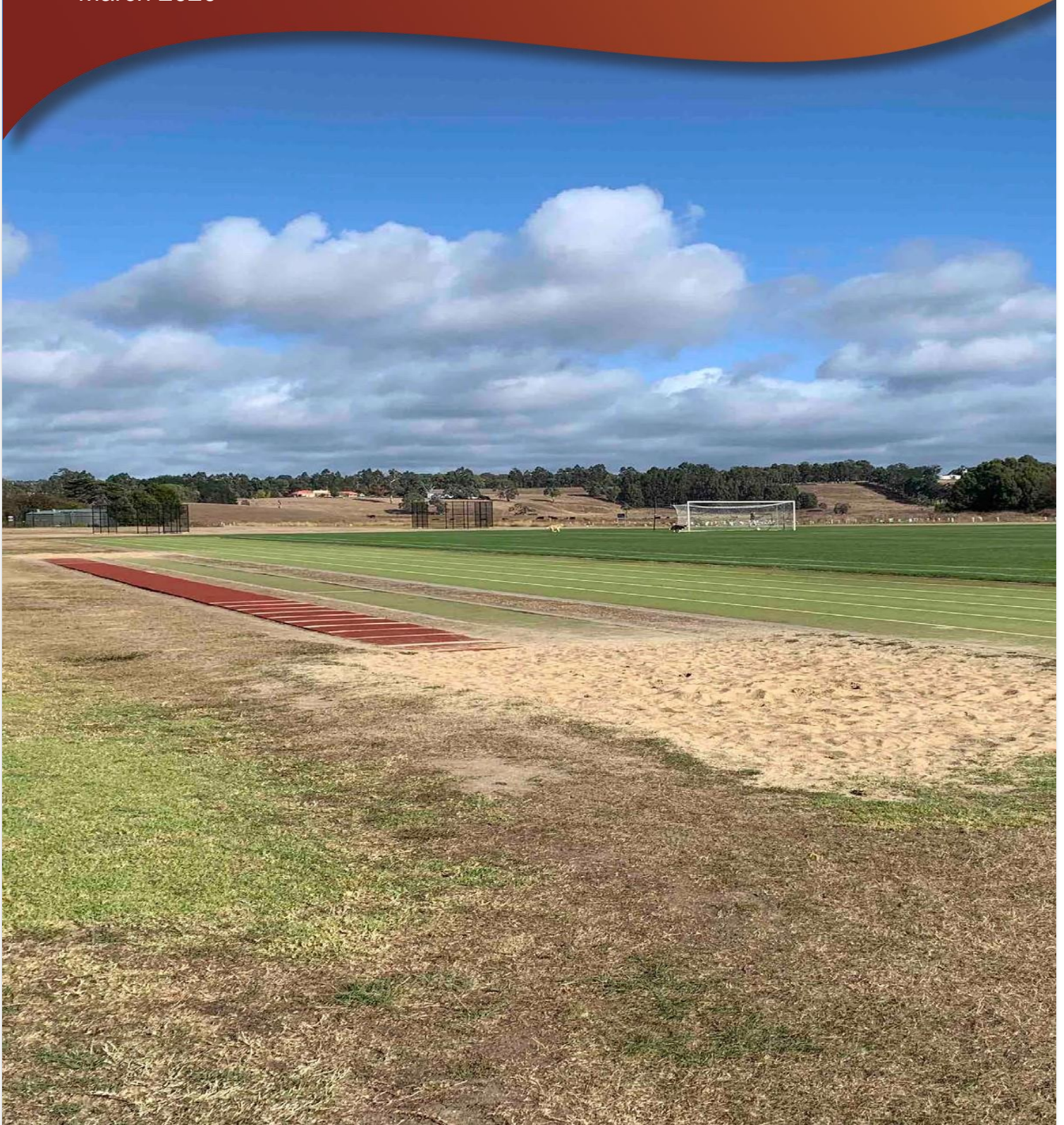


# Draft Master Plan Dixon Field, Gisborne

March 2020





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# 1. Introduction

## Background & Project Purpose

Dixon Field is a multi-purpose open space and recreation reserve located centrally in Gisborne - bordered by Jacksons Creek, the Macedon Ranges Council Gisborne Offices and Robertson Street.

Dixon Field is currently home to the following tenant sporting clubs:

- Gisborne Soccer Club
- Gisborne Tennis Club
- Macedon Ranges Croquet Club
- Gisborne Cricket Club
- Gisborne Little Athletics Club

Dixon Field has an emergency services helipad on the eastern side of the reserve.

The reserve also caters for a large number of casual users including walkers, runners, dog walkers and casual sporting use.

Macedon Ranges Shire Council ('Council') is land owner and manager of the reserve.

## Facilities at Dixon Field

- Two pavilions with multiple change rooms, canteen, umpires rooms
- 4-5 soccer pitches (depending on configuration and size)
- Sportsground lighting for main soccer pitch with limited training lights
- One synthetic cricket pitch
- Eight synthetic grass tennis courts (six with lighting) and pavilion
- Croquet green and pavilion
- 100m synthetic grass athletics track
- Synthetic rubber long jump run ups
- Two discuss/shotput cages
- Storage facilities
- Helipad
- Walking tracks

The purpose of the master plan is to provide direction for future improvements to Dixon Field, including possible staging and indicative capital costs. It is envisaged that the master plan will be implemented over a 20 year period given the costs involved. It is expected that changing circumstances, opportunities, & further investigations will result in some changes to the detail but not to the overall direction of the plan.



There are a number of key issues to be considered in developing the master plan, including – but not limited to:

- Consideration of soccer club improvement priorities and a critical assessment of likely future needs. Consideration may be given to a synthetic soccer pitch, additional sportsground lighting and associated facilities.
- Future of tennis provision within Dixon Field and the broader Gisborne area – including consideration of provision for Bullengarook, New Gisborne and Gisborne tennis clubs.
- Consideration of croquet provision within Dixon Field and likely future needs.
- Consideration of Little Athletics facilities including determination of future requirements.
- Consideration of shared use facilities.
- Assessment of car parking needs.
- Assessment of and consideration of non-sporting club usage.
- Consideration of opportunities for linkages to other significant open space areas in Gisborne.



— study area



## 2. Site Analysis

### Existing Conditions



### Site Observations



Croquet club along gravel road



8 x tennis courts





Playground in central location between tennis courts & fields



Gisborne Soccer club rooms



Gisborne Soccer Club pavilion and field



Soccer bench on wheels



Track and field facilities



Shotput throwing cages



Helipad location next to soccer field



Macedon Ranges Shire Council office





Water tank next to Croquet Club



Council entrance from Robertson Street



Revegetated area along Jacksons Creek



Existing portion of path along Jacksons Creek



Jacksons Creek



Wetland area



Bird hide located along board walk in wetland



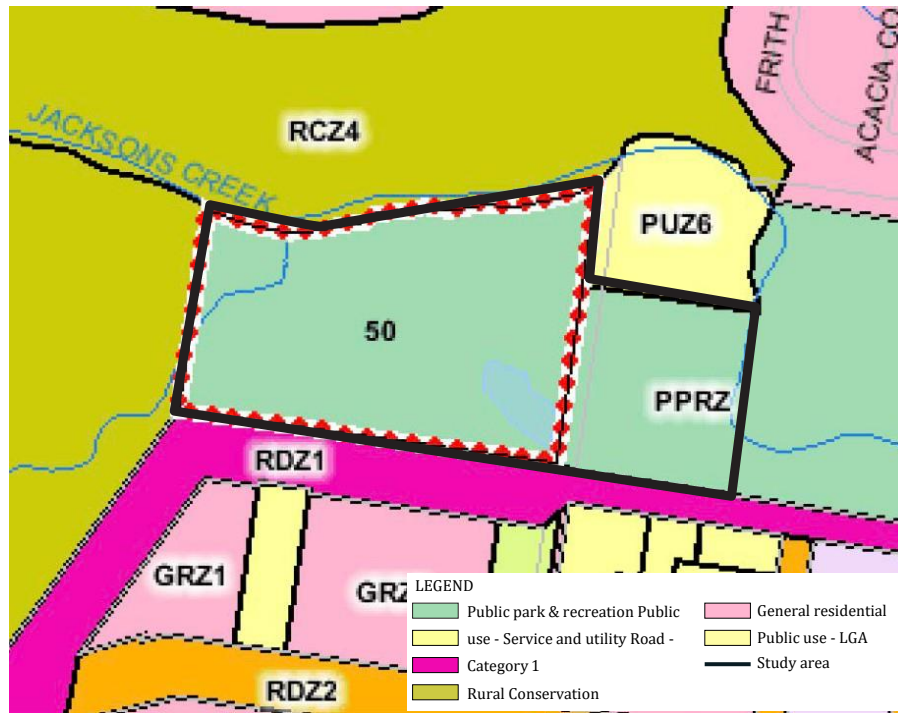
Dixon field Signage off Robertson Street



## Statutory Planning

The land within the Study Area is zoned PPRZ (Public park and recreation). It is primarily bordered on the north by land zoned for rural conservation, apart from the area occupied by the Council offices.

Land Use Planning Zones (Source: Planning Maps Online)  
Planning Scheme Zones around Dixon Field



Planning Overlays (Source: Melbourne Water / GHD)  
Flood affected areas around Dixon Field





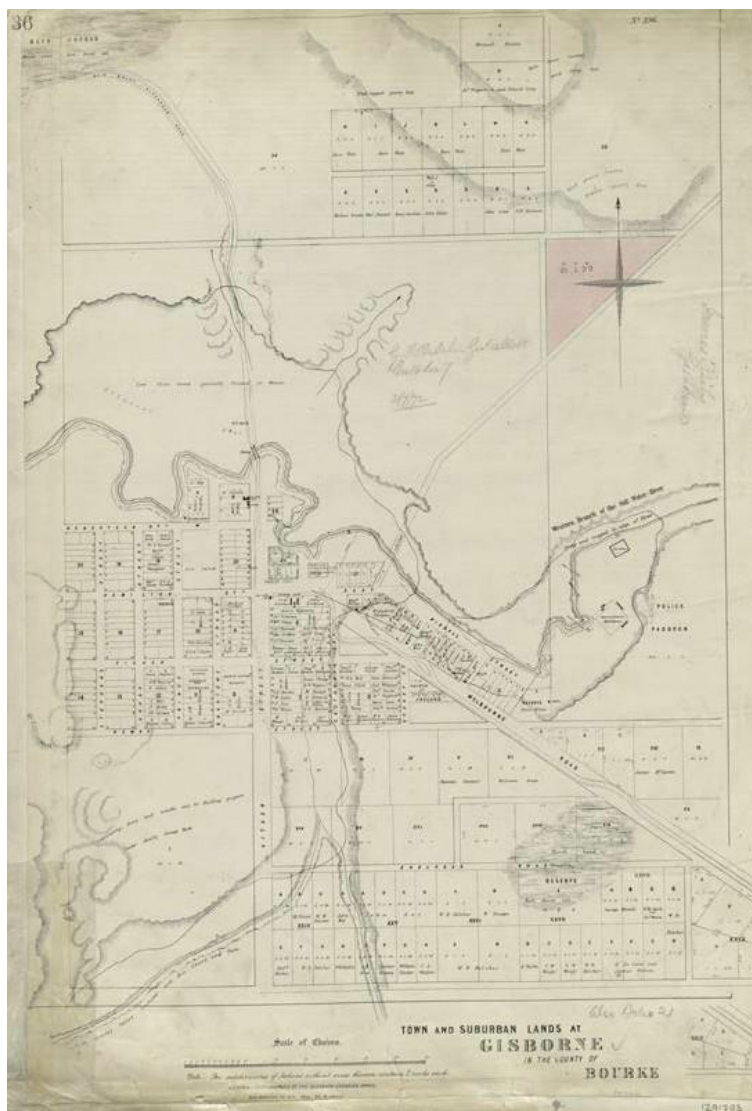
## History

The original inhabitants of Gisborne region were the Wurundjeri people, with European settlement occurring from 1837.

Today Gisborne is the largest township in the Macedon Ranges Shire and is located within a commutable distance to the Melbourne CBD - approximately 45-minute drive along the Calder Freeway or a 50 minute train ride on the Bendigo Line.

Dixon Field was freehold land purchased by the Shire of Gisborne from the Dixon family in the early 1980's for use as an active recreation reserve.

The Gisborne Botanic Garden neighbours Dixon Field to the east, and is accessible by a footbridge over Jackson Creek. Opened in 1991, it is home to native flora and fauna, and provides seating and walking paths.



Historic Map of Gisborne, 1856  
(source: State Library of Victoria)



# 3. Background Documents

## Macedon Ranges Strategic Context



### Council Plan 2017–2027 (Year Two 2018/19)

- Maximise opportunities for informal and formal (i.e. organised sport) use of Dixon Field.
- Ensure change rooms and sport pavilion facilities are accessible and consider Universal Design (including gender equity).
- Implement best practice conservation management techniques to protect biodiversity and manage threats.
- Prioritise local species in new public plantings wherever possible.
- Continue to apply best practice and partnerships to protect and enhance biodiversity and the natural environment.
- Plan for improved recreation and community facilities using environmentally sustainable designs.
- Increase walking and cycling connectivity.
- Encourage multi-use recreation and community facilities.

### Sport and Active Recreation Strategy 2018-2028

- Support development of Dixon Field as a Regional soccer venue.
- Support upgrade/resurfacing and lighting at Gisborne Tennis Club – having regard to broader demand assessment.
- Confirm priorities for Little Athletics facilities, including possible upgrade to 100m track (i.e. synthetic replacement or grass – to be determined).
- Acknowledge proposed renovations to the existing Old Pavilion to improve change room provision.
- Confirm priorities for possible Croquet facility improvements.



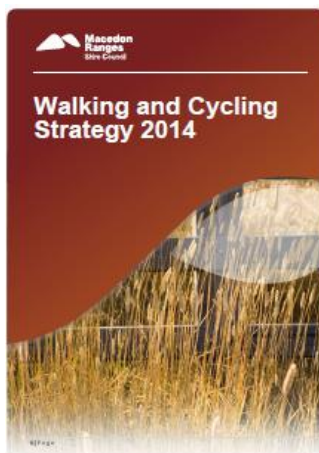
### Open Space Strategy 2013

- Maximise opportunities for sporting field provision within Dixon Field.
- Improve the Jacksons Creek corridor for recreational use and protection of environmental values.
- Compliment proposed improvements to The Gisborne Botanic Gardens – primarily effective linkages and connections.



## Macedon Ranges Regional Sports Precinct

- There is a shortage of sporting fields in Gisborne, New Gisborne and the surrounding areas – maximise opportunities for sports field provision at Dixon Field, primarily for soccer and cricket.
- Review demand for tennis at Dixon Field and/or Regional Sports Precinct.

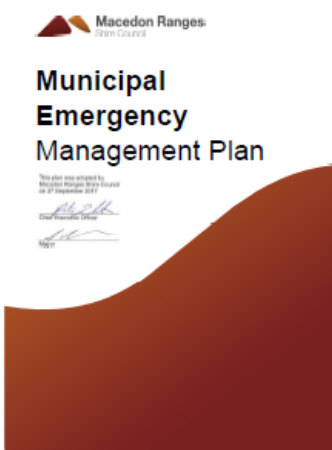


## Walking and Cycling Strategy 2014

- Support extension of the existing off-road shared trail along Jacksons Creek through Dixon Field and connecting to residential areas to the north-west of the reserve.
- Ensure an appropriate network of paths and trails within Dixon Field.
- Minimum standard for shared paths is 2.5m wide concrete (preferred).
- Ensure adequate support facilities, including consideration of
  - Bike racks
  - Seating
  - Shade
  - Shelter
  - Drinking water
  - Dog litter bags
  - Signage

## Gisborne Botanic Gardens Master Plan 2017

- Consider opportunities to improve the interfaces - including connections and linkages - between the Botanic Gardens and Dixon Field.



## Municipal Emergency Management Plan 2017

- No preference to Dixon Field or existing helipad.

## Dixon Field Lighting Strategy 2010

- Lighting provision to be reviewed having regard to preferred playing field layout determined as part of this master plan.





## Strategic Context Other

### FFV State Facilities Strategy to 2026

- Explore options for additional soccer pitch provision, including possible synthetic surface.
- Ensure adequate support amenities and facilities.

### Tennis Australia National Tennis Facility Planning and Development Guide 2018

- Ensure existing and proposed tennis facilities maximise opportunities for club sustainability, participation and broad community use.

### Croquet Victoria Growing Croquet Facilities Infrastructure Planning Project 2020-2030

- In consultation with the club, consider options for possible relocation to an alternative site (e.g. Golf Club). If not supported, then consider facility upgrade requirements, in particular accessible toilet and pavilion facilities. Options to share facilities with other sports or existing facilities to be considered (e.g. tennis).

### Victorian Cricket Infrastructure Strategy 2018-2028

- Master plan to consider opportunities to maximise playing field layout to support cricket (shared with soccer).
- Pavilion and amenities to support multi-use and Universal Design.

### Little Athletics Victoria – Strategic Plan

- Ensure existing and proposed athletics facilities maximise opportunities for club sustainability, participation and broad community use

### Active Victoria : a strategic framework for sport and recreation in Victoria 2017-2021

- Master plan improvements to focus on maximising the use of existing infrastructure; increasing capacity and supporting a range of active and passive recreation opportunities.





## 4. Population and Demographic Characteristics

The following information has been sourced from:

Source: <https://forecast.id.com.au/macedon-ranges>

Source: <https://profile.id.com.au/macedon-ranges/home>

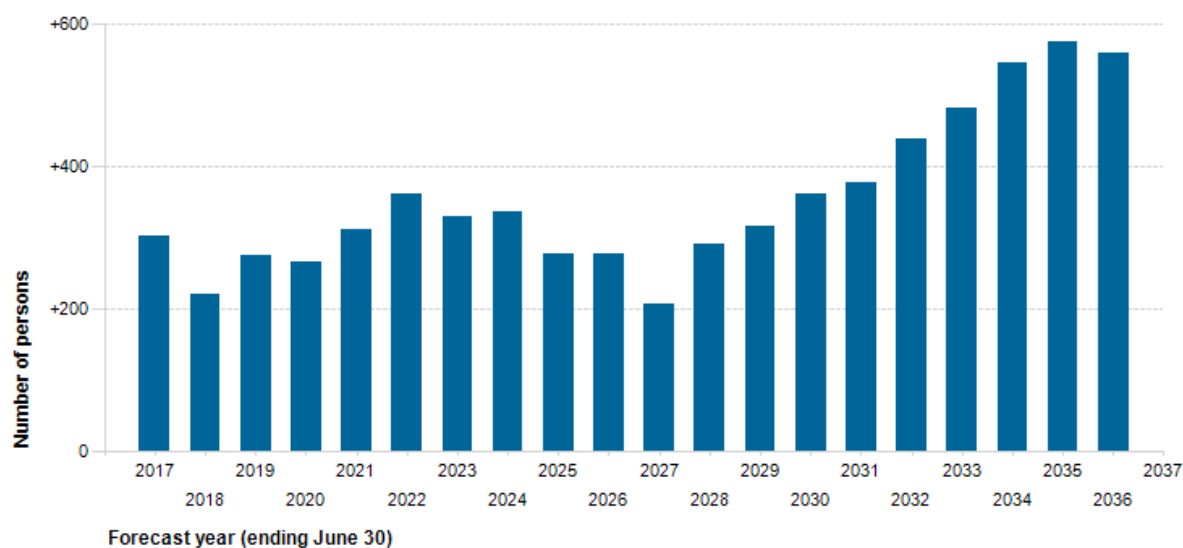
### Population Change

The Macedon Ranges Shire population forecast for 2019 is 49,626 persons, and is forecast to grow to 65,405 by 2036. A large proportion of all population growth across the Shire is projected to occur in the Gisborne District (i.e. 7,109 people or approximately 42 per cent of the Shire total).

The greatest population change for Gisborne District is forecast for the period from 2032 to 2036, which is expected to have a net increase of 2,604 people.

### Forecast population change

Gisborne District

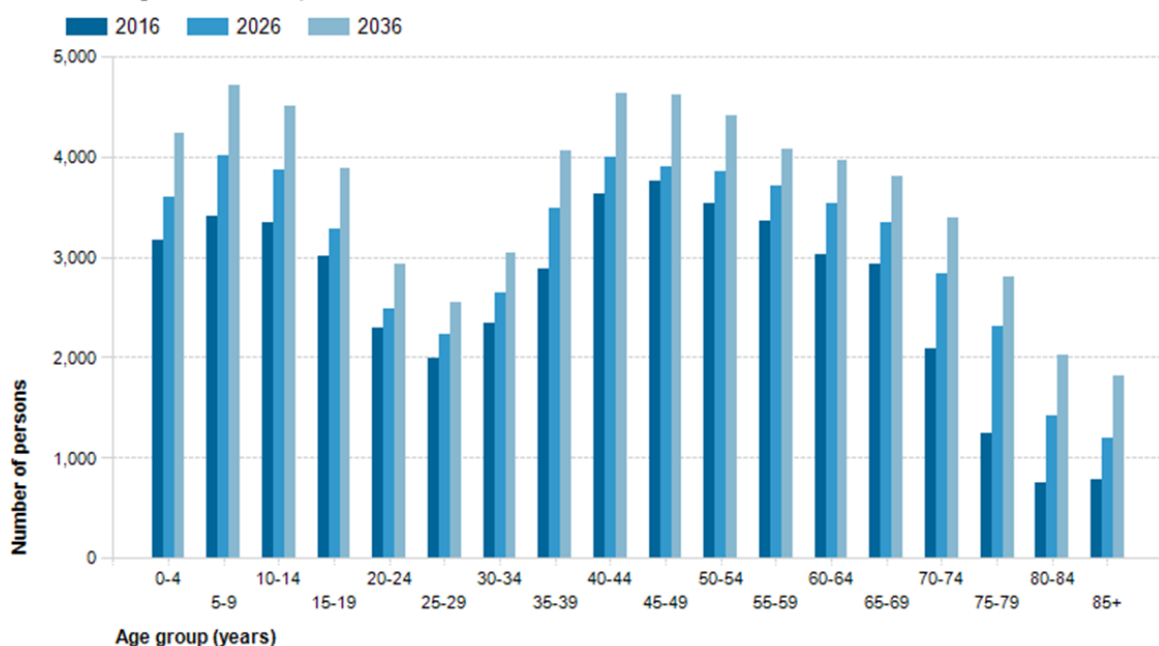


Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.

.id the population experts

## Forecast age structure - 5 year age groups

Macedon Ranges Shire - Total persons



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.

.id the population experts

In 2016, the dominant age group for persons in Gisborne District was ages 5 to 9 years, which accounted for around 8 per cent of the total population. This is expected to continue through to 2026 with an expected increase of an additional 300 people in this age group, accounting for approximately 8.4 per cent of the total population. The largest 5 year age group in 2026 will be those aged 5 to 9 years, with a total of 1,364 persons.

At a Shire-wide level, the median age of residents is approximately 42 years. Almost twenty-one percent (21 per cent) are aged between 0-14 years and 17 per cent are aged 65 years and over. However, the proportion of those aged 65 years and over is expected to increase to over 20 per cent by 2026.

The ageing profile of the community will influence leisure participation demands. Opportunities for participation in tennis and croquet can be expected to increase as the community ages. However, whilst demand for participation in traditional formal sports can be expected to experience growth associated with population increases, demand for informal, non-club based leisure opportunities can also be expected to increase associated with the physical activity participation preferences of an ageing community (e.g. including walking and social gathering).

The collective impact from sustained population growth and forecast growth to 2036 will increase demand for access to existing open space and sporting facilities provided at Dixon Field.

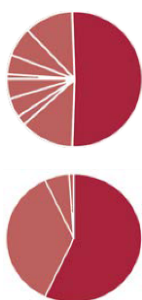


# 5. Community Survey

## Respondent Profile

97 per cent of respondents have used Dixon Field in the past 12 months

Sample size: 108 people



51% aged between 35 - 49

57% female

76 per cent of responses came from Gisborne residents

## Club Membership Respondents



60% non members



21% Gisborne Soccer Club



11% Gisborne Tennis Club



5% Gisborne Little Athletics

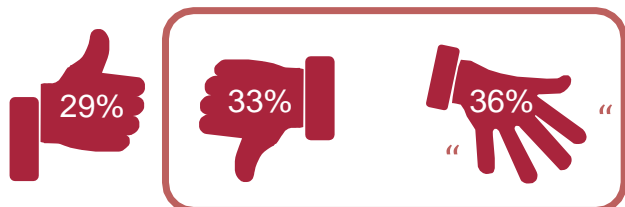


4% Gisborne Cricket Club

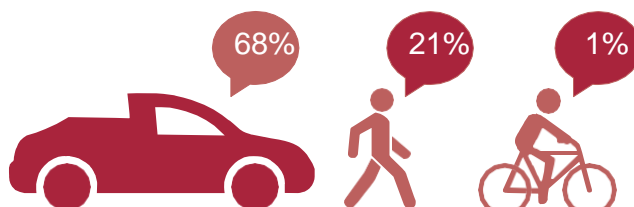


0% Macedon Ranges Croquet Club

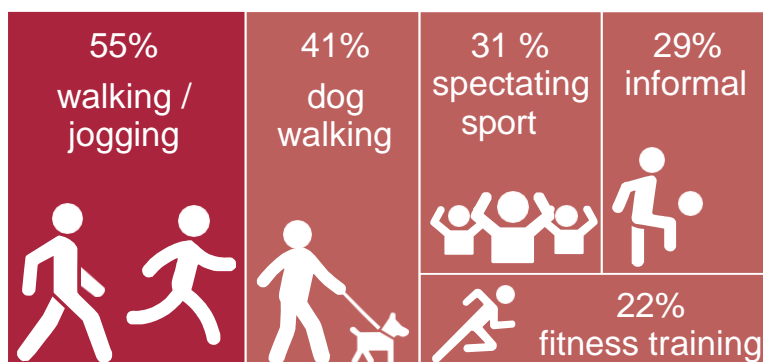
## Meeting Needs



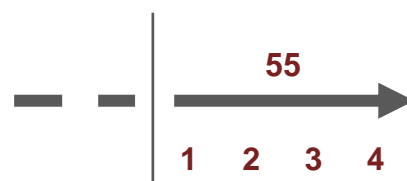
## Mode of Accessing Reserve



## Popular Activities



## Frequency of Use



**Suggestions to meet needs - approximately 10 per cent of respondents suggested each**



additional  
toilets for  
clubs



new  
playground  
facilities



improve  
field  
drainage

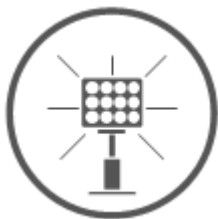


improve  
tennis  
courts and  
clubrooms

**Other suggestions to meet needs - approximately 5 per cent of respondents suggested each**



improve  
clubrooms



improve  
field lighting



establish  
BMX track



enclosed  
dog park



develop full  
athletics  
track

**Common Suggestions to Meet Needs**

58%



upgrade  
facilities

45%



improve  
parking  
(formalised)

43%



improve  
paths  
and  
lighting

36%



shade,  
shelter &  
picnic  
facilities

33%



improve  
sports  
grounds



## 6. Issues and Opportunities

The following is a summary of issues and opportunities identified during the preliminary consultation and site investigation phase.



### Overall:

- Increase walking and cycling connectivity.
- Encourage multi-use recreation and community facilities.
- Maximise opportunities for sporting field provision within Dixon Field.

### 1 Tennis:

Current issues include the poor structural condition (i.e. Courts 1&2) and resurfacing required to Courts 3&4. Courts 7&8 are currently the only courts without lighting.

2 The pavilion lacks toilet facilities and provides limited social space.

3 There is potential for a new shared use pavilion facility to service the tennis and croquet clubs.

4 Potential for Dixon Field to be enhanced to provide the south of the Shire with higher standard tennis facilities taking into consideration issues of a number of existing smaller clubs (eg. Bullengarook and New Gisborne) in the long term. Any additional courts at Dixon Field would be dependent upon no nett increase in the number of club competition courts in the Gisborne area (i.e. relocation of courts).

### 5 Cricket:

Dixon Field is used primarily as an overflow venue for cricket, particularly juniors and lower grade senior levels. A minimum of two ovals/pitches are required. The ability to establish full size (senior) pitches is constrained by existing vegetation, helipad and road infrastructure.

6 Additional shade, shelter and seating is required to service the playing fields.

7 Consideration could be given to a new public toilet / shelter facility to service the eastern playing fields and general recreational use.

### 8 Croquet:

Potential relocation of the Croquet Club to an alternative location has been considered (e.g. to Gisborne Golf Club), however the benefits of remaining at Dixon Field outweigh potential benefits from possible relocation – specifically the opportunity to maximise shared use facilities (i.e. tennis / croquet pavilion); maximise use of existing infrastructure (i.e. existing croquet courts); accessibility (i.e. proximity/location within central Gisborne); well established existing use and ongoing club sustainability (including evidence of recent membership growth). It is acknowledged

that the existing croquet clubroom lacks toilet facilities and provides limited social space for users. The tennis club clubroom is similarly inadequate, therefore an opportunity exists to explore options for a new shared use pavilion to service the needs of both user groups and consolidate existing infrastructure within Dixon Field.

9 There is demand for access to an additional croquet court with grass species that remains playable year-round to service current and future participation needs.

### Soccer:

10 Current issues include poor field drainage, excess wear and tear, lack of lighting and high demand for soccer fields. Dixon Field is considered a Regional soccer venue in the Macedon Ranges.

11 Opportunity to explore optimal field configuration, for high use demand. Field configuration is constrained by existing vegetation, helipad and infrastructure.

12 Improve sports lighting options to allow training use of other playing fields – i.e. spread wear from main soccer pitch.

13 Support the proposed future Stage 3 Pavilion extension for new social/ community facility.

### Little Athletics:

14 Existing concrete track edging is considered a safety issue, restricts flexibility for soccer and could be removed.

15 The existing 120m synthetic section of track requires replacement / renewal.

16 Existing jumping pits and run-ups require replacement/renewal.

### Other:

17 Improve the Jacksons Creek corridor for recreational use and protection and enhancement of environmental values.

18 Improve walking paths and trails, including along Jacksons Creek.

19 Ensure adequate support amenities and facilities (including seating, shade and shelter where appropriate).

20 Subject to more extensive investigation, enhance the existing wetland / stormwater treatment area.

21 The location of the existing Helipad restricts use for playing fields. Consider options for possible relocation within Dixon Field, or convert current concrete pad into grass landing pad.

22 Incorporate additional water storage and pump infrastructure to support playing field irrigation.

23 Existing road access and car parking requires formalisation to improve capacity, safety and circulation. Consideration of shared/overflow carparking opportunities between Dixon Field and the Civic precinct at peak usage times to maximise advantage of both sites.



## 7. Long Term Master Plan (20+ years)



### Component A

A1 - New shelter, toilets & BBQ  
A2 - New connecting path  
A3 - Jacksons Creek revegetation  
A4 - New reserve signage (throughout)  
A5 - Realign gravel car parking

### Component B

B1 - Potential location for relocated helipad (subject to advice from the Australian Civil Aviation Safety Authority)  
B2 - New water tank  
B3 - Pitch 2 & oval 2 improvements including shelters, lights, scoreboard seating & junior cricket pitch  
B4 - New 5-a-side pitches  
B5 - Landscaping to Component B areas

### Component C

C1 - New shared clubhouse for tennis & croquet  
C2 - New tennis courts (9 & 10, 11 & 12)  
C3 - Rebuild tennis courts 1 & 2, resurface courts 3 & 4  
C4 - New playground

### Component D

D1 - Social facility extension  
D2 - Landscaping to Component D areas

### Component E

E1 - Circuit road

### Component F

F1 - Pitch 3 for junior cricket and junior soccer  
F2 - Pitch 1 improvements to athletics track & field, lighting, drainage, irrigation and surface  
F3 - New carpark

### Component G

G1 - New croquet green  
G2 - Enhance wetland  
G3 - Possible new tennis courts (13 + 14) subject to earthworks and planning permit due to proximity of wetland  
G4 - Investigate potential additional off- street parking  
G5 - Re-vegetation within reserve  
G6 - New circuit path



## 8. Indicative Implementation

Many of the items in the Master Plan are either related or rely on other items to be implemented first. Items can be packaged to provide for more attractive funding opportunities. Indicative component packages and order have been developed that may change depending on circumstances.

The implementation of this plan (and therefore the priority of each component) is dependent on the provision of funding to undertake the works. Opportunities for funding may include but are not limited to Council Budget processes, State and Federal Government Sport and Recreation grants, and community environment grants.

All items in the table below are subject to detailed design.

COMPONENT	ITEM	INDICATIVE COST
<b>Component A</b>		
A1	Shelter, toilets, BBQ	\$300,000
A2	Establish a new formal path connection from the proposed new shelter/toilets to the existing sports pavilion	\$100,000
A3	Jacksons Creek revegetation including staged removal of poplar trees	\$70,000
A4	Reserve signage	\$30,000
A5	Realign gravel car parking to service new shelter	\$50,000
A6	Preliminary planning and detailed design for future works	\$100,000
	<b>subtotal</b>	<b>\$650,000</b>
<b>Component B</b>		
B1	Relocate helipad including access road and improved access and carparking.	\$250,000
B2	New water tank	\$50,000
B3	Pitch 2 and Oval 2, including player and spectator shelters, lights, scoreboard, cricket pitch etc.	\$700,000
B4	2x unfenced 5-a-side pitches on grass (approx. 30m x 18.5m)	50,000
B5	Landscaping to Component B areas	\$20,000
	<b>subtotal</b>	<b>\$1,070,000</b>

COMPONENT	ITEM	INDICATIVE COST
<b>Component C</b>		
C1	Shared tennis and croquet clubhouse	\$1,050,000
C2	Two new tennis courts	\$160,000
C3	Rebuild tennis courts 1 & 2, resurface courts 3 & 4	\$200,000
C4	New playground	\$50,000
	<b>subtotal</b>	<b>\$1,460,000</b>
<b>Component D</b>		
D1	Multi-purpose social facility extension and surrounds and carparking	\$800,000
D2	Landscaping to Component D areas	\$20,000
	<b>subtotal</b>	<b>\$820,000</b>
<b>Component E</b>		
E1	Circuit road through site, including parking, landscaping and with controlled gate access in front of proposed tennis/ croquet clubhouse. Gate closed when croquet operating mid-week	\$745,000
	<b>subtotal</b>	<b>\$745,000</b>



COMPONENT	ITEM	INDICATIVE COST
<b>Component F</b>		
F1	Pitch 3 and Oval 1 improvements including Junior soccer pitch approx. 70 x 55m and Junior cricket oval approx. 40m radius with synthetic pitch	\$600,000
F2	Pitch 1 improvement works, including synthetic athletics track straight and run-up area	\$600,000
F3	Triangular carpark adjacent to tennis courts, including landscaping	\$220,000
	<b>subtotal</b>	<b>\$1,420,000</b>
<b>Component G</b>		
G1	Additional croquet green	\$150,000
G2	Enhance wetland	\$120,000
G3	Two additional tennis courts	\$160,000
G4	Construct new angle parking off Bacchus Marsh - Gisborne Road	\$300,000
G5	Additional re-vegetation allowance	\$200,000
G6	Circuit Path allowance	\$400,000
	<b>subtotal</b>	<b>\$1,330,000</b>
	<b>TOTAL</b>	<b>\$7,495,000</b>