



**Macedon
Ranges**
Shire Council

Gilbert Gordon Oval Master Plan Refresh 2023

(a review of the 2014 and 2019 master plans)

Adopted by Council 22 March 2023



SimonLeisure

Addendum to the Gilbert Gordon Oval Master Plan Report 2014

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1. INTRODUCTION

A refresh of the Gilbert Gordon Oval Master Plan was commissioned in 2022 due to State Government funding being received for the development of new netball courts at the reserve to replace the current court, which is not fit for purpose.

The 'refreshed' master plan has reviewed and updated the previously endorsed 2014 master plan, and the revised master plan developed in-house by Council in 2019. The resultant master plan will become the new 'road map' to guide the future development of the reserve.

Key considerations during the master plan review included the following:

1. Status of the implementation of the 2014 and 2019 master plans.
2. Identify a preferred location for two netball courts.
3. Consider the optimum location for netball change rooms and associated facilities.
4. Identify a preferred location for a future new social room to replace the existing social room building.
5. General adequacy of existing facilities to meet current and future needs.
6. Enhancement of the reserve road and car parking, and pedestrian paths.

This report describes the process undertaken to review the Gilbert Gordon Oval master plan, including outcomes from research undertaken, the key findings from consultation carried out, the analysis of key issues, and a description of the recommended improvement projects for the reserve. Further investigation and feasibility of some proposed projects may be required depending upon their scale, likely impact and estimated cost.

The review process involved regular meetings with the Gilbert Gordon Oval user groups, and was informed by Council staff and Councillors. A final draft master plan was placed on public exhibition to provide local residents and the broader Woodend community an opportunity to provide feedback and input into the development of the final master plan. All involvement by stakeholders was valuable, and the time and effort to participate is appreciated and acknowledged.

1.1. Study Background

The following clubs and groups are based at Gilbert Gordon Oval:

- Woodend Heskett Football Netball Club.
- Woodend Junior Football Club.
- Woodend Heskett Masters Football Club.
- Woodend Cricket Club.
- Woodend Fire Brigade.
- Woodend Social Room Committee.

Council adopted an initial master plan for Gilbert Gordon Oval in 2014 (see Appendix 1), with the poor condition and performance of the oval, and the poor condition and non-compliant change rooms being the two key items considered. In 2019, Council reviewed the 2014 master plan mainly to review the directions for netball court provision and cricket practice facilities, and new locations and configurations for both infrastructure items were identified (see the 2019 master plan in Appendix 2).

Table 1 shows a status of the implementation of the recommendations contained in the 2019 Gilbert Gordon Oval Master Plan, which can be viewed in Appendix 1. In summary, of the 23 improvement projects:

- 9 have been completed (39%).
- 12 were referred to this master plan study for consideration (52%).
- 2 are considered no longer relevant (9%).

Table 1 – 2019 Gilbert Gordon Oval Master Implementation Status

Legend

| | | |
|---|---|---|
| ■ Actioned | ■ No Longer Relevant | ■ Referred to 2023 MP |
|---|---|---|

| No. | Project | Status |
|-----|--|--------|
| 1 | Undertake major drainage works to the oval and re-shape, and install new cricket wicket | |
| 2 | Upgrade the oval floodlights | |
| 3 | Remove the existing change room building and canteen, and construct a new change pavilion, externally accessed public toilets, equipment store and canteen | |
| 4 | Re-surface the netball court and install compliant floodlights to training standard (200lux) | |
| 5 | In the medium term cease vehicle traffic to this area | |
| 6 | Provide access steps and path way to the new change pavilion, including landscaping | |
| 7 | Use the topography to construct a terraced spectator area | |
| 8 | Form a car park | |
| 9 | Develop new cricket practice net facility | |
| 10 | Remove cricket practice net infrastructure and reinstate open space | |
| 11 | In the medium term cease vehicle traffic to this area | |
| 12 | Demolish existing old grandstand | |
| 13 | Staged development of 2 new netball courts with player shelters and lighting to training standard (200lux), after or in conjunction with removal of old grandstand | |
| 14 | Form a new car park (26 spaces) to service the existing social pavilion and new netball courts | |
| 15 | New local playground | |
| 16 | Develop change room / storage and toilet facilities in the long term to cater for new netball courts and cricket practice net facilities | |
| 17 | Secondary access into and out of the reserve | |
| 18 | Retain and upgrade the CFA fire training track, as required | |
| 19 | Retain informal access road around the reserve | |
| 20 | Retain and upgrade the social pavilion, as required | |
| 21 | Upgrade the public toilet building, as required | |
| 22 | Retain existing netball court in the short to medium term, demolish and reinstate to open space when new courts have been developed | |
| 23 | Undertake indigenous tree planting to improve the amenity of the reserve | |

2. PLANNING CONTEXT

The Gilbert Gordon Oval Master Plan Refresh was informed by a number of research and planning considerations. This section provides a summary of the key planning factors which were important to be assessed and considered during the study.

2.1. Woodend District Community Profile

A review of the population characteristics of Woodend district was carried out and identified the following relevant demographic characteristics¹:

- The population of Woodend district in 2021 was 8,778 people, which was an increase of 1,127 people since 2016 (or 14.7%, which compares to 11.6% growth for all of Macedon Ranges Shire for the same period).
- Woodend district has a slightly lower proportion of children aged up to 17 years of age (23.7%) compared to all of Macedon Ranges Shire (24.1%), and a higher proportion of people aged 60 years and over (28.1% compared to 25.8%).
- For the active age cohort of 5–39 years, Woodend district has a slightly lower proportion of people compared to all of Macedon Ranges Shire (35.9% compared to 39.6%).
- Woodend district has a lower proportion of Australian-born residents (78.4%) compared to all of Macedon Ranges Shire (81.6%).

The population of Woodend district is projected to increase to 9,357 by 2036, an increase of 579 people (or 6.6%). For the same period, all of Macedon Ranges Shire is projected to increase by 26.3%. Of note, it is projected that Woodend district will experience an estimated decline of 35 residents in the active age cohort of 5–39 years by 2036.

These demographic characteristics have implications for the future planning for sporting facilities in Woodend, and to a lesser extent for the Gilbert Gordon Oval master plan: Woodend has an 'older' profile when compared to all of the Shire; there is proportionally a lower population growth projected to 2036 compared to all of the Shire; traditional Anglo-sports will likely to continue to be the preference of residents; and the number of residents in the active age cohort is projected to decrease. These are indicators suggesting that there will continue to be moderate demand for sport and for active recreation infrastructure in Woodend for Football, Cricket and Netball. The ongoing ageing of the community supports a strategy for the consolidation and upgrading of existing sporting facilities rather than a trigger for new facilities.

2.2. Relevant Background Reports

The following reports and strategies provided important context and background for the master plan refresh study.

- Council Plan 2021-2031.
- Sport and Active Recreation Strategy 2018-2028.
- Sport and Active Recreation Strategy 2018-2028 - Background Report.
- Woodend Creek Five Mile Creek Master Plan 2022.
- State Sporting Association Reports.

The following is a summary of the key implications for the future planning for Gilbert Gordon Oval from the above reports.

Council Plan 2021-2031

The Macedon Ranges Shire Community Vision statement is

With our unique regional identity, Macedon Ranges Shire embodies a caring, resilient approach to community through our robust local economy, protection of the natural environment and a collaborative commitment to inclusivity for all.

¹ Source: Profile.id Community Profile and Population Forecast, 2022.

Four community vision themes have been used to shape the Council Plan: Connecting Communities; Healthy Environment, Healthy People; Business and Tourism; and Delivering Strong and Reliable Government.

The 'Connecting Communities' and 'Healthy Environment, Healthy People' themes are the most relevant to inform the study.

Theme: Connecting Communities

Strategic Priorities: Improve connectivity and movement, and provide transport choices to the community, including walking trails and bike paths

Provide well-designed, fit-for-purpose, multi-use open spaces and infrastructure for the community to connect, engage and participate in a financially sustainable way

Theme: Healthy Environment, Healthy People

Strategic Priorities: Provide opportunities to experience open space and bushland reserves

Encourage active and healthy lifestyles for people of all ages and abilities

Sport and Active Recreation Strategy 2018-2028

The role of the strategy is to set out a framework for enhancing the health and wellbeing of residents through a range of services and facilities aimed at supporting and encouraging participation in physical activity, active recreation and sport, and therefore community life. The strategy is an important planning tool that will help guide Council's future resource priorities and major projects and initiatives to support participation in community sport and active recreation.

The vision for provision of active recreation and sport is

To provide all residents, regardless of gender, age or ability, with opportunities to participate in a range of sport and active recreation activities.

The strategy is underpinned by four key themes and related actions that respond to recreation objectives and identified needs of the community. The Key Themes are:

Theme 1: Informal sport, active recreation and physical activity.

Theme 2: Support for sports clubs, groups and organised recreation.

Theme 3: Active recreation and sport facilities.

Theme 4: Management and planning.

Themes and Actions relevant to the study are:

Theme 3: Active recreation and sport facilities

Action 3.1.7: Support improvements to facilities at Gilbert Gordon Oval (Woodend), particularly change rooms and cricket net facilities (short term priority).

Action 3.1.17 Undertake an ongoing program in conjunction with (and at the initiative of) resident clubs to progressively provide Australian standard sports lighting at all sports ovals used by senior football and soccer clubs, club tennis courts, football netball courts (one per town), regional netball complex and synthetic lawn bowling greens (short/ medium and long term priority).

Action 3.2.3 Progressively upgrade change rooms at sports fields to maintain asset and at the same time provide for female and umpire friendly facilities, including netball change facilities where applicable. Prioritise senior AFL and soccer facilities (short/ medium and long term priority).

The Strategy provides a summary of recommendations for selected sports, with those relevant to Gilbert Gordon Oval being:

| | |
|---------------------|--|
| Australian Football | Council's emphasis should be on the improvement of current facilities particularly change rooms and lighting. Demand for participation by women and girls can be expected to grow significantly over the next 10 years. There are adequate ovals to accommodate additional use, however increasing female participation will drive demand for improvements to existing support facilities that are suitable for female use, particularly change rooms. |
| Cricket | Council notes the development or provision of turf cricket wickets have challenges with high maintenance requirements, the climatic conditions in the Shire and impact on volunteer resources. Preference is for synthetic cricket pitches. However where turf pitches exist or are proposed, the development and ongoing maintenance will be club/ association responsibility. |
| Netball | For football netball venues, Council considers a minimum core level of provision to be 1 conforming court, with lighting and access to appropriate change room facilities at Country Football Netball senior venues in the life of this plan. Demand for additional courts is aspirational after other priorities are met (ie. lighting, change rooms, etc.). The exception would be where a second netball court is part of a larger project (change room, lights, tennis courts, etc.). Junior AFL/ netball would make use of senior venues as a preference. |

Sport and Active Recreation Strategy 2018-2028 - Background Report

The Background Report includes an analysis of sports facility provision in Woodend district. Those sports, and potential facility gaps, provided for at Gilbert Gordon Oval are:

| | |
|------------------------|----------------|
| AFL ovals | 0 facility gap |
| Cricket Ovals | 0 facility gap |
| Outdoor netball courts | 0 facility gap |

Woodend Five Mile Creek Master Plan 2022

Five Mile Creek is a significant open space for the Woodend community. The plan will guide habitat restoration projects and inform infrastructure needs to improve accessibility to the creek for a range of recreational activities. The plan outlines seven objectives of the master plan, with Objective 4 containing actions with direct relevance to the development of the Gilbert Gordon Oval Master Plan Refresh.

Objective 4

Maintain and provide access along the creek by developing walking/ cycling tracks that 'loop' and provide connections to longer trails. Provide tracks that give locals and visitors diverse experiences, such as wide open spaces, natural and exotic forested areas and opportunities to access the water's edge to watch, enjoy and learn about nature.

Specific actions from the plan for Gilbert Gordon Oval include:

- Explore Water Sensitive Urban Design (WSUD) options to treat water from stormwater channels and drainage pipes. Possible meandering, vegetated open swale in Gilbert Gordon Oval reserve to capture sediment and litter, slow water velocity, and improve water quality.
- Provide Short Loop (Habitat) Walk (0.5km return to Information Centre) incorporating a concrete path to provide accessibility and all-weather path.

State Sporting Association Reports

References to sports facility standards and guidelines from relevant State Sporting Association facility manuals were referred to when preparing the master plan.

3. STAKEHOLDER CONSULTATION

A combination of meetings, interviews and site inspections were carried out with the Gilbert Gordon Oval user groups, Council staff and Councillors to prepare some initial draft master plans, and then the broader Woodend community were provided an opportunity to comment on a final draft master plan when it was placed on public exhibition in October and November 2022.

Some of the consultation was undertaken during the research phase of the study, whilst other meetings and interviews were designed to receive feedback on preliminary plans prepared for Gilbert Gordon Oval.

The following table is a chronological summary of the stakeholder engagement undertaken.

| Date | Group Consulted |
|-----------------------|--|
| 4 April 2022 | Review of Gilbert Gordon Oval reserve with Council staff |
| 11 April 2022 | Initial user group meeting (a combined meeting of all groups) |
| 16 May 2022 | Combined user group meeting (review 1 st draft master plan) |
| 28 June 2022 | Council staff Workshop |
| 11 July 2022 | Combined user group meeting (review 2 nd draft master plan) |
| 9 August 2022 | Councillor Briefing (review draft master plan) |
| 28 September 2022 | Council Meeting (endorse master plan for exhibition) |
| October-November 2022 | Broad community (feedback on draft master plan) (21 submissions received) |
| 23 November 2022 | Project Team (review community feedback) |
| 22 March 2023 | Council Meeting (adopt master plan) |

The key outcomes from the initial combined user group meetings is provided below. The information collected during this meeting helped inform the development of some initial draft master plans, with subsequent consultation sessions focused on providing feedback on the draft master plans to help refine the final master plan and priorities.

Club Memberships (2022)

Woodend Cricket Club

Approx. 140 players (60 seniors, 80 juniors), membership has been generally stable with a small increase in juniors

3 senior teams, 6 juniors

Woodend Heskett Football Netball Club

Senior football: Approx. 80 players, 4 teams (Seniors, Reserves, Masters, U19), recent decline in numbers

Senior netball: Approx. 40 players, 4 teams (3 x open-age, 1 x U19)

Woodend Heskett Junior Football Netball Club

Junior football: 7 teams (2 x U11, 2 x U13, U15, U13 girls, U15 girls)

Junior netball: 5 teams (U11, 2 x U13, U15, U17), recent increase in numbers

Woodend CFA

34 operational members/ 29 other members who assist in non-firefighting support, numbers are stable

Woodend CFA does not compete in fire games, and the track no longer hosts events

The group still uses the track for firefighting training, but not for competition training

Issues and Opportunities

- No change is required to the cricket nets.
- If the old crickets nets are demolished then a fourth training net will need to be added to the current nets, due to the large numbers and junior training unable to commence until early evening.
- Include an electronic scoreboard, and if the old scoreboard is removed an alternate cricket store adjacent to the practice nets will be required (needs to be located on the oval-side of the nets).
- Behind goal netting is required both ends.
- Both netball courts require floodlights.
- All agreed with locating a new social room and netball pavilion on the wing.
- Seal the road around the reserve.
- Car parking around the ground is currently angled up, this needs to be levelled out.
- The old netball court could be used as an overflow car park.
- No vehicles should be parking on the fire brigade training track.
- The reserve is a designated CFA staging area, which requires that two entries need to be retained for fire trucks to enter and exit at separate gateways.
- Local level playground near the pavilion/ netball courts.
- The old public toilets need to be demolished and new public toilets included in the new pavilion.
- There are many bluestone blocks stored on the reserve, and these could be used on the reserve in some way.

4. ANALYSIS OF ISSUES AND OPPORTUNITIES

Three key considerations for the Gilbert Gordon Oval Master Plan Refresh were investigated during the master planning study:

1. Developing improved netball facilities.
2. Consideration of the best future location of the social rooms.
3. Other opportunities at the reserve such as improved pedestrian linkages and car parking.

4.1. Providing for Netball

The existing single netball court at the reserve does not meet the current needs of the Woodend Hasket Football Netball Club (4 senior netball teams and 5 junior netball teams). The substrate of the court is failing, which contributes to the ongoing problems of court surface unevenness and cracking.

The location of the court amongst trees impacts the usability and safety of the court, as ice and water pond on the court surface. A single netball change room and amenities are located 175m away from the court in the new change/ canteen pavilion. The single change room, lack of umpires change room, and the distance between the court and pavilion (maximum 50m preferred) all do not comply with the preferred guidelines of Netball Victoria for the provision of off-court facilities.

The 2019 master plan shows two netball courts side by side, which is the preferred configuration for training, spectating, and supervising. However, this layout encroaches into the Five Mile Creek corridor, and with the preferred location for a new social pavilion on the oval wing, and alternate configuration was investigated. This has the courts end on end from a point approximately 15 metres along the fire brigade track. The Woodend Fire Brigade has approved the re-use of no more than 15 metres of the track, which enables the two courts to restrict their encroachment into the river corridor.



4.2. Social Room

The current social room building is reaching the end of its asset life, and the planning for a new facility is now timely. An opportunity exists to integrate compliant netball change rooms and associated netball facilities within any new social room building located on the oval wing, which would be only 15m – 20m away from the main netball court.

The new social room building is recommended to also incorporate public toilets to enable the demolition of the existing standalone brick public toilet block, which has reached the end of its asset life and detracts from the overall presentation of the reserve.

The design development of the pavilion will need to incorporate ESD principles and meet Council's *Sustainable Buildings Policy*, with examples being rooftop solar, LED lighting solutions, and water harvesting.



4.3. Other Opportunities

Pedestrian Linkages

There is no direct pedestrian link between the change room building on the east side of the oval and the social room on the west side, with pedestrians currently having to use the road. The reserve includes a section of the Macedon Ranges Shared Trail, and this integration provides opportunities to better define cycling/ walking connections to the reserve from adjoining neighbourhood areas, and through the reserve in a safer and more pedestrian-friendly manner. This includes integrating a new pedestrian network within the reserve with the Five Mile Creek bridge crossing to the south, and to High Street to the east – with both connections able to utilise linear paths recommended in the *Woodend Five Mile Creek Master Plan (2022)*.

Car Parking

Car parking within the reserve is ad hoc, and defining the parking spaces around the oval, following the sealing of the road surface, will increase the total reserve parking capacity. Completing the sealing of the internal road will enable stormwater to be more effectively managed, particularly around the northern section of the oval, and creates an opportunity to introduce Water Sensitive Urban Design solutions into the reserve, consistent with the directions of the *Woodend Five Mile Creek Master Plan (2022)*.

Car parking outside the reserve, particularly in Davy Street on football match days was identified as a significant issue by Davy Street residents during the



public exhibition period of the draft master plan. Issues raised included blocking thoroughfare due to carriageway reducing to a single lane, safety for children who use Davy Street environs for bike riding and play, and resident driveways being blocked. Suggestions offered by residents to mitigate the car parking on large event days included Council purchasing the land east of the oval next to Islay House and using it for overflow car parking, and activating the entrance and access road from High Street as the main entrance on event days.

The vacant land is freehold and would require Council having to purchase it, and the land is subject to inundation. The latter would make the usability of the land for car parking questionable, particularly in winter when it would be most required, unless significant land fill and earthworks were implemented. The option to upgrade the High Street entrance as the main entry on high-use event days is considered a practical and potential solution, or at least to mitigate car parking issues for Davy Street residents. The master plan recommends further investigation and feasibility of this option. The Davy Street entrance will still need to be available for vehicle access due to the reserve's status as a CFA staging area. Therefore, the Davy Street entrance cannot be permanently closed or downgraded to pedestrian-only.

The Woodend CFA has also agreed that the fire brigade training track be utilised for car parking on high-use event days. Whilst the width of track will restrict parking to parallel only and thereby reducing the overall parking capacity, accessing the track will nevertheless provide additional off-road car parking. The Woodend CFA has nominated that a condition of this additional use is that Council agree to assist it with track maintenance and surface care as a result of the likely impact on the surface from more regular car movements – this appears to be a reasonable request.

5. GILBERT GORDON OVAL MASTER PLAN

5.1. Master Plan Development

The following key drivers for the development of a revised master plan for Gilbert Gordon Oval were important issues that were worked through during the planning process.

1. Identify a preferred location for two new netball courts and associated netball change facilities.
2. Identify a preferred location for a new social room.
3. General adequacy of existing facilities to meet current and future needs of user groups.
4. Enhancement of reserve road and car parking, and pedestrian paths.

5.2. Key Directions

The master plan has carried forward several projects yet to be implemented from the 2014 and 2019 master plans, but which are still considered relevant and required by stakeholders.

The following key directions are a feature of the new master plan, and will ensure the reserve continues to accommodate community sport with compliant and sustainable facilities, and also enhances the recreational values of the reserve to ensure it maintains its appeal to all residents.

- 1 New 2-court netball facility with associated infrastructure located within the main hub of the reserve.
- 2 New pavilion located on the side of the oval to replace the current social room building and public toilets, and incorporating new netball change rooms, amenities and storage.
- 3 New internal sealed road, which will help mitigate stormwater flow throughout the reserve, will enable oval perimeter car parking to be line marked to create efficiencies, and will provide a safer road network on match days.
- 4 New sealed path network throughout the reserve and connecting it to adjoining neighbourhood precincts surrounding the reserve.
- 5 Potential new reserve main entry from High Street and car parking (fire training track) to mitigate the impacts of on-street car parking in Davy Street on high-use event days.

See Appendix 3 for the Gilbert Gordon Oval Master Plan Refreshed 2023.

5.3. Cost Plan

The Gilbert Gordon Oval Master Plan Refresh recommends more than 20 separate but interconnected projects for the reserve. The total estimated cost for full implementation of the master plan is just less than \$6,800,000.

The practicality and order of implementation of most projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council, the user groups, and other stakeholders, and the broader needs of the community.
- Further investigation, research and consultation.

The estimated capital cost and suggested prioritisation for each improvement project is shown in Table 2. The item numbers assigned to the projects corresponds with numbers on the master plan drawing.

The project prioritisation of **H** (High), **M** (Medium) and **L** (Low) is an indication of the relative importance of a project compared to the other projects, and should not be interpreted or aligned to any specific timeframe or years to be implemented.

Notes about the Master Plan Costings

- **The directions contained in the master plan do not commit Council or other organisations to a responsibility for funding.**
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
- Cost exclusions include:
 - Construction contingencies.
 - Any costs/ loss of income, which may be incurred by user groups or Council during construction of projects.
 - Goods and Services Tax (GST).
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into one larger contract.

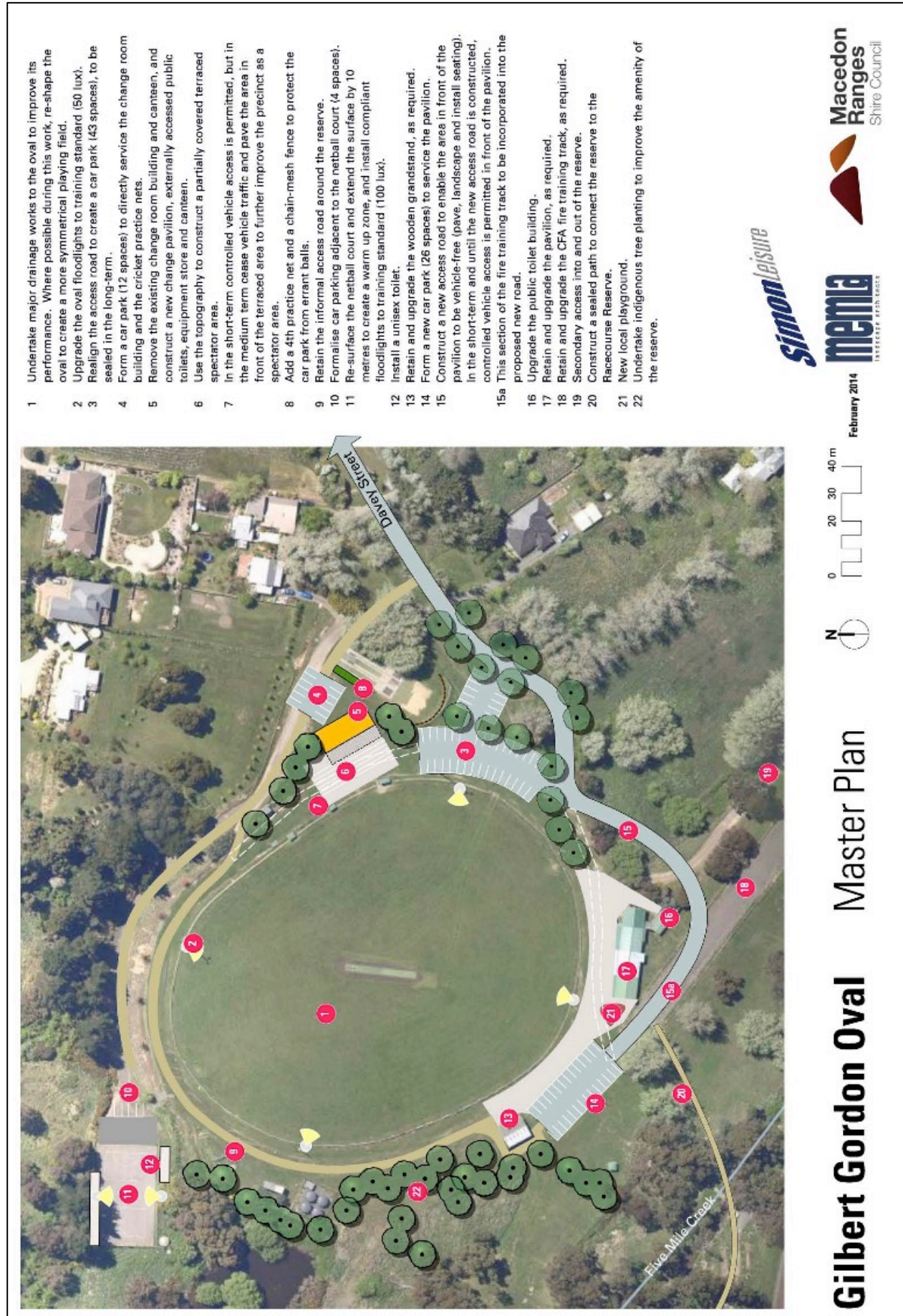
Table 3 - Master Plan Cost and Prioritisation

| Item No. on Plan | Improvement Project | Project Description / Specification | Priority | Estimated Costs |
|------------------|--|--|----------|-----------------|
| 1 | Remove netball buildings and infrastructure and make into a car park | - Allowance to remove/ demolish existing infrastructure and fencing (\$5,000) - Allow 10 semi-mature trees @ \$250 (\$2,500) | L | \$7,500 |
| 2 | Replace the existing scoreboard with a new digital scoreboard | - New electronic scoreboard, including steel supporting structure (\$70,000) - Demolish the existing scoreboard (\$7,500) | H | \$77,500 |
| 3 | Install a 4th cricket net | | M | \$60,000 |
| 4 | New social pavilion and netball player and umpires change rooms and store, public toilets, and cricket store | - New social room building, netball change, storage, viewing veranda (single storey building): approx. 480sqm @ \$5,500 (\$2,640,000) - Landscaping/ paving (\$25,000) - Remove existing social room building and public toilet block (\$15,000) | M | \$2,680,000 |
| 5 | New cricket store | - Included in No. 4 | M | - |
| 6 | Vehicle-free area | - Approx. 250sqm concrete paving @ \$100 (\$25,000) - Supply and install 10 bench seats @ \$1,500 (\$15,000) | L | \$40,000 |
| 7 | New competition netball court | - New acrylic surface court, LED floodlights (200 lux), perimeter fence and shelters - Demolish existing wooden shed | | |
| 8 | New training/ warm-up netball court | - New court, LED floodlights (100 lux), and combination of perimeter fence and bollards, plus allowance for terracing and substrate to accommodate fire tankers - Allowance for removal of trees and other infrastructure [netball court construction cost based on estimate provided by 2MH Consulting] | H | \$1,040,000 |
| 9 | New shared path | - Approx. 10m x 2.0m wide = 20sqm concrete paving @ \$100 | H | \$2,000 |
| 10 | Indicative alignment of Macedon Ranges Shared Trail | - Allowance to fabricate and install identification and directional signage | L | \$30,000 |
| 11 | New reserve main entrance | - Engineering feasibility assessment (\$10,000) - Seal the road to High Street and along High Street to the cross over: approx. 250m at 6 metres wide (no kerb and channel) approx. 1,500sqm @ \$150 (\$225,000) | M | \$285,000 |
| 12 | New sealed road and car parking | - Seal the new car park (no kerb and channel) approx. 1,800sqm @ \$150 (\$270,000) - Line marking (\$3,500) | M | \$273,500 |
| 13 | New sealed pedestrian path to connect the change room building to the new pavilion | - Approx. 160m x 1.2m wide = 192sqm concrete paving @ \$100 | H | \$19,200 |
| 14 | Remove the old cricket practice nets and return to parkland | - Allowance to demolish existing infrastructure (\$20,000) - Allow 10 semi-mature trees @ \$250 (\$2,500) | M | \$22,500 |
| 15 | Install new spectator terracing | - Cost based on a Council estimate | H | \$400,000 |

| Item No. on Plan | Improvement Project | Project Description / Specification | Priority | Estimated Costs |
|---|--|---|----------|---------------------|
| 16 | Seal the reserve road around the oval | - Seal the section of road and car parks from Davy Street north of the pavilion to the oval perimeter road (kerb and channel) approx. 140m x 6m wide = 840sqm @ \$250 (\$210,000) - Seal the section of road and oval perimeter car parks from the proposed new pavilion to where the road is already sealed on the eastern side (kerb and channel) approx. 200m x 15m wide = 3,000sqm @ \$250 (\$750,000) - Line marking (\$3,500) | L | \$963,500 |
| 17 | Level the car parking around the oval fence, and seal | - Included in No. 16 | L | - |
| 18 | Install goal back nets | - Nets x 2 @ \$30,000 | H | \$60,000 |
| 19 | Replace/ raise the centre wicket, install chain mesh infill to oval perimeter fence, and upgrade floodlights | - New concrete base and synthetic surface (\$15,000) - Est. 450m of in-fill fencing @ \$50 (\$22,500) - Conversion of floodlights to LED globes (allowance \$75,000) | M | \$112,500 |
| 20 | Open swale to filter stormwater | - Allowance only | L | \$75,000 |
| 21 | Fire training track retained | | - | - |
| 22 | New sealed path to connect to High Street | - Approx. 220m x 1.2m wide = 264sqm concrete paving @ \$100 | L | \$26,400 |
| Consultant Fees (design, documentation, admin) | | @ 10% of project cost | | \$617,460 |
| TOTAL MASTER PLAN COSTS (ex GST) | | | | \$ 6,792,060 |

Appendix 1

2014 Gilbert Gordon Oval Master Plan

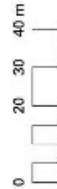


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mema
INDUSTRIAL PATH TRACKS

Macedon Ranges
Shire Council

February 2014




Master Plan

Gilbert Gordon Oval

Appendix 2

2019 Gilbert Gordon Oval Master Plan



1. Undertake major drainage works to the oval to improve its performance. Where possible during this work, re-shape the oval create a more symmetrical playing field, and install new cricket wicket.

2. Upgrade the oval floodlights to training standard (100lux).

3. Remove the existing change room building and canteen, and construct a new change pavilion, externally accessed public toilets, equipment store and canteen.

4. Re-surface the netball court and install compliant floodlights to training standard (200lux). In the short-term controlled vehicle access is permitted, but in the medium term cease vehicle traffic to this area.

6. Provide access steps and path way to the new change pavilion, including landscaping.

7. Use the topography to construct terraced spectator area in front of the new change pavilion, including landscaping.

8. Form a car park (12 spaces) to directly service the change room building.

9. Develop new cricket practice net facility (3 pitches, 1 fully fenced and 2 with public access).

10. Remove cricket practice net infrastructure and reinstate open space, in conjunction with construction of new nets.

11. In the short-term controlled vehicle access is permitted, but in the medium term cease vehicle traffic to this area.

12. Demolish existing old grand stand (building is nearing end of life).

13. Staged development of 2 new netball courts with player shelters and lighting to training standard (200lux), after or in conjunction with removal of old grandstand.

14. Form a new car park (26 spaces) to service the existing social pavilion and new netball courts.

15. New local playground.

16. Develop change room/ storage and toilet facilities in the long term to cater for new netball courts and cricket practice net facilities.

17. Secondary access into and out of the reserve.

18. Retain and upgrade the CFA fire training track, as required.

19. Retain informal access road around the reserve.

20. Retain and upgrade the social pavilion, as required.

21. Upgrade the public toilet building, as required.

22. Retain existing netball court in the short to medium term, demolish and reinstate to open space when new courts have been developed.

23. Undertake indigenous tree planting to improve the amenity of the reserve.

(✓ indicates completed actions to date)

Gilbert Gordon Oval Master Plan Update
 (review of Gilbert Gordon Oval master plan dated February 2014)
 August 2019

Macedon Ranges Shire Council

Appendix 3

Gilbert Gordon Oval Master Plan Refresh 2023

