

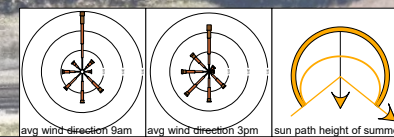
- ### NOTES ON SITE ANALYSIS
- SIGNAGE FADED AND TEXT DIFFICULT TO READ FROM A MOVING VEHICLE
 - OLD MELBOURNE ROAD CATERERS FOR HEAVY VEHICLE TRAFFIC FROM THE LOCAL QUARRY. SPEED LIMIT NOW 60km/h BUT SPEEDING TRUCKS PRESENT A SAFETY ISSUE.
 - RESERVE FRONTAGE EXPOSED TO ROAD ALTHOUGH EXISTING FENCE PROVIDES A PHYSICAL BARRIER
 - AREA BECOMES OVERFLOW PARKING ON MATCH DAYS BUT THERE ARE SAFETY CONCERNS WITH PARKING HERE
 - GRASSED AREA ACTING AS OVERFLOW PARKING ON MATCH DAYS. CARS PARK NOSE TO FENCE ON MATCH DAYS AROUND THE OVAL PERIMETER. APPROX 177 ON SITE CARPARKS AVAILABLE
 - 10,000L WATER TANK FOR IRRIGATION TO OVAL FROM BORE PUMPED FROM UNDERGROUND SPRING
 - SEPTIC SYSTEM MANAGES ALL WASTE ON SITE WITH TANK LOCATED WITHIN COMPOUND AND SEPTIC FIELD TO THE EAST
 - CRICKET PRACTICE NETS IN NEED OF REPAIR. SIZE DOES NOT CONFORM TO CRICKET AUSTRALIA FACILITY GUIDELINES. ORIENTATION CAUSES CONFLICT BETWEEN BALLS AND CARS. BOWLERS RUN UP IS ON THE GRAVEL. POWER RUN TO BOWLING MACHINE IS 30m. PINE TREES IMPACT NETS AT THE REAR. ADDITIONAL NET REQUIRED FOR THURSDAY NIGHT TRAINING. WATER TANK NOT IN USE. NO ABILITY TO EXTEND NETS IN CURRENT LOCATION WITHOUT IMPACTING VEHICLE ACCESS AROUND OVAL
 - INFORMAL ACCESS THROUGH TO NEIGHBOURING PROPERTY USED INFREQUENTLY BY PROPERTY OWNER
 - PERIMETER TREES ARE IN STATE OF SENESCENCE. FALLEN TREES AND DEAD WOOD WERE VISIBLE ON THE DAY OF INSPECTION. TREES PROVIDE VALUABLE PROTECTION TO THE RESERVE FROM WIND
 - OVAL MEASURES 160m LONG AND 122m WIDE WITH 5m RUNOFF IN MOST INSTANCES WHICH IS LESS THAN AFL PREFERRED SENIOR SIZE 165 x 135m. DRAINAGE INADEQUATE LEADING TO SURFACE BEING UN-PLAYABLE FOR 4-6 WEEKS MID SEASON. FENCING AGED. THE SPORTS LIGHTING HAS BEEN UPGRADED. REFER STR1 ASSESSMENT OF THE OVAL SURFACE, OCT 2021. OVAL PROFILE DOES NOT MEET RECOMMENDED PROFILE
 - ALL OVERLAND FLOWS FROM THE CARPARK AND SURROUNDS RUNNING TO TOP OF OVAL, CONTRIBUTING TO WATER LOGGING
 - CRICKET WICKET ORIENTED 20 DEGREES EAST OF NORTH, WITHIN CRICKET AUSTRALIA RECOMMENDED ORIENTATION. PLAYING FIELD APPROX 96m RADIUS TO SUIT OPEN AGE COMMUNITY CRICKET
 - ELECTRONIC SCOREBOARD - TOP ROW OF SCREENS ARE NOT IN WORKING ORDER, APPROX 10 YRS OLD. SIZE SUITABLE
 - RECENTLY UPGRADED PARKING AREA WITH SOME PLANTING OF AGAPANTHUS IN THE CENTRAL GARDEN BED. ROCKS ACTING AS BARRIER TO CARS
 - SLOPED AREA WITH TELEGRAPH POLES DOUBLING AS INFORMAL SEATING AND BARRIER TO CARS. NO FORMAL SEATING.
 - SHED USED BY ALL TENANTS. ADJACENT GARDEN BED OVERGROWN AND IMPEDING ON PATHWAY ACCESS.
 - PAVILION CURRENTLY UNDERGOING UPGRADE TO CHANGEROOMS TO MAKE FEMALE FRIENDLY, WITH UNIPRES ROOM, GYM, FIRST AID AND ADDITIONAL STORAGE. DDA COMPLIANT ACCESS TO BE IMPROVED. NO DISPLAY CABINETS IN PLACE FOR DISPLAY OF TROPHIES AND MEMORABILIA. CEILING TILES IMPACTED BY MOISTURE
 - UNDERCOVER SPECTATOR AREA HAS HEAT LAMPS IN PLACE BUT AS IT IS EXPOSED TO THE WIND, THE HEAT ESCAPES. IMPROVE DDA ACCESS THROUGH TO PAVILION
 - ACCESS THROUGH TO CANTENNE IS LIMITED DUE TO SIZE CONSTRAINTS OF THE ROOM. EXPLORE DDA COMPLIANCE OF ACCESS DOORS
 - NO PROTECTIVE BOLLARDS IN PLACE AROUND GAS TANK
 - SHARED ZONE WITH CARS AND PEDESTRIANS AROUND THE PAVILION, PLAYGROUND AND NETBALL COURTS A POTENTIAL SAFETY RISK
 - AWAY TEAM CURRENTLY LOCATED NEAR COURTS
 - PLAY EQUIPMENT AGED AND IN NEED OF REPLACEMENT. REVIEW COUNCIL PLAY STRATEGY TO ASSESS HIERARCHY AND LEVEL OF FUNDING AVAILABLE FOR UPGRADE
 - MULTI-PURPOSE COURTS - 2 (NO) TENNIS & 1 (NO) NETBALL COURTS SHOWING WEAR TO SURFACE. REFER 2MH COURT AUDIT REPORT. NO ACTIVE TENNIS CLUB AT RESERVE. 1 (NO) NETBALL COURT INSUFFICIENT FOR 8 TEAM CLUB
 - PAVILION BUILT IN THE 1970S AND PROVIDES UNDERCOVER VIEWING, CHANGEROOMS, AND CLUBROOMS. AUDIT AGAINST EXISTING SPORTS FACILITY RECOMMENDATIONS

- ### LEGEND
- SPORTS PAVILION
 - COVERED SPECTATOR VIEWING
 - VEHICLE ZONE
 - OVERFLOW CARPARKING
 - SEPTIC FIELD
 - DIRECTION OF SITE FALL
 - CARPARKS

- ### PLANNING OVERLAYS
- PPRZ - Public Park & Recreation
 - DDO & DDO2 - Design & Development overlay, Schedule 2
 - ESO & ESO1 - Environmental Significance Overlay, Schedule 1
 - Designated Bushfire Prone Area

- ### SITE SERVICES
- Subsurface Stormwater Line
 - Subsurface Potable Water
 - Subsurface Electrical Line
 - Subsurface Gas Line
 - Subsurface Sewer Line
 - Subsurface Telecom Line

NOTE: SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING ON SITE SERVICE DETECTION, PROVING, DEPTHING AND MARKING OF SERVICES TO DETERMINE EXACT LOCATION PRIOR TO ANY SITE WORKS COMMENCING.



DRAWN BY:	KG	AMENDMENTS:		PROJECT:	DATE:	CLIENT:
CHECKED BY:				DUNNSTOWN RECREATION RESERVE	17.10.2024	MOORABOOL SHIRE COUNCIL
				2855 OLD MELBOURNE ROAD,	SCALE:	SPI: TP329357
				DUNNSTOWN VIC 3352	1:500 @ A1	COUNCIL PROPERTY: 224400 (PART)
					DRAWING:	ISSUE: FOR DISCUSSION
					SITE ANALYSIS	



PROJECT:
DUNNSTOWN RECREATION RESERVE
2855 OLD MELBOURNE ROAD,
DUNNSTOWN VIC 3352

DATE: 17.10.2024

SCALE: 1:500 @ A1

DRAWING: SITE ANALYSIS

CLIENT: MOORABOOL SHIRE COUNCIL

SPI: TP329357
COUNCIL PROPERTY: 224400 (PART)

ISSUE: FOR DISCUSSION

SHEET: 1 of 2

PLOT DATE: 17.10.2024