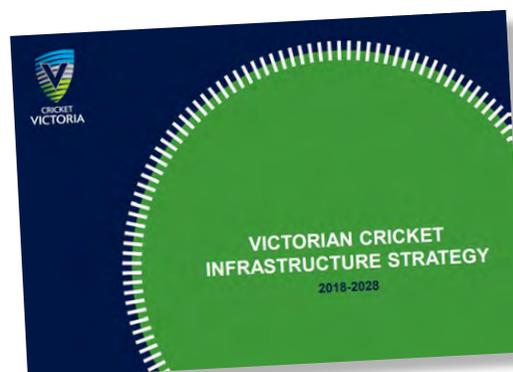


### VICTORIAN CRICKET INFRASTRUCTURE STRATEGY 2018-2028

This Strategy provides the Victorian cricketing community and its stakeholders with a detailed assessment and analysis of the Victorian cricket facility landscape and identifies future planning and development priorities. The Strategy highlights critical actions for cricket participation and growth.

Those most relevant to the development of the Mason's Lane Reserve Master Plan are:

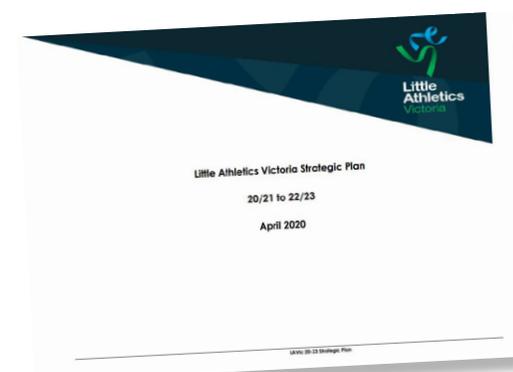
- Prioritise and support the upgrade and development of facilities at sites with identified and potential female participation growth.



### LITTLE ATHLETICS VICTORIA STRATEGIC PLAN 2020-2023

This document sets the strategic framework for the short term future of Little Athletics Victoria. Their priorities over this period include to:

- Grow the Sport: help regional centres thrive and excite athletes and their families about Little Athletics. Improve the Little Athletics experience for all.
- Governance & Management: continually improve sound governance and management structures.
- 'One' Athletics: playing our role towards a brighter future for athletics.



## DESIGN TRENDS

Current design trends will influence the development of the Master Plan as they inform modern, accessible, and efficient facilities that achieve the objectives of the community, the Shire and future investment partners. These trends include:

### UNIVERSAL DESIGN

Universal Design involves a holistic approach to the design of an environment so that it is accessible, intuitive, and understood by all people regardless of age, ability, gender, or culture.

#### **Sport & Recreation Victoria's Design for Everyone Guide** -

The Guide aims to instil the principles of Universal Design to make the built environment more simplified and inclusive of as many users as possible. Equitable design for people of all genders, all abilities and of all cultures should be at the forefront of any process and will be incorporated throughout the development of the Master Plan.

### ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)

**Sport & Recreation Victoria's Environmentally Sustainable Design Fact Sheet** – The Fact Sheet outlines key design opportunities that can be considered to reduce operational and environmental impacts while increasing resilience. These include, but are not limited to:

- Renewable energy generation
- Utilising environmentally friendly products
- Water efficiency and water saving
- Reducing construction waste
- Optimising site potential and reduced operating costs through north facing elements
- Natural light and cross flow ventilation
- Optimising maintenance costs
- Finding sustainable trades people and professionals

### GENDER NEUTRAL FACILITIES

The inclusion of facilities for all people and gender is imperative to any modern development. For sporting facilities, the rise in female participation has created increased demand for amenities that cater to the diversity of participants attracted to sport. Guiding documentation for the development of gender-neutral facilities in the active sport setting, include:

**SRV Female Friendly Infrastructure Guide** - The Guide aims to provide information on developing facilities which offer more gender equitable environments. This occurs through three main components, including facility planning and design, maximising use and policy that drives change.

## DESIGN TRENDS

### SPORT FACILITY GUIDELINES

Most peak sporting bodies have guidelines relating to facility development, those most relevant to the Master Plan include:

- **IAAF Track and Field Facilities Manual 2008** – Little Athletics Australia within their Standard Rules for Competition Manual notes that facilities should comply with those laid out within the IAAF Track and Field Facilities Manual where possible.
- **AFL Preferred Facility Guidelines 2019** - These Guidelines outline the preferred facility requirements for venues which are utilised for AFL training and competition. The Guidelines are a key tool during the planning phase of a project to identify the spatial requirements for facilities to support male and female teams, umpires, officials, and the broader AFL community. The Guidelines also provide recommendations for the specification of supporting infrastructure such as floodlights.
- **Cricket Australia Community Cricket Facility Guidelines 2015** - The Cricket Australia Community Cricket Facility Guidelines provide facility planning, development, management, and maintenance information for use by the community, government and national cricket industry partners and stakeholders.

- **Baseball Victoria Regulations for new Baseball Fields 2014**

- This document provides baseball clubs, associations and leagues, government and field constructors with standards to ensure that new and redeveloped baseball facilities are meeting minimum requirements for the sport. These minimum standards include recommendations for the provision of scorers facilities, changerooms and showers for players and umpires, storage facilities, disability access, off street parking and scoreboards.

### OPEN SPACE DESIGN

#### Urban Design Guidelines for Victoria (Local Parks) –

These Guidelines developed by the Victorian Government offer principles for a range of settings in the public realm. For the purposes of this report however, those relating to the development of local parks, include:

- Ensuring convenient and safe access to and through local parks.
- To encourage use of local parks at different times of the day by a wide range of users.
- To ensure amenity and safety for local park users.
- To emphasise a sense of place and character in local parks.
- To ensure local parks are well maintained.

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

#### Victorian Government Safer Design Guidelines –

These Guidelines were developed to help planners and designers apply principles that will improve the safety of the built environment, minimise the opportunity for crime and promote safe, accessible, and liveable places. The public spaces principles within the design guide framework include:

- Ensuring all users have convenient and safe access to and through public spaces
- Achieving and creating vibrant public spaces
- Establishing and supporting activity at the edges of public spaces
- Ensuring safety and amenity in public spaces
- Ensuring comfortable and enjoyable public spaces
- Supporting a strong sense of place and local character
- Ensuring public spaces are well utilised and maintained

# 3. THE SITE



Mason's Lane Reserve is in the suburb of Bacchus Marsh and is a 10-hectare allotment owned and managed by Moorabool Shire. As designated public land, it is provided to the community for a range of uses including recreation, culture, conservation and government services.

**Zoning:** Mason's Lane Reserve is zoned Public Park and Recreation Zone (PPRZ) under the Moorabool Planning Scheme, which permits the land being used for public recreation and open space, as well as protecting and conserving areas of significance where appropriate.

**Cultural Significance:** The traditional custodians of Mason's Lane Reserve are the Wurundjeri Woi Wurrung People, with the Wurundjeri Woi Wurrung Culture Heritage Aboriginal Corporation as the Registered Aboriginal Party (RAP) for the land.

A property report for the Reserve generated through the Victorian Government's Department of Environment, Land, Water and Planning (DELWP) website does not identify the land as having any design overlays or areas of significance.

**Regional Setting:** Mason's Lane Reserve is located within Bacchus Marsh in the heart of Moorabool Shire. The Reserve is approximately 58km from Melbourne's CBD, 58km from Geelong's CBD and 60km from the Ballarat CBD.

**Local Setting:** Mason's Lane Reserve is one of two primary recreation reserves that cater to the Bacchus Marsh community. It is a stones throw from the town's centre as well as the Western Freeway and Lerderderg River. As a multi-functional venue, it is widely used by both organised sport as well as informal recreation. The Reserve abuts residential housing to west and south and farmland to the north and east. The Reserve is in proximity to Bacchus Marsh as well as surrounding suburbs of Maddingley and Darley.

## MASON'S LANE RESERVE HAS:



Sporting Facilities



Open Spaces



Playground



BACCHUS MARSH TOWN CENTRE

MASON'S LANE RESERVE

## COMMUNITY PROFILE

Moorabool Shire is one of seven municipalities in the Central Highlands area that provides regional living in proximity to Melbourne's CBD. Over an expanse of 2,111 square kilometres the municipality extends across four wards and shares municipal boundaries with several other local government authorities. Moorabool is one of the fastest growing semi-urban Councils in Victoria and provides a hybrid of both rural, regional and peri-urban lifestyles. In 2022 Moorabool Shire has a population of 37,000\*.

The Bacchus Marsh township has a total population of 8,682 in 2022 and is one of the primary population centres of the Shire. The town's forecast is anticipated to increase by 2,951 persons from 2022-2031 and 4,946 persons from 2022-2041. Neighbouring towns Maddingley and Darley (whose residents are likely to utilise Mason's Lane Reserve) are also expected to see population growth. Combined, these towns are expected to welcome an additional 4,124 residents within the next 10 years.



**37,000**

**2022 Moorabool  
population**



**8,682**

**2022 Bacchus Marsh  
population**



**+11,633**

**Number of persons  
living in Bacchus  
Marsh 2031**



**+60%**

**Overall increase  
in Bacchus Marsh  
population  
2022-2041**

Source: forecast.lid

## LOCAL DEMOGRAPHIC INFLUENCES ON RECREATION

- The majority of population growth in Bacchus Marsh between now and 2031 is forecasted within the 0-14 and 25-44 year old age cohorts. It can therefore be assumed that this growing residential population will likely be young families.
- The 5-9 year old age group is considered a key introductory market for organised sporting programs. As a growth age cohort within Bacchus Marsh, there will be considerable opportunity and demand for grassroots programs which includes modified introductory formats such as Auskick, Woolworths Cricket Blast and Little Athletics.
- Moorabool Shire's population is estimated to reach approximately 50,000 by 2032. The Shire's Recreation & Leisure Strategy (2015-2021) identifies a provision ratio for synthetic athletic facilities of 1:50,000. The Strategy (due to be refreshed), notes that population forecasts would not meet this requirement. Since this time however increased demand for little athletics and school athletics combined with future population projections, indicate that demand for a synthetic athletics facility could be met within the next 10 years.
- The 15-19 year old age cohort is considered an at risk age group, as there is generally a decline or drop off in organised sport between these ages. Forecasts for this age group in Moorabool sees less growth than those aged directly below or above. A focus on the retention of players as well as offering other social and flexible participation opportunities will assist in the ongoing engagement of this demographic.
- As a venue that is strategically identified as hosting primarily junior sport into the future, Mason's Lane is primed to do so given the optimum population and demographic forecast. It will be essential that tenant sporting clubs are supported and equipped to activate and increase junior participation along with the infrastructure recommendations outlined within the Master Plan.
- The community survey conducted as part of the Master Plan received a significant number of respondents residing in Bacchus Marsh, Darley and Maddingley. Consideration as to how Mason's Lane Reserve services this population through participation in sport and active recreation has been considered throughout the master planning process, and should continue to be a focus into the future.

## STATEWIDE AND LOCAL PARTICIPATION TRENDS

### AUSPLAY

Aggregated Ausplay participation data is available via a suite of online interactive dashboards on the Sport Australia website.

The chart on this page demonstrates the top six recreational activities (both structured and unstructured) in Moorabool Shire in comparison to the rest of Victoria.

This data indicates that of the top six most popular activities for Moorabool Shire residents, three of these are represented at Mason's Lane Reserve, including:

- Walking (recreational)
- AFL
- Running/athletics

When comparing the activity rate of these activities for Moorabool Shire residents and those state-wide, Moorabool is comparable for walking (Victoria 46.5%, Moorabool 39.9%) and bush walking (Victoria 6.3%, Moorabool 5.9%), however somewhat lower for running/athletics (Victoria 18.1%, Moorabool 8.6%).

### Top recreational activities Moorabool & Victoria

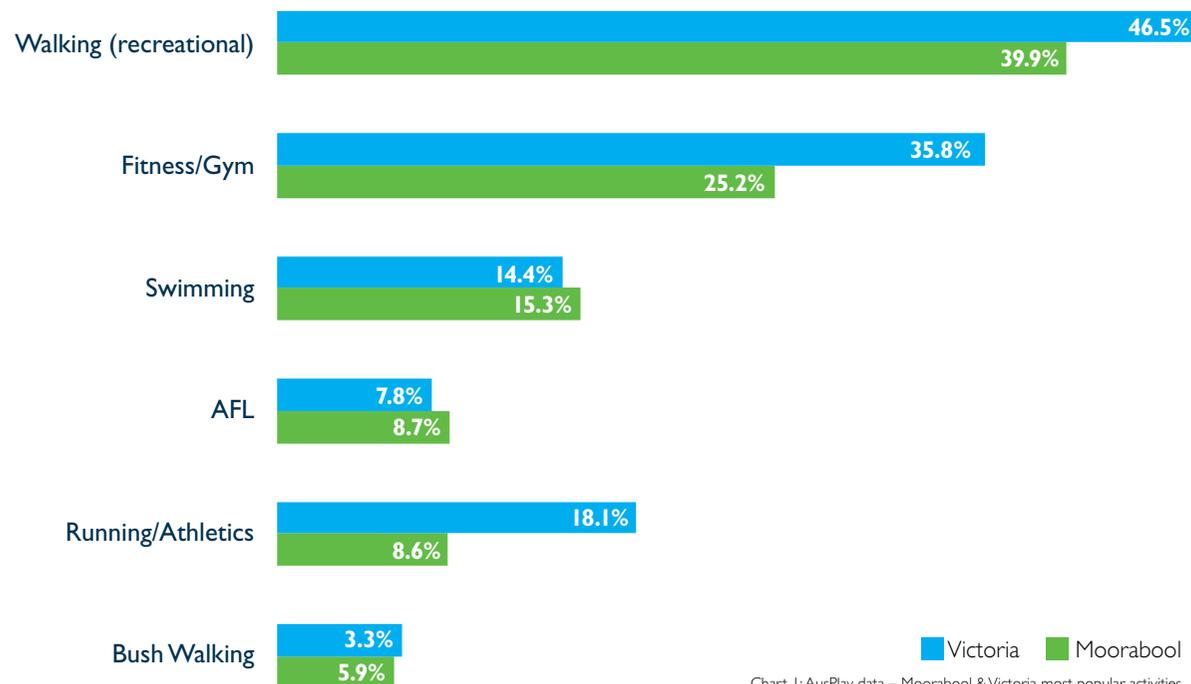


Chart 1: AusPlay data – Moorabool & Victoria most popular activities

## SPORTING CLUB PARTICIPATION

### CLUB PARTICIPATION AT MASON'S LANE RESERVE

To assist in identifying current and future demand for sport at Mason's Lane Reserve, an overview of participation for all current sporting user groups is provided.

Please note that due to the COVID-19 pandemic and its disruption to local sport, participation numbers provided by clubs are based on their most recent 'regular' season. In most cases, this reflects participation numbers of season 2019.

Chart 2 outlines the total number of participants of each club presently utilising Mason's Lane Reserve, however some of these clubs, aside from Bacchus Marsh Little Athletics, Bacchus Marsh Baseball Club, Bacchus Marsh Dog Obedience Club and Bacchus Marsh Running Club, do not use this facility as their home venue.

To ensure an accurate reflection of usage, including the number of actual club participants per week, Table 1 on the following page provides further insight.

### Membership of sporting clubs utilising Mason's Lane Reserve

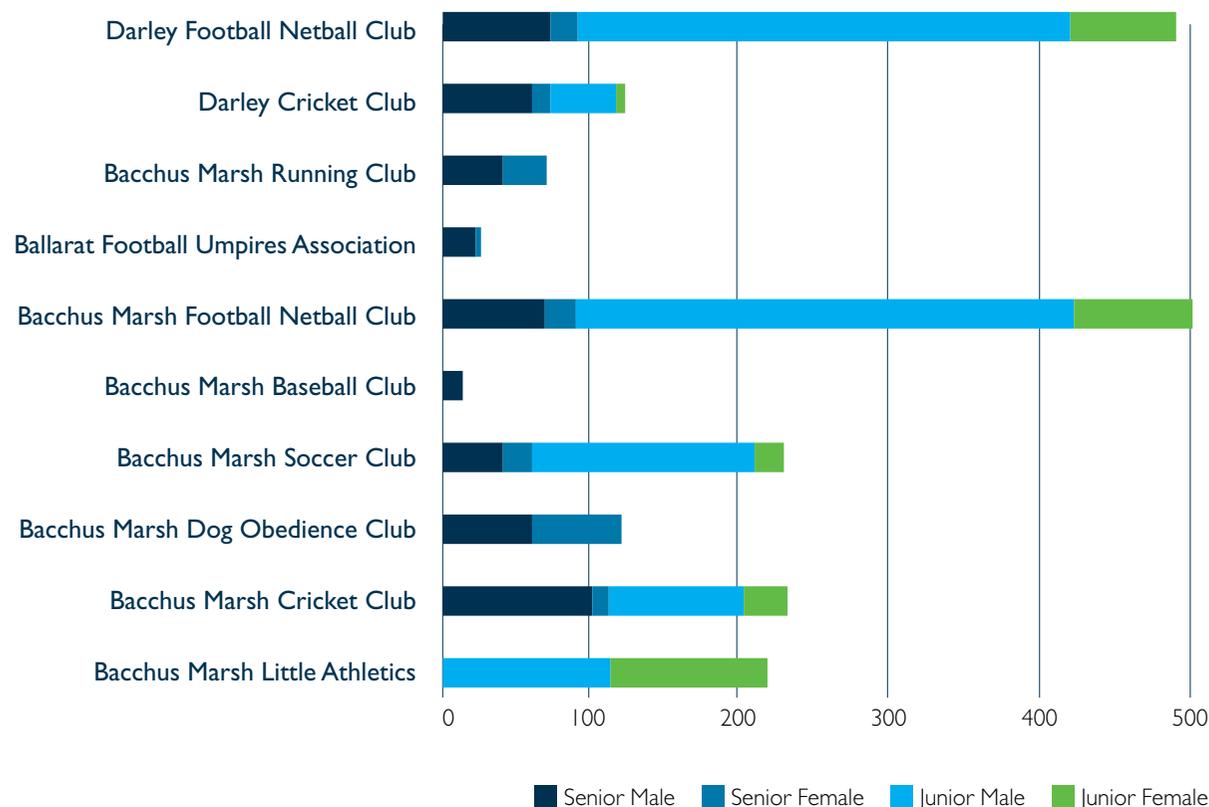


Chart 2: Mason's Lane Reserve sporting clubs – current participation

## SPORTING CLUB PARTICIPATION

### SPORTING CLUB USAGE AT MASON'S LANE

Club Name	Total weekly club participants	Total weekly hours use
Bacchus Marsh Little Athletics	218	16
Bacchus Marsh Cricket Club	60	16
Bacchus Marsh Dog Obedience Club	60	3
Bacchus Marsh Soccer Club	170	16
Bacchus Marsh Baseball Club	13	8
Bacchus Marsh Football Netball Club	150	6
Ballarat Football Umpires Association	25	2
Bacchus Marsh Running Club	70	4
Darley Cricket Club	35	8
Darley Football Netball Club	130	6
<b>TOTALS</b>	<b>931</b>	<b>85</b>

■ Year-round User
 ■ Seasonal User

Table 1: Mason's Lane Reserve sporting clubs – weekly sport participations and use

## SPORTING CLUB PARTICIPANT TRENDS

For several sports using Mason's Lane Reserve, historical participation data is available to assist in identifying trends over a four-year period. This data demonstrates that the primary user, Bacchus Marsh Little Athletics, has experienced steady, positive participation growth. Other clubs have also experienced positive trends over the past four "regular" seasons (2016-2019).

### Four year sporting club participant trends

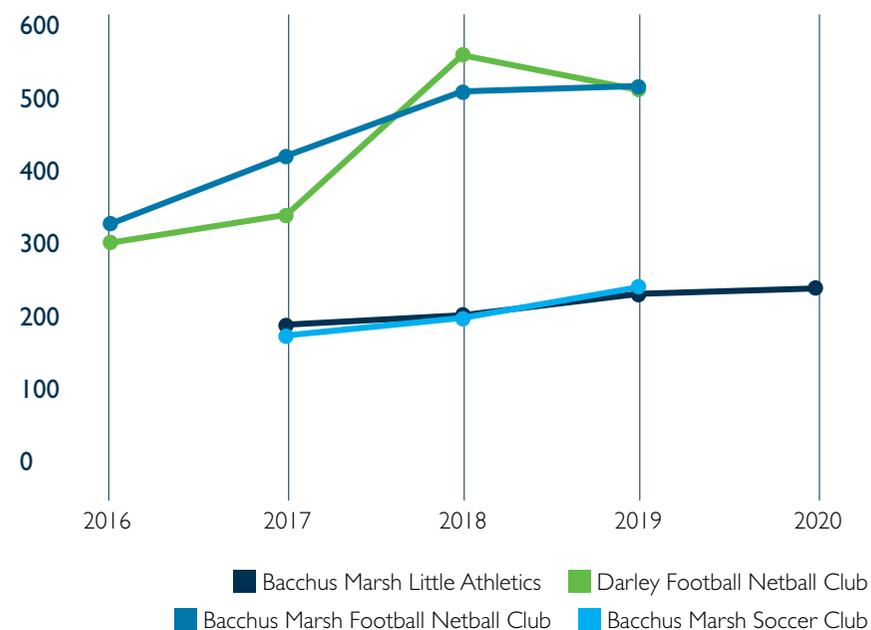


Chart 3: Mason's Lane Reserve sporting clubs – participant trends

## EXISTING CONDITIONS

Existing attributes of Mason's Lane Reserve are identified adjacent and accompanied by a brief summary below. A more detailed overview of the existing conditions and issues or opportunities associated with infrastructure can be found in the Appendices section of this report.

### Pedestrians and vehicles

- 1 Car parking within Mason's Lane Reserve is ill-defined and lacks appropriate traffic management devices so that pedestrians and cars can move around the site safely.
- 2 Existing pedestrian entrances are unclear and connections discontinuous. The path network is not universally accessible and intersects with car parks in some areas.

### Sporting infrastructure

- 3 Sporting infrastructure is well utilised by a variety of user groups. There is opportunity to improve its quality and capacity to ensure compliance with modern standards and future demand.
- 4 There is extensive use of the baseball diamond as an unofficial off-leash dog park. The future use of baseball facilities and provision requirements is explored further within the Master Plan.

### Park infrastructure

- 5 Current park infrastructure at Mason's Lane consists of a single playground. There is opportunity to increase play and informal recreation offerings as well as supporting amenities such as picnic areas and toilets.

### Landscaping, biodiversity and vegetation

- 6 There is limited vegetation and tree canopy cover throughout the Reserve. Significant improvements to tree canopy and landscaping is required.



## NEEDS ANALYSIS

The needs analysis for Mason's Lane Reserve outlines the primary strengths, weaknesses, opportunities and challenges relating to the site. This analysis has assisted in shaping subsequent recommendations within the Master Plan.

### STRENGTHS

- **The Reserve is well utilised** both by organised sport as well as for casual and passive recreational pursuits. In addition, **the Reserve is valued by local schools** to host inter and intra school events, particularly athletics and cross country.
- During site visits, observations around usage were made including **many dog walkers utilising the baseball diamond as an informal "off leash" dog park** and runners using the grass athletics track.
- **The Reserve is highly valued by the local community**, including user groups, surrounding residents and local schools.
- The **Reserve as a multi-sport, multi-use and primarily junior participant venue sees it widely utilised** and programmed across all days of the week.

### WEAKNESSES

- **Tree canopy and landscaping is virtually non-existent** other than along the Pioneer Women's Memorial Avenue.
- **Car parking and vehicle movement within the site is disorganised** and requires improvement.
- **Vehicle entrances are difficult to navigate, inadequately sign posted and lack visual appeal.** Pedestrian entry points are also poorly defined which hinders access, particularly for people with limited mobility as well as prams etc.
- The **existing shared path network intersects with car parks** and does not provide a convenient loop for users. Connections with surrounding residential streets are limited.
- **Public toilets, park lighting and seating were also all identified by the community as 'missing'** at Mason's Lane Reserve and needing to be included in a future Master Plan.

### OPPORTUNITIES

- Whilst infrastructure provision at Mason's Lane Reserve is mostly adequate, **there are a number of items that require upgrade to improve the amenity of the Reserve**, encourage greater utilisation and meet more modern standards.
- **Infrastructure upgrades**, including for organised sport as well as informal or unstructured recreation, **will further increase the capacity and flexibility of the Reserve** for junior sports participation and community use.
- **Extensive community feedback requesting a dedicated off-leash dog park at Mason's Lane** was received via the survey, with dog walking the most popular non-sporting activity to undertake at the Reserve.
- **A new AFL/cricket oval will be developed in proximity** at Underbank. There is opportunity to consider how this new venue can cater for existing and future demand for football and cricket and subsequent need for maintaining current provision at Mason's Lane Reserve.

### CHALLENGES

- **Balancing the future use of the Reserve with competing demands for space** for casual recreation use including dog walking, will be a challenge for the Master Plan to address.
- **Generating recommendations that are both aspirational and achievable** will be required within the Master Plan to assist with its deliverability via diverse revenue streams.
- **Producing recommendations that can be achieved within short, medium and long-term horizons** that ensure the Plan is adaptable over its full life span.

# 4. COMMUNITY CONSULTATION

Community consultation to inform the development of the Draft Master Plan has been undertaken through a variety of touch points. This includes a community survey as well as user group and key stakeholder meetings.

The consultation aimed to understand what the community like, and what they think could be improved at Mason's Lane Reserve. It resulted in a high level of engagement and survey responses received.

These findings have assisted in developing insights and Draft Master Plan recommendations.

“We would love to see more natural play spaces, along with a variety of trees and landscaping”

– Community survey respondent

“Make Mason's Lane Reserve a family friendly facility for all ages to share and enjoy”

– Community survey respondent

“A dedicated off leash dog park would be great!”

– Community survey respondent



Image courtesy Bacchus Marsh Little Athletics

## USER GROUPS

Each regular user group of Mason's Lane Reserve was consulted to discuss their short, medium and long term needs and aspirations for the facility. Feedback received from these groups has been categorised and summarised below.



### SPORTING INFRASTRUCTURE

- Improvements to sporting infrastructure needs to be made to enhance the Reserve's capacity. This includes lighting, perimeter fencing, scoreboards and improved cricket practice facilities.
- There is conflicting use between baseball facilities and dogs off leash. The baseball facilities, particularly the pavilion, does not meet recommended modern day standards.
- Enhancing athletics facilities to align them with more modern standards will enable the club to host more competition and increase participation, particularly in junior age cohorts.
- Presently there is inadequate spectator shelter and shade throughout site.



### COMMUNITY INFRASTRUCTURE

- Improving the path network that is regularly used by the community as well as the running club and schools is needed.
- There are no public toilets or other amenities to support people staying at the Reserve for longer periods of time.
- Providing facilities that extend play and recreational opportunities outside of organised sport for the community is desired.
- Improved car parking and entrances across the site will ensure safer routes for pedestrians.



### OPEN SPACE INFRASTRUCTURE

- More landscaping is needed throughout the site including the use of trees for shade and windbreaks.
- A designated dog park and more community education and signage around responsible dog ownership is required.
- More seating across the reserve is required.

## COMMUNITY SURVEY

### ENGAGEMENT STATISTICS



**32 DAYS**

of engagement



**239**

community surveys completed



**3**

Facebook posts



**11**

Facebook comments



**1,101**

Have Your Say web page views



**369**

Social media post interactions



**794**

Unique visitors to the Have Your Say portal



**10**

User group meetings

### SURVEY RESPONDENT PROFILE

**49%**

of survey respondents live in Bacchus Marsh

**31%**

of survey respondents live in Darley

**16%**

of survey respondents live in Maddingley

4% of respondents live outside of these suburbs

### GENDER OF RESPONDENTS

**33% MALE**



**66% FEMALE**

1% of respondents did not disclose their gender

### USER STATISTICS



**56%**

of people surveyed visit Mason's Lane Reserve between 1-4 times per week



**71%**

of people surveyed travel to Mason's Lane Reserve by car



**60%**

of people surveyed spend 30-60 minutes at Mason's Lane Reserve per visit



**75%**

of people surveyed were aged 25-54

“My family loves spending time at Mason's Lane Reserve. Some improvements would attract a lot more locals”

– Community survey respondent

## COMMUNITY SURVEY

### WHAT THE COMMUNITY LIKE TO DO AT MASON'S LANE RESERVE



52%

Walk the dog



16%

Play sport



11%

Walk



8%

Run/Jog



5%

Kids play at the  
playground

### COMMUNITY SAFETY

89%

of people surveyed feel safe while  
using Mason's Lane Reserve



### PERFORMANCE



52%

of survey respondents  
feel the Reserve is  
achieving its purpose  
well or very well



32%

of survey respondents  
feel OK about how well  
the Reserve is achieving  
its purpose



15%

of survey respondents  
feel the Reserve is not  
achieving its purpose,  
performing poorly or  
very poorly

“It would be good to have a Reserve that can  
balance active recreation with organised sport”

– Community survey respondent

### SATISFACTION RATINGS



#### Shelter & Shade

77% of survey respondents  
are dissatisfied with the  
current provision of shade  
and shelter



#### Amenities

Items such as park  
seating, public lighting and  
landscaping were given a  
high dissatisfaction rating



#### Sporting Facilities

Sporting facilities at Mason's  
Lane Reserve received a  
moderate to satisfactory  
rating



#### Dogs & Dog Walking

The survey indicated there  
is vast opportunity to  
improve the dog off-leash  
facilities



#### Pathways & Connections

Pathway connections for  
walking/jogging/cycling  
were rated as somewhat  
satisfactory



#### Car Parking

Car parking was rated as  
moderate whilst pedestrian  
safety was highlighted as a  
key issue



#### Park Lighting

Park lighting was given a  
high dissatisfaction rating by  
the community

## COMMUNITY SURVEY

### WHAT THE COMMUNITY WOULD LIKE TO SEE AT MASON'S LANE RESERVE



**#1**

A dedicated dog off-leash area

*“Incorporate an enclosed dog park where dogs can interact with their surroundings in a safe manner”*

*“Please build an amazing dog park, we don't have anything around for dogs currently and its one of the only places in the Shire safe from snakes in the summer”*

*“A designated dog park that's not the baseball field”*



**#2**

Better shade, shelter and seating

*“A lot more seating is needed, especially near the playground”*

*“Making the area family friendly for all ages including BBQ areas, water fountains, toilets, trees and open grass areas”*

*“It needs better landscaping and shelter/shade around ovals and playground. The playground is great, but you can't use it on hot days”*



**#3**

Public Toilets

*“Access to toilet facilities are required”*

*“Toilets that can be used at any time”*

*“Public toilets!”*



**#4**

More park lighting and car parking

*“The Reserve needs better lighting for safety”*

*“I feel safe using the Reserve during the day as there are usually others around. At night however there is not enough lighting”*

*“Improved car parking making it safer for pedestrians”*



**#5**

Improved sporting facilities

*“The Little Athletics club room is in need of updating”*

*“Greater shelter for spectators, especially for athletic events”*

*“A refurbishment to the sporting facilities is needed”*

*“Upgrade the running track to a synthetic surface”*



**#6**

A shared path network and improved access

*“Please make the Reserve more accessible for families, including public toilets and footpaths”*

*“Would love to see an easier entry point on Young St, particularly for people with prams and wheelchairs”*

*“A walking/running loop around the whole of the Reserve”*



**#7**

Other community activities

*“More community activities such as basketball, fitness equipment and a pump track”*

*“A playground for all ages with more to do”*

*“A public outdoor basketball ring/court for general use”*

*“A playground that is integrated with its surrounds”*

# 5. THE MASTER PLAN



**Vision: That Mason's Lane Reserve is a welcoming, modern and inclusive place for the community to come together; whether it be to play sport, enjoy family time or walk the dog amongst the green open spaces.**

The Draft Mason's Lane Reserve Master Plan considers all consultation, background information, strategic context and existing facility conditions. The Plan responds to the needs, aspirations and challenges for Moorabool Shire and its community, and outlines a clear approach to enhancing the Reserve into the future.

## Multi-use

The Master Plan has been developed with the goal of ensuring that all facilities can be utilised by a range of user groups and for a range of uses, particularly as a hub for junior sport. This includes enhancing the capability and capacity of existing facilities and/or consolidation of underutilised infrastructure if appropriate.

## Fit for purpose

Ensuring infrastructure is of an adequate standard and aligns with the strategic priorities of Moorabool Shire and the recommended guidelines outlined for sport and active recreation (where appropriate).

## Active and passive uses

The Master Plan must continue to balance both active and passive uses of the Reserve, ensuring improvements to sporting facilities is prioritised as highly as upgrades to more passive infrastructure, including walking paths, play facilities and other community activities.

## Accessible

Ensuring the Master Plan and its recommendations improve outcomes and opportunities for people of all background, genders, abilities, cultures and beliefs, and ensuring the facility avoids segregation and maximises appeal for all.

## Sustainable

The Master Plan must ensure that it is sustainable from an economic, environmental, cultural and social perspectives. This includes using resources of all kinds efficiently and responsibly and enhancing and protecting the values of the Reserve, including working with traditional owners to ensure that long term growth of the facility has no negative impacts.

“The Draft Master Plan is presented as one short term option and one long term option for consideration. Recommendations for the short term compliment those in the long term plan”

## MASTER PLAN (LANDSCAPE PLAN)

### SHORT TERM PLAN

The short term plan aims to address a number of items that will result in greater functionality, aesthetic and usability of Mason's Lane Reserve, achievable within the next 3-5 years.



#### Improved Athletics Facilities

Enhance existing athletics area to improve quality of facilities including a synthetic athletics track and associated field of play infrastructure.



#### Community Activity Space

Utilise the existing playground to create a space that can facilitate play and longer stays. This includes public toilets, multipurpose court, shade, seating, lighting and picnic facilities.



#### Dog Off Leash Area

Create a dog off-leash area complete with suitable equipment, fencing and shade. This aims to address immediate need in the short term for dog walkers.



#### New entrances and connections

The short term plan identifies new entrances and boundary fencing, new path network components and improved interface with the school.



#### Tree planting

The first stage of tree planting and landscaping is proposed to occur in the short term. This will contribute to the site's biodiversity and environmental values, and provide greater shade and shelter for users.



## MASTER PLAN (LANDSCAPE PLAN)

### LONG TERM PLAN

The second long term plan option outlines a holistic approach to improving Mason's Lane Reserve which will enable the facility to best cater to its future population within a 10 year horizon.



#### Improved sporting facilities

This long term plan includes a new centralised community sporting pavilion along with a multipurpose playing field to service a variety of sports, such as AFL, cricket, rugby or baseball. Future demand will assist in identifying playing field provision requirements, which can change over time.



#### Dog Off Leash Area

Extend dog off leash area identified in short term plan to cater for increased demand.



#### Car parking

The long term plan identifies wholesale car parking improvements. This will aim to formalise areas and create a safer space for pedestrians.



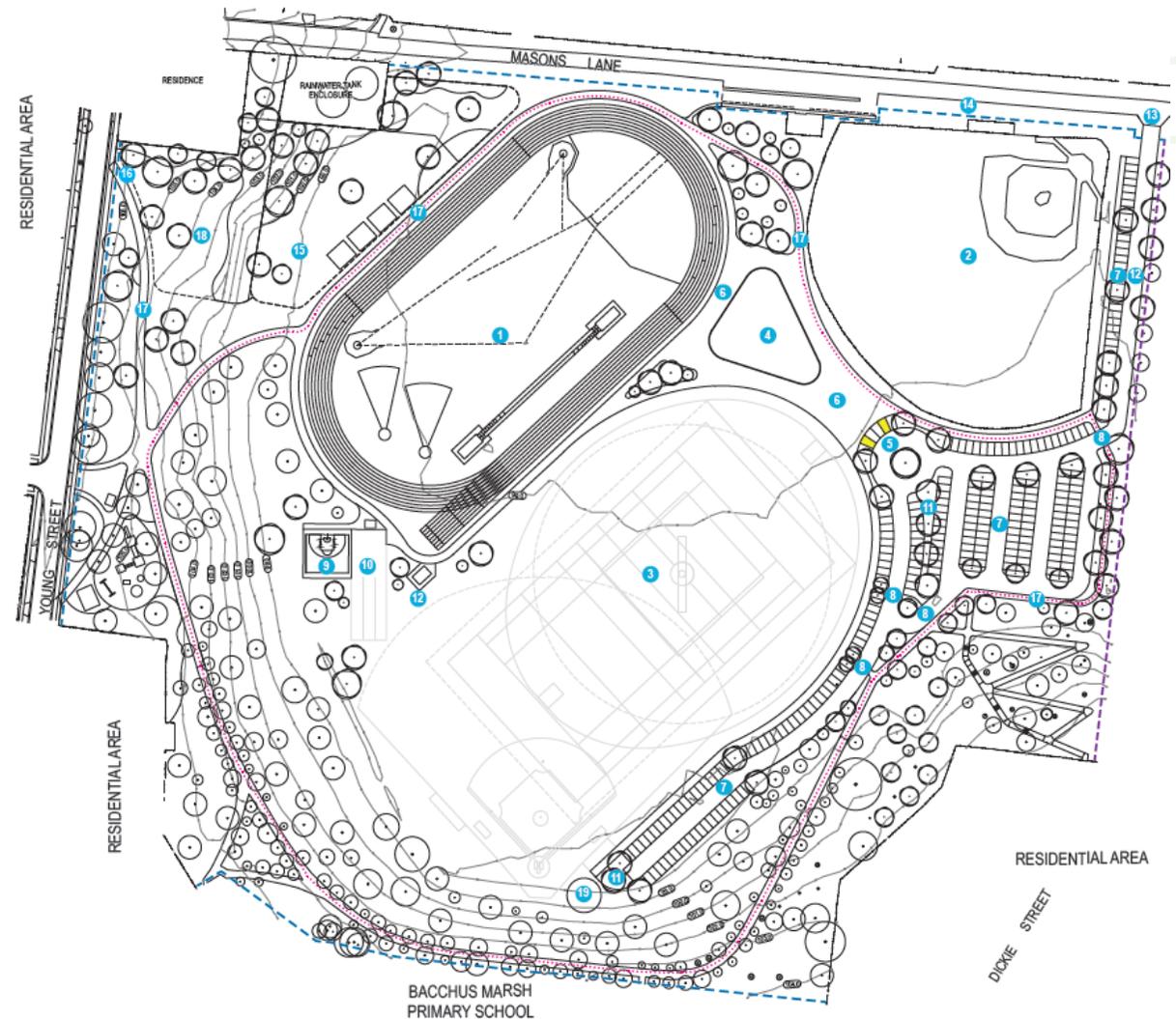
#### Community activities

A connected 1 km walking/running loop and more activity options.



#### Tree planting

Further tree planting and landscaping.



# 6. APPENDICES

## EXISTING CONDITIONS

The following section outlines the current infrastructure at Mason's Lane Reserve, its various components, as well as an overview of observations obtained through on-site inspections by the project team.

The adjacent contextual map indicates the current assets of Mason's Lane, each of which have been outlined in further detail on the subsequent pages.



## ATHLETICS PAVILION

**Description:** Painted solid brick construction with metal deck stramit gable roof. Verandah roof on east side of building with timber posts. Roller shutters to large openings and solid access doors. Windows on west site of the building provided with steel mesh reinforcement on the outside for security. Steeply sloping embankment at the rear (west). Timber retaining walls provide flat zone for building to be sited.

**Asset age:** 1970's (unconfirmed)

**Building condition:** Externally the building is in reasonable condition. Roof was not accessed so condition unknown. Internally the building could benefit from a full upgrade, however the condition does not prevent occupation and use. Kitchen requires upgrade to meet food handling requirements.

**Building Code compliance:** The building does not comply with current NCC requirements, however unless works to the building exceed 25% floor area (extension) or 50% volume (renovation) the building is not required to meet current requirements.

**DDA compliance:** Requires DDA compliant toilets and door handles. Requires ambulant male and female toilets.

**Sporting code compliance:** The general facility brief provided by Athletics Australia is based on a major facility so is not relevant for this project. However, it could reasonably be expected that the building provides toilets / change room, office, first aid, storage, social space and kitchen.

**Opportunity:** Upgrade project designed in 2018 by Four18 Architects. Yet to commence construction. Opportunity in future to create a more centralised, modern pavilion that could service athletics as well as other sporting codes tenanted Mason's Lane Reserve.



Athletics Pavilion



Athletics Track

## ATHLETICS TRACK

**Description:** The track is a four lane, 400m grass surfaced facility. There are four permanent shade sails positioned along the main straight for spectator shade and shelter. The grass track is well maintained and in good condition.

**Issues:** There are no issues surrounding the grass running track. There is however limited supporting amenities for athletes and spectators, particularly regarding seating and shade.

**Sporting code compliance:** Under the IAAF Track and Field Facilities Manual there is a preference for running tracks to be a synthetic surface.

**Opportunity:** Given the future population forecast of Moorabool Shire to 2031, consideration to provide an option within the Master Plan for a future synthetic running track to support participation is an opportunity. A secondary option for the retention of the grass track should also be provided. Improved and extensive spectator seating and shade/shelter should be incorporated within the Master Plan.

## ATHLETICS FIELD

**Description:** The Athletics field facilities consist of a 2 x discus/hammer throw cages, 2 x shot put cages, 1 x javelin field and long jump and triple jump run ups and pits.

**Issues:** There is a preference to have the athletics throwing activities (i.e. javelin, shot put and discus) positioned within the infield of the athletics track. In addition, it is also preferred that there is a synthetic area for high jump as well as a designated area in the outfield for pole vault.

**Sporting code compliance:** Whilst the facility generally meets the requirements of the IAAF, there is opportunity to improve the quality of the field facilities such as the inclusion of take off boards on run ups for long jump and triple jump.

**Opportunity:** Minor improvements to all of the designated athletics field facilities, as well as the provision of a high jump and potential pole vault area, will assist in the future facilitation of participation and ensure the facility meets the provision of other like venues across the greater Melbourne area.



Athletics Field



Baseball Field

## BASEBALL FIELD

**Description:** Baseball playing facilities include a single diamond which mostly complies with facility guidelines outlined by Baseball Victoria. In addition the facility also has floodlighting, an outdoor batting cage and player dug outs. It has a perimeter fence and backstop fencing. The baseball diamond is used by the baseball club as well as extensively used by dog walkers for off leash activity.

**Issues:** The playing field and majority of fencing is in good condition. The sports lighting however is in poor condition and would not meet current standards for baseball/small ball training and/or competition. The batting cage also shows signs of wear. Some conflicting use between baseball and dog walkers was reported. Bacchus Marsh Baseball Club have indicated that to service future growth in participation, that additional baseball diamonds may be required.

**Sporting code compliance:** Baseball field facilities are mostly compliant with sporting code guidelines in terms of dimensions however elements such as batting cage and lighting show signs of age and may not meet modern standards.

**Opportunity:** Through the master planning process, consider the best approach to providing upgraded facilities for baseball, however consideration towards how to manage the conflicting use with off leash dog walkers and potential solutions should be considered. In addition, identify opportunities to include options for additional baseball diamonds, and multi-use solutions, should future demand necessitate.

## BASEBALL PAVILION

**Description:** Small footprint building constructed of sand coloured concrete block with small 600 x 600 (approx.) window openings on all external walls. Simple layout with social room, bar and associated toilets / change rooms.

**Asset age:** Late 1990's (unconfirmed)

**Building condition:** The building is in reasonable condition, however the toilet / change room area would welcome an upgrade. The outside of the building is not appealing due to the extent of security measures attached to the façade. Drainage issues around the perimeter of the building.

**Building Code compliance:** The building does not comply with current NCC requirements, however unless works greater than 25% floor area (extension) or 50% volume (renovation) are undertaken the building is not required to meet current requirements. Lack of exit signs. No DDA compliant toilet. No stepless thresholds

**DDA compliance:** Requires DDA compliant toilets and door handles. Requires ambulant male and female toilets. Requires stepless thresholds at all entry / exit doors.

**Sporting code compliance:** 2016 Baseball Australia Club Facility Resource Guide sets out the preferred facility requirements. The guide requires separate change, toilet, shower facilities for each team and the umpires. The Building does provide home and away facilities but not a separate umpire change area.

**Opportunity:** The building could be extended to the north and to the south if expansion of the facility is deemed necessary.



Baseball Pavilion



Gravel car park

## CAR PARKING AND VEHICULAR CIRCULATION

**Description:** There are three car parking areas at Mason's Lane Reserve, two are internal and are gravel surfaced, informal areas whilst the other is a formalised area for approximately 20 car spaces to the north of the playground.

**Issues:** The informal, gravel car parking area is in need of repair. It is unorganised and leads to inefficient, haphazard parking which potentially alienates recreation space. In addition, there is currently no car parking within the vicinity of the athletics pavilion. Presently parking occurs at the top of the hill to the west of the pavilion causing safety and accessibility issues. There are presently no traffic management devices to calm vehicles.

**Opportunity:** Significant improvements to car parking and vehicle movement is required to enhanced the safety of the facility and interactions between cars and pedestrians. Additional, formalised car parking for the athletics facility would also support increased safety and amenity.

## CRICKET PRACTICE NETS

**Description:** The cricket practice nets consist of a 3 lane synthetic facility. Associated storage for user groups is also located within proximity. The facility has a 9m roof overhead designed to prevent errant balls from leaving the facility and to enhance the safety for other park users.

**Issues:** No particular issues evident however minor improvements could see the facility being more in line with modern standards.

**Sporting code compliance:** The facility is in good condition and meets the expectations of Cricket Australia in terms of the number of bowling lanes, enclosed area and run ups.

**Opportunity:** Laying new synthetic turf so that it covers the entire width and length of the concrete base will align the facility with Cricket Australia's recommendations. In addition, the provision of rubber net protection behind the batter will prevent balls from causing damage.



Cricket Practice Nets



Pathways/trails

## PATHWAYS/TRAILS

**Description:** The Reserve is partly serviced with granitic sand paths with gaps evident around the east and northern sections of the site. Some pathways intersect car parks or internal access roads. A number of desire lines and/or goat tracks are evident, particularly the connection between the access road (south of the gravel car park) and the Dickie St gated entrance. The path network, particularly through the Pioneer Women's Memorial Avenue forms part of the cross country running track used by the running club as well as the Bacchus Marsh Primary School and School Sport Victoria. There are limited connections from the Reserve to external footpath networks.

**Issues:** Potential conflicts between pedestrians and vehicles may exist due to pathways intersecting with car parks, despite a number of shared zone demarcations in the Reserve. The quality of the path networks, where existent, varies in quality ranging from good to poor.

**Opportunity:** Creating a linked/looped path network throughout the site will enhanced opportunities for safer walking/jogging/cycling and more organised participation such as cross country running/events. In addition, the proposed Aqualink Cycling and Walking Corridor is earmarked to connect to Mason's Lane, and that there is significant benefit in connecting these networks through the development of the Master Plan. Formalising desire lines/goat tracks, where appropriate, should also be considered.

## OVAL 1

**Description:** Oval 1 measures approximately 130m x 110m with a radius of approximately 55m from the centre of the synthetic cricket wicket to the shortest boundary. It has an automatic irrigation system, with a winter turf profile, sports lighting and synthetic centre cricket wicket.

**Issues:** The playing surface is in good condition with well-established grass cover. The sports lighting is likely below training standard and there is limited shelter or shade around the oval's perimeter.

**Sporting code compliance:** Oval 1 falls short of the AFL's preferred guideline of 165m x 135m for senior football from boundary to boundary, however would meet expectations for junior AFL. There are no permanent AFL goal posts on Oval 1 at present. Oval 1's radius meets Cricket Australia's guidelines for open-age community club cricket. Oval 1 would also be adequate to house 1 Full Size Equivalent soccer pitch, however this would see the centre cricket wicket in the middle of the pitch which is not preferred.

**Opportunity:** Consider opportunities to enhance the capacity of Oval 1 to cater for longer usage and for a variety of sports. This may include improvements to lighting and enhanced dimensions. The addition of shade and a scoreboard (preferably electronic) would also support participation outcomes.



Oval 1



Oval 2

## OVAL 2

**Description:** Oval 2 measures approximately 135m x 105m with a radius of approximately 48m from the centre of the synthetic cricket wicket to the shortest boundary. An automated irrigation system has recently been installed. It has a scoreboard and undercover spectator/scorers shelter.

**Issues:** Oval 2 is slightly odd in size however would still be suitable for junior football and cricket. There are presently no goals located on this facility. The installation of sports lights to training standard (minimum) could assist in improving the programmability and capacity of the playing surface. The scoreboard is aged and requires replacement.

**Sporting code compliance:** As mentioned, the oval would be suitable for junior football and cricket. May be playable as a senior oval for lower cricketering grades.

**Opportunity:** The inclusion of sports lighting on Oval 2 would provide another multi-purpose, programmable space. In addition, space for the delivery of a soccer pitch, amongst other sports, should be considered. Improved scoreboard and shade is also required.

## RESERVE FRONTAGES AND ACCESS

**Description:** There are two vehicle entrances into Mason's Lane Reserve – one midway along Young Street opposite Dickson Street and the second along Mason's Lane at the eastern end. Pedestrian entry points are either via the same vehicle entrances or via gates on Young St, Mason's Lane (via playground), Dickie St and towards the rear of Bacchus Marsh Primary School. The Reserve frontage has a perimeter chain wire fence approximately 1.8m high. There is limited reserve signage throughout.

**Issues:** Pedestrian entry points are poorly defined and are gated which presents the feeling of exclusivity and creates disadvantages for people who are less mobile. The perimeter fence inhibits access and visually detracts from passive surveillance into the Reserve. In some locations the fencing is damaged and in need of repair, particularly along the eastern boundary. Reserve signage is inconsistent/outdated in style and/or non-existent in some locations.

**Opportunity:** Significant opportunity exists to improve the Reserve's frontages and access, increasing passive surveillance, wayfinding and aesthetics. Enhanced signage, the removal of the perimeter fence and replacement with more suitable fencing are examples of what could be undertaken.



Reserve frontages and access gates



Landscaping

## LANDSCAPING & ENVIRONMENT

**Description:** Dominant tree forms across the Reserve include *Euclyptus sp.* and *Grivellea robusta* (Silky Oak). Tree canopy however is limited aside from the Pioneer Women's Memorial Avenues along the southern school interface which is lined with *Fraxius sp.* (Ash).

**Issues:** Commonly, most trees appear stunted in growth potentially attributed to poor soil conditions and the wind swept plain upon which the reserve is situated. In addition understory planting with low shrubs and groundcovers is virtually non-existent. Further, the lack of landscaping and tree canopy provides limited shelter and shade for reserve users.

**Opportunity:** Formative pruning of trees along the Pioneer Women's Memorial Avenue should be undertaken to improve sightlines and perceived safety. In addition, significant improvements to the amount of tree canopy and landscaping throughout the reserve will contribute to its environmental properties as well as being a more amenable space for users.

## SOCCKER/CRICKET/DOG OBEDIENCE PAVILION

**Building description:** The original solid brick pavilion building contains the social rooms and toilet facilities. The toilets can be accessed both externally and from the newly constructed change rooms. The extension has been constructed to the east of the original building and provides change rooms, showers and DDA compliant facilities. The design cleverly connects new, compliant services with the existing toilet area and provides flexibility for use depending on the activities being undertaken.

**Asset age:** Recently upgraded and extended

**Building condition:** The building has recently been upgraded and is in very good condition.

**Building Code compliance:** Generally, the building appears to be compliant with current NCC requirements. Given the recent completion of works, we would expect the building to be fully compliant.

**DDA compliance:** Compliant.

**Sporting code compliance:** Compliant. The player amenities and umpire amenities are not located within the change area themselves. Whilst this is still a useful layout for multi-purpose use, there may be a requirement to incorporate amenities within the change rooms should a future sporting club call Mason's Lane Reserve and this pavilion home.

**Opportunity:** There is opportunity to expand the social rooms of the building to the west and the south if necessary. An expanded footprint could be utilised as an additional community facility.



Soccer/Cricket/Dog Obedience Pavilion



Park Lighting (sports lighting)

## PARK LIGHTING

**Description:** There is no park lighting within the Reserve other than the sports lighting which will only be operational in the winter months when sport is being played.

**Issues:** No park lighting presents barriers to feeling safe, particularly in the evening and outside of daylight savings. It may also prevent more people from utilising the Reserve.

**Opportunity:** Consider the installation of lighting at appropriate intervals. Opportunity to utilise solar and/or LED technology for greater efficiency and minimal environmental impacts.

## PLAYGROUND

**Description:** The playground is positioned between the athletics track and baseball diamond. It is in proximity to the formalised car park on Mason's Lane and in excellent condition.

**Issues:** Whilst the playground is in very good condition and commensurate with expectations of a local to district level facility, there is a distinct lack in supporting amenities such as shade, picnic tables, BBQ, drinking fountain etc. The playground is suitable for younger aged children as opposed to teenagers.

**Opportunity:** Making the area more serviceable through supporting amenity upgrades will make the area more family friendly and encourage longer stays. There is also opportunity to provide play and/or informal recreation opportunities for older age/teenage children.



Playground



Park furniture

## PARK FURNITURE AND LANDSCAPE STRUCTURES

**Description:** Seating within the park is fairly inconsistent, comprising of various styles and forms and is infrequently located along pathways and destination areas. There are timber sleepers located along the Pioneer Women's Memorial Avenue and a timber retaining wall behind the Athletics pavilion. Bollards and vehicle exclusion barriers are inconsistent in style. A new drinking fountain is located near the cricket/cricket/dog obedience pavilion.

**Issues:** Park seating is somewhat adequate around Ovals 1 & 2 however there is a distinct lack of seating near playground and athletics facilities. These areas could also benefit from the installation of drinking fountains. Timber sleepers and retaining wall are dilapidated and damaged in sections.

**Opportunity:** Improving the quality, consistency and availability of seating throughout the Reserve will enhance amenity and user experience. Additional seating particularly around the playground and athletics facilities will be key. Improvements to other ancillary infrastructure will also contribute to user satisfaction.

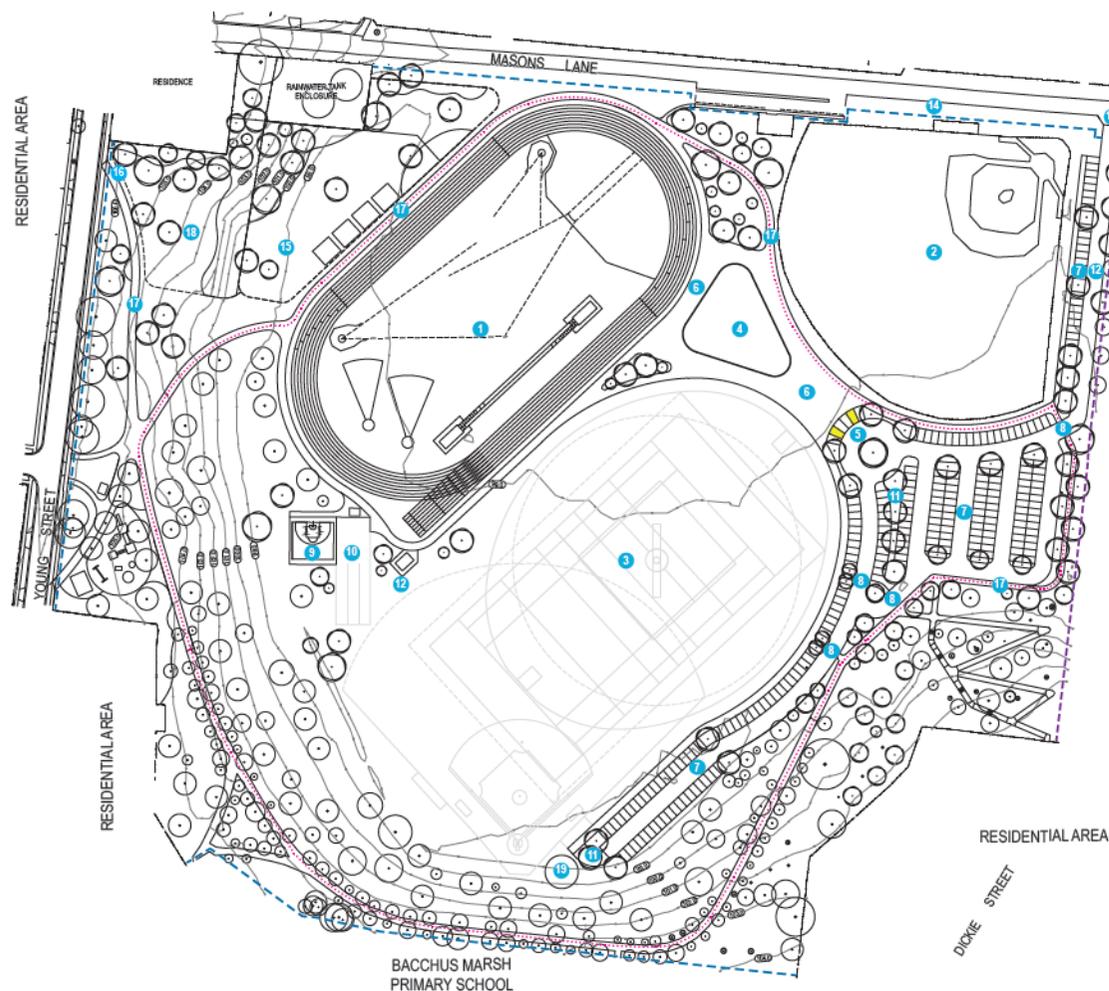
## MASTER PLAN (SHORT TERM)



### EXPLANATORY NOTES

- 1 **Community Activity Space** – Relocate play equipment to Young Street. Provide a shade structure, table settings, seating, tree planting and landscaping to support parents and guardians whilst caring for their children.
- 2 **New Entrance** – New entrance to the Community Activity Space from Young Street and connection to existing pathways.
- 3 **New Park Barriers** – Remove the existing perimeter chain wire fencing and replace with a 1.0 metre high post and rail fence to improve pedestrian permeability and visual appearance of the boundary interface.
- 4 **Existing Baseball**
- 5 **Grass Open Space** – Remove the existing playspace and 50% of the baseball field and repurpose this space as grassed open space for community use.
- 6 **Athletics Pavilion Refurbishment** – Internal refurbishment of athletics pavilion (funded). Reconstruct retaining walls on the west side of the pavilion.
- 7 **Overflow Car Parking** – Retain grassed area for overflow parking.
- 8 **Dickie Street Connection** – Provide a compliant pathway connection to Dickie Street with additional landscaping and shade trees.
- 9 **Additional Tree Planting** – Provide tree planting within the reserve using species adaptable to moderate levels of salinity, clayey soils and wind swept plains.
- 10 **New Fencing** – Replace the existing damaged chain wire fence with a black PVC coated chain wire fence.
- 11 **Pathway** – Pathway connection to complete a loop around the reserve and improve interconnectivity between recreational zones and additional seating at regular intervals.
- 12 **School Entrance** – Work with the school to remove the high gated entrance or replace with a low swing gate. Improve the pedestrian connection between the reserve and school.
- 13 **Path Maintenance** – Improve the maintenance regime of the existing pathway. Replace edging to pathways with a product more durable than timber (steel or composite edging). Provide seating at regular intervals.
- 14 **Upgraded Athletics Facility** - New synthetic track with all field events inclusive of long and triple jump within the centre of the track.
- 15 **Fenced Dog Off-Lead Area** – Agility equipment, granitic sand paving, seating, drink fountains with dog bowls, canopy shade tree planting and landscaping, dog bag dispensers, and designated active and quiet zones for dogs.
- 16 **Multipurpose Court** – Space for teens and youth to participate in 3 x3 basketball, netball and other lined game activities.
- 17 **Public Toilet** – Consider the inclusion of an accessible public toilet near the playground.

## MASTER PLAN (LONG TERM)



### EXPLANATORY NOTES

- 1 Existing Athletics Facility - Synthetic track with all field events inclusive of long and triple jump within the centre of the track.
- 2 Existing Baseball - Refurbish supporting baseball infrastructure. Remove existing clubrooms upon completion of the Multi-purpose Pavilion
- 3 Community Village Green & Sports Field/Pitch Provision (Subject to Future Demand and Municipal Sporting Needs). Until such time that the long term Master Plan is fully implemented, current use and tenancy of Mason's Lane Reserve will remain.
- 4 Multi-purpose Pavilion - New centralised pavilion to cater for Athletics Club, Baseball, AFL, Cricket, Soccer, Dog Obedience and general community use.
- 5 Roundabout and Accessible Parking - Accessible parking and drop off zone with the ability for maintenance vehicles to turn-around.
- 6 Spectator Area - Spectator areas and curtilage around the pavilion with seating opportunities
- 7 Central Car Park - Delineated car parking with asphalt road surfacing and line marking. Provide lighting to improve safety at night
- 8 Pedestrian Crossing - Raised table top crossing to give priority to pedestrians crossing the access road.
- 9 Multi-purpose Court - Space for teens and youth to participate in 3 x3 basketball, netball and other lined game activities.
- 10 Training Facility - Potential enclosed multipurpose facility.
- 11 Water Sensitive Urban Design - Consider the integration of water sensitive urban design to the car park.
- 12 Access Road - Improved access road with new surfacing and traffic calming devices such as speed humps and avenue tree planting.
- 13 Main Entrance - Improved entrance with park identification signage and landscaping.
- 14 Car Park Expansion - Provision for future expansion of the Mason Road on street car parking if required.
- 15 Fenced Dog Off-Lead Area Extension for Active Younger Dogs - Refurbish and re-use existing shade sails and incorporate seating for dog owners. Remove existing athletics pavilion upon completion of the Multi-purpose Pavilion.
- 16 New Entrance - Pedestrian entry and improved connection to Young Street.
- 17 Pathways - Pathway connections to improve interconnectivity between recreational zones and establish a 1km fitness/running circuit within the reserve for cross country. Consider illuminating pathways with LED pole mounted solar lighting and seating at regular intervals.
- 18 Fenced Dog Off-Lead Area for Quieter and Older Dogs - Granitic sand paving, drink fountains with dog bowls, canopy shade tree planting and landscaping and dog bag dispensers.
- 19 Rainwater Tank - Additional rainwater tank for sports field irrigation.



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