

Draft Pearcedale Reserve Master Plan



Version: 1.0

Date: November 2020

Responsible Department: City & Asset Planning

1. Purpose

To outline the proposed future works for the Pearcedale Recreation Reserve Master Plan.

2. Definitions

Council	means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989
Councillors	means the individuals holding the office of a member of Casey City Council
Council officer	means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

3. Scope

The master plan relates to the recommended improvement works for Pearcedale Recreation Reserve. The recommended works will be guided by Council's Leisure Facilities and Development Plan Policy (LFDP) and Open Space Strategy, and realised through Council's Capital Works Program and a range of other funding sources.

4. Context

Pearcedale Recreation Reserve is an 8.16 hectare site located at 710 – 720 Baxter-Tooradin Road, Pearcedale VIC 3912. The reserve is Council owned and comprises sporting facilities classified as District level for Australian Rules football, cricket, netball and tennis, in accordance with the LFDP. The reserve abuts the Pearcedale Primary School, and is the main sporting and recreation reserve servicing the Pearcedale township and surrounds.

The reserve includes:

- two football/ cricket ovals with sports lighting and player/ coach shelters
- two undersized netball courts with sports lighting
- six tennis courts, four with sports lighting
- cricket practice nets (3 lanes)
- main reserve pavilion with a social room (Oval 1)
- pavilion with changerooms (Oval 2)
- netball pavilion
- tennis clubrooms
- community centre (managed by a committee of management)
- skate park
- pump track
- small playground
- car parking
- seating
- a telecommunications tower
- trees and landscaping

The reserve is occupied by the following community groups and clubs:

- Pearcedale Community Centre Committee of Management
- Pearcedale Football Netball Club
- Pearcedale Baxter Junior Football Club
- Pearcedale Auskick
- Pearcedale Cricket Club
- Pearcedale Tennis Club

The Pearcedale Primary School regularly uses the oval and tennis courts for student classes, and Council has approved the use of the reserve road for student drop-off and pick-up.

5. Community Engagement

As shown in the table below, community and stakeholder feedback have supported the development of the Master Plan.

Project Phase	Engagement Method
Master Plan research and needs confirmation	<p>In November 2019, a workshop was held with Council staff.</p> <p>In December 2019, meetings were conducted with the reserve tenant clubs, the Pearcedale Community Centre CoM, and the Principal of the Pearcedale Primary School.</p> <p>In February and March 2020, a resident survey was available online via 'Casey Conversations' - 90 completed surveys were received, and the information collected helped inform the master plan. A community drop-in session was planned to be held in late March, however, had to be cancelled due to the coronavirus pandemic.</p>
Master Plan development	In September 2020, online meetings were conducted with all reserve tenant groups to receive feedback on a preliminary concept plan.

The key items requiring consideration in the Master Plan included:

- Provision of two compliant netball courts
- Lack of female change facilities for netballers and female footballers
- Opportunity to redevelop the Oval 1 pavilion to facilitate broader community use
- Assessment of facilities against the LFDP and other facility standards endorsed by relevant sport peak bodies
- Enhance the landscape amenity of the reserve, and passive/ informal recreation opportunities

6. Plan

The recommended works are for implementation over a 20-year timeframe and delivery of projects will be subject to funding in Council's Capital Works Program. A range of funding sources will be sought including rates and grants through external agencies.

The recommended works are presented visually in Appendix A. Indicative costings applicable at November 2020 are included in the following table, and the total estimated cost for implementation of all projects is \$8,443,000.

Id	Works	Description	Indicative Timeframe*	Indicative Costs
1	Pearcedale Community Centre	No change	-	-
2	Skate park	Expand street-style skating area	Short	\$150,000
3	New social recreation space	New District level playspace, a shelter, BBQ, and picnic tables, and associated landscaping/ bushland works	Medium	\$550,000
4	Outdoor fitness equipment	Consider this site to incorporate a pod of outdoor fitness equipment (two site options)	Medium	\$150,000
5	Tree replacement	Remove the existing Monterey pines and replace with mature evergreen trees	Short	\$75,000
6	Netball court redevelopment	Two new netball courts, with floodlighting (100lux), player shelters, and fencing (2m high on east side with double-gate for maintenance vehicles, 1m along south side, and retain existing fence on west and north sides)	Short	\$350,000
7	Netball spectator shelter	Extend the pavilion verandah out to the court run-off, and beyond the north and south sides of the pavilion, to increase spectator shelter	Medium	\$150,000
8	New reserve entrance	New 2-way reserve entrance (approx. 50m) required with netball court redevelopment, include a 2m sealed path	Short	\$200,000
9	Reserve exit	Downgraded to exit only, install signage	Short	\$3,000
10	New car park	When Monterey pines reach the end of their lives, remove the trees and install a new car park with 20 spaces (incorporate WSUD design)	Long	\$150,000
11 12 13	Seal reserve road	Realign and seal oval road (approx. 280m length), install a school drop-off zone (5 spaces), install speed humps/ pedestrian crossings, and car park linemarking (incorporate WSUD design) Construct a 1.5m wide sealed oval perimeter path (approx. 400m length), with occasional bench seat	Medium Medium	\$350,000 \$90,000
14	Memorial seats	Relocate the two memorial seats and plant two mature trees	Medium	\$5,000
15	Upgrade Oval 1	Install drainage network, floodlights to training standard (100 lux), and protective fencing behind each goal	Short	\$650,000

Id	Works	Description	Indicative Timeframe*	Indicative Costs
16	New car park	New sealed car park (Oval 1 and Oval 2) incorporating vehicle turnaround, drop-off zone (4 spaces), link to one-way reserve road, car park linemarking, and tree planting (incorporate WSUD design)	Short	\$300,000
17	Oval 1 Pavilion	New community pavilion, incorporating 2 football/ cricket change rooms, 2 female change rooms (shared football/ netball), 2 umpires/ referees, community/ social space, canteen/ kitchen, bar, storage (approx 800sqm)	Short	\$3,200,000
18	Spectator terrace	New spectator terraces Oval 1 (with partial shelter) and Oval 2	Medium	\$350,000
19	Cricket nets	New enclosed cricket practice nets (4 lanes) with store and power bollard	Short	\$400,000
20	Downgrade reserve road	Reduce to 3m one-way road/ path with removable bollards installed at the southern end car park	Short	\$35,000
21	Oval 2 Pavilion	Extend verandah	Medium	\$150,000
22	New multipurpose area	Reinstate area to grass following demolition of existing pavilion, install fence seating, and new public art feature (\$32,000)	Medium	\$120,000
23	Upgrade Oval 2	Upgrade floodlights to training standard (100 lux)	Medium	\$400,000
25	Development feature area	Remove the Monterey pines west of the tennis courts, and install a boardwalk across the low-lying water detention area	Short	\$125,000
		Investigate feasibility of developing a bio-retention system	Long	\$50,000
26	Upgrade tennis courts	Renew the surfaces of courts 1 – 4	Medium	\$75,000
27	Tennis court lighting	Install floodlights to community competition standard (350 lux) on courts 5 & 6	Long	\$175,000
-	New path (all areas of the reserve except east side of oval which is allowed for in No.s 11, 12, 13)	Construct a 1.5m sealed reserve path network (approx. 850m length) with occasional bench seating	Medium	\$180,000
-	Tree planting	Allowance for semi-mature tree planting, where not previously specified (approx. 25 @ \$300, plus planting)	Short	\$10,000

* Short 1 – 5 years
Medium 6 – 10 years
Long 11 – 20 years

7. Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to the document. Where an update does not materially alter the document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department and a minor update to legislation which does not have a material impact. However, any change or update which materially alters the document must be by resolution of Council.

8. Review

This document will be reviewed every four years.

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at <https://www.casey.vic.gov.au/policies-strategies> to ensure that you have the current version. Alternatively, you may contact Customer Service on (03) 9705 5200.



LEGEND

- New Native Tree Planting
- Path Network (with distance markers)
- Reserve Boundary

- 1 Pearcedale Community Centre to continue to be a venue available for hire
- 2 Expand the street-style skating area
- 3 New social recreation space including playspace, a shelter, a BBQ and picnic tables
- 4 Potential location for an outdoor fitness pod
- 5 Remove existing Monterey pines along the road, and replace with evergreen trees (pending VicRoads approval)
- 6 2 new compliant netball courts with training standard floodlighting (100 lux) and 2 player shelters, and install low chain mesh fence along southern boundary
- 7 Install a veranda across and beyond the front of the pavilion and extend outwards to the commencement of the court runoff
- 8 New 2-way reserve entrance (pending VicRoads approval), with a path
- 9 Downgraded to one way exit only
- 10 When Monterey pines reach the end of their life and have to be removed, consider using the space for a new car park (20 spaces)
- 11 Realign the reserve road and install a school drop-off zone (5 cars)
- 12 Seal the reserve road and carparking (80 spaces), including kerb and channel to resolve oval flooding, and install speed humps (or similar)
- 13 Pedestrian crossing and oval entrance
- 14 Relocate the two memorial seats to the oval edge under trees, using WSUD to irrigate the trees
- 15 Oval 1 upgrades: install drainage network, floodlights to training standard (100 lux), and protective fencing behind each goal
- 16 New car park (75 spaces) incorporating vehicle turnaround to facilitate sport and school drop-off and pick-up, using WSUD to irrigate the trees
- 17 New community pavilion divided by breezeway. North End: change rooms, storage, public toilets. South End: function room, meeting rooms and kitchen canteen
- 18 New spectator terraces with bench seating attached to the top of the first terrace
- 19 New enclosed cricket practice nets (4 lanes) with store
- 20 Downgrade existing road to a single lane, one way road only, with removable bollards at the southern end to create a shared pedestrian priority path
- 21 Extend the veranda
- 22 New multipurpose area, with bench seating along the fence and a new public art installation integrated with the community function room
- 23 Upgrade Oval 2 floodlights to training standard (100 lux)
- 24 Use unsealed road for this section of perimeter path
- 25 Remove the Monterey pines west of the tennis courts, and install a raised path boardwalk across the water detention area. Investigate feasibility of developing the area into a bio-retention system
- 26 Renew court surfaces and floodlights of courts 1-4
- 27 Install floodlights to community competition standard (350 lux) to courts 5&6



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