

Ross Watt Reserve Master Plan Report

Adopted by Council 27 September 2023

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1. INTRODUCTION

1.1 Purpose and scope of master plan

The purpose of the study is to produce a plan to guide the future redevelopment of Ross Watt Reserve (the reserve), located off Station Rd in New Gisborne. The objectives of the master plan are to:

- Identify the current and future role of the reserve and review its attributes and condition.
- Assess the demand from and needs of the local residents, community groups and other stakeholders for the spaces and facilities at the reserve.
- Review the attributes and condition of the reserve.
- Examine the merits of the New Gisborne Tennis Club's (NGTC) development proposal for a 6 court tennis facility at Ross Watt Reserve.
- Make recommendations about the design of the redeveloped tennis facility that should be considered for provision at Ross Watt Reserve – number of courts, surface type/s, location, pavilion design, parking, ancillary spaces etc.
- Identify other facility development needs/opportunities/priorities at the reserve.
- Prepare concept and action/works plans which describe, give priority to and provide cost estimates for the recommended works at the reserve.

1.2 Project methodology

The methodology for the development of the master plan was divided into eight related stages:

- *Stage 1 - Project Definition Meeting:* meetings were held with Council's project managers to discuss the background to and confirm the objectives of the master planning process and get their views on the improvements that are needed at the reserve.
- *Stage 2 - Literature Review:* Council and external strategy documents that have relevance to Ross Watt Reserve were reviewed.
- *Stage 3 - Analysis of Demographic Projections:* Relevant leisure and demographic trends were analysed and their implications for the future development of the reserve were identified.
- *Stage 4 - Audit of Existing Conditions/Use:* The existing conditions at and use of the reserve were described.
- *Stage 5 - Consultation:* NGTC and relevant Council officers were consulted about the role and attributes of the reserve and the improvements needed at the reserve.
- *Stage 6 - Draft Report:* The findings of the previous stages were documented in a draft report and concept master plan.
- *Stage 7 - Public Consultation / Review:* Council, NGTC and the local community reviewed the report and master plan and suggested amendments were noted.

- *Stage 8 - Final Report:* The draft report and preliminary master plan were amended in response to the feedback. A final report and master plan were then produced.

1.3 NGTC's redevelopment proposal

NGTC is proposing a five part redevelopment plan for the tennis facility at Ross Watt Reserve. These parts are as follows (note: cost estimates provided by club):

- New light towers for Courts 1 and 2. Timing: Urgent, 0-1 year. Est. cost \$450-550k
- Stage 1: New 2-court enclosure, close Courts 3 and 4. Timing Urgent, 1-2 years. Est. cost \$450-550k
- Stage 2a: Renew/reconstruct Courts 1 and 2 in existing location. Timing 2-3 years. Est. cost \$350-450k
- Stage 2b: New clubhouse. Combine with Stage 2a (preferred) or separate project. Est. cost \$150-250k
- Stage 3: Further option to extend courts to the east. Timing: Longer term. Est. cost \$450-550k

Figure 1 – NGTC's proposed redevelopment plan for the tennis facility at Ross Watt Reserve



2. LITERATURE REVIEW

2.1 Documents

The following documents were reviewed in regards to Ross Watt Reserve to assist with identifying improvements as well as strengthening existing use opportunities and ensuring the master plan aligns with existing strategies and plans:

Macedon Ranges Shire Council documents

- Council Plan 2021-2031 and Annual Action Plan 2022-2023
- Municipal Public Health and Wellbeing Plan 2021-2025
- Sport and Active Recreation Strategy 2018-2028
- Walking and Cycling Strategy 2014-2024
- Environment Strategy 2021
- Biodiversity Strategy 2018
- Domestic Animals Management Plan 2021-2025
- Public Toilet and Barbecue Strategy draft 2022
- Disability Action Plan 2021-2025
- Elevate – Youth Strategy 2018-2028
- Participate – Positive Ageing Strategy 2020-2025
- New Gisborne Development Plan 2015
- Macedon Ranges Regional Sports Precinct Master Plan
- Dixon Field Redevelopment Master Plan 2022
- New Gisborne Tennis Facility Condition Audit 2018
- Open Space Strategy 2022 (draft, in development)

New Gisborne Tennis Club (NGTC) Documents

- New Gisborne Tennis Club Staged Development Master Plan Rev 2022

Tennis Victoria/Australia

- National Facilities Framework: Tennis Australia 2020

- Tennis Facility Planning Guide: Tennis Victoria 2010

2.2 Alignment with master plan

The documents contain the following information which aligns with the development of the Ross Watt Reserve Master Plan (see Appendix A for a more detailed analysis of the documents):

- Council's vision, themes, strategic objectives and priorities for the period 2021-2031 and its action plan for 2022/23.
- A strategic framework for improving the health and wellbeing of the Macedon Ranges community.
- Council's key objectives for sport and recreation and the actions it will take to achieve these objectives.
- A plan for increasing walking and cycling opportunities in the Shire and promoting healthy active lifestyles.
- The actions Council will take to conserve, protect and enhance the local natural environment and biodiversity values across the Shire.
- A framework for the planning, development and evaluation of animal management services and programs delivered by Macedon Ranges Shire Council (MRSC).
- A plan for the future provision of public toilet and BBQ facilities in the Shire.
- The approach Council will take to working with young people, parents, schools, workplaces, service providers and other levels of government to enhance the lives young people in the Shire.
- The actions Council will take to help residents age healthily, with dignity and as part of the community.
- A development framework for the new residential growth area to the west of Station Rd, New Gisborne.
- A development master plan for the Macedon Ranges Regional Sports Precinct
- A redevelopment master plan for Dixon Field in Gisborne.
- NGTC's staged redevelopment proposal for the tennis facility at Ross Watt Reserve.
- A condition audit for the NGTC's facility at Ross Watt Reserve.
- Tennis Australia's and Victoria's facility guidelines/standards for community tennis clubs.
- A classification system and standards for open space provision in Macedon Ranges Shire (MRS) and an audit of open space by local area (draft).

2.3 Implications for master plan

The master plan for Ross Watt Reserve should:

- Be consistent with and aim to achieve the vision, mission, strategic objectives and priorities outlined in the Council Plan.

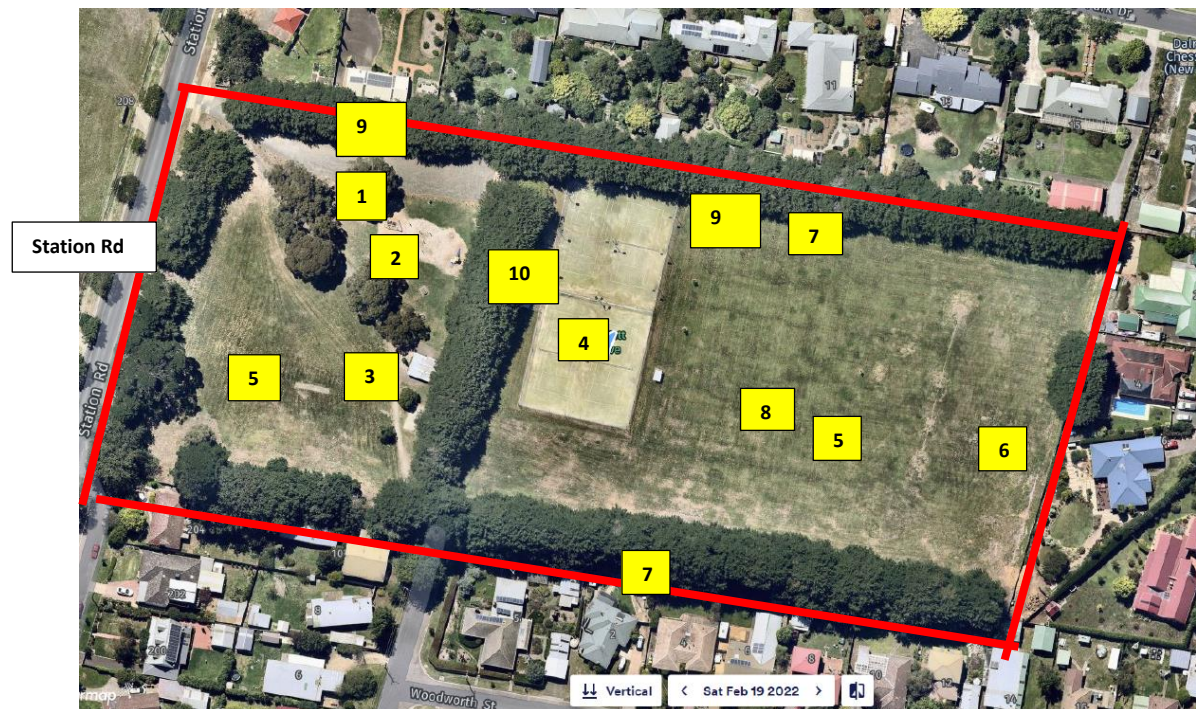
- Aim to achieve the key goals and actions outlined in the Municipal Public Health and Wellbeing Plan that relate to Ross Watt Reserve; these being universal access, provision of accessible carparks and improved provision of public toilets.
- Be consistent with the principles outlined in the Recreation Strategy and aim to achieve the objectives and implement the key actions of the Strategy; these being:
 - Promoting the shared use of facilities
 - Where feasible, improving the capacity of and renewing existing facilities before developing new facilities
 - Giving priority to servicing local recreation needs
 - Considering the redevelopment options for NGTC.
- Consider providing suitable facilities for walking and cycling.
- Assess the environmental values of Ross Watt Reserve and, if present, protect these values.
- Assess the biodiversity values of the reserve and, if present, protect these values.
- Consider the concept of providing a fenced in dog area.
- Assess the condition of the public toilet block and, if required, make recommendations about its refurbishment.
- Consider opportunities to make the reserve more physically accessible.
- Assess how the reserve can be redeveloped to provide more recreation opportunities for young people.
- Assess how the reserve can be redeveloped to be more accessible and welcoming of and provide more recreation opportunities for older people.
- Assess the need for more vegetation in the reserve and make provision for more native vegetation, if required.
- Examine how it can help to satisfy the open space needs of the New Gisborne Development Plan area.
- Examine the issue of whether the NGTC tennis facility should be upgraded and additional facilities provided.
- Consider the feasibility of implementing NGTC's redevelopment proposal for the tennis facility at the reserve.
- Consider TA's and TV's facility guidelines/standards when framing recommendations about the redevelopment of the tennis facility at the reserve.

3. ROSS WATT RESERVE (THE RESERVE)

3.1 Location and elements

Ross Watt Reserve is a 3.3ha reserve located off Station Rd in New Gisborne – dimensions 270m deep X 122m wide. It is a passive/active recreation reserve and consists of grassed areas, seats/tables/benches, gravel carpark, playground, toilet block, tennis pavilion, tennis courts (4), open drains, BMX humps and rows of cypress trees. The reserve is bounded by Station Rd to the west and residential properties to the north, east and south. The reserve is used by the local community for informal play and passive activities such as walking for pleasure and exercise, contemplation and family/community gatherings. A section of the park is a dog off leash area (unfenced). The carpark in the reserve is used by people visiting the park and parents dropping off and collecting children who attend a nearby primary school. The reserve is classified in Council's Open Space Strategy (Draft) as a community level, social and recreation reserve.

Figure 2 – Ross Watt Reserve, Component elements



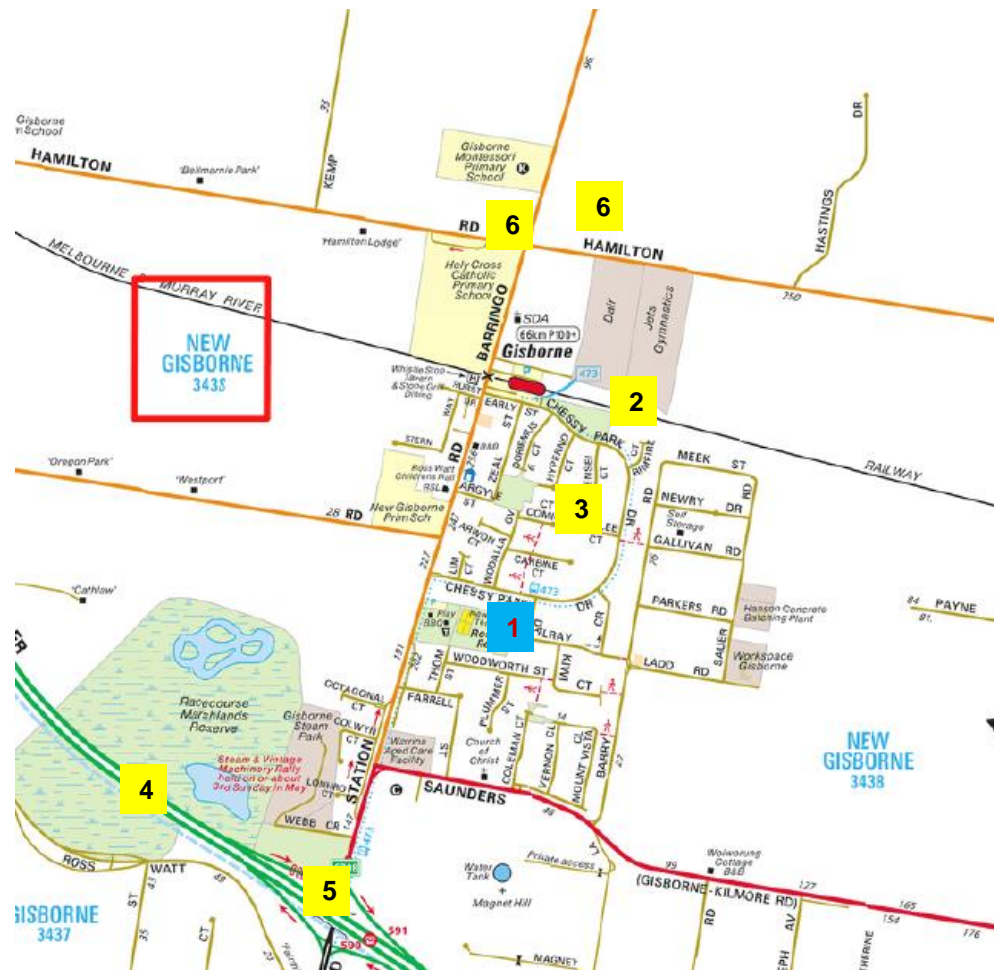
Map ref	Element
1	Carpark park
2	Playground
3	Toilet block
4	Tennis facility
5	Grassed areas
6	BMX humps
7	Cypress trees
8	Dog off leash area
9	Open drain
10	Club house

Boundary of Reserve 

3.2 Open space context

Ross Watt Reserve is one of five open space reserves in New Gisborne. The other reserves have a range of functions and values – from major sporting through to biodiversity protection.

Figure 3 – Open Space Reserves

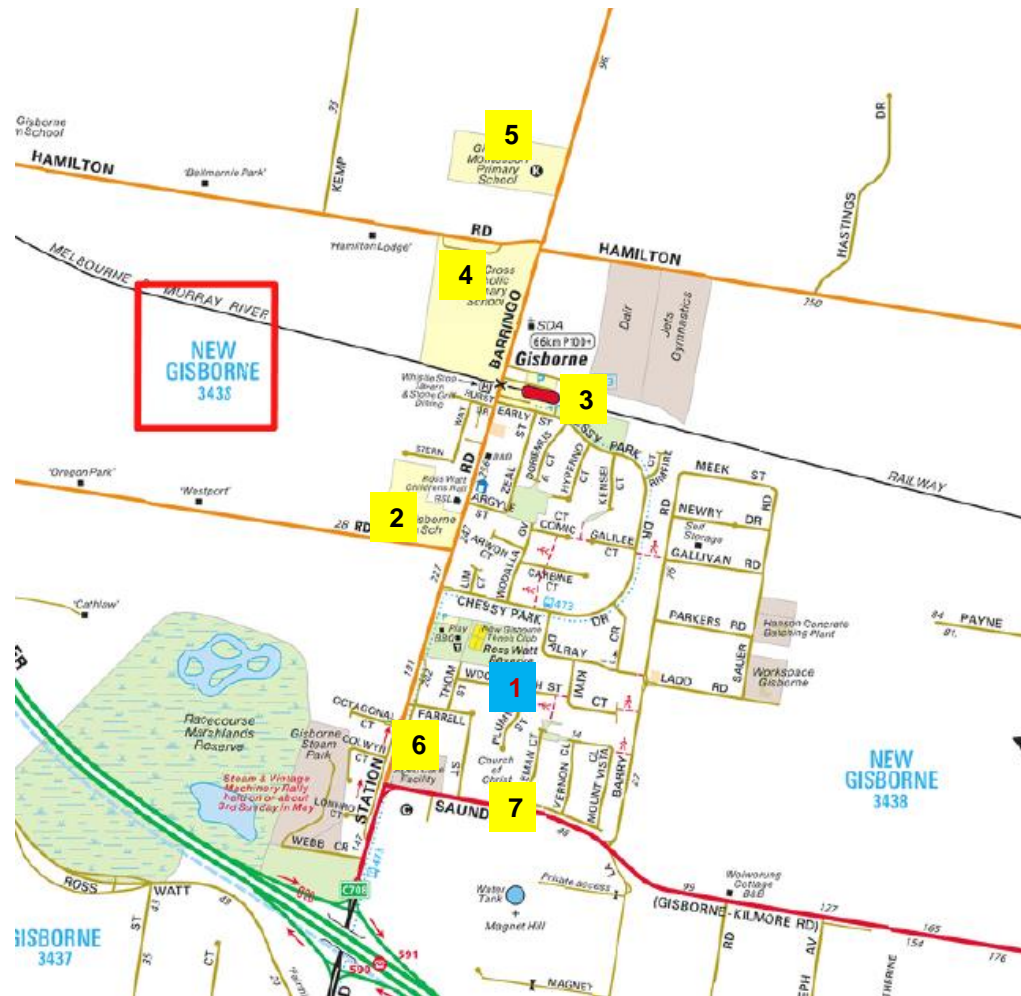


Ref	Reserve	Size ha
1	Ross Watt Reserve	3.3
2	Chessy Park Drive Reserve	1.2
3	Doremus Crt Reserve	0.8
4	Gisborne Flora and Fauna Reserve	46
5	Gisborne Racecourse Reserve	2.3
5	Macedon Ranges Regional Sports Precinct	17

3.3 Community facility context

Ross Watt Reserve is located within one kilometre of five community facilities, including two schools and a childcare centre.

Figure 4 – Locations of community infrastructure



Ref	Reserve	Distance from RW Reserve (metres)
1	Ross Watt Reserve	-
2	New Gisborne PS	180
3	Gisborne Train Station	720
4	Holy Cross PS	900
5	Gisborne Montessori PS and Kindergarten	1250
6	Warrina Aged Care Facility	340
7	New Gisborne Goodstart	400

3.4 Potential public tennis court developments in Gisborne

The master plan for the Macedon Ranges Regional Sports Precinct (located in New Gisborne) makes provision for eight dedicated tennis courts, two multi-lined tennis/netball courts and a central pavilion which would cater for two playing fields and the tennis facility. No timeline has been set for the construction of the courts and pavilion and no allocation has been made for these works in Council’s Capital Works Plans.

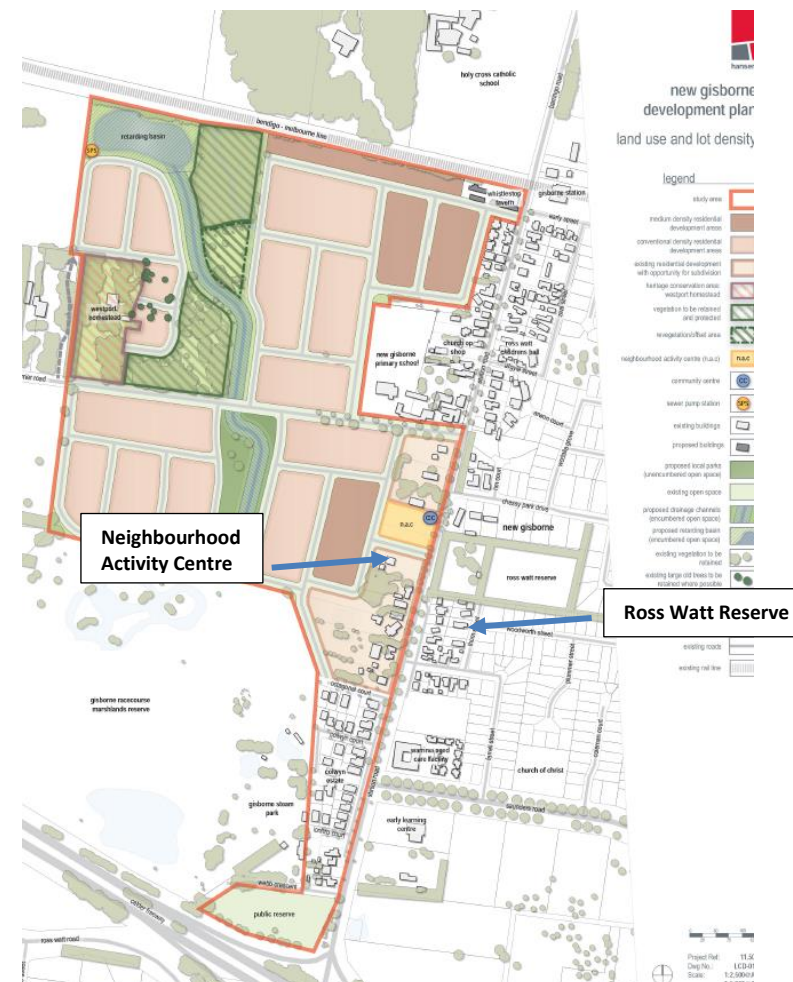
The master plan for Dixon Field in Gisborne makes provision for the renewal of four of the existing eight tennis courts at the reserve and the provision of four new courts and a shared croquet/tennis pavilion. The master plan indicates that the provision of the four new courts would be dependent upon no net increase in the number of club tennis courts in the Gisborne area, i.e., four courts would need to close elsewhere in Gisborne for the Dixon Field courts to potentially proceed.

Note: Council’s Active Recreation Strategy confirms this position stating that, in relation to tennis, the emphasis should be on improving existing facilities in order to maximise existing usage opportunities, rather than additional court provision, including resurfacing and lighting of existing courts.

3.5 Land use and nearby development

Ross Watt Reserve is zoned PPRZ and has a development contributions overlay. The established residential area to the immediate north of the reserve has a design and development overlay. The Marshland Racecourse Reserve to the south west and the area to the north of Racecourse Reserve is a designated bushfire prone area. A new residential development area is situated to the west of the reserve. This development is anticipated to yield around 350 dwellings and provide 7ha of open space – a 1.2ha park on the southern tip of the development area and 5.8ha of encumbered land for drainage. The Development Plan for the area (New Gisborne Development Plan (2015), (see Figure 5) anticipates that a

Figure 5 – New Gisborne Development Plan

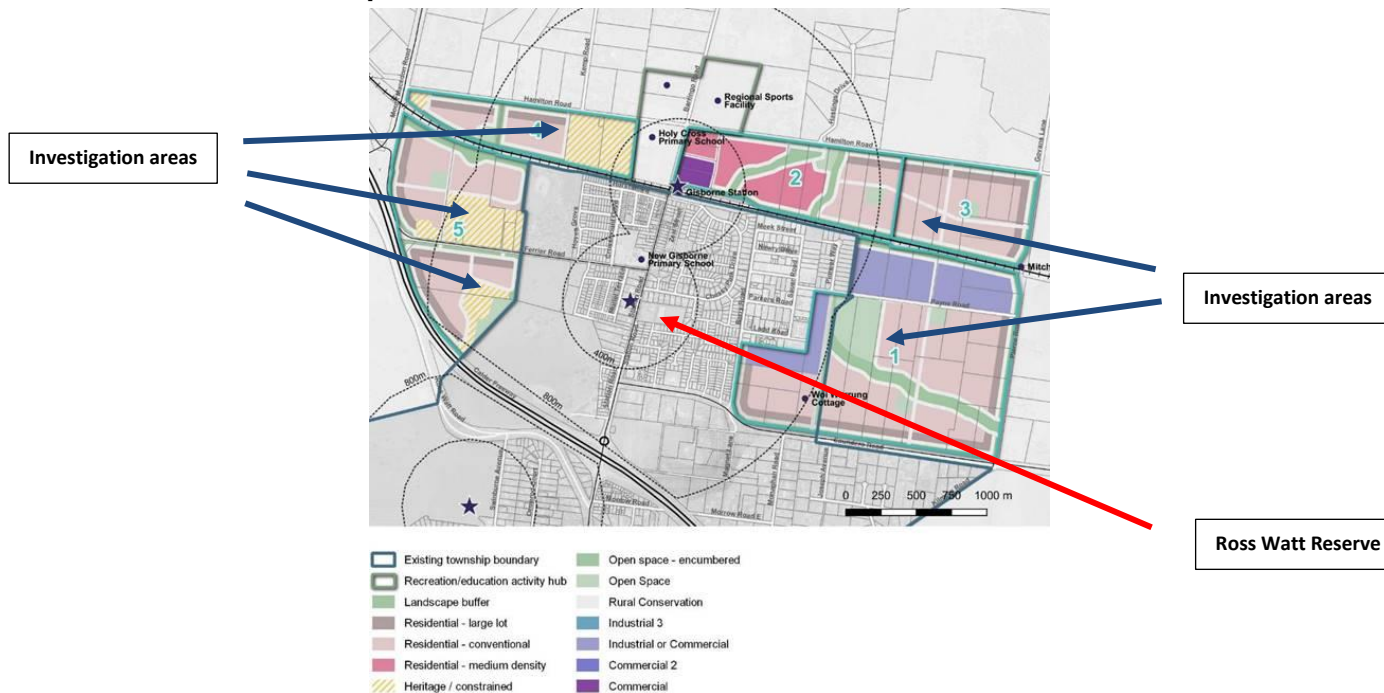


small neighbourhood activity centre (NAC) with cafés and small convenience store will be constructed on Station Rd directly opposite the Ross Watt Reserve.

3.6 Gisborne Structure Plan

MRSC is currently preparing a Structure Plan for Gisborne (see Figure 6). The Plan indicates that township growth will be focussed on New Gisborne. Five residential investigation areas to the west, east and north of New Gisborne have been endorsed by Council for possible future township expansion. Dwelling and population yields are not available for the areas but it is thought that the expanded New Gisborne Township may have the potential to treble in population size. The Structure Plan is also examining whether it is economically viable to have two activity centres in New Gisborne (including the proposed activity centre opposite Ross Watt Reserve) or whether the focus should be on creating only one activity centre near the train station.

Figure 6 – New Gisborne: Potential Development Areas



3.7 Existing condition/site analysis

The site analysis for Ross Watt Reserve indicated the following (also see Figure 5):

- The reserve is bounded by Monterey Cypress Trees. A diagonal row of Willow Peppermint trees span the western half of the reserve from near Station Rd to the public toilets. The southern section has clumps of English Oak and the Station Rd frontage has several Monterey Pine Trees amongst the Cypress trees. The trees are healthy and in good condition.
- There are attractive view lines into the western half of the reserve from Station Rd.
- The reserve has at least 1.5-2 metre diagonal fall from the south-east corner to the north-west corner of the tennis courts. The fall continues further west to Station St of another 1.5 metres.
- There are two formal entry points to the reserve – off Station Rd and Thom St. Both points are fairly bland and basic. Pedestrians can also enter the reserve through the trees along the Station Rd frontage. There are no entry points through the northern and eastern boundaries.
- There is a medium size gravel carpark off Station Rd (25-30 cars). The carpark serves the tennis facility, the playground and dog off leash area. The carpark has some minor potholes but drains well and is in good condition.
- There are a number of signs in the reserve – e.g., a reserve name sign at the entrance, a non-smoking sign at the playground, a club name sign on the tennis court fence. The signs are not visually obtrusive but are inconsistent in style.
- The reserve is surrounded on three sides by timber paling fencing. Some sections of the fence are new and in good condition. Some sections are old and dilapidated. The carpark is ringed by bollard fencing. There are also some bollards near the tennis facility. This fencing is in good condition. The tennis pavilion and shelter are enclosed by a high chain wire fence. The fence is in good condition but the area is unsightly.
- There are two relatively short sections of path in the reserve – the sand path connecting the Thom St and Station Rd entry points and passing the playground and toilet block and the sand/gravel path from the carpark to the tennis facility. The paths are in good condition. There is a worn track under the trees along the north eastern side of the reserve.
- Sections of the reserve are poorly drained. The reserve's heavy clay soil profile, lack of scattered trees within the main usable areas and minor undulations to the eastern portion contribute to the poor drainage. The four tennis courts are slightly terraced above the surrounding ground level to provide some drainage relief.
- There are two open swale drains in the reserve – along the northern edge of the reserve and west of the tennis facility. Some sections of the drains are deep and unsightly. Water also ponds in some areas. There are no grated pits to drain the open drains into an underground drainage system.
- There are six items of park furniture in the reserve – tables and benches. They are ageing but in good condition and suitably located near the play area.

- The playground in the reserve is reasonably large, well spread-out and in good condition. It is fairly basic with five fabricated pieces.
- The toilet block is ageing but in good condition. The tennis pavilion is small but in good condition.
- Two tennis courts are in good condition but have no lights.
- Two courts have lights but the surface is water damaged and unplayable. The tennis club received funding to install LED light fittings on the existing metal halide light towers at courts 3 and 4, however the project was unable to proceed and funding was redirected to undertake the Ross Watt Reserve master plan as well as develop a lighting plan to install LED lights on courts 1 and 2 which are currently not lit.

3.8 Audit of reserve against facility standards in Draft Open Space Strategy 2022

The Draft Open Space Strategy (DOSS) provides a classification system and set of standards for open space. Ross Watt Reserve is classed as community level, social recreation reserve. Community level reserves are described in the DOSS as providing a moderate level of service, intended to cater for occasional high levels of use or very regular visitation by lower numbers of users. They are designed to cater for residents/visitors that live in the town and surrounding rural areas. Social recreation reserves are described as having multiple functions like playgrounds, gardens, picnic facilities, event spaces, skate parks, exercise stations, walking paths and more. They meet the needs of multiple user groups with opportunities for play, social gatherings, exercise and unstructured sports with designs that bring people of all ages, interests and abilities together. They often have amenity and environmental values.

The DOSS prescribes a set of standards for social recreation reserves. Table 1 provides an audit of the Ross Watt Reserve against these standards.

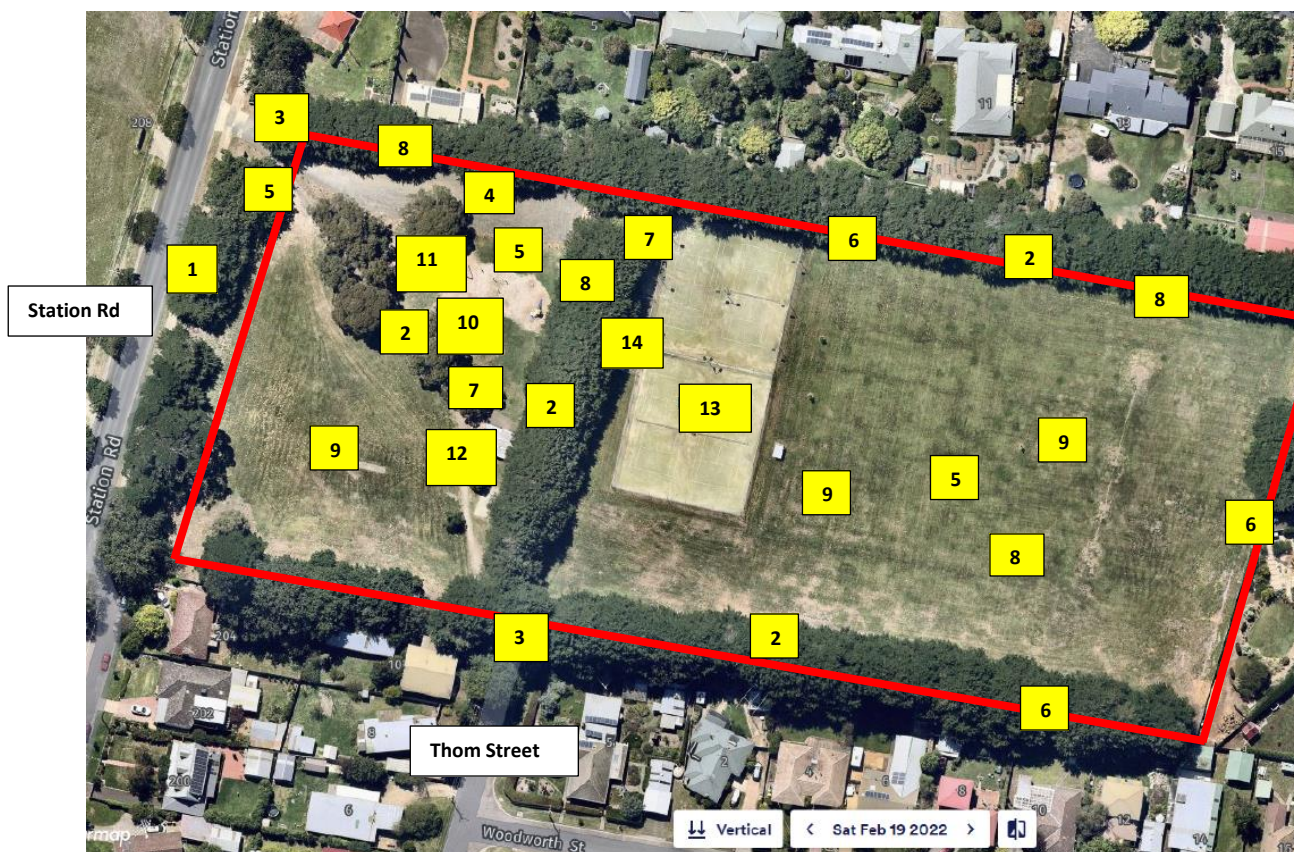
Table 1 – Audit of Ross Watt Reserve against draft open space standards

Item	Draft Open Space Strategy Standard	Current Situation at Ross Watt Reserve
Frontages	At least one road frontage, preferably multiple frontages	One road frontage, 2 entry points
Connectivity	Pedestrian cycle access to shared trails or other streets	Pathway connection to neighbouring streets
Activity nodes	Allowance for at least two activity nodes like a playground and picnic area	Two nodes – tennis facility and play area
Access roads	Permitted, sealed, kept to a minimum	Not sealed. Only a very short section of access road. Opens directly into carpark
BBQs	A maximum of 2 BBQs and picnic settings	Not provided

Item	Draft Open Space Strategy Standard	Current Situation at Ross Watt Reserve
Bike racks	Provide where required to meet demand	Not provided
Car parking	Onsite and unsealed	Provided on site, not sealed
Dog off leash (fenced)	Permitted where required	Eastern section of reserve allocated as dog off leash area. Not fenced
Dog bag dispensers	At entrances	Not provided
Dog signage	At entrances	Not provided
Drinking fountains	1 unit per ha, up at a maximum of 5. Locate with picnic shelters, playspace and BBQ areas	Not provided
Entrance sign	Standard quality on main entrances	Provided at Station Rd. Not at Thom St
Exercise equipment	1 item per ha to a max of 10 items per park	Not provided
Perimeter fencing and barriers	Standard quality	Paling fences shared with houses fully around three edges
Garden beds	Permitted. Mixed shrub gardens around entrances, buildings and activity nodes	Not provided
Interpretive signs	Permitted where appropriate	Not provided
Lighting	Permitted to make areas safer	Not provided
Events use – power	Permitted where appropriate	Not provided
Paths	Primary path sealed. All others unsealed	A diagonal short path between reserve entrances and from carpark to tennis pavilion. Not sealed
Picnic setting	High quality setting per 0.5ha, no more than 8 per site. Locate with activity nodes etc.	Some benches and tables. Located near playground
Playgrounds	District playground with numerous play elements. Natural materials and themes are preferred	Good size play area. Only five items – all fabricated. No natural elements
Public art	Provided where appropriate. High quality art installations	Not provided
Rubbish bins	Standard quality at activity nodes, playgrounds, picnic areas and entrances	Two bins provided

Item	Draft Open Space Strategy Standard	Current Situation at Ross Watt Reserve
Seats	Standard quality at activity nodes, playgrounds, picnic areas and entrances	Some seats provided at tennis facility and near playground
Shelters	Permitted where appropriate. Size of shelter to match scale of park.	Shelter provided in tennis facility. No shelter in the general reserve
Trees	Maximise shade over playgrounds and activity nodes	Some good shade from high cypress trees. Large areas of the reserve have no shade
Public toilet	Permitted as per public toilet strategy	Provided
Social recreation amenities/ structures	Permitted, youth space, hit up wall/half court	Not provided
BMX/Pump track	Provided where required to meet demand	Provided but overgrown
Skatepark	Permitted where appropriate, considered for sites over 4ha	Not provided

Figure 7 – Existing Conditions/Site Analysis Plan



Boundary of Reserve 

1	Attractive view lines into the reserve from Station Rd.
2	Healthy vegetation - Monterey Cypress Trees, Willow Peppermint trees, clumps of English Oak and Pine Trees.
3	Two formal entry points to the reserve – off Station Rd and Thom St. No entry points through the northern and eastern boundaries.
4	Large gravel carpark off Station Rd. Carpark has minor potholes but drains well and is generally in good condition.
5	Number of signs in the reserve. The signs are not visually obtrusive but are inconsistent in style.
6	Reserve surrounded on three sides by timber paling fencing. Some new sections, some old and dilapidated.
7	Two relatively short sections of path in the reserve. The paths are in good condition.
8	Two swale drains in the reserve. Sections of the drains are comparatively deep and unsightly.
9	Sections of the reserve are poorly drained.
10	Six items of park furniture in the reserve – ageing but in good condition and suitably located near the play area.
11	Playground in the reserve is reasonably large, well spread-out and in good condition. It is fairly basic with only five fabricated pieces.
12	Toilet block is ageing but in good condition.
13	Two tennis courts are in good condition but have no lights. Two courts have lights but are water damaged and unplayable due to poor drainage.
14	Tennis pavilion is small but in good condition.
-	Diagonal fall (15m-2m) from the south-east corner to the north-west corner of the tennis courts.

Photo Audit



A good view from Station Rd



Vegetation – Cypress trees



Vegetation – Peppermint Trees



Station Rd entry



Thom St entry



The only way in from the houses



Carpark - gravel and in good condition



Some potholes in carpark but not too



Signs



Another sign



Boundary fencing in decline



Internal bollard fencing in good condition



The path to the toilets and Thom St



Path to tennis facility



A desire line – probably dog walkers



An open drain



An open drain



A bit wet for dogs



A table – old but sturdy



An unusual seat and shelter all on its own



Another seat



Playspace



Playspace



An oldie but a good one – but no disability toilet



Small and basic clubhouse



Good surface but no lights



Wet and damaged courts – but good lights



Drainage issue near the courts



Some BMX humps



A grassed area

4. LEISURE TRENDS/DEMOGRAPHICS

4.1 Leisure trends

4.1.1 General

There are several general passive recreation trends which should be taken into consideration when developing the master plan. These are as follows:

- Adults are remaining fitter and more active until later in life. This is leading to more participation in and frequent use of open space reserves for walking, relaxation and social activities.
- More people are choosing to recreate in informal and unstructured ways. As a consequence, activities such as jogging and walking in parks for exercise and pleasure are becoming more prevalent. Parks (including passive spaces) are increasingly being used by organised exercise groups (boot camps etc).
- The rate of pet ownership, particularly as companion animals for older adults, is increasing. Exercising dogs in parks, especially at reserves with open grassed areas like Ross Watt Reserve, has become a popular activity.
- Local Councils are increasingly redesigning and adapting their facilities and open space areas to ensure they are environmentally sustainable and promote universal access, i.e., solar lighting, water capture and reuse, accessible to people of all ages and abilities.

4.1.2 Sport played at Ross Watt Reserve (tennis)

The following design and participation trends relating to tennis should also be taken into consideration.

- Club tennis reached the peak of its popularity in Victoria in the 1960s to 1980s. It was primarily a summer sport and mainly played during the day on Saturdays and weekdays. Most of the Saturday competitions were mixed events and the weekday competitions were ladies' events. The preferred playing surface in metropolitan areas was red porous (en-tout-cas). Facilities were generally comprised of two to four courts with small clubhouses. Most courts were unlit. Many clubs were associated with local churches and schools. Most clubs engaged coaches on a payment or voluntary basis to train junior players. Tennis facilities were normally open to the public for a nominal hire fee.
- Tennis has transformed dramatically over the last two decades. Junior tennis is still played on Saturday mornings and Friday nights but is now held all year round. Sunday mornings are also used by some associations for juniors. Senior weekend and weekday tennis has lost popularity because of changing work patterns and the growth of indoor, less time consuming sports. Night tennis has increased in popularity. Intra-club tournaments for senior players have become more popular at the expense on inter-club tournaments. Clubs often enter into formal arrangements with professional tennis coaches to provide lessons across all age groups.

- Red porous remains the players' preferred playing surface but is gradually being replaced by acrylic resin and synthetic grass/clay. These surfaces are seen as less costly and time consuming to maintain, can be used in all weather conditions and use little water. Churches and to a lesser extent school clubs still exist but the majority of new clubs are now based around local suburban areas.
- The financial positions of many clubs throughout Victoria are declining due to falling membership numbers and increasing maintenance/upgrade costs. Conversely, some clubs have strengthened their financial positions through lighting all their courts and hosting night tennis and/or providing court surface types which are less costly to maintain and more appealing to casual/social players (acrylic resin and synthetic grass/clay).

4.2 Demographics

For this assessment, the catchment area served by the reserve is the New Gisborne area and demographic information is based on the latest Census year (2021). Some notable demographic characteristics and trends of New Gisborne are as follows:

- A population of 2,509 in 2021 – up from 2,387 in 2016. (source: ABS census)
- A population that is getting older – median age increasing from 36 years in 2011 to 41 years in 2021, child population as a proportion of the total population declining from 18.3% in 2011 to 13.2% in 2021.
- A population that is still younger than Macedon Ranges overall (average age 41 years compared to 43 years).
- Middle adult population as a proportion of the total population increasing significantly between 2011 and 2021 (25.6% up to 30.0%).
- An average household size bigger than Macedon Ranges overall (2.9 to 2.7).
- Higher proportion of couple with children households than Macedon Ranges (53% to 47%).

Table 2 – Demographic characteristics: New Gisborne

Characteristic	New Gisborne			Macedon Ranges LGA
	2011	2016	2021	2021
Est. population	2380	2387	2509	51458
Median age (years)	36	39	41	43
Child population (0-9 years) as % of total population	18.3	15.9	13.2	12.8
Youth population (10-19 years) as % of total population	16.4	15.1	13.5	13.4

Characteristic	New Gisborne			Macedon Ranges LGA
	2011	2016	2021	2021
Young adult population (20-39 years) as % of total population	22.8	20.3	18.7	19.0
Middle adult population (40-59 years) as % of total population	25.6	29.2	30.0	29.1
Older middle adult population (60-69 years) as % of total population	9.4	9.1	8.5	12.6
Older adult (70+) as % of total population	9.4	9.1	8.5	12.6
Ave household size (persons)	3.1	2.9	2.9	2.7
Median weekly household income (\$)	1634	1810	2279	2059
Lone person households	14	16	17	20

Council's population forecasts (ID) are projecting that the Gisborne District's population size, household and dwelling numbers will increase over the next 14 years by 5,266, 1,883 and 1,979 respectively (see Table 3). No separate figures are available for New Gisborne but the forecasts are based, in part, on New Gisborne accommodating at least 820 new dwellings by 2036 (2,300 people).

Table 3 – Population, household and dwelling projections: Gisborne District (ID)

Item	2016	2023	2031	2036	+/- 2023 and 2036
Total population	13345	14904	17373	20170	5266
Households	4617	5235	6161	7118	1883
Dwellings	4853	5493	6465	7472	1979
Ave household size (persons)	2.83	2.81	2.78	2.80	-0.01

The forecasts indicate that, over the next 14 years, all the age cohorts in Gisborne District will increase significantly. The child cohort (0-9 years) will remain the largest and increase the most numerically. The 80+ age cohort will increase the most proportionally.

Table 4 – Population projections, 10 year age cohorts, Gisborne District (ID)

Age cohort years	2023	2031	2036	+/- 2023 and 2036	+/- %
0-9	2180	2551	3058	878	40.3
10-19	2248	2606	3010	762	33.9
20-29	1207	1425	1701	494	40.9
30-39	1725	1985	2393	668	38.7
40-49	2213	2597	3018	805	36.4
50-59	2073	2345	2679	606	29.2
60-69	1534	1813	2061	527	34.4
70-79	1103	1155	1328	225	20.4
80+	621	896	922	301	48.5
	14904	17373	20170	5266	35.3

4.3 Implications for master plan

The implications of the demographic and leisure trends for the master plan are as follows:

- The growing population of New Gisborne will generate additional demand for the facilities and open space areas in Ross Watt Reserve.
- Member numbers at NGTC will grow and increase the demand on the tennis facility at the reserve.
- The ageing of the local community and the growing popularity of activities such as walking for exercise and strolling will increase demand for the passive recreation facilities in New Gisborne. This will heighten the need for improvements to passive recreation spaces – improved drainage, installation of park furniture, the provision of more shade and shelter, construction of walking paths etc. These improvements should be considered for provision at Ross Watt Reserve, where feasible.
- The growing popularity of dog walking will create demand for suitable dog facilities in the reserve.
- New Gisborne's child population will continue to grow, generating more demand for the play facilities in Ross Watt Reserve.

Note: The ID population forecasts do not factor in the new residential investigation areas proposed in the Gisborne Structure Plan (draft). As mentioned in Section 3.4 of this report, five residential investigation areas have been proposed for New Gisborne which, if realised, could treble New Gisborne's population. This would substantially increase the demand for Ross Watt Reserve and other open space areas in New Gisborne.

5. CONSULTATION

5.1 New Gisborne Tennis Club

The Tennis Club was asked to provide information on the following:

- The history of the Tennis Club – when it started, where it played, its membership numbers over the years?
- The history of the tennis facilities at Ross Watt Reserve – when were they built, who paid for them, who constructed them?
- Player numbers over the past 10 years broken down into junior and senior and male and female.
- The competitions the Club currently participates in and how this has changed over the past 10 to 20 years.
- The programs offered at the Club and its future aims.
- The maintenance regimes for the Club's facilities – who maintains what etc.?
- The Club's facility needs and proposed redevelopment plan for the tennis facility at Ross Watt Reserve.
- The viability of the Club and its capacity to contribute to capital development.
- How could facilities at the reserve be improved (not just the tennis facilities)?

The Club's responses were as follows

- The Club started in the early 1980s. It was formed by a small group of local residents at a meeting at the New Gisborne Children's Hall. The Club played for several years on private courts and a converted netball court at the New Gisborne Primary School. Player numbers continued to grow with local interest and support.
- The Ross Watt Reserve site was donated to the Shire Council on the understanding that a private school would be built on the site. The school idea was abandoned and the land was leased out as a horse stud farm. The lease expired and there was an opportunity for the land to be turned into a community reserve. Most of the facilities such as the toilet block, pathway through the reserve, tree planting and car parking were provided through this period with the support of Council.
- A New Gisborne community group formed a committee of management and the reserve was named Ross Watt Recreation Reserve in honour of Blanche Muriel Eugénie Ross-Watt. Among many achievements, Mrs Ross-Watt was elected to the Gisborne Shire Council in 1925. Two years later she was one of the initial group of fourteen women to be appointed justices of the peace in Victoria. When she was elected shire president in 1931, newspaper reports referred to her as the first woman to hold this office in the State and she again served as president in 1939. Appointed O.B.E. in 1949, Mrs Ross Watt retired from the council in 1950.
- The reserve was identified as a potential location for the Tennis Club. Council supported this notion. The original courts were funded via a joint funding arrangement between the State Government, Council and the Club. The original courts were asphalt and completed in

1985. The Club funded and erected the small clubhouse. Several years later, the asphalt surface was converted to mod-grass and two new courts were added. Lighting was erected in 2005.

- Member numbers in 2012 were around 50-70. From about 2016-2017, there was steady drop off in membership numbers as several mid-week adult teams ceased playing and were not replaced. At the same time, the junior coaching program fell away. By 2018, membership numbers dropped to about 20 with a single ladies mid-week team and no junior teams. The Club engaged a new junior coach which has built junior players. Current member numbers is 78 – approximately 50/50 split between adults and juniors.
- The Club was primarily focussed on adult competition until 2012, particularly on weekends (Saturday). Since then, the Saturday competition has fallen in participation with mid-week night tennis the strong preference. Until around 5 years ago, the Club had several adult mid-week night teams participating in local competition, but this has fallen to a single team. The reason is that night play, particularly during winter, has been difficult due to the poor condition of the court surface, drainage issues and ongoing maintenance issues with the lights.
- The Club is affiliated with Tennis Victoria, Macedon Ranges Tennis Association (MRTA) and Mountain District Ladies Tennis Association (MDLTA). The Club offers junior coaching – around 60 kids in formal coaching programs over two afternoons per week during school term. It also offers school holiday and school sports programs.
- The Club's primary facility focus for the past 7-10 years has been to maintain the courts in a playable state in order to retain the viability of the Club. The major focus at present is to seek a decision from Council as to whether the facility should be retained at Ross Watt Reserve (with accompanying substantial upgrade/replacement work) or closed. The desired outcome would be at least the implementation of Stage 1 and 2 of the NGTC master plan over the next 2-3 years.
- The Club's ability to grow numbers is restricted by the court and general facility condition issues. Junior coaching is in high demand and junior competition run by MRTA is growing strongly. The main limitation is lack of lights on the two marginally better courts (Courts 1/2). The lit courts (Courts 3/4) are largely unplayable for night play during winter (which is when lights are mostly needed) due to drainage problems and dangerous court surface condition. At least 4 courts in good condition with lighting are required to cater for current player demand. It is very difficult for the Club to market to new members, attract sponsors etc. with such a poor facility.
- The Club is responsible for all maintenance including court surface repairs etc. The problem for NGTC, compared to other clubs with good condition facilities, is that almost all reserve funds have been needed for various court surface repairs and other issues over the past ten years. These have included contributions to:
 - Major earthworks to shore up foundations at the north end of courts 3/4 due to the poorly performing swale drain
 - Baseline replacements on courts 3/4
 - Multiple other small repairs where seams have parted – courts 3/4

- Regular replacement of old-style halogen globes – about 1 per year on average requiring the Club to hire an electrician and cherry picker to handle the replacement and pay for expensive replacement globes.

Other ongoing issues include:

- Regular clubhouse flooding events
- Pine needles dropping onto courts 3/4 that requires constant blowing/sweeping to remove
- Court surface brushing/cleaning due to mud backflow onto courts 3/4 due to poor drainage
- Sand resspreading/replacement due to water flowing over courts 3/4.

None of the above maintenance issues would be required if the courts were in acceptable condition.

- The primary focus of the Ross Watt Reserve Master Plan (other than the redevelopment of the tennis facility) should be on improving access to the reserve, providing a walking track and improving the car parking.

5.2 Council officers

Council officers involved in the planning, management, development and maintenance of Ross Watt Reserve were asked to indicate what they consider to be the role of the reserve, its positive and not so positive attributes, the changes that are occurring around the reserve that might have implications for the master plan and the improvements that are needed at the reserve. Their thoughts/comments were as follows:

- The reserve has a number of roles - a visual break along Station Rd, carpark for school, informal play, dog off leash space, family/social space, toilet stop/break and thoroughfare – from Thom St to Station Rd.
- The positive attributes of the reserve are its prominent location, view lines, openness, uncluttered nature, gentle slope and healthy vegetation. The not so positive attributes are the reserve's poor drainage, lack of accessibility from its eastern and northern sides and the basic standard and declining condition of the tennis facility.
- A development plan is currently being produced for New Gisborne. Under the plan, the township will grow (potentially trebling in population) and develop as a self-sufficient township which is less reliant on Gisborne.
- The new residential area immediately west of Ross Watt Reserve will be developed. A small neighbourhood activity centre with cafés and small convenience store is proposed for construction in Station Rd across the street from the reserve.
- A linear park will be developed in the new residential area west of reserve. The Park will have family social and play facilities. Stage One of the Regional Sports Precinct Master Plan will continue to be implemented. Works will include the provision of a family social area and playground. There are no plans to redevelop/enhance the other open space reserves in New Gisborne.
- Stage 2 of the Macedon Ranges Regional Sports Precinct Master Plan makes provision for new tennis courts. However, no commitment has yet been made by Council to implement Stage 2. Only one tennis facility can be justified in New Gisborne. Ross Watt Reserve may

be a better location than the Sports Precinct - NGTC has a long history at the reserve, two courts and the lights at the reserves are in reasonable condition, there is sufficient land to accommodate a 6-8 court facility and the tennis facility would not be as impacted by other activity in the reserve as it would at the Precinct.

- The toilet block is ageing. The master plan needs to determine whether the block is removed or retained and upgraded.
- The reserve is a gazetted dog off leash area. More dog off leash areas are needed across the Shire; not less. This area should be retained but remain unfenced.
- There is a basic and rarely used BMX track at Ross Watt Reserve. Council is undertaking a BMX/Skate Facility Strategy which will make recommendations about whether the facility at Ross Watt Reserve should be retained or removed. The master plan should retain the facility pending the completion of the Strategy.
- The Cypress Trees in the reserve have limited habitat value. Some generalist bird species will use this to perch and nest, as will some possums to move about above ground protected from predation, but they have low conservation value. The trees suppress the diversity of the understory by restricting light and increasing the acidity of the soil.
- Improvement works that should be considered at the reserve include the following:
 - Removing the line of cypress trees which stretches across the middle of the reserve
 - Better integrating the eastern and western sections of the reserve
 - Removing or updating the toilet block
 - Improving drainage at the reserve
 - Making the reserve more appealing for family/social activities and informal play
 - Upgrading the tennis facilities.
- Council is aware that the carpark at the reserve is used as parking location for school drop off and pick up. It is also aware of the concerns people have expressed about the safety of the carpark when it is used for this function. This should be considered in the master plan. However in line with the DOSS, the sealing of the carpark is not considered to be needed.

6. KEY THEMES/CONSIDERATIONS

Table 5 lists the key themes/issues that emerged from the literature review, audit/site analysis and consultation process. The table includes a discussion on each theme and make recommendations about what actions should be included in the reserve master plan in relation to the themes.

Table 5 – Theme: considerations

Theme	CONSIDERATIONS	Recommendation
Role and quality of the reserve	<ul style="list-style-type: none"> The reserve has a number of roles – a visual break along Station Rd, carpark for school, informal play area, dog off leash space, family/social space, toilet stop/break and thoroughfare from Thom St to Station Rd). It does not get a lot of use. New Gisborne is a small township and the infrastructure in the reserve is minimal and fairly basic. Also, access to the reserve is limited with no entry points on its eastern and western boundaries. The population of New Gisborne is likely to grow substantially over the next 20 years. Ross Watt Reserve will be centrally located in the main township. Its importance will grow. Demand will also grow. The amount and quality of the infrastructure will need to be enhanced. 	Generally, enhance the amount and quality of infrastructure in the reserve.
Tennis facility	<ul style="list-style-type: none"> The tennis facility has been located at Ross Watt Reserve for 35 years. NGTC has occupied the facility over this period and contributed significantly to its development and maintenance. The Club currently has 70 members. This is close to its peak. The Club maintains that its membership numbers would be higher if its facilities at Ross Watt Reserve were improved. Two courts at the reserve are in poor condition. An independent audit of the condition of the courts has confirmed that they are in a poor state. The other two courts are in good condition; however, they are unlit and cannot be used for night tennis. An upgrade is needed. The Club is proposing that the tennis facility be redeveloped and upgraded. It is suggesting a staged development – 1) courts 3 and 4 demolished, lights over courts 1 and 2, 2) two more lit courts and pavilion and 3) two more lit courts. A four/eight court tennis facility can be justified for provision in New Gisborne, particularly, if the residential investigation areas nominated in the draft New Gisborne Structure Plan are developed. The issue is where should it be located? The Club's preference is to stay at Ross Watt Reserve. However, it is prepared to shift to another 	<p>Nominate Ross Watt Reserve as the location for the tennis facility in New Gisborne.</p> <p>Make future provision for eight courts at the site (retain two existing, remove two existing and replace with two new, allow for a further four in the future).</p> <p>Erect lights over Courts 1 and 2</p> <p>Construct a pavilion as per TA/TV standards for local facilities: two small change rooms, amenities, store, social room, kitchen/kiosk, veranda, outdoor area.</p>

Theme	CONSIDERATIONS	Recommendation
	<p>location. The Regional Sports Precinct Master Plan makes provision for a 6-8 court tennis facility. However, Council has not made a commitment to develop this facility.</p> <ul style="list-style-type: none"> • Ross Watt Reserve is the preferred location for tennis in New Gisborne rather than the Sports Precinct due to the following: <ul style="list-style-type: none"> - The prominent location and suitable size and shape of Ross Watt Reserve - The expanded tennis facility can fit with ample space still left over for other purposes - The reserve has been the site of the tennis club for long time – 35 years - The tennis club will not be ‘swallowed up’ by other sports which may happen if located at the Sports Precinct. - Some complementary infrastructure is already provided at Ross Watt Reserve (carpark, playground). • New Gisborne currently has the population size to sustain a 4 court tennis facility. If it grows in size, as predicted, the town may be able to sustain a 6-8 court facility. • The pavilion at NGTC is small and does not meet TA/TV standards. It should be redeveloped. <p><i>See Section 7 for discussion on design and cost of tennis facility.</i></p>	<p>Remove two existing courts and replace with two new lit courts east of the pavilion.</p> <p>Make provision for four additional courts if needed in the future.</p>
Trees	<ul style="list-style-type: none"> • The reserve is flanked on all sides by trees – mainly Cypress trees. The trees are tall and overlap. They are healthy and provide significant shade. They absorb water but at the same time do not let the sun through to allow the ground below to dry. The trees could be thinned out but would soon grow together again. It is recommended the boundary trees be retained. • A row of cypress trees dissects the reserve (north-south). The trees provide some shade and shelter for the tennis facility and the playground. However, the trees essentially separate the reserve into halves. They also block view lines and impede movement through the reserve. Consideration should be given to removing the trees. Some of the freed up space could be used for an extension to the carpark. • The removal of the middle row of cypress trees and replacement with other tree species will assist in reducing the current monoculture nature of trees in this reserve. • The cypress could be replaced with indigenous species such as eucalypts, wattles or banksia. These species will offer far more value to the local wildlife from insects to birds to mammals, providing perching and climbing habitat as well as a source of food and shelter 	<p>Retain the boundary Cypress trees. Remove the row of Cypress trees that dissect the reserve.</p> <p>Extend the line of Peppermint trees along the full length of the diagonal path.</p>

Theme	CONSIDERATIONS	Recommendation
	<ul style="list-style-type: none"> The section of diagonal path from the carpark to the toilet is lined by Peppermint trees. The trees are attractive and should be retained and extended along the full length of the path to Thom St. 	
Path network	<ul style="list-style-type: none"> There is a limited path network in the reserve. It consists of a sand path connecting Thom St and Station Rd and a sand/gravel path from the carpark to the tennis facility. There is also a worn track under the trees along the north eastern side of the reserve. The paths and track are in reasonable to good condition. It was suggested in the consultation process that the path network be extended and a circuit path be considered. This should be provided The Draft Open Space Strategy (DOSS) proposes that primary paths in reserves like Ross Watt Reserve be sealed. The diagonal path and the path from the carpark to the tennis facility, playground and shelter should be considered as primary paths and be sealed. The circuit path should be granitic sand. The DOSS does not stipulate a width for the path. 2m is suggested. This would be sufficient for two prams to pass. 	<p>Widen and seal the diagonal path</p> <p>In line with the DOSS construct a network of sealed and granitic sand paths:</p> <ul style="list-style-type: none"> Along the southern edge of the carpark From the carpark to the tennis facility, shelter, toilets and playground. From the carpark to the tennis pavilion. From the south west corner of the reserve to the diagonal path Along sections of the southern, eastern and western boundaries (to create a circuit path).
Drainage	<ul style="list-style-type: none"> Sections of the reserve are poorly drained. There are two swale drains in the reserve – along the northern edge of the reserve and west of the tennis facility. Some sections of the drains are deep and unsightly. Water also ponds in some sections. The drains need regular maintenance. The proposed tennis facility will need to be adequately drained. Swale drains will be needed along its northern edge. There will need to be connected to the existing open swale drains 	Upgrade drainage in reserve.

Theme	CONSIDERATIONS	Recommendation
Carpark	<ul style="list-style-type: none"> The reserve will get busier as the population of New Gisborne grows, the tennis facility is expanded and the rest of the reserve is enhanced and attracts more people. The carpark will need to be bigger. It could be expanded to the east. The DOSS proposes a gravel surface. 	Extend the carpark to the east Retain the gravel surface.
Playground	<ul style="list-style-type: none"> The playground in the reserve is reasonably large, well spread-out and in good condition. It is fairly basic with only five fabricated pieces and no natural elements. The DOSS proposes that play spaces have a mix of fabricated and natural elements. Some natural elements should be added to the playground. 	Add some natural elements to the playground.
Entry points	<ul style="list-style-type: none"> The formal entry points to the reserve off Station Rd and Thom St are fairly bland and basic. They could be made more attractive and welcoming through better signage and landscaping. 	Enhance the entrances to the reserve through improved signage/landscaping.
Boundary fencing	<ul style="list-style-type: none"> The reserve is surrounded on three sides by timber paling fencing. Some sections of the fence are new and in good condition. Some sections are old, dilapidated and unsightly. Consideration should be given to renewing the older sections of fencing. This would be done in cooperation with the relevant landowners. 	Renew the sections of old dilapidated fencing in cooperation with relevant landowners.
Dog off leash area	<ul style="list-style-type: none"> The dog off leash area in the reserve is a gazetted space where dogs are allowed off leash. It is not limited to this purpose and can be used for other activities. It is not fenced. The area is in the back half of the reserve in a space of around 1.6ha. The proposed tennis facility will take up around 0.8ha. The dog off leash area will be reduced to around 0.4ha. Dog off leash activities are growing in popularity. The dog off leash area should be retained. Suitable facilities – bag dispensers and bins, water bowl and signs – should be provided. A fenced dog park is currently not identified in this location, and is currently not supported due to the loss of accessible public open space. Council's Domestic Animal Management Plan 2021-25, identifies that further work needs to be done to identify suitable locations for the future development of purpose built dog parks. 	Retain the reduced dog off leash space. Provide bag dispensers, bins, water bowl and signage.

Theme	CONSIDERATIONS	Recommendation
Park furniture, shelter, BBQ facility, bike racks, water fountain	<ul style="list-style-type: none"> • There are six items of park furniture in the reserve (tables and benches). They are ageing but in good condition and suitably located near the play area. • More items should be considered – seats around the circuit path, another bench table near the playground. • A shelter/BBQ should also be considered. It will give the reserve a higher profile and complement the other facilities in the reserve. It is consistent with the reserve's classification as a community level, social recreation reserve. • Bike racks and a water fountain should be provided as per the DOSS standard. The reserve will be become a destination venue. Bike racks will encourage people to ride to the reserve. A water fountain will add to the users' experience of the reserve. 	<p>Install seats along the proposed circuit path.</p> <p>Install a bench table near the playground.</p> <p>Erect a BBQ shelter.</p> <p>Install bike racks and water fountain.</p>
BMX humps	<ul style="list-style-type: none"> • There is a basic and rarely used BMX track at Ross Watt Reserve. • Council is undertaking a BMX/Skate Facility Strategy which will make recommendations about whether the facility at Ross Watt Reserve should be retained or removed. • The master plan should retain the facility pending the completion of the Strategy. 	<p>Retain the BMX humps in the reserve pending the completion of the BMX/Skate Strategy.</p>
Toilet facility	<ul style="list-style-type: none"> • The toilet block is ageing but in good condition. It is the only public toilet facility in New Gisborne. • Retaining the toilet block aligns with the Public Toilet Strategy, which identifies that the facility needs refurbishment. • The reserve will be busier as a result of the works proposed in the master plan. The toilet facility will be needed and should be retained. 	<p>Retain and refurbish the toilet block.</p>

7. DESIGN AND COST OF TENNIS FACILITY

7.1 Tennis facility classification and pavilion design

TA's Facility Framework 2020 proposes a 5 tier hierarchy for tennis facilities ranging from national tennis centres with a minimum of 20 courts to local tennis centres with a minimum of 2-4 courts. Under the hierarchy, the tennis venues in MRS would be classified as local (2-7 courts) and medium level facilities (8-11 courts). The characteristics/requirements of local and medium level facilities are described below:

Court requirements (guide only, as preferred court surface type is not outlined):

Local

- Minimum of 2-4 courts with at least 75% of courts based on ITF surface code A (acrylic), F (clay) and H grass (note: not synthetic). 50% of courts must be floodlit to minimum ITF competition standards.

Medium

- Same as local but with a minimum of 8 courts.

Clubhouse and facility requirements:

Local and Medium

- Male and female change rooms and showers.
- Café/kiosk and preferably licensed social facilities.
- Administration office/s.
- Onsite parking near the facility entrance.
- Outdoor shaded social areas suitable for events and social nights.

7.2 Choice of court surfaces

Tennis Australia's Tennis Infrastructure Planning Resource 2018, outlines that providing quality tennis courts is a crucial element of all tennis facilities. To ensure sustainability of a facility, tennis courts should be designed, constructed and maintained to meet the needs and demands of users. The attributes of the various tennis court surfaces are outlined in Table 6.

Table 6 – Attributes of tennis court surfaces

Attribute	Red porous/clay	Synthetic		Acrylic resin
		Classic clay	Grass	
Cost for initial construction per court (not lit)	\$90,000	\$105,000	\$100,000	\$95,000
Cost for replacement once installed	\$20,000	\$28,000	\$24,000	\$12,000
Durability if well maintained	25 years	12 years	12 years	8 years
Maintenance	Need constant watering and bagging. Basic resurfacing and line replacement regularly required \$5,000 per annum per court	Surface needs to be topped up each year. Courts have to be bagged. Not to the same extent as red porous. Moss needs to be removed. \$800 per court per annum	Very little maintenance required. Sand infill needs to be topped up. Moss needs to be removed. \$800 per court per annum	Regular sweeping. Court tends to get hairline cracks which have to be filled or surface recoated. \$900 per court per annum.
Watering	Need constant watering Est. 300kl per year court	Very little water required	Very little water required	No water required
Bounce	Slow and even, if well maintained	Slow and even	Moderate and even	Reasonably quick and even
Player comfort	Very good Cool surface can slide easily.	Very good Cool surface, can slide easily	Good Reasonably soft and cool surface, cannot slide	Moderate Moderately hard and hot surface, cannot slide
Negatives	Surface can blow away in big winds or wash away during heavy rains	Surface can blow away in big winds or wash away in heavy rains (not to the same extent as red porous)	-	-

Factors that influence the choice of court surface other than the initial capital cost are:

- The preference of Club members (i.e., it is not sensible to install less costly courts if the Club loses members because they do not like the surface).

- The emphasis the Club places on skills development.
- The capacity of the Club to finance ongoing maintenance costs.
- Advances in court technologies which make surfaces more durable.
- The capacity to use the courts for non-tennis purposes. Synthetic grass and clay and to a lesser extent acrylic resin are suitable for other sporting activities such as outdoor soccer, hockey, football training etc.

The NGTC have indicated as part of the Master Plan development that their preference is that synthetic grass courts be installed. The Club has experience with this court surface and is satisfied that it will meet the Club's needs.

Tennis Australia's Tennis Infrastructure Planning Resource 2018, does not outline a preferred surface type when developing new tennis facilities but rather outlines that prior to determining the preferred court surface for a facility, it is necessary to consider the following advantages / disadvantages of the surface:

- User group preferences
- Level and type of use (e.g. tournaments)
- Surface performance
- Local weather conditions and environment
- Suitability of ground conditions
- Installation costs / budget constraints
- Ongoing maintenance requirements and costs
- Environmental impacts
- Replacement costs

Further consideration of a preferred surface type with reference to the above should be undertaken in consultation with the Club during the detailed design phase of any future funded new court developments.

8. RESERVE MASTER PLAN

8.1 Consultation on preliminary master plan

A preliminary master plan (see Figure 8, page 42) was developed based on the findings of the research and the outcomes of the key considerations section of this report (Section 7). The key features of the master plan were as follows:

- A redeveloped tennis facility with a pavilion, 4 lit courts and provision made for 4 additional courts.
- An extensive path network which links the entrances and key facilities in the reserve and creates a circuit path around the reserve.
- An expanded and upgraded play space.
- A new picnic shelter with benches and tables.
- Additional seating throughout the Park
- Extended carpark.
- Improve drainage of grassed areas and other sections of the reserve.
- Nominated dog off leash area retained but reduced in size.
- North–south row of Cypress trees removed.
- Additional tree planting.

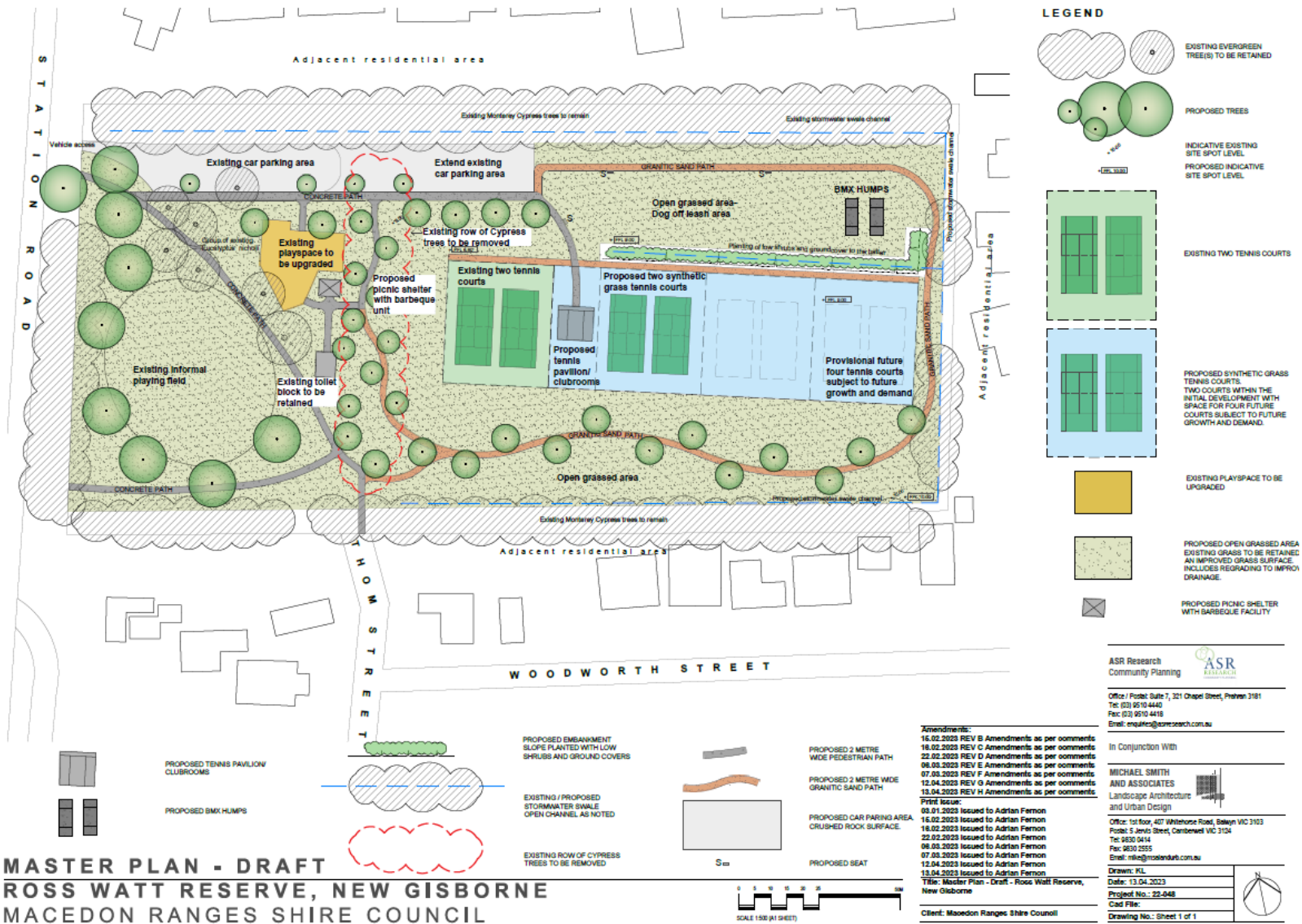
The master plan was publicly exhibited for four weeks from 2 June to 30 June 2023, and the community was invited to comment. Fifteen responses were received from a mix of residents and members of the tennis club. A summary of the comments made in the responses is as follows:

- General agreement on the importance of the reserve and the need for its enhancement.
- Unanimous endorsement of the redevelopment of the tennis facility and creation of the path network
- Strong support for the other features of the master plan.

One respondent proposed that the path network should be lit. This is supported as it will enhance safety. Two respondents suggested that the space nominated as a dog off leash area should be fenced. A fenced dog park is currently not identified in this location, and is currently not supported due to the loss of accessible public open space. Council's Domestic Animal Management Plan 2021-25, identifies that further work needs to be done to identify suitable locations for the future development of purpose built dog parks. The use of this area should be monitored and a fence considered for provision at a later date. One respondent expressed misgivings about the north-south row of Cypress trees being removed, saying that the trees provide shade and a wind break. The master plan proposes that the Cypress trees be replaced with more suitable

trees. These trees will eventually provide shade and a windbreak (although to a lesser extent). They will also enable improved view lines and easier movement through the reserve.

Figure 8 – Ross Watt Reserve Master Plan, Preliminary Draft



8.2 Final master plan

The aim of the master plan is to provide a vision for how the reserve will look and function in the long term. The implementation of the master plan will achieve the following objectives:

- Enhance the appearance of the reserve and make it more attractive, welcoming and accessible.
- Retain the openness and uncluttered nature of the reserve.
- Enhance the reserve’s capacity to be used for tennis, informal play and passive recreation.
- Achieve a suitable balance between the developed and natural areas of the reserve.
- Raise the profile of the reserve.
- Encourage greater use of and community pride in the reserve.

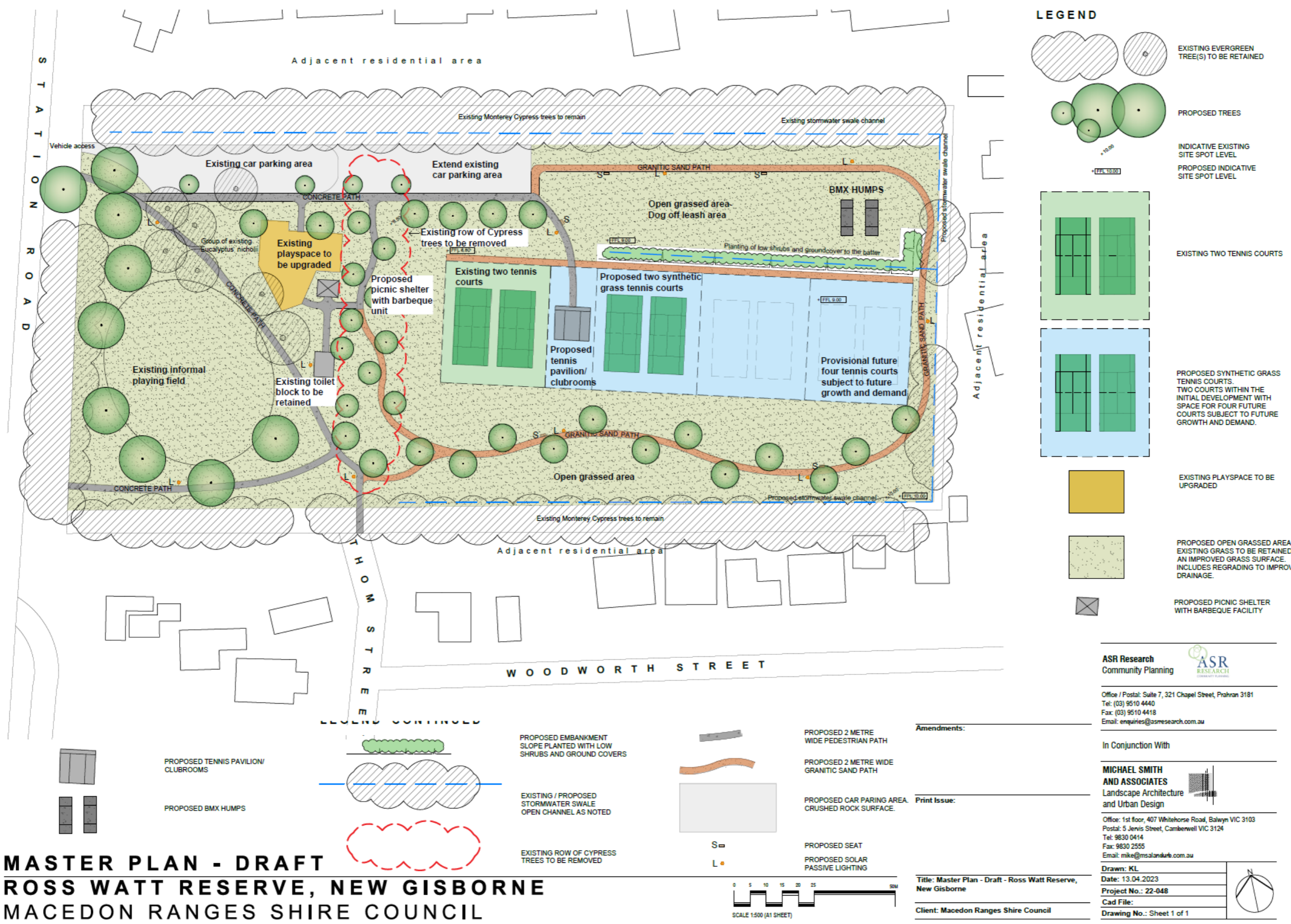
An illustrated plan detailing the key recommended actions is provided in Figure 9 on p45. An action plan listing the preliminary costs and priority for the works is outlined in Table 7. The timelines for works are described as between 1-5. These numbers indicate the relative priorities of the works with 1 being the highest priority. The costings will need to be firmed up through a detailed design phase and/or costing process.

Table 7 – Ross Watt Reserve Master Plan: Action Plan

Action	Estimated construction cost \$	Priority
Nominate Ross Watt Reserve as the location for the tennis facility in New Gisborne.		
Erect lights at Courts 1 and 2	258,000	1
Retain the boundary Cypress trees. Remove the north-south row of Cypress trees that dissect the reserve. Extend the line of Peppermint trees along the full length of the diagonal path.	80,000	1
Retain the dog off leash area. Provide bag dispensers, bins, water bowl and signage.	15,000	1
Construct two new tennis courts to the immediate east of the pavilion. Erect lights over the courts.	440,000	2
Remove existing courts 3 and 4.	15,000	2
Enhance the entrances to the reserve (Station Road and Thom Street) through improved signage and landscaping.	30,000	2

Action	Estimated construction cost \$	Priority
Install water fountain near the playground.	2,000	2
Retain and redevelop into a pump track (pending outcome of the Macedon Ranges Shire Skate and BMX Strategy).	270,000	3
Construct a pavilion to the immediate east of Courts 1 and 2 as per TA/TV standards for local tennis facilities: two change rooms, administration area, amenities, store, social room, kiosk/kitchen, veranda, outdoor area.	900,000	3
Extend the carpark to the east. Retain the gravel surface.	50,000	3
Install seats along the proposed circuit path. Install a bench table near the playground. Erect a BBQ/shelter.	90,000	3
Retain and refurbish the toilet block.	50,000	3
Install bike racks near the tennis pavilion.	5,000	3
Widen and seal the diagonal path that extends from the Station Road carpark entrance to Thom St. Construct a network of sealed and granitic sand paths: - Along the southern edge of the carpark - From the carpark to the tennis facility, proposed shelter, toilets and playground. - From the carpark to the tennis pavilion. - From the south west corner of the reserve to the diagonal path - Along sections of the southern, eastern and northern boundaries (to create a circuit path). Provide solar passive lighting along the path network	220,000	Diagonal path 3 Remainder 4
Add some natural elements to the playground (5 additional pieces).	70,000	4
Make provision for four additional lit courts to the east of the two new courts if required in the future.	880,000	5
Overtime, renew sections of old dilapidated fencing in cooperation with relevant landowners.	40,000	5
TOTAL estimated cost:	3,415,000	

Figure 9 – Ross Watt Reserve, Master Plan



MASTER PLAN - DRAFT
ROSS WATT RESERVE, NEW GISBORNE
MACEDON RANGES SHIRE COUNCIL

LEGEND

- EXISTING EVERGREEN TREE(S) TO BE RETAINED
- PROPOSED TREES
- INDICATIVE EXISTING SITE SPOT LEVEL
- PROPOSED INDICATIVE SITE SPOT LEVEL
- EXISTING TWO TENNIS COURTS
- PROPOSED SYNTHETIC GRASS TENNIS COURTS. TWO COURTS WITH THE INITIAL DEVELOPMENT WITH SPACE FOR FOUR FUTURE COURTS SUBJECT TO FUTURE GROWTH AND DEMAND.
- EXISTING PLAYSPACE TO BE UPGRADED
- PROPOSED OPEN GRASSED AREA EXISTING GRASS TO BE RETAINED AN IMPROVED GRASS SURFACE. INCLUDES REGRADING TO IMPROVE DRAINAGE.
- PROPOSED PICNIC SHELTER WITH BARBEQUE FACILITY

LEGEND CONTINUED

- PROPOSED TENNIS PAVILION/ CLUBROOMS
- PROPOSED BMX HUMPS
- PROPOSED EMBANKMENT SLOPE PLANTED WITH LOW SHRUBS AND GROUND COVERS
- EXISTING / PROPOSED STORMWATER SWALE OPEN CHANNEL AS NOTED
- EXISTING ROW OF CYPRESS TREES TO BE REMOVED
- PROPOSED 2 METRE WIDE PEDESTRIAN PATH
- PROPOSED 2 METRE WIDE GRANITIC SAND PATH
- PROPOSED CAR PAVING AREA. CRUSHED ROCK SURFACE.
- PROPOSED SEAT
- PROPOSED SOLAR PASSIVE LIGHTING

SCALE 1:500 (A1 SHEET)

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 Date: 13.04.2023
 Project No.: 22-048
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 Drawing No.: Sheet 1 of 1

Amendments:

Print Issue:

Title: Master Plan - Draft - Ross Watt Reserve, New Gisborne

Client: Macedon Ranges Shire Council

APPENDICES

Appendix A – Literature Review

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
Macedon Ranges Shire Council documents		
<p>Council Plan 2021-2031 Annual Action Plan 2022-2023</p>	<p>This Plan outlines Council’s vision, themes, strategic objectives and priorities for the period 2021-2031 and its action plan for 2022/23. The material/references contained in the Plan that have relevance for the redevelopment master plan for Ross Watt Reserve are as follows:</p> <p>Themes</p> <ul style="list-style-type: none"> - The Macedon Range’s community is diverse and has a range of needs. Council needs to ensure that that these needs are addressed. Gaps between Council actions and community expectations need to be bridged. - The community prioritises the protection of the natural environment and recreational facilities. <p>Strategic objectives</p> <ul style="list-style-type: none"> - Council will maintain our built environment – including roads, paths, buildings, open space and other assets – in a fiscally, environmentally and socially sustainable way. - Council will provide support for volunteers, community groups and organisations, in recognition of their work in contributing to social connections. <p>Priorities</p> <ul style="list-style-type: none"> - 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. - Protect the natural environment and enhance biodiversity. - Support our community to ensure better access and connection for facilities and services - Assist to improve mental wellbeing within the community. - Finalise the preparation of a new Open Space Strategy and consider implementation into the Macedon Ranges Planning Scheme. 	<p>The master plan should be consistent with and aim to achieve the vision, mission, strategic objective and priorities outlined in the Council Plan.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Consider a suite of environmental upgrades to Council buildings to enhance energy efficiency and environmental performance. - Provide opportunities for the community to experience open space and bushland reserves. - Optimise accessibility and usage of open space and facilities, through a program of development and renewals for open space, playgrounds and sporting infrastructure. - Work in partnership with health, education and community organisations, including sporting clubs and community groups, to enhance opportunities for improved health, and participation in passive and active recreation. 	
<p>Municipal Public Health and Wellbeing Plan 2021-2025</p>	<p>This Plan provides a strategic framework to improve the health and wellbeing of the Macedon Ranges Community. The material/references contained in the Plan that have relevance for the redevelopment master plan for Ross Watt Reserve are as follows:</p> <p>Key Priorities</p> <ul style="list-style-type: none"> - Mental health and wellbeing. - Social connection and inclusion. - Healthy eating and physical activity. <p>Key Goals</p> <ul style="list-style-type: none"> - An environment that supports people to eat well and be physically active. <p>Strategic Objectives</p> <ul style="list-style-type: none"> - Support mental wellbeing in the workplace and in the community. - Coordinate and promote accessible and inclusive services, activities and events. - Create supportive environments for physical activity. <p>Actions</p> <ul style="list-style-type: none"> - Continue to facilitate access to nature for all population groups in Council reserves and through Council’s engagement programs. - Help sporting groups and clubs to be accessible and inclusive for people with disability. 	<p>The master plan should aim to achieve the key goals and actions outlined in the Municipal Public Health and Wellbeing Plan that relate to Ross Watt Reserve; these being universal access, provision of accessible carparks, improved provision of public toilets.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Invest in infrastructure that provides low-cost activity options that can be used by all members of the community. - Create sporting and physical activity options with clubs and sporting organisations. - Work with partner agencies, from libraries to sporting clubs, to encourage people to increase physical activity levels. - Maintain open space and parks that can be used by all members of the community. - Continue to facilitate provision and maintenance of accessible carparks in key destinations Continue to improve continuous accessible paths of travel to key destinations, such as recreation and community facilities, through the funding of the Footpath Construction Program. - Deliver Stage 1 of the Macedon Ranges Regional Sports Precinct project and continue advocacy for funding towards future stage delivery. - Prepare a new Public Toilet Strategy. 	
<p>Sport and Active Recreation Strategy 2018-2028</p>	<p>This Strategy outlines Council’s key objectives for sport and recreation and the actions it will take to achieve these objectives. The sections of the Strategy that have relevance to Ross Watt Reserve are as follows:</p> <p>Objectives</p> <ul style="list-style-type: none"> - Increase participation in sport and physical activities in the Shire. - Support partnerships to deliver sustainable asset management and participation outcomes. - Provide recreational facilities that meet the changing needs of residents, including activation of open space through programming and design. - Promote the benefits of sport, recreation and physical activity participation. - Support an appropriate range of places, settings and built facilities that facilitate sport and recreation in the Shire. <p>Guiding principles</p> <ul style="list-style-type: none"> - All residents should have access to an appropriate range of sport, active recreation and physical activity participation. 	<p>The master plan should be consistent with the principles outlined in the Recreation Strategy and aim to achieve the objectives and implement the key actions of the Strategy; these being:</p> <ul style="list-style-type: none"> - Promoting the shared use of facilities. - Where feasible, improving the capacity of and renewing existing facilities before developing new facilities. - Giving priority to servicing local recreation needs. - Considering redevelopment options for NGTC.

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - All new (or redeveloped) active recreation and sport facilities and infrastructure will consider opportunities to incorporate Universal Design and Female Friendly Sport Infrastructure principles. - Council will strive for an equitable allocation of resources that promotes inclusiveness and reflects community needs. - Council will support opportunities for participation in physical activities for individuals and groups across all age groups and life stages, i.e., children, adults and seniors. - Council supports the provision of an appropriate range of facilities and participation opportunities that recognises different standards may be required to support different levels of participation and/or catchments. - The standard, scale and scope of facilities will primarily focus on servicing local Shire residents. - All communities will have access to a range of local informal physical activity participation opportunities appropriate to individual settings. - Council encourages and supports the development of sustainable sport and active recreation facilities. - The provision of open space settings (particularly active/formal sports reserves) and facilities shall maximise opportunities for shared use. - Re tennis, the emphasis is on improving existing facilities in order to maximise usage opportunities, including court resurfacing and lighting, rather than additional court provision. - With the exception of Riddells Creek, no additional/new tennis courts are required. Establish a tennis court improvement program to upgrade/renew court surfaces, surrounds and increase lighting provision. <p>Actions</p> <ul style="list-style-type: none"> - Place an emphasis on improving existing facilities in order to maximise usage opportunities, including court resurfacing and lighting, rather than additional court provision. - Establish a tennis court improvement program to upgrade/renew court surfaces, surrounds and increase lighting provision. 	

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Support upgrade/resurfacing at Gisborne Tennis Club (Dixon Field) as required. Also support lighting provision to the final 2 courts (i.e., all 8 courts to be lit). - Support resurfacing and lighting to 4 existing tennis courts in Kyneton – moving to total provision of 8 lit courts. - Support provision of three new lit tennis courts with consideration for multi-purpose use (stage 2) in Riddells Creek in line with the existing site Master Plan. - In consultation with the New Gisborne Tennis Club and Tennis Victoria, consider future options – current site or opportunities to relocate/replace the existing four tennis courts at Ross Watt Reserve to the proposed new Sports Precinct (ovals) in New Gisborne in the long-term (i.e., consider as part of the Master Plan design for this site), including shared use of proposed pavilion facilities. - Review the 2009-2014 Playground Strategy in order to develop a new Shire-wide Play Space Plan to guide improvement priorities, including a greater focus on nature play, social gathering and sites that can cater for multiple age groups, including the needs of parents/guardians. 	
<p>Walking and Cycling Strategy 2014-2024</p>	<p>This Strategy contains a plan for increasing walking and cycling opportunities in the Shire and promote healthy active lifestyles from 2014–2024. The Strategy indicates that Council is committed to:</p> <ul style="list-style-type: none"> - Progressively improving provision of walking and cycling environments. - Investigating opportunities to maximise participation in walking and cycling. - Implementing improvement initiatives that reflect community needs and organisational capacity. <p>The Strategy does not contain any references that relate to Ross Watt Reserve. However, it does contain provision and design standards for paths and park infrastructure that should inform the Ross Watt Reserve Redevelopment Master Plan.</p>	<p>The master plan should consider providing suitable facilities for walking and cycling.</p>
<p>Environment Strategy 2021</p>	<p>This Strategy outlines the actions Council will take to conserve, protect and enhance the local natural environment. The actions that have relevance to Ross Watt Master Plan are as follows:</p>	<p>The master plan should assess the environmental values of the reserve and, if present, protect these values.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Develop a Leased Buildings Emissions Reduction Plan for Council owned, leased facilities which do not form part of Council's emissions profile. - Develop an Urban Cooling Strategy that establishes targets for canopy cover and public plantings and which identifies actions to ensure appropriate protections are in place for significant trees across the Shire. - Maintain and upgrade existing water sensitive urban design assets to ensure they are functioning as intended. 	<p>The master plan should contain actions which contribute to urban cooling or not cause urban heating.</p>
<p>Biodiversity Strategy 2018</p>	<p>This Strategy outlines the actions Council will take to conserve, protect and enhance biodiversity values across the Shire. There are no specific actions relating to Ross Watt Reserve.</p>	<p>The master plan should assess the need for more vegetation in the reserve and make proviso for more native vegetation if required.</p>
<p>Domestic Animal Management Plan 2021-2025</p>	<p>This Plan provides a framework for the planning, development, and evaluation of animal management services and programs delivered by Macedon Ranges Shire Council. The Plan contains the following references that have implications for the Ross Watt Reserve redevelopment master plan:</p> <p>Principles</p> <ul style="list-style-type: none"> - Council recognises the physical, mental and social benefits that pets bring. - Council balances the needs of pets, pet owners and those who don't own pets <p>Actions</p> <ul style="list-style-type: none"> - Review and improve community signage for on leash, off leash, and effective control requirements. - Improve provisions for dogs in Council open spaces - Improve existing designated fenced off leash areas. - Explore opportunities to build purpose built dedicated dog parks. 	<p>The master plan should include relevant actions related to signage. It also should consider the concept of a providing a fenced in dog area.</p>
<p>Public Toilet & Barbecue Strategy 2022</p>	<p>The Strategy outlines a plan for the future provision of public toilet and BBQ facilities in the Shire. The Strategy contains the following references that have relevance to Ross Watt Reserve:</p> <p>Principles:</p> <ul style="list-style-type: none"> - The provision of facilities is based on fair and equitable access to public toilets and barbecues for community benefit and tourism. 	<p>The master plan should assess the condition of the public toilet block and, if required, make recommendations about its refurbishment.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - The provision of facilities will be prioritised on Council owned/ and or managed land - The provision of facilities will be prioritised at ‘community’ and ‘destination’ level open space as determined by The Open Space Strategy discussed in this Strategy. - The design of facilities and their locations is guided by the principles and design guidelines outlined in the PTBS. - Council will strive for excellence when it comes to access and safety of facilities, particularly for public toilets. - Council will aim to transition the provision of unisex/ gender neutral facilities - Council will aim to increase compliance with DDA and AS1428 across facilities over time with priority given to facilities with high usage. <p>Audit of facilities:</p> <ul style="list-style-type: none"> - Toilet facility at Ross Watt Reserve is rated as being ‘average’ and in need of refurbishment - It does not outline the works required but they should be consistent with the principles outlined above. 	
<p>Disability Action Plan 2021-2025</p>	<p>This Plan outlines Council’s goals and strategic objectives with respect to improving opportunities for people with disabilities to participate in community life. The Plan contains the following commitments that have relevance to Ross Watt Reserve:</p> <ul style="list-style-type: none"> - Make sure new buildings are accessible. - Make more accessible carparks. - Make good and accessible footpaths in places where people need them. 	<p>The master plan should consider opportunities to make the reserve more physically accessible.</p>
<p>Elevate - Youth Strategy 2018-2028</p>	<p>This Strategy outlines how Council will work with young people, parents, schools, workplaces, service providers and other levels of government to raise up young people. The Strategy contains the following references that have relevance to Ross Watt Reserve.</p> <p>Priority areas:</p> <ul style="list-style-type: none"> - Improve mental health. - Promote the natural environment. 	<p>The master plan should assess how the Reserve can be redeveloped to provide more recreation opportunities for young people.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Improve the built environment. <p>Key actions:</p> <ul style="list-style-type: none"> - Support implementation of Macedon Ranges Shire Council Leisure Strategy. - Promote active living among young people. 	
<p>Participate - Positive Ageing Strategy 2020-2025</p>	<p>This document outlines the actions Council will take to help residents age healthily, with dignity and as part of the community. The actions that have relevance to the Ross Watt Recreation Reserve Master Plan are as follow:</p> <ul style="list-style-type: none"> - Support local groups and organisations to increase opportunities for social connections and participation. - Review assets by auditing compliance with accessibility requirements (including age and dementia friendliness) and seek to address gaps identified in audit. - Use accessible design standards for new/upgraded signage in Council owned and managed facilities and at Council sponsored events. - Improve accessible parking in key locations. - Include in improvements to parks and public spaces accessibility considerations for older people, including exploring age and dementia-friendly modifications to these spaces such as reducing trip hazards, improving wayfinding cues. - Ensure that planning for all aspects of the built environment addresses accessibility issues for people of all abilities and includes seating and public toilets. 	<p>The master plan should assess how the reserve can be redeveloped to be more accessible and welcoming of and provide more recreation opportunities for older people.</p>
<p>New Gisborne Development Plan 2015</p>	<p>This Plan sets out the broad framework for the development of a new growth area to the west of Station Rd, New Gisborne. The feature of the plan are as follow:</p> <ul style="list-style-type: none"> - Developable area of 56ha. Net developable area of 39ha. - 7ha of open space – 1.2ha for a small park one the southern tip of the development area. 5.7ha encumbered land for drainage. - 27ha of net developable residential land yielding around 350 dwellings. 	<p>The master plan should examine the role that Ross Watt Reserve can play in satisfying the open space needs of the New Gisborne Development Plan area.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
<p>Macedon Ranges Regional Sports Precinct Master Plan Dixon Field Redevelopment Master Plan 2022</p>	<p>The master plan for the Macedon Ranges Regional Sports Precinct located in Gisborne makes provision for eight dedicated tennis courts, two multi-lined tennis/netball courts and a central pavilion which would cater for two playing fields and the tennis facility. No timeline has been set for the construction of the courts and pavilion.</p> <p>The master plan for Dixon Field in Gisborne makes provision for the renewal of four of the existing eight courts and the provision of four new courts and a shared croquet/tennis pavilion. The master plan indicates that the provision of the four new courts would be dependent upon no net increase in the number of club competition courts in the Gisborne area (i.e., relocation of courts)</p>	<p>The master plan should examine the issue of whether the NGTC facility should be upgraded and additional facilities provided.</p>
<p>MRS Open Space Strategy (draft) 2022</p>	<p>This Strategy provides a classification system and standards for open space in MRS and an audit of open space by local area. Ross Watt Reserve is classed as a community level, social recreation reserve. The Strategy prescribes a set of standards for the elements that should be considered for provision in a social recreation – from signs through to park furniture.</p>	<p>The master plan should contain an audit of Ross Watt Reserve against the relevant standards prescribed in the Open Space Strategy.</p>
<p>New Gisborne Tennis Club (NGTC) Documents</p>		
<p>New Gisborne TC Staged Development Master Plan, Rev 18/1/2022</p>	<p>This Document contains the Club’s staged redevelopment proposal for the tennis facility at Ross Watt Reserve. The Document states that a recent condition audit of the tennis facility found the following issues/problems:</p> <ul style="list-style-type: none"> - Worn court surfaces with Courts 3 and 4 noted as being well past the useful life. - Seam separation in several areas. - Trip hazard on Court 4. - Drainage issues with Courts 3 and 4. - Drainage swale that runs along the north end of Courts 3 and 4 holds water and is further exacerbating the drainage issues. - Large cypress trees to the north of Courts 3 and 4 create overshadowing and drop substantial amounts of pine needle debris onto the - Playing surface has a number of undulations which collect moisture and silt/dirt leading to a slippery playing surface, particularly in winter. 	<p>The master plan should consider the feasibility of implementing the Club’s redevelopment proposal for the tennis facility at the reserve.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> - Concerns raised about the structural integrity of several light towers on Courts 3 and 4. <p>The Document states that Courts 3 and 4 are unplayable. This is severely curtailing the Club’s activities as 3 and 4 are the lit courts.</p> <p>The Document is proposing a five part redevelopment plan:</p> <ul style="list-style-type: none"> - New light towers for Courts 1 and 2. Timing: Urgent, 0-1 year. Est. cost \$450-550k - Stage 1: New 2-court enclosure, close Courts 3 and 4. Timing Urgent, 1-2 years. Est. cost \$450-550k - Stage 2a: Renew/reconstruct Courts 1 and 2 in existing location. Timing 2-3 years. Est. cost \$350-450k - Stage 2b: New clubhouse. Combine with Stage 2a (preferred) or separate project. Est. cost \$150-250k - Stage 3: Further option to extend courts to the east. Timing: Longer term. Est. cost \$450-550k 	
<p>Tennis Australia/Victoria Documents</p>		
<p>National Facilities Framework: Tennis Australia 2020</p>	<p>This document outlines TA’s facility framework. The framework proposes a 5 tier hierarchy for tennis facilities in Australia ranging from national tennis centres with a minimum of 20 courts to local tennis centres with a minimum of 2-4 courts. The framework describes the court, clubhouse, management, administration and catchment population requirements for each level of the hierarchy.</p> <p>Under the hierarchy, the tennis venues in MRS would be classified as local (2-7 courts) and medium level facilities (8-11 courts). The characteristics/requirements of local and medium level facilities are described below:</p> <p>Court requirements (guide only):</p> <p>Local</p> <ul style="list-style-type: none"> • Minimum of 2-4 courts with at 75% of courts based on ITF surface code A (acrylic), F (clay) and H grass (note: not synthetic). 50% of courts must be floodlit to minimum ITF competition standards. <p>Medium</p>	<p>The tennis facility guidelines/standards should be considered when framing recommendations about the redevelopment of the tennis facility at the reserve.</p>

Documents	Purpose/relevance	Implications for Ross Watt Reserve Master Plan
	<ul style="list-style-type: none"> • Same as local but with a minimum of 8 courts. <p>Clubhouse and facility requirements: Local and Medium</p> <ul style="list-style-type: none"> • Male and female change rooms and showers. • Café/kiosk and preferably licensed social facilities. • Administration office/s. • Onsite parking in close proximity to facility entrance. • Outdoor shaded social areas suitable for events and social nights. 	
<p>Tennis Facility Planning Guide: Tennis Victoria 2010</p>	<p>This document provides a guide for developing public tennis facilities. It identifies key planning stages, facility provision principles and potential funding sources. It contains a facility development checklist and an assessment tool for court surface type selection.</p>	<p>The tennis facility guidelines should be considered when framing recommendations about the redevelopment of the tennis facility at the reserve.</p>