



Dunnstown Recreation Reserve Master Plan 2025

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Acknowledgement of Country

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.

Executive Summary

Moorabool Shire Council funded the development of a master plan for the Dunnstown Recreation Reserve to address the needs of existing users, and to plan for the long-term active sport and recreation needs of the Dunnstown community. The reserve is currently managed by the Community Asset Committee that comprises representatives from the Dunnstown Football and Netball Club, Dunnstown Cricket Club and the wider community.

The master plan investigates the following elements of the recreation reserve to address whether the reserve meets the current and future needs of user groups and the community:

- The main pavilion
- Netball facilities
- Cricket facilities
- Courts and sports fields
- Play spaces
- Vegetation
- Pedestrian and vehicle access

To identify priorities for the future direction of the facility, the following consultation and research was conducted for the project:

- A review of council strategies and plans to align the master plan with the objectives of other council strategic plans.
- Workshops with the Community Asset Committee, club representatives and council staff.
- Community consultation via a community survey.

The master plan concludes with an implementation plan that sets out the short-, medium- and long-term actions to deliver the recommendations of the master plan.

Short-term priorities focus on addressing the immediate needs of the sport clubs in particular playing surface upgrades to the multi-purpose court, sports field and football warm-up area.

The medium-term priorities focus on initiatives to improve the safety and amenities of the reserve including upgrading the netball pavilion, undertaking minor upgrades of the main pavilion, creating a pedestrian zone near the pavilion and relocating the cricket nets near the multipurpose courts for better access to the nets.

The long-term priorities involve the beautification of the reserve including upgrades to the frontage and landscaping around the reserve.

1. Introduction

Our Vision- Dunnstown Recreation Reserve

- A place that brings people together in a spirit of community that is defined by endeavour, encouragement and building opportunities for people of all ages and abilities, now and for the future.
- A place where people come together whether through sport or play, to enjoy the natural environment, to volunteer or to gather to celebrate and support.
- A place that is the heart of the Dunnstown community.

Purpose of the master plan

The Dunnstown Recreation Reserve (DRR) master plan provides council, sporting clubs, the Dunnstown Recreation Reserve Community Asset Committee (CAC) and the community with an asset development plan.

The plan highlights the need to improve infrastructure at the reserve, outlines the community's aspirations, and provides framework to guide decision-making over the next 10 years.

Principles underpinning the master plan

Theme 1- Multipurpose

All facilities are designed to be flexible for multiple uses and where possible are co-located to optimise the cross-use of facilities by different sporting and recreation activities. This includes improving the capability and capacity of existing facilities or consolidation of underutilised infrastructure, if appropriate.

Theme 2- Accessible

Ensuring the master plan and its recommendations creates a welcoming space for all, improving outcomes and opportunities for people of all background, genders, abilities and cultures.

Theme 3- 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.

Theme 4- Partnerships

Council will continue to seek funds to upgrade facilities and work with the CAC, user groups, state sporting associations and external funding bodies to deliver the best outcome for the community.

2. Planning Context

2.1. Location

The reserve is in the rural township of Dunnstown located in the north-western part the shire. It is approximately 12 kms to the east of Ballarat and 55 kms to the north-west of Bacchus Marsh.

2.2. Demographics

MOORABOOL



DUNNSTOWN

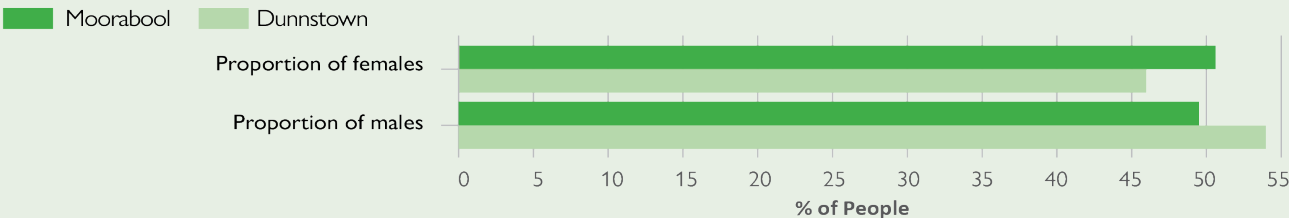


The population of Moorabool overall continues to grow rapidly and is expected to increase by over 25,000 (63%) from 40,339 in 2024 to 65,693 by 2040. The rural-west, that includes Dunnstown is expected to experience a small growth in population over this time (857/13%) taking the population from 6,669 in 2024 to an estimated 7,526 in 2041.

Dunnstown has a population of approximately 259 people which is not expected to increase significantly, primarily due to the lack of residential land availability.

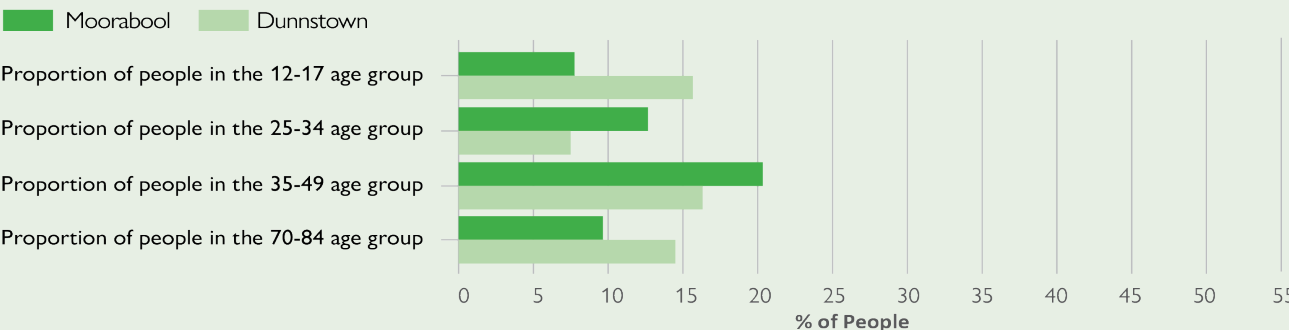
Gender

Compared to the rest of Moorabool Dunnstown has a significantly smaller proportion of females compared to males



Age

Compared to the rest of Moorabool, Dunnstown has a significantly higher population in the 12-17 age group, a notably larger elderly population and smaller proportion of the population in the 25-34 and 35-49 age group



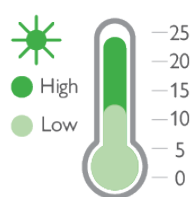
The demographics highlight the importance of providing facilities that cater especially for young people and families. Young people represent a significant proportion of the population in Dunnstown who do not have access to independent travel as do older age groups, this restricts access to facilities outside the township. Appealing and safe local facilities and linking pathways/routes will attract young people.

The importance of family friendly facilities is particularly important given that over half of the Dunnstown households have children and there is a greater proportion of two-income households compared to the rest of Moorabool..

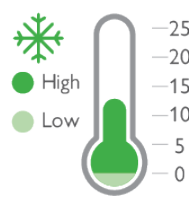
Demographics also reveal a significant number of income earners are working comparatively long hours. This together with comparatively lower income levels possibly means people have less capacity to be involved in community activities, events, running of clubs and fund-raising.

2.3. Climate

Dunnstown experiences exceptionally high numbers of cloudy days along with far below average daytime temperatures and overnight temperatures. Wind speed and humidity levels are above average, the number of clear days is below average.



In summer, maximum daily temperatures average between 22.5 and 25°C and because overnight minimums are low averaging between 9.4 and 11.4°C, mornings can be very cool.



In winter, daily temperatures average between 10 and 11.4°C. Winter days in Dunnstown are cold and with the wind chill factor can be below zero.

This has implications in terms of facilities spectators, coaches/trainers; the orientation of facilities and protective tree plantings (windrows).

2.4. Site and recreation planning

In 2015, the DRR Community Asset Committee (CAC) worked with council to develop a five-year master plan for the reserve. This document proposed the addition of changeroom and toilet facilities and minor refurbishment of adjoining spaces to integrate new and existing spaces.

These works were completed in February 2025 and create more universally accessible amenities, particularly for use by females and people with disabilities and will modernise amenities in line with sporting code guidelines.

The draft Moorabool Shire Recreation and Leisure Strategy 2025-2035 notes there is an under-supply of AFL sports fields by (-1) and an oversupply of cricket pitches (+2), tennis courts (+33), and netball courts (+5). The facility provision analysis undertaken in the draft strategy is based primarily on population-to-facility provision ratios.

The above assessment is based on the number of courts/sport fields considered to satisfy demand across the shire more generally. It does not necessarily consider the functionality of facilities at specific sites. This is the case at Dunnstown where, despite an oversupply of netball courts in the shire, the one netball court at the reserve undermines the competitive and social viability of the sport.

The quality, functionality and maintenance of sporting infrastructure was raised as a priority during consultation for the draft Recreation and Leisure Strategy by sporting associations and the general community.

2.5. Strategic context

Several council documents provide the planning context for the Dunnstown Recreation Reserve master plan, the principles that must underpin the plan, and the priorities the plan must address. These documents include the Council Plan, the Health and Wellbeing Plan and various asset condition reports.

Relevant research and recommendations in these documents have been reviewed for the Dunnstown Recreation Reserve master plan. The key principles and priorities in these documents that have been incorporated in the master plan include:

- Providing welcoming, safe and inclusive public facilities
- Optimising the use and sharing of facilities to minimise unnecessary duplication
- Building and strengthening community hubs, particularly in small communities
- Supporting healthy and active lifestyles
- Asset planning and management that considers whole-of-life infrastructure costs
- Encouraging female and volunteer participation
- Responsible fiscal management
- Enhancing and protecting natural assets.

Council documents that have informed the master plan:

- Open Space Strategy 2025-2030
- Recreation and Leisure Strategy 2025-2035 (Draft)
- Recreation and Leisure Strategy 2015-2021
- Health and Wellbeing Plan, 2021-25
- Female Friendly Sport & Recreation Strategy 2022-2032
- Disability Access & Inclusion Plan, 2021-24
- Asset Management Strategy 2022-32
- Sportsfield Condition & Usage Audit, 2021
- Fair Access Policy

3. Dunnstown Recreation Reserve

The Dunnstown Recreation Reserve is located at 2855 Old Melbourne Road, on land owned by council. It is a vibrant and much-loved community hub where organisations and residents host a variety of community activities and events.

3.1. Tenancy and Management

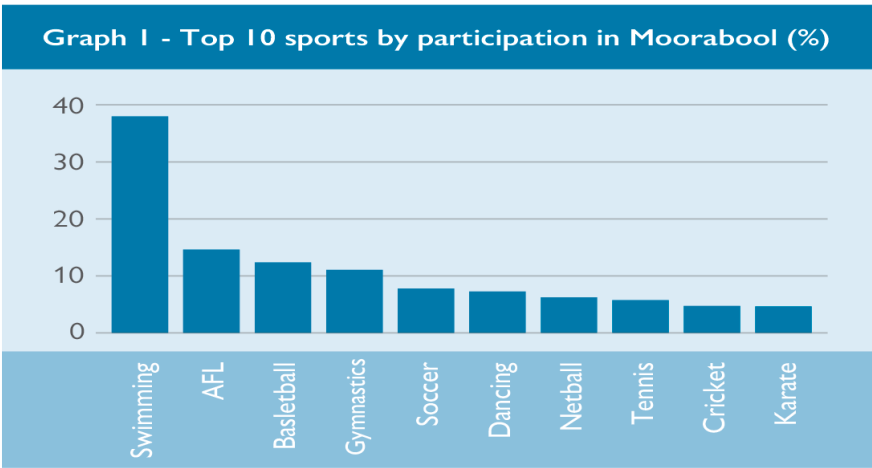
The reserve is home to the Dunnstown Football and Netball Club (Central Highlands Football Netball League) and the Dunnstown Cricket Club (Ballarat District Cricket Association)

The reserve is managed by a council appointed committee in line with section 63 of the Victorian Local Government Act, 2020. The committee is primarily responsible for:

- Operational and maintenance costs associated with the building including small non-capital improvements and general items to assist with the operations of the site.
- Operational and maintenance costs associated with the outdoor spaces, including purchase of materials, purchase and operation of equipment, maintenance of the playspace, roads, carparks etc.

3.2. Use and Participation

3 of the top 10 sports played in Moorabool are played out of the Dunnstown Recreation Reserve making it an important sporting asset.



Figures from Draft Moorabool Recreation and Leisure Strategy 2025-2035

Feedback from the CAC and clubs highlight that the positive family culture of the sporting clubs at the reserve attract participation that is higher than might normally be expected at a reserve of its type. This is despite the location of the reserve, the condition of playing surfaces, other facilities in the catchment, and the relatively small resident or catchment population.

Over the last three years there has been an increase in active membership in all three of the sporting clubs based at the reserve. Refer to Appendix 1 for details relating to club membership and team numbers.

Dunnstown Football and Netball Club (Central Highlands Football League)

The Dunnstown Football Club has the highest active membership at the reserve with 155, including 25 Auskick, 65 junior and 65 senior participants. The club has increased active membership by 17 in the last 12 months with a small increase across all levels including Auskick.

The draft Recreation and Leisure Strategy notes that Moorabool has a lower level of participation in women’s AFL than across Victoria overall at 12.6% and 16.8% respectively. The Dunnstown Football Club reports a lack of demand for women’s teams but has not investigated this further because the condition of the oval is a limiting factor.

The Dunnstown Netball Club has 86 registered players including 40 junior and 46 seniors players. Netball at the reserve has attracted the most significant increase from 70 to 90 (28%) in the last two to three years. The club reports that efforts to build and maintain membership and an associated social environment has been challenged by having to split training over multiple venues because of there being only one netball court. Players training at an away venue tend not to attend post training social activities at the reserve on their way home.

The club reports there is not the demand for Netta Netball to be run at the reserve as families access Netta Netball at nearby facilities in Ballarat.

Dunnstown Cricket Club (Ballarat Cricket Association)

The Dunnstown Cricket Club has 50 senior members and has grown membership by 20% over the last two years.

The club reports that it has not experienced sufficient local demand for sub-junior (Cricket Blast), junior or women’s cricket to justify attempting to build participation in these categories and notes that participation opportunities are well-catered for in the catchment.

Dunnstown Tennis Club

The Dunnstown Tennis Club ceased operations February 2025, however casual tennis is still played at the reserve. The community want to ensure that any redevelopment of the netball precinct accommodates recreational tennis.

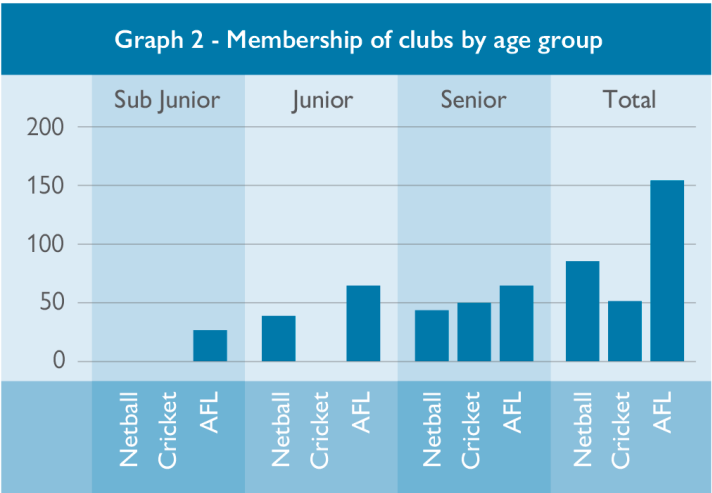
Damascus College

The St. Brendan’s Primary School (Dunnstown) closed at the end of the 2023 school year. Damascus College based at Mt Clear has taken over the site with plans for activities including Year 7 reflection days, student retreats, staff professional development, exam revision, and lectures. A rural campus where Year 8 or 9 students may be based for a term, for leadership and life skills is also being considered.

The school has indicated an interest in using facilities at the reserve, however the scope of use has not yet been determined.

Casual use of the reserve

The reserve is used frequently for casual recreation activity by families and young people, in particular the playground, travellers use the road as a stop off point because of toilet and wayside facilities for people with caravans. The oval is also used for walking and dog walking.



3.3. Hours of Use

The sports field is used approximately 23 hours per week for AFL competition and training in winter. When the ground deteriorates in winter, the warm up area is used for approximately three hours a week for training to give the sport field time to recover between games. If this has to occur it generally impacts junior and reserves teams which means the focus of training is on drills rather than on-field match practice.

Both home and away netball teams warm up off-court on the grassed area near the playground and the area to the east of the courts. These areas have not been designed or prepared for this purpose.

Table 1 – Approximation of use/week for AFL and Cricket

	Season	Approx hrs/wk @ peak use
AFL - Senior	Winter (April-Sept)	12
	Summer (Dec-Mar)	5
AFL- Junior	Winter (Mar-Sept)	9
	Summer (Feb-Mar)	6
Auskick	Winter	2
	Summer (Nov-Mar)	0
Cricket	Winter	0
	Summer	9 on field and 6 at practice nets

Table 2 – Approximation of use/week for Netball

	Season	Approx hrs/wk @ peak use
		ON COURT
Netball (At Dunnstown)	Winter (Mar-Sept)	15
	Summer (Feb-Mar)	5
Netball (At alternative venue)	Winter (Mar-Sept)	2
	Summer (Feb-Mar)	2

3.4. Reserve and Facility Classification

In accordance with AFL Victoria Guidelines, The Dunnstown Recreation Reserve is classified as a 'district level' facility which are typically:

- Designed to cater for the training and competition requirements of two or more sports
- Regarded as the 'headquarter' facility for clubs and/or associations
- Typically include sporting infrastructure such as playing surfaces, a pavilion/pavilions, floodlighting, practice facilities etc.
- Include supporting amenities such as a playspace, formalised car parking and landscaping

3.5. Landform and Built Facilities

3.5.1. Landform

Dunnstown Recreation Reserve is as Lot 1 TP329357, Council Property Number 224400. It is bounded to the east by Old Melbourne Road and to the south by Vic Track land. Private farmland borders the western and northern boundaries.

The site has the following planning overlays;

- PPRZ – Public Park and Recreation Zone
- DDO2- Design and Development Overlay, Schedule 2
- ESO1 – Environmental Significance Overlay, Schedule 1 (Special Water Supply Catchment Area.) The overlay is designed to protect the quality and quantity of water produced within special water supply catchment areas. In particular, septic tank effluent absorption areas are to be located a minimum of 100m from a waterway, and no stormwater is to be discharged less than 100m away from a waterway)
- Designated Bushfire Prone Area (Bushfire construction requirements apply to any buildings built on the site)

The site has a natural fall from north-east to south-west, with a fall of seven meters across the site. Batters to the north help manage the majority of this fall to enable a level playing field.

The site drains to the table drain along Old Melbourne Road. The grey water and toilet outlets are serviced by the septic field located in the south-east corner of the site adjacent to Vic Rail land. In the past a portion of the sports field drained to the neighboring property to the west, but it is assumed this drainage is no longer operational. No formal drainage exists beneath the sports field, which leads to boggy conditions and excessive wear of the surface over winter.

3.5.2. Overview of Built Facilities

The following provides a summary of facilities at the reserve:

- One fenced sports field the accommodates:
 - A full-size AFL ground (160m x 125m, 3m runoff)
 - A synthetic cricket pitch
- Community pavilion compliant with relevant sporting association guidelines including:
 - Function/community room
 - First aid and umpire's rooms
 - Toilet and change facilities
 - A community gym
 - Kitchen/Bar/Canteen
 - Undercover spectator verandah
- Netball facilities including:
 - One fenced netball/tennis court
 - Netball pavilion
- Cricket facilities including:
 - Cricket practice nets
- Other built facilities including:
 - Public toilets
 - Playground
 - Storage shed (8.5 x 6m)

3.5.3. Existing condition

Sports field

- The 2015-21 Recreation/Leisure Strategy notes DRR sports field as having a 'district level' function as does the AFL Goldfields Regional Strategy (GRS).
- Lighting of the sports field is at 100 Lux which is in line with AFL lighting standards of 100-150 Lux for district Level facilities. The electronic scoreboard has been failing for a number of seasons and either needs significant repair or replacement.
- A condition audit undertaken by council in 2021 notes, the overall condition of the sports field and the condition of the automatic irrigation system as 'fair'. Major deficiencies relate to the poor turf composition, surface evenness and shape, shallow topsoil, ineffective drainage and an aged irrigation system.
- The audit notes short term maintenance remedies to provide immediate improvement of problem areas on the sports field to improve conditions for turf growth. It is recommended there is investment in the sports field to improve the surface
- An assessment of the sports field in 2024 notes: The current sports field exhibits a heavy dilapidated surface with outdated infrastructure including no chainmesh fencing or gates and seemingly no drainage. The current surface condition is heavy, becoming very soft and spongy during winter months resulting in poor playing conditions, compromised player safety and low community motivation to utilise the surface when in such poor condition.

2021 Condition audit of sports fields in the Shire

Sports fields	Unacceptable Turf Cover/Density	Unacceptable Broad leaf Weed Incidence	Unacceptable Poa	Poor Rooting Depth	Poor Health/ Vigour	Unacceptable Thatch Level	Slight Localised Surface Depressions	Surface Unevenness	Poor Winter Durability	Minor issues with irrigation	Poor Turf Composition	Less than Ideal Surface Shape	Heavy Soil	Shallow Topsoil	Poor Surface Levels	Ineffective Drainage	Ineffective / No Irrig. Aging System
Ballan Rec Res		•	•	•							•	•	•		•		•
Bungaree Rec Res*		•	•	•				•			•	•	•		•		
Darley Rec Res			•	•		•				•		•	•			•	
Dunnstown Rec Res		•	•	•						•	•	•	•		•	•	
Gordon Rec Res	•	•	•	•				•		•	•	•	•		•	•	•
Maddingley Rec Res			•	•		•	•					•	•			•	
Wallace Rec Res		•	•	•			•					•	•			•	

Minor deficiencies

Major deficiencies

*Note: Works have been completed since the audit was undertaken to upgrade the sports field at the Bungaree Recreation Reserve and the condition of the sports field has improved

Netball Facilities

- The netball pavilion was constructed in 1980s; the 2018 council condition assessment deemed the tennis/netball pavilion in need of major works. The pavilion is very dated, is not female friendly and not fit-for-purpose.
- An audit of tennis and netball courts carried out by council in 2020 notes that the court surface needs upgrading and neither the tennis nor netball courts meet the current standards. In particular, there is insufficient off-set between courts and fencelines.
- The AFL Goldfields Regional Strategy rates netball court lighting and court condition at the reserve 5/10 and netball facilities overall at 15/30.
- Netball Victoria identify a minimum of two courts as necessary for football/netball club competition and training at this level.

Playspace

- The playground was relocated 15 years ago from a caravan park and has not been updated since, apart from replacement fencing. It is not fit-for purpose. Compliance audits are undertaken once a year for this level. The last check was conducted in January 2025.
- Council classifies the playspace as a 'Local' level facility as does the AFL Goldfields Regional Strategy.
- The condition of the playspace does not provide any significant level of play value and is outdated. It does not provide the level of amenity or play value that would be associated with a 'local' or 'district' level playspace in terms of the type and quality of play equipment, the wider play environment, amenities for carers, and access for people with physical or neurological impairment.

Main Pavilion

- The pavilion was built in the 1980s and is used primarily by the football and cricket clubs on game days and after training. In 2025 renovations of the pavilion were completed with funding from Council, the State Government and the Federal Government for a combined project cost of \$1.2 million. This upgraded changeroom facilities and added a meeting room, umpire facilities and a community gym.

Cricket facilities

- The concrete pads and nets are in fair condition. The location of the practice nets is a risk management concern in terms of player and spectator safety.
- The dimensions of the nets do not comply with Cricket Victoria design guidelines for 'Club/ Home' level facilities.

Roads and car parking

- The internal roadway varies in width which makes it difficult to accommodate two-way traffic and perimeter parking. The condition of the road surfaces is generally in good condition, but gravel needs replenishing and erosion has occurred in high use areas.
- The road is narrow on the western side of the oval.
- The patchy plantings in the garden bed between the tiered parking terraces detracts from the amenity of the zone.
- The functionality and amenity of the spectator viewing area below this car parking area could be enhanced by shade tree plantings at the eastern end and around to the northern end of the pavilion. This will visually tie the zones together and provide shade for spectators who want to sit in the open.

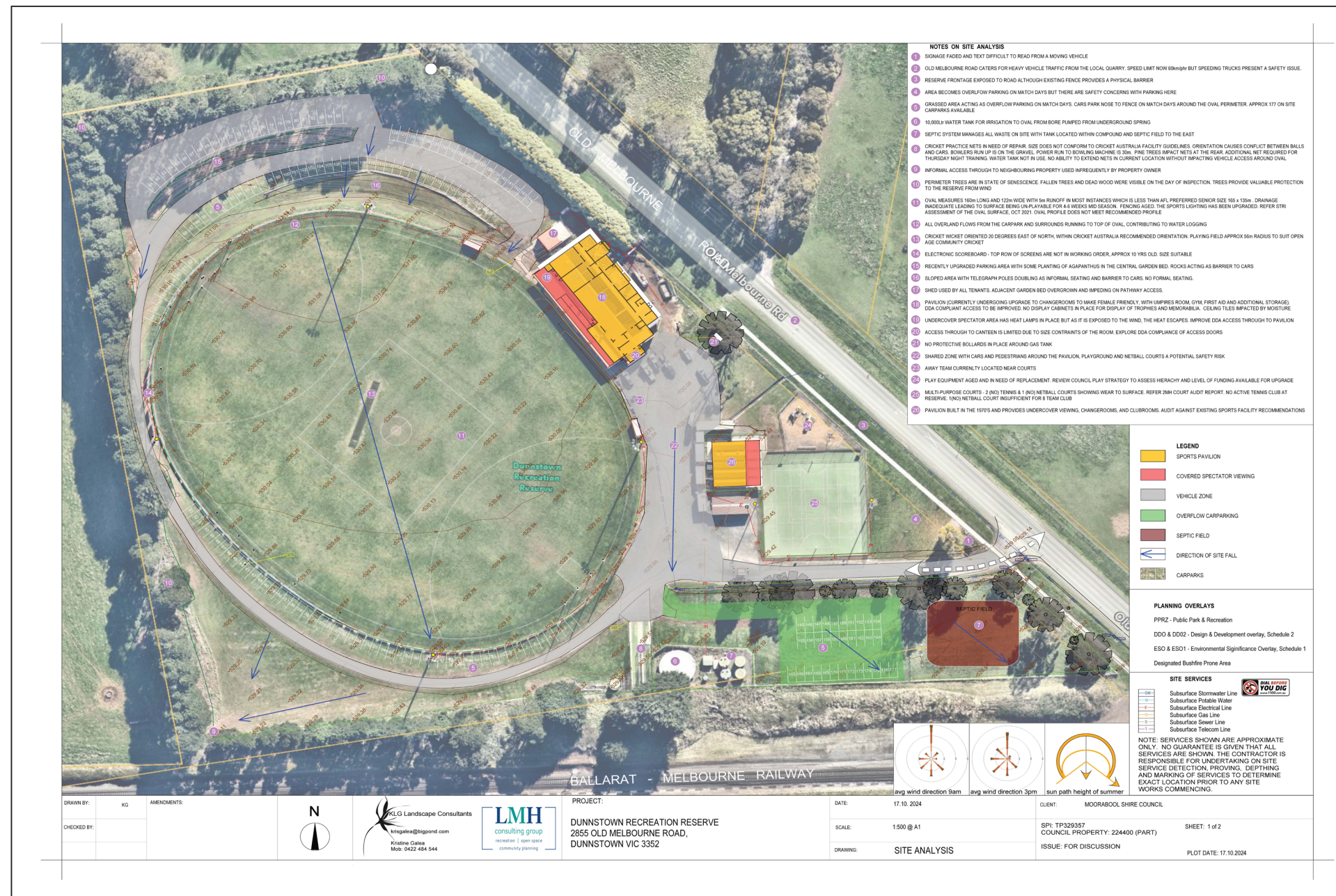
Warm-up Area

- The warm-up area to the south-west of the sport field is not fit-for-purpose, being uneven and frequently muddy because of the lack of drainage. This area is particularly important when the condition of the sport field deteriorates, when teams need to resort to off-field drills. This particularly impacts on the lower grade and junior teams.

Windbreak trees

- The windbreak trees are in poor condition made worse by recent storms with significant branch debris under trees and across boundary fences. The trees are at end-of-life.
- Given the poor condition of the existing windbreak trees and the need for windbreak trees at the reserve, the CAC held preliminary discussions the adjoining property owner who may be open to the planting of new windbreaks on the western side of the fenceline. This would allow for the widening of the internal roadway on the western side of the sport field and the planting of the new windbreak before all existing trees are removed. Before trees are replaced on the upper north-west side of the oval it would be worth discussing with the adjoining property owner the opportunity for new plantings to be across the property boundaries.

Map 1 – Site Overview- Existing Condition

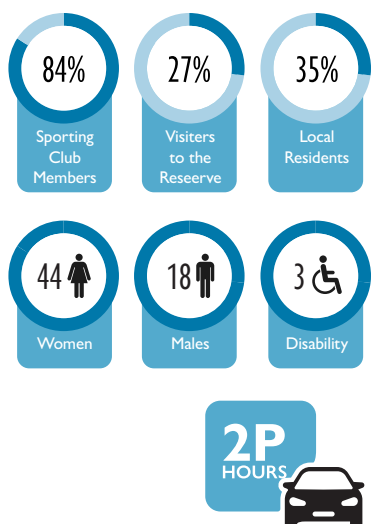


4. Community engagement

To inform the development of the master plan, the following consultation and research was conducted:

- An online community survey (63 respondents) to test community aspirations and sentiment relating to the reserve.
- Two workshops and various meetings with representatives from the Dunnstown Recreation Reserve Community Asset Committee, the Dunnstown Football and Netball Club, Dunnstown Cricket Club and council staff.
- Feedback from peak association representatives.
- Various council reports including the Draft Recreation and Leisure Strategy; the Sport field Condition Audit; the previous Recreation/Playspace Strategy; Netball Victoria Facility Manual; Cricket Victoria Community Cricket Facility Guidelines; Dunnstown Netball Court Facility Condition and Audit Report; and the AFL Preferred Community Facility Guidelines.
- Submission/feedback survey for the Draft Master Plan (To be undertaken during public exhibition of plan).

4.1. Community Survey



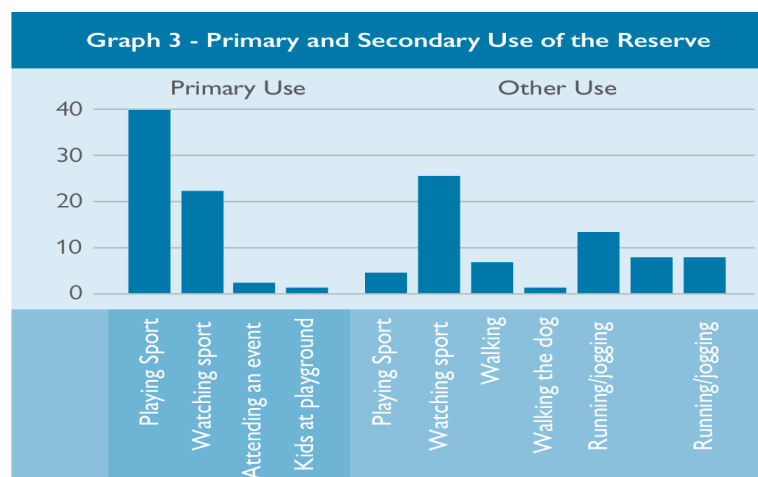
Sixty-three respondents completed a community survey of whom the majority were a member of a sporting club (84%), and/or visitor to the reserve (27%). More respondents consider themselves to be 'a local resident' (35%) even though five of these respondents do not reside in Dunnstown.

More than twice as many females (44) than males (18) responded to the survey and three respondents indicate that they have a form of disability.

All but two respondents stated they use the reserve with sport being the primary use for attending the reserve, followed by watching sport.

Jogging and walking were the most popular non-sport activities undertaken at the reserve followed by use of the playground. Most people access the reserve by car and stayed for two hours or longer.

While the demographics are not likely to change significantly over the next 10 years, it is critical that facilities are developed and renewed to a level that minimises ongoing maintenance. Sport attracts the most use at the reserve, but the social aspect of sport must not be underestimated in Dunnstown. Survey feedback reveals that community values the social functions associated with sport and community events that take place. However, comments clearly reflect the community's aspiration to improve the existing condition and amenity of some facilities and environments.



4.2. Feedback from Tenant Clubs

This section provides a summary of the key issues raised by each of the tenant clubs.

Dunnstown Football and Netball Club

Football Club Feedback

- The poor condition/deterioration of the sports field in winter.
- Faulty scoreboard.
- The need to extend north wall of verandah to protect spectators from north wind and retain heat from heat lamps during winter.
- Opportunities to enhance amenity/provision in community room with replacement of ceiling acoustic tiles and paint-ing.
- The lack of storage and display space in the social/community room.
- The lack of DDA compliant access to the canteen from outside, and congestion/poor customer flow and access for people with disabilities/limited mobility.
- The lack of integration of the external façade of the old and new sections of the building.

Netball Club Feedback

- The lack of two courts is impacting the functional viability of the club because of the need to program training and competition over at least two venues.
- The inability for club activities to occur at the one site is impacting the transfer of player, coaching and umpiring skills between experienced and newer/younger players and associated intergenerational mentoring.
- The club is turning away new members because facilities are lacking. In particular the single court, lack of player and spectator facilities and aged clubrooms. This is reported to have a potential impact on future members as potential players/members become established at other clubs.
- Warmup activities occur on uneven grassed areas to the east and north of the courts because of a lack of court space and/or hard-court surface for both play and warmup.

Dunnstown Cricket Club

- Cricket nets are inadequate in terms of the number of players, positioning and compliance with Cricket Victoria Guidelines.
- Risk management issues associated with players using the gravel roadway as the runup, and balls are hit out of the nets and across the roadway.
- The pine trees are impacting on the nets.
- The synthetic grass matting needs replacing.

Common issues raised by tenant clubs and the committee:

- Pedestrian safety between the netball facilities and the canteen in the pavilion is an issue, particularly on event days when children move between the two zones.
- The playspace is in poor condition, particularly given it is the only playspace in Dunnstown. The fencing is not secure and publicly accessible toilets are required.
- Vegetation:
 - Most windbreak trees are at the end of their life, without the trees, conditions would be extreme in the winter.
 - Opportunities to enhance the reserve and environs with easy to maintain vegetation/trees.
 - Enhancement of the reserve entry and management of car parking in the vicinity of the entry.
 - Removal of redundant water tanks.

5. Recommendations

This section summarises the key actions proposed to address the findings of the project.

ZONE 1 – RESERVE FRONTAGE

Key actions to address findings

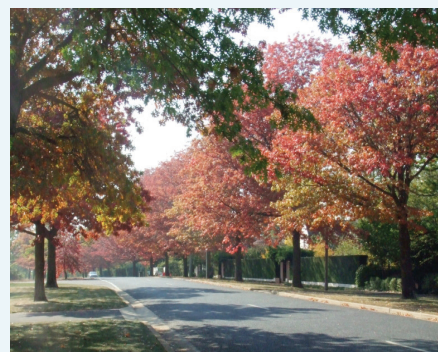
1. Avenue planting of feature trees such as Pin Oaks along Old Melbourne Road to strengthen connectivity between the reserve and Old Melbourne Road.
2. Upgrade signage and internal road surface at the entry to remove potholes and enhance amenity.
3. Feature plantings to the right of the entry, inclusive of barrier fencing to frame the entry and restrict parking.



Entry from looking north from Old Melbourne Rd.



Entry off Old Melbourne Rd. and pathway to main pavilion



Example of tree avenue to strengthen reserve entry with Old Melbourne Rd.

ZONE 2 – NETBALL/TENNIS COURTS AND PAVILION, AND MULTI-PURPOSE PRACTICE NETS

Key actions to address findings

4. Construct a multi-purpose court space to accommodate two replacement netball courts/one tennis court and associated lighting and player/coach shelters to the west of the existing court.
5. Construct a new pavilion to the north of the proposed new courts.
6. Relocate the cricket practice nets to the east of the proposed new netball/tennis court. Cricket nets to include two tracks of retractable net fencing to enable the space to be used as an all-weather multiple sport and recreation space.



Netball court/tennis courts & pavilion



Cricket nets at the south end of the sports field



Site of cricket nets highlighting the runoff across the gravel road surface

ZONE 3 – PEDESTRIAN ZONE AND PLAYGROUND

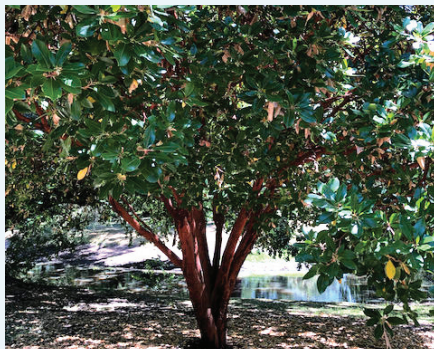
Key actions to address findings

7. Create a 'pedestrian only' zone on game days and days when there is a significant level of both vehicle and pedestrian traffic between the main pavilion and netball/tennis facilities. Pedestrian access will have priority over vehicle access on these days, other than for emergency vehicles and disability access. The zone will include:

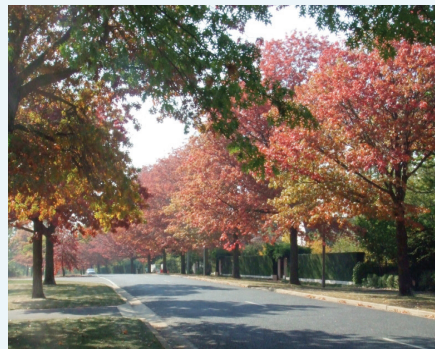
- DDA compliant parking bays
- An upgraded and fenced playspace
- Shade and amenity tree and low maintenance vegetation plantings
- Picnic table, seating, dog waste bag dispenser
- Low maintenance plantings



Existing playspace



Example of shade/textural tree in play/ pedestrian areas



Example of low maintenance plantings for pedestrian zone

ZONE 4 – MAIN PAVILION

Key actions to address findings

8. Install a roller door to the canteen on the southern wall and relocate disability car parking.
9. Extend the northern wall of the verandah.
10. Install storage and display shelving/cabinetry.
11. Investigate a compliant alternative to the laserlight roofing on the verandah.
12. Explore terracing/decking off to the northern end of the verandah and integration with the grassed car parking embankments with shade trees.



Main pavilion spectator area & entry to canteen (green door)



Undercover verandah with enclosed southern section



Storage shed and potential open terraced area

ZONE 5 – SPORTS FIELD & ASSOCIATED INFRASTRUCTURE

Key actions to address findings

13. In the short term:

- Re-grass where the surface cover is weak and turf density needs to be increased require seeding or sodding.
- Eradicate weeds.
- Aerate to overcome sub-surface compaction and improve drainage.
- Fertilise.
- Scarify where thatch is excessive to improve surface quality and drainage.
- Top dress.
- Overseed in Autumn.
- Optimise effectiveness of existing irrigation system.

14. In the medium term, reconstruct the sports field to include:

- Levelling and reshaping of the surface.
- Installation of a new drainage system.
- Install a new irrigation system.
- Regrass.

15. Upgrade sports field fencing inclusive of maintenance and pedestrian access gates.

16. Repair or replace the scoreboard.



Dunnstown Recreation Reserve from the northern tiered car park

ZONE 6 – INTERNAL ROADWAYS & CAR PARKING

Key actions to address findings

17. Grade the internal road from the entry and along the southern end of the sports field.
18. Demolish and relocate the cricket nets to the east of the proposed new netball courts/tennis court.
19. Explore widening road along the western side of the oval as part of the relocation/re-establishment of the new wind-break.
20. Plant out the embankment with low maintenance ground cover.
21. Shade tree planting from the northern end of the pavilion to the eastern end of the lower spectator area.



Aged and damaged windrow trees



Tiered car parking to the north of the sports field



Roadway and windrow trees to the west of the sports field

ZONE 7 - WARM UP AREA

Key actions to address findings

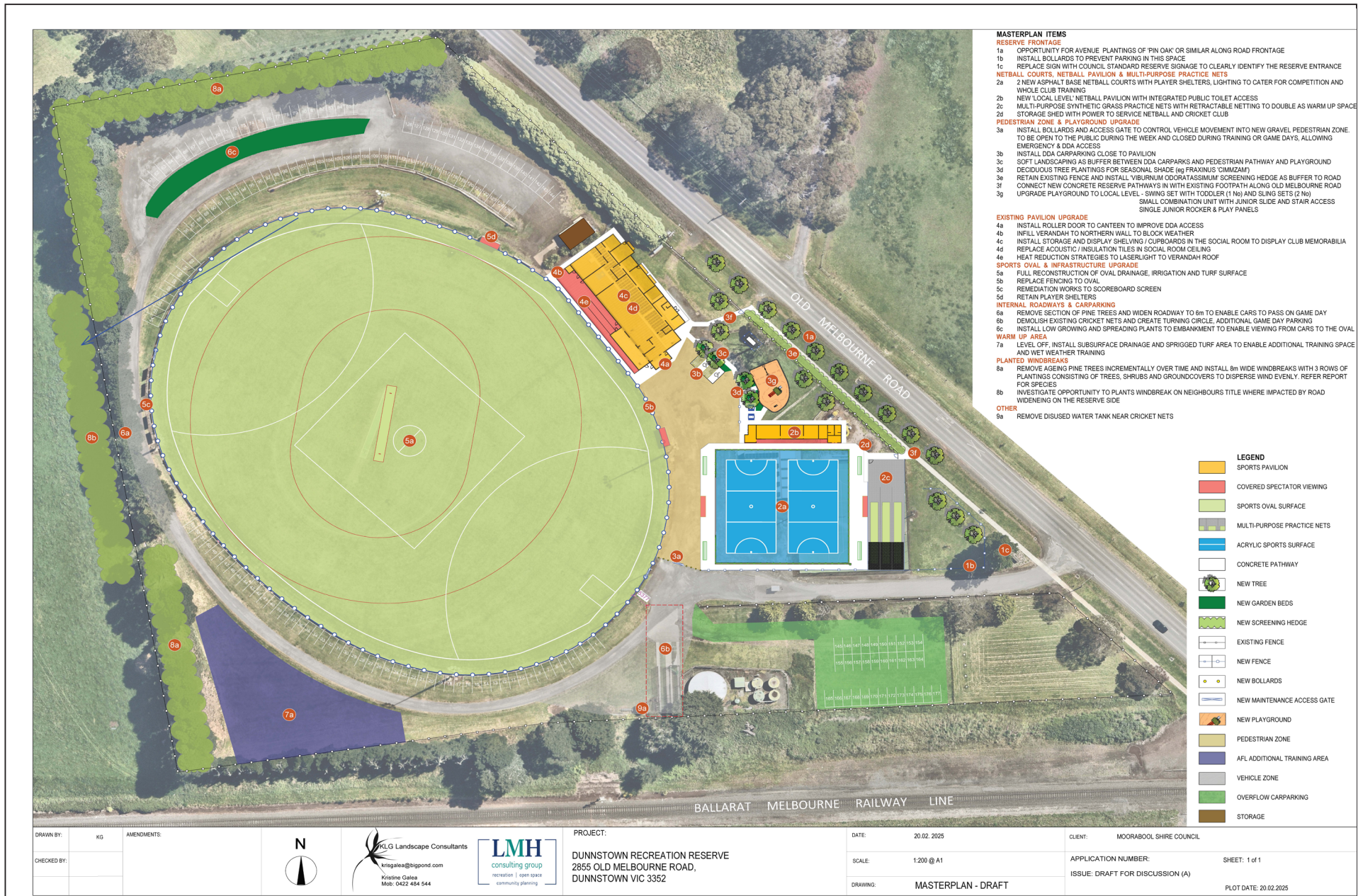
22. Upgrade the warmup/off-field drills area as part of the sports field reconstruction, including drainage.

ZONE 8 – WINDBREAK TREES

Key actions to address findings

23. Incrementally remove 50 metre sections of the existing windbreak trees and plant with a mix of trees, shrubs and ground cover plantings.
24. Prepare a strategy and timeline for the replacement of windbreak trees to optimise protection of the reserve from the elements as new trees are established.

Map 2 Concept Master Plan



6. Implementation and Review

6.1. Implementation Plan

This section provides a summary of the key actions proposed to address the findings from the project, the anticipated timeframe for implementing the actions and the primary master plan principles each action addresses.

	ACTION	PRIORITY (Yrs)
ZONE 1 – RESERVE FRONTAGE		
1	Avenue planting of feature trees such as Pin Oaks along Old Melbourne Road to strengthen connectivity between the reserve and Old Melbourne	Yrs 8-10
2	Upgrading of signage and internal road surface at the entry to remove potholes and enhance amenity	Yrs 8-10
3	Feature plantings to the right of the entry, inclusive of barrier fencing to frame the entry and restrict parking.	Yrs 8-10
ZONE 2 – NETBALL/TENNIS COURTS AND PAVILION, AND MULTI-PURPOSE PRACTICE NETS		
4	Construction of multi-purpose court space to accommodate two new netball/one tennis court and associated lighting and player/coach shelters to the west of the existing court	Yrs 1-3
5	Construction of a new pavilion to the north of the proposed new courts	Yrs 4-7
6	Relocation of the cricket practice nets to the east of the proposed new netball/tennis court. Cricket nets to include two tracks of retractable net fencing to enable the space to be used as an all-weather multiple sport and recreation space.	Yrs 4-7
ZONE 3 – PEDESTRIAN ZONE		
7	<p>Create a 'pedestrian only' on game days and days when there is a significant level of both vehicle and pedestrian traffic between the main pavilion and netball/tennis facilities. Pedestrian access will have priority over vehicle access on these days, other than for emergency vehicles and disability access.</p> <ul style="list-style-type: none"> The zone will include: DDA compliant parking bays An upgraded and fenced playspace Shade and amenity tree and low maintenance vegetation plantings Picnic table, seating, dog waste bag dispenser Low maintenance plantings 	Yrs 4-7
ZONE 4 – MAIN PAVILION		
8	Install a roller door to the canteen on the southern wall and relocate disability car parking	Yrs 1-3
9	Extend the northern wall of the verandah	Yrs 4-7
10	Install storage and display shelving/cabinetry	Yrs 4-7
11	Investigate an alternative to the laserlight roofing on the verandah	Yrs 1-3
12	Elope terracing/decking off to the northern end of the verandah and integration with the grassed car parking embankments with shade trees	Yrs 8-10
ZONE 5 – SPORTS FIELD & ASSOCIATED INFRASTRUCTURE		
13	Reconstruct the sports field	Yrs 1-3
14	Upgrade sports field fencing inclusive of maintenance and pedestrian access gates	Yrs 4-7
15	Upgrade of the off-field training and warmup area to the south-west of the sports field	Yrs 1-3
16	Repair or replace the scoreboard	Yrs 1-3

	ACTION	PRIORITY (Yrs)
	ZONE 6 – INTERNAL ROADWAYS & CARPARKING	
17	Grade the internal road from the entry and along the southern end of the sports field	Ongoing
18	Demolish and relocate the cricket nets	Yrs 4-7
19	Explore widening the road along the western side of the oval as part of the relocation/re-establishment of the new windbreak	Yrs 8-10
20	Plant out the embankment with low maintenance ground cover	Yrs 8-10
21	Shade tree planting from the northern end of the pavilion to the eastern end of the lower (non-vehicle) spectator area.	Yrs 8-10
	ZONE 7 - WARM UP AREA	
22	Upgrade the warmup/off-field drills area as part of the sport field reconstruction, including drainage	Yrs 1-3
	ZONE 8 – WINDBREAKS	
23	Prepare a strategy and timeline for the replacement of windbreak trees to optimise protection of the reserve from the elements as new trees are established.	Yrs 1-3
24	Incrementally remove 50 meter sections of the existing windbreak trees and plant with a mix of trees, shrubs and ground cover plantings	Yrs 1-3 Ongoing

6.2. Criteria that will Determine Priorities

The following considerations will influence the allocation and timing of funding for sporting infrastructure at the Dunnstown Recreation Reserve:

- The cost-benefit of not undertaking works in terms of participation and or club viability
- Fair/equitable distribution of funding to different sports and between male and female sporting codes
- Changes in community priorities and/or needs
- Availability of funding for sporting infrastructure from state and/or federal government
- Other or changing council budget priorities
- Availability of funds to maintain new or additional infrastructure over its lifetime.

6.3. Stakeholder acknowledgement

This master plan acknowledges the dedication of the Dunnstown community and past and present volunteers who have committed significant time and effort in developing and managing the reserve since its inception.

Ongoing development and enhancement at the reserve will continue with the commitment of the committee, club officials and other volunteers.

6.4. Review of the Master Plan

The key directions of the master plan are not likely to change significantly over the life of the plan. However, the master plan will be reviewed annually to ensure:

- That local sports development priorities are still consistent with those in the plan
- To refine the plan in line with any changes in council sporting infrastructure provision policy and the impact this may have on development at the reserve
- New opportunities are identified and incorporated

7. Appendices

Appendix 1 - Club membership information 2022-2024

Table 1 – Netball participation numbers at Dunnstown Recreation Reserve (Central Highlands Netball League)

	2024			2023			2022		
	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades
Netta Netball	0	0	0	0	0	0	0	0	0
Junior	0	40	4 Teams U13 (2), U15 U17	1	41	4 Teams U13 (2), U15, U17	0	38	4 Teams U13 (2), U15, U17
Senior	0	46	4 Teams A, B, C		34	4 Teams A, B, C	0	32	4 Teams A, B, C
Total	0	86		1	75		0	70	
Non-playing members		40+			20			20	

Table 2 – Cricket participation numbers at Dunnstown Recreation Reserve (Ballarat Cricket Association)

	2024			2023			2022		
	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades
Cricket Blast	0	0	0	0	0	0	0	0	0
Junior	0	0	0	0	0	0	0	0	0
Senior	50	0	2	45		2	40		2
Total	50	0	0	45	0	0	40	0	0
Non-playing members									

Table 3 – AFL participation numbers at Dunnstown Recreation Reserve (Central Highlands Football League)

	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades
	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades	Males	Females	Teams/ Grades
Auskick	25	6	Auskick	20	4	Auskick	18	4	Auskick
Junior	65	3	3 teams U/12, U/15, U/18	60	2	3 teams U/12, U/15, U/18	60	2	3 teams U/12, U/15, U/18
Senior	65	0	2 teams Reserves (1) Seniors (1)	60	0	2 teams Reserves (1) Seniors (1)	60	0	2 teams Reserves (1) Seniors (1)
Total	155	9	6	140	6	6	138	6	6
Non-playing members	30			30			30		

