

Draft Edwin Flack Reserve Master Plan



Version: 1.0

Date: November 2020

Responsible Department: City & Asset Planning

1. Purpose

To outline the proposed future works for the Edwin Flack 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 Edwin Flack Reserve. The recommended works will be guided by Council's Leisure Facilities and Development Plan Policy and Open Space Strategy, and realised through Council's Capital Works Program and a range of other funding sources.

4. Context

Edwin Flack Reserve is a 12.64 hectare site located at 79-93 Manuka Road, Berwick VIC 3806. The reserve is Council owned and comprises of a range sporting facilities with varying classifications in accordance with the LFDP. The reserve has a significant interface along its southern boundary with the Berwick Secondary College.

Regional/ District Level Lawn Bowls facility:

- four bowling greens (2 grass / 2 synthetic surface, 3 greens with sports lighting)
- one clubroom

Municipal Athletics facility:

- 8 lane synthetic athletics track with sports lighting
- Separate 8 lane 100m grass track
- one pavilion (shared with netball)
- two storage sheds

Municipal Hockey facility (Joint Use with school):

- synthetic hockey field with sports lighting
- one pavilion

District Level Netball facility:

- two netball courts with sports lighting
- two player shelters
- one pavilion (shared with athletics)

Note: a new netball pavilion and warm-up court are funded for construction in the 2020/21 capital budget

District Level AFL/ Cricket facility:

- one football/ cricket oval with sports lighting and player/ coach shelters
- change pavilion and canteen (JE Hower Pavilion)
- social rooms (Berwick Football Club)
- an electronic scoreboard
- a scorers/ scoreboard operating box

Berwick Leisure Centre (Joint Use)

- one indoor sports court
- two multipurpose rooms
- one kindagym room
- commercial kitchen
- two sets of male and female amenities

General

- concrete blocks with Olympic plaques arranged around the oval
- large sealed car park
- playground (in adjoining Howell Drive Reserve)
- limited path network
- fencing around all sporting facilities
- trees and landscaping

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

- Berwick Bowling Club
- Berwick Football Club
- Berwick Netball Club
- Casey Cannons Hockey Club
- Berwick Little Athletics
- TXR Running Club
- Berwick Cricket Club (not based at the reserve)
- Berwick Junior Football Club (not based at the reserve)
- YMCA (manage the Berwick Leisure Centre on behalf of Council)

The Berwick Secondary College has a longstanding joint agreement for use of the Berwick Leisure Centre during school hours during the term period, and regularly use all outdoor sporting facilities. Council has approved the use of the reserve car park for staff parking and 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, in-person meetings were conducted with all sporting clubs that use the reserve, and with the YMCA and the Principal of the Berwick Secondary College.</p> <p>In February and March 2020, a resident survey was available online via 'Casey Conversations' - 137 completed surveys</p>

Project Phase	Engagement Method
	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.
Master Plan development	In August 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:

- Incorporating improvement projects that were successful in receiving Federal Government funding as part of election commitments: new netball pavilion, canteen extension in the JE Hower Pavilion, and oval floodlighting upgrade
- Long-term solution to the form of celebration of the Olympic Games within the reserve
- Opportunity to redevelop the pavilion currently jointly used by the athletics and netball clubs, following the relocation of the netball club into its own pavilion
- Assessment of facilities against the LFDP and other facility standards endorsed by relevant sport peak bodies
- Improving the traffic flow and car parking onsite
- Enhancing the landscape amenity of the reserve, and passive/ informal recreation opportunities, including an integrated path network throughout the reserve.

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 \$4,765,000 (excludes projects noted as the responsibility of the Berwick Bowling Club and the Berwick Secondary College).

Id	Works	Description	Indicative Timeframe*	Indicative Costs
Lawn Bowls				
1	Clubrooms	Future extension to service corporate and social bowls, comprises bar and indoor/ outdoor viewing area	Long	\$450,000 (funding by club)
2	Cover one bowling green	To give surety service corporate and social bowls	Short	\$1,000,000 (funding by club)
3	New compost enclosure	Three-sided concrete enclosure	Medium	\$75,000 (funding by club)
			Sub-Total	\$1,525,000
Football/ Cricket Oval				
4	New low-level fence	New low level fence (post & rail, approx. 350m length) to prevent vehicles accessing open space area, and for pedestrian safety along embankment	Short	\$70,000

Id	Works	Description	Indicative Timeframe*	Indicative Costs
5	Close vehicle access	Cease vehicle access, return gravel road to grass, and plant 4 – 5 trees (outside of timekeepers view to oval), seal the section in front of the Social Room	Medium	\$85,000
6	Drop-off zone	Install a roundabout and drop-off bays for 4 cars, re-align road, and construct sealed path linkages and speed hump	Long	\$75,000
7	Renew main entrance	Refresh main entrance, and include list of sporting clubs	Medium	\$35,000
8	New bin enclosure	New lockable bin enclosure (chain-mesh with screen) in alcove behind Social Room to service football and cricket	Short	\$25,000
9	Compliant pedestrian access into Social Room	Construct vehicle turnaround (cease vehicle access beyond this point), install a ramp access to pavilion entrance, construct new stairs, and extend the terrace seating	Short	\$350,000
10	Covered spectator seating	Extend the Social Room verandah to cover the terracing	Medium	\$350,000
11	Canteen extension	Project in progress	-	-
	Emergency and service vehicle access	Construct a 3.0m wide sealed path to relevant vehicle standard for ambulance and service vehicle access to the JE Hower Pavilion (approx. 60m length)	Short	\$20,000
12	Upgrade oval	Redevelop the oval, including re-shaping, new drainage and irrigation, sand profile, and new perimeter fence, and player benches Upgrade the floodlighting to 150 lux	Long Short	\$400,000 In progress
20	Seal road and install oval perimeter path	Seal oval road (approx. 315m length), install speed humps, car park linemarking Construct a 1.5m wide sealed oval perimeter path (approx. 400m length), with occasional bench seating	Long Long	\$400,000 \$100,000
			Sub-Total	\$1,910,000
Netball				
14	New playground	Local playspace with seats	Short	\$150,000
15	New netball pavilion and warm-up court	Project in progress	-	-
16	Vehicle access	Relocated maintenance vehicle access to netball court enclosure	Short	\$25,000
17	New bin enclosure	New lockable bin enclosure (chain-mesh with screen) to service athletics and netball	Short	\$25,000
			Sub-Total	\$200,000
Berwick Leisure Centre Precinct				
21	Reserve exit	Modify reserve egress to be exit only	Short	\$10,000

Id	Works	Description	Indicative Timeframe*	Indicative Costs
22	Close the existing drop-off road	Remove road and return to grass, and investigate options to activate the open space area (budget includes an allowance for some infrastructure)	Medium	\$200,000
23	Future of Berwick Leisure Centre	Undertake a study to determine future options for use and upgrade of the Centre (budget is for study only)	Short	\$40,000
			Sub-Total	\$250,000
Hockey				
26	Pitch infrastructure upgrades/ renewal projects	Replace the perimeter fence Install a new scoreboard Renew floodlighting with LED (assumes poles can be re-used)	Medium Short Long	\$50,000 \$45,000 \$200,000
28	New access for maintenance vehicles	If stadium expansion occurs, new access for hockey pitch maintenance vehicles is required from the pitch fence to the existing athletics track vehicle entry, and constructed to relevant vehicle standard (approx. 60m length)	Long	\$20,000
			Sub-Total	\$315,000
Athletics				
29	Reconfigure entrance to create Olympic Walk	Retrieve all Olympic plaques from the oval area, remove concrete blocks, and set plaques into a new display feature along the athletics track entry path	Medium	\$150,000
30	Athletic pavilion upgrade	Reconfigure the pavilion to extend the canteen, public toilets, office area, and equipment storage by utilising the former netball room	Short	\$500,000
31	New shelter	Install a shelter over some of the existing terrace seating	Short	\$150,000
32	New sheltered terrace seating	New spectator terrace seating along the front straight, with shelter	Short	\$365,000
33	New athletics store	Project completed 2020	-	-
34	New low-level fence around western circle	New low level fence (1,000mm chain-mesh, approx. 70m length) with double gate for vehicle access to separate path users from the athletics	Short	\$10,000
			Sub-Total	\$1,175,000
Landscape				
27	New path (from Howell Drive)	If stadium expansion occurs, new 2.5m pedestrian path is required (approx. 100m length), which will align with shared vehicle/ pedestrian path (see No. 28)	Long	\$40,000
35	Stormwater harvesting	Following the review of the capacity of the existing stormwater harvesting system, implement recommendations as required (allowance only)	Short	\$400,000

Id	Works	Description	Indicative Timeframe*	Indicative Costs
36	Upgrade playspace	Renew playground New pod of outdoor fitness equipment	Short	\$150,000 \$150,000
-	New path (western and northern sections of the reserve)	Construct a new section of 1.5m sealed path to link the Howell Drive reserve entrance to the reserve entrance off north Manuka Road (approx. 600m length) with occasional bench seating	Medium	\$150,000
-	Tree planting	Allowance for semi-mature tree planting, where not previously specified (approx. 60 @ \$300, plus planting)	Short	\$25,000
			Sub-Total	\$915,000
Other				
18	Main car park	Reconfigure access into the car park with closure of BLC drop-off road, and install street lights, mature trees, and a pedestrian path between the bus lane crossing and the netball precinct (approx. 55m length)	Medium	\$220,000
19	New reserve drop-off zone	New drop-off zone to service the sporting areas, the Berwick Leisure Centre and the school – reconfigure the existing road to create drop-off for 4 cars, and construct sealed path linkages from the drop-off area	Medium	\$45,000
24	Road works	Widen Manuka Road to create a right turn lane into the car park	Medium	\$350,000
25	Berwick Secondary College Stadium	Proposed future stadium extension (3 courts) as per the school's master plan (not costed)	Long	- (funding by school)
			Sub-Total	\$615,000

* 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

A review of this document will occur 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.

Attachment A



- 1 Potential future extension of the bowling clubrooms
- 2 New shelter over the synthetic green
- 3 New compost enclosure
- 4 New low fence to prevent vehicles accessing the open space
- 5 Cease vehicle access in front of Social Room to improve safety and amenity through selected tree planting and return the surface to grass
- 6 Player and spectator drop off and turnaround point, with directional signage to bowling club
- 7 Refresh the reserve main entry, including identification of tenant clubs in this precinct
- 8 New fenced bin store in alcove behind Social Room
- 9 Install a vehicle turnaround at road termination, a ramp access to the Social Room, construct new stairs, and extend the terrace seating
- 10 Extend the Main Pavilion verandah
- 11 Canteen extension
- 12 Construct 3.0m path to allow ambulance and service vehicles to access the Hower Pavilion from the car park
- 13 Redevelop the oval, including re-shaping, new drainage and irrigation, sand profile, and new perimeter fence, player benches, and upgrade the floodlighting to 150 lux
- 14 New playground
- 15 New Netball Pavilion and netball warm-up court
- 16 New vehicle access to netball court enclosure
- 17 New fenced bin store
- 18 Reconfigure access into main carpark (170 spaces), install additional streetlights, and plant trees
- 19 Re-use the existing small car park access road to create a new school and sport drop-off zone
- 20 Seal oval perimeter road and install traffic calming (150 car spaces)
- 21 Modify egress to be exit only

- 22 Close the centre drop-off zone, and investigate options to activate the new open space, eg. seats, shelter, paths, and possibly a basketball half court
- 23 Undertake a study to investigate future options for the use and upgrade of the Berwick Leisure Centre
- 24 Widen Manuka Road to create a right turn lane into the car park
- 25 Proposed future stadium extension (as per Berwick Secondary College master plan)
- 26 Hockey pitch: when floodlights require upgrading consider conversion to LED, replace the pitch perimeter fence, and install a new scoreboard
- 27 New 2.5m sealed path to replace existing gravel path but dependent on stadium expansion project occurring
- 28 If stadium extension occurs, a new access for hockey pitch maintenance vehicles is required using a section of new path to the car park constructed to relevant vehicle standards
- 29 Reconfigure the athletics track entrance to accommodate an Olympic Walk, which incorporates the plaques of previous Olympic Games from the around the oval, and plaques recognising future Olympic Games
- 30 Reconfigure the pavilion to extend the canteen, the public toilets, office, and equipment storage by utilising the former netball room
- 31 Install a shelter over some of the existing terrace seating
- 32 New spectator terrace seating
- 33 New athletics store
- 34 Install low level fence outside the athletics track path
- 35 Review the stormwater harvesting system, and implement recommendations as required
- 36 Upgrade the play space to include outdoor fitness equipment into Howell Drive Reserve

LEGEND

- Edwin Flack Reserve boundary
- Additional planting (indicative locations only)
- New sealed path network
- New low level fence
- Speed humps
- ⬤ Existing floodlights
- ⬤ New car park lighting



