

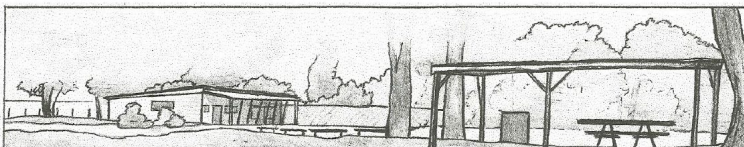
Sarsfield Recreation Reserve

Master Plan **draft**

July 2021



**BUSHFIRE RECOVERY
VICTORIA**



Sarsfield Recreation Reserve and Hall Committee of Management

SimonLeisure


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1. PROJECT BACKGROUND

1.1. Context

Sarsfield is a small rural district in East Gippsland Shire with its centre located approximately a 15 minute drive (14km) north east from Bairnsdale along the Great Alpine Road (see Figure 1). Sarsfield's population is approximately 626 with half under the age of 50. There are approximately 181 families living in 276 dwellings spread across the district. (Source: 2016 Census)

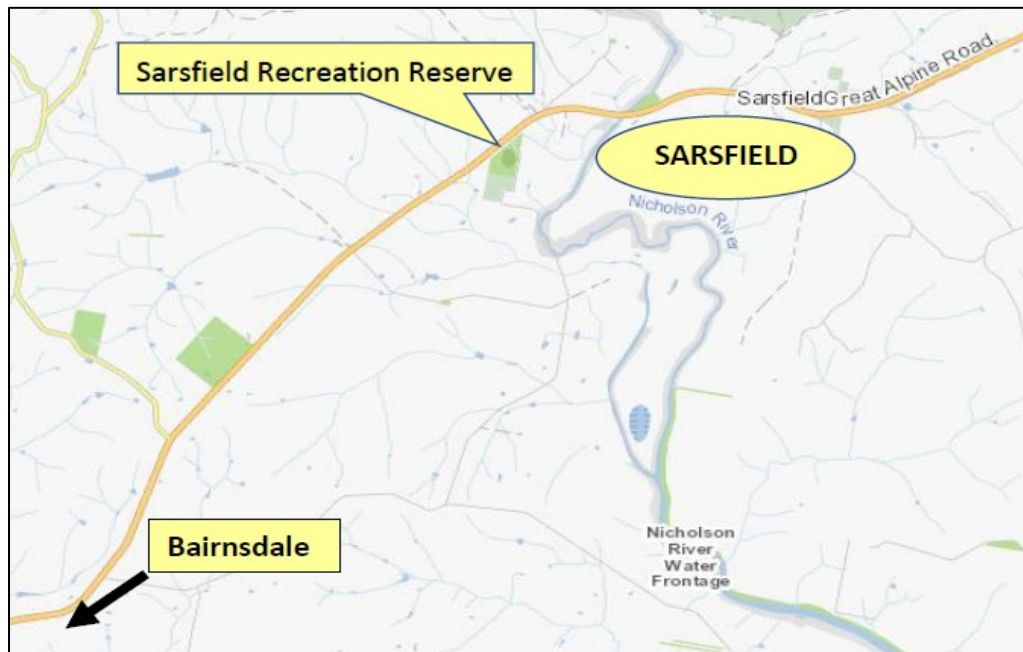


Figure 1 – Sarsfield Recreation Reserve Site Context (For more detailed image see Appendix 1).

The Black Summer Bushfire in 2019-20 devastated Sarsfield destroying 73 homes (26% of all houses) and impacting upon over 100 others. The total number of properties impacted was 72% and a massive 49.2% of the land area of Sarsfield was burnt. The recovery process from this fire commenced in early 2020 and continues into 2021 and will for some years after this.

The Sarsfield Recreation Reserve and Hall is the only formal recreational and social facility supporting the Sarsfield community. It is crown land and directly managed by the Sarsfield Recreation Reserve and Hall Committee of Management (to be termed the Reserve Committee of Management).

The reserve has played a critical role in the recovery process from the bushfire. The Sarsfield and District Community Recovery Hub was established at the reserve and a large number of community gatherings have been conducted at both the reserve and hall over the last 18 months. This increased activity at both the reserve and hall has highlighted the intrinsic value of these facilities to the sense of community in Sarsfield and has also brought into focus the ageing and inadequate condition of these facilities and in particular the hall.

The Reserve Committee of Management established a working group of the community soon after the fires to assist with recovery efforts. Then in November 2020 an election was held and the Sarsfield Community Association (SCA) was formed to continue to support community recovery. Under Bushfire Recovery Victoria's (BRV) place based, community-led approach the SCA then in effect acted as the Community Recovery Committee for Sarsfield.

After community consultation it became evident that there was a strong desire within the community to develop a master plan for the Sarsfield Recreation Reserve. A joint working group of representatives from

the Reserve Committee of Management and the SCA then took on the task of commissioning and managing of the master plan.

The aim of the master plan is to provide an informed high level plan for improving and developing the reserve and hall over the next 10 - 20 years. The master plan is an important requirement when seeking future government funding, which will be vital to achieve the community's aspiration to upgrade Sarsfield's only community facility to a level commensurate with contemporary standards.

Funding to undertake the master planning project was provided by Bushfire Recovery Victoria, and *Simon Leisure Consulting* in partnership with *360 Leisure* were commissioned to prepare the master plan.

1.2. Sarsfield Recreation Reserve

Sarsfield Recreation Reserve is a Crown land reserve administered by the State Government Department of Environment, Land, Water and Planning (DELWP) and is, as indicated earlier, managed by a local committee of management (the reserve Committee of Management) appointed by Minister for Energy, Environment and Climate Change, The Hon Lily D'Ambrosio.

The reserve is approximately 5 hectares in area and zoned Low Density Residential Zone. The reserve is subject to overlay conditions under the provisions of the East Gippsland Planning Scheme: a Bushfire Management Overlay, an Environmental Significance Overlay, and a Vegetation Protection Overlay.

In Figure 2, the reserve is denoted by the area inside the red lines, and the triangular piece of land directly to the north of the reserve is also part of the recreation reserve. The two bush allotments to the south are also Crown land but directly managed by DELWP, and are not included in management responsibilities of the Sarsfield Recreation Reserve Committee of Management. All Crown allotments are surrounded by road reserves – some used and some unused.

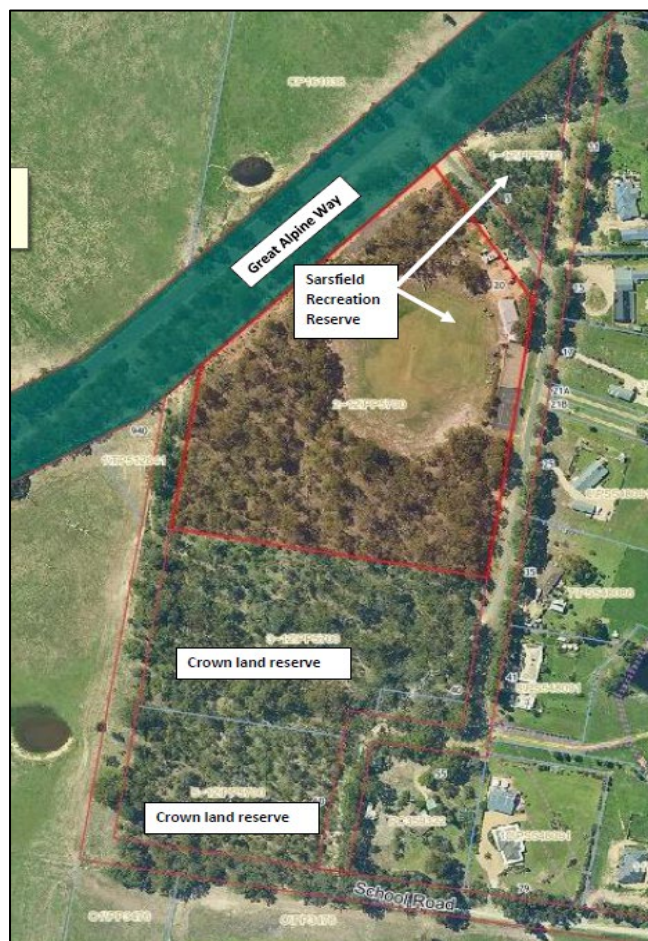


Figure 2 – Sarsfield Recreation Reserve (For more detailed image see Appendix 2).

The reserve has a number of key facilities:

Hall – the most developed and used facility on the reserve is the hall. The hall was put together in the 1960's with two old buildings (an old kiosk from Eagle Point and an old school building) and the remainder was built by Scouts. The hall does not contain toilets, and as such the nearby public toilets must be accessed by users. The hall has a small kitchen that is insufficient to cater for large groups. An engineering report has recommended that the hall be replaced due to structural challenges.



Tennis courts – two asphalt tennis courts are located south of the hall. One is in very poor condition and has the Bushfire Recovery Hub situated on it (pictured). The other is in reasonable structural condition but its spray seal is very slippery. This court is used on a casual basis only as there is no tennis club.



Oval – an oval of approximately 110m by 130m exists centrally within the reserve. The oval has a synthetic cricket pitch and is not irrigated. There are two cricket training nets in reasonable condition adjacent to the oval. Croquet was the only formal sport that has recently used the oval, however, a community cricket match was held over the 2020/21 summer and other general community uses of this open space have occurred.



Public toilet block – is located adjacent to the entry car park. The toilet block is in reasonable condition and has ambulant toilets but not a fully accessible toilet.



Barbeque shelter – a basic barbeque shelter is located between the toilet block and oval. The actual barbeque itself is inadequate and could be replaced with a more modern and larger barbeque.



2. CONSULTATION

Consultation with the Sarsfield community on what they would like to see at the recreation reserve commenced as part of the community recovery process in 2020, and prior to the commissioning of this master planning project.

The SCA has overseen much of this consultation. The consultation is part of a broader process to develop the Sarsfield Community Recovery Plan, also known as “Shaping Our Future in Sarsfield”. A consulting company, *PDF Management*, has been assisting the Sarsfield community with this consultation process, and the findings from this consultation have informed the master plan development.

The following table summarises the range of opportunities and resulting directions that have contributed to the development of the master plan, and these have been supplemented by discussions with SCA and the Reserve Committee of Management members.

| Opportunity | Key Directions/ Comments/ Input |
|---|--|
| Survey conducted in September-November 2020 – mailed to all residents and property owners in Sarsfield (30 responses received). | <p>The following question was asked amongst many:</p> <p><i>The Sarsfield Recreation Reserve and Hall is our only community facility. It includes the hall, oval, tennis courts, BBQ and toilet block. Do you have any ideas about how we can better use the facilities? Activities, upgrades or ideas about how you would like to use the hall in future?</i></p> <p>Most popular ideas raised:</p> <ul style="list-style-type: none"> • Upgrade the hall and especially the kitchen • Provide a playground • Provide walking tracks • Improve the tennis court • Improve the entry and parking <p>Many comments were about the activities and opportunities provided by the recreation reserve rather than the facilities themselves indicating the importance of the reserve itself to the social fabric of Sarsfield.</p> |
| “Placemat poll” conducted at the monthly Friday night dinner at the Sarsfield hall on 30 April 2021 (79 responses received). | <p>The following question was asked amongst many:</p> <p><i>If you could have anything you wanted at the Community Hall and surrounding bushland recreation area, what would be your top 3 wishes?</i></p> <p>Most popular wishes (in priority order):</p> <ul style="list-style-type: none"> • “Awesome” children’s playground • Walking tracks around the oval and through the bush • Upgrade the hall and especially the kitchen • Better barbeque area • A similar number of mentions for improved tennis court, adult exercise equipment, community garden, cricket, bird watching. <p>Similarly there were comments about the activities and opportunities provided by the recreation reserve rather than the facilities themselves.</p> |

| Opportunity | Key Directions/ Comments/ Input |
|--|--|
| Survey undertaken at Friday Feed 25 June 2021 (over 40 responses). | <p>Following the previous consultation opportunities possible improvements and initiatives at the recreation reserve were narrowed down and summarised in a handout. Participants were asked to prioritise these from 1 to 5 as to what they felt was most important to least important (of their 5).</p> <p>In order of priority:</p> <ol style="list-style-type: none"> 1. Hall precinct 2. Landscaped picnic areas 3. Children's play space 4. Walking tracks 5. Sports court 6. Oval 7. Entry & car park 8. Car park along road 9. Cricket nets 10. Adult exercise equipment |

DELWP officers, East Gippsland Shire Council officers and the BRV officers in the Community Hub also provided information on the recreation reserve in the preparation of this master plan.

All of the above information was considered and discussed with the SCA and the Reserve Committee of Management during the preparation of the draft master plan.

Public Exhibition Process

The draft master plan is on public exhibition to enable the broader Sarsfield community and other stakeholders to review the master plan and provide feedback.

This section to be completed following the public exhibition period

3. SARSFIELD RECREATION RESERVE MASTER PLAN

3.1. Purpose and Use of a Master Plan

A reserve master plan provides an informed and consulted high level vision for a reserve and outlines a number of projects that are required to be implemented over a period of time to achieve this vision. Its purpose is to guide and prioritise future improvements and assist in the attraction of funding to achieve these improvements.

A reserve master plan is not a detailed or even conceptual design for each element but rather it captures the vision of all components and how they relate to each other. As a result, further investigation of some of the projects and initiatives recommended in the *Sarsfield Recreation Reserve Master Plan* may be required, depending upon their scale, likely impact and estimated cost. Often this would occur as part of the implementation and detailed design process once funding is secured.

To be practical, a master plan should be reviewed regularly by a reserve committee and adjusted as it is implemented to ensure it remains valid. In this regard a review of the *Sarsfield Recreation Reserve Master Plan* should occur 12 months after adoption by the Reserve Committee of Management following the outcome of funding opportunities that are imminently available.

3.2. Plan Development

The *Sarsfield Recreation Reserve Master Plan* was developed through consideration and analysis of information collected during the study from the following sources:

- A number of consultation processes conducted with the Sarsfield community as part of the community planning processes – refer Section 2.
- Site analysis and research by the consultant team.
- Feedback from the Sarsfield Community Plan Steering Group and the general community (Friday Feed 25 June 2021) on the preliminary concept master plans.

The key elements and directions identified in the Master Plan are discussed and described below, and should be read in conjunction with the illustrated Master Plan in Appendix 3.

3.3. Discussion and Key Directions of the Master Plan

3.3.1. Community Hall

As previously mentioned the Sarsfield Community Hall is the only public indoor facility in the Sarsfield district, and is a building that was assembled from older relocated structures over 50 years ago.

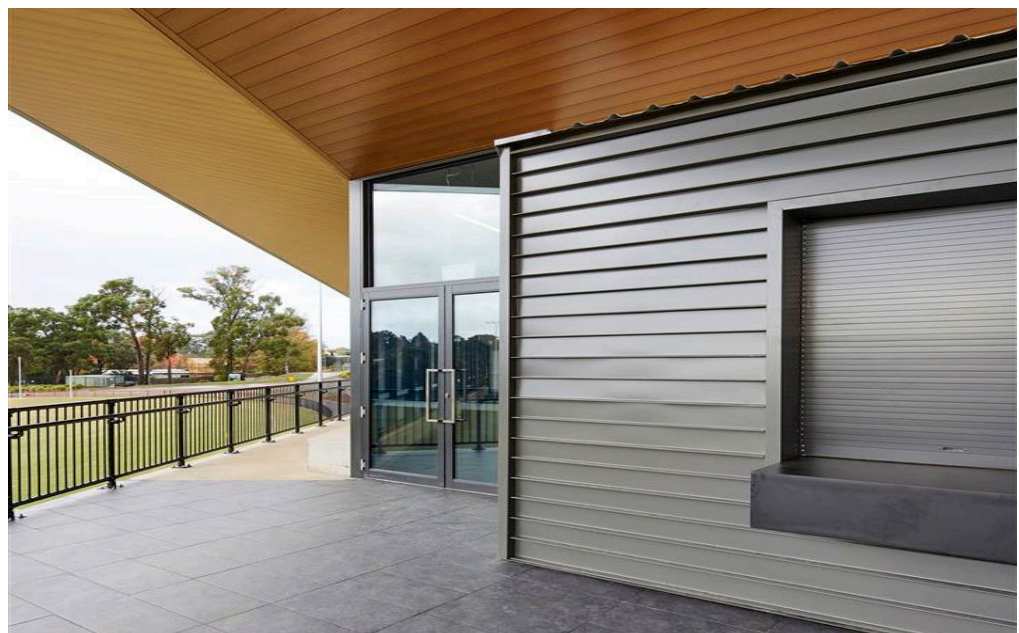
The upgarde the hall has consistently been recognised as a high priority in the consultation processes, primarily because the hall has, and will continue to provide, multiple social and recreational opportunities for the Sarsfield community to come together. Such opportunities are vital in ensuring Sarsfield is a community that is supportive, resilient and great place to live.

As the only indoor community facility in Sarsfield, the hall has been extensively used for bushfire recovery activities which has brought its flaws to prominence. This has resulted in some \$220,000 being donated towards its improvement by various Rotary Clubs and the Victorian Trades Hall Council. Unfortunately, this significant and valued donation is not sufficient to fully update the hall, and other funding sources are necessary.

To determine a way forward the Reserve Committee of Management commissioned an engineering report on the hall that determined it was past its use by date and should be replaced due to structural challenges from the three different building structures causing an uneven floor, sagging roof and low ceiling height.

The recommended directions of the master plan are:

- Provide for a hall precinct to incorporate the closest and more dilapidated tennis court as well as part of the existing oval perimeter. This enables a new hall to not be constrained by the area currently available and the trees along School Road.
- Provide a replacement hall within the precinct to incorporate a number of flexible meeting and activity spaces, and with the capability to host larger functions.
- Provide within the hall supporting facilities, including a large kitchen suitable to cater for large functions, toilets and showers that can be easily accessed from outside for large events at the reserve and storage.
- Ensure the new hall integrates with the remaining tennis court to the south, the oval to the west and the picnic area to the north through the provision of paths and landscaped areas. The concept and cost plan for the hall component should allow for this integration.



3.3.2. Children's Play Space

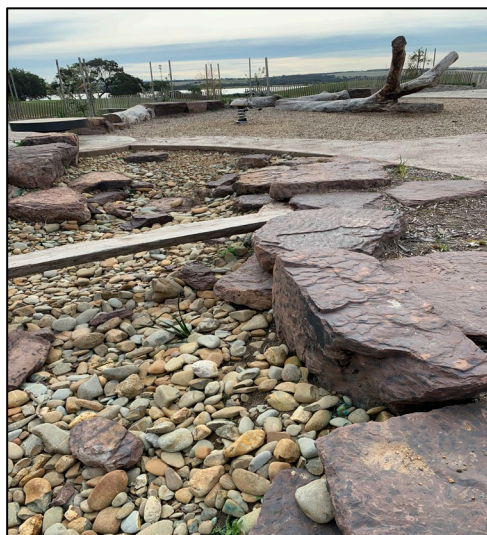
The Sarsfield Recreation Reserve does not currently have a playground to support the reserve's other activities and as an activity in itself. This has previously been identified as a deficiency and funding of \$50,000 was obtained to install playground equipment. The equipment has already been purchased and is currently being stored by the Reserve Committee of Management awaiting installation.

The consultation processes supported the provision of a playground as a very high priority, and there was enthusiasm to install an "awesome playground". With the site constraints at the reserve, the relatively small population, and the availability of the regional level East Gippsland All Abilities Playground 15 minutes away in Bairnsdale, a smaller neighbourhood type but "awesome" play space can still be created to encourage children to be challenged and inspired to safely explore and be creative.

The optimum location for a playground is close to the existing BBQ shelter and public toilet. This area is slightly constrained by nearby trees and underground services. Should the redevelopment of the hall move it more on to the worst tennis court, space will be freed up to incorporate a childrens play space and landscaped area between the barbeque shelter and new hall. Details for this should be considered as part of the landscape design service once the childrens play space and landscaped picnic area is funded and the future of the hall development is more certain.

The recommended directions of the master plan are:

- Provide for a children's play space with play equipment for young children incorporating the play equipment already purchased.
- Provide a flying fox for older children to provide a more adventurous experience located possibly over the underground services and within the trees.
- Plan and provide for nature based play opportunities (large rocks, small rocks, sandy areas, logs, etc.) in a landscaped setting enabling children to discover and create.
- Integrate the play space with the proposed picnic area, including sealed paths, drinking fountain and picnic seating.
- Undertake detailed landscape design to locate the play space in and around the current barbeque shelter and near to the public toilet as well as ensuring the play space is accessible for all abilities through the provision of rubber soft fall surfacing. This design work should be part of the procurement process for the additional play equipment/ features, once funded.



3.3.3. Walking trails

Currently, the Sarsfield Recreation Reserve does not have any formal trails to enable people to enjoy the natural surrounds. However, informal walking is currently undertaken throughout the reserve and into the adjacent bush reserves.

The consultation undertaken indicated that trails were highly sought after and formalising some trails would encourage more people to enjoy the natural surrounds at the reserve, and importantly make these surrounds more accessible for less mobile people. Formal trails that enable wheeled equipment would provide greater access to the whole reserve for people in wheelchairs, with motorised scooters, and people using prams.

Recreational cyclists – both adults and children – as well as joggers could also take advantage of some of these tracks, and so consideration needs to be given to the width of the trails given its shared use with walkers. The trails to be developed in stages should circumnavigate the oval and then meander out through the bush adjacent to the reserve with features such as bird hides along the way. These can be the first stage of trails throughout Sarsfield.

The trails should be one where the imagination of Sarsfield can take hold – interpretive signage (or maybe QR codes!) on history, environment, culture, sculpture, interactive puzzles, geo-caches, and so on. A point of difference on other trails in the area and perhaps with its own “brand” – The Sarsfield Stroll. This should be further developed by the community once funded and implemented.

The recommended directions of the master plan are:

- Provide trails that commence from the main car park near the public toilet block with appropriate signage (maps, etc.) to announce these tracks. In the vicinity of this area and the hall precinct the trails should be pedestrian paths only and sealed (ie. concrete – 1.8 metres wide).
- Provide a trail that circumnavigates the oval. This trail should initially be constructed as a compacted gravel or granitic sand track of 2.5 metres wide to enable shared use (pedestrians and recreational cyclists) that can be upgraded as required to a sealed surface at some future time.
- Provide as a second stage, pedestrian bush trails that head into the bush reserves adjacent to the recreation reserve. These trails should be compacted gravel or granitic sand at 1.8m in width to allow for two wheelchairs to pass each other. The route will need to be developed in conjunction with DELWP, so as to take into account environmental and horticultural values. Catering for cycling through this bush environment is a little more complex in terms of shared trail width (ie. 2.5m) but could be considered at design stage. Part of these trails would be a small trail to link the main car park to the cleared area out in the Great Alpine Way road reserve for use when additional car parking is required at the reserve.
- Once funded the actual design and construction of the trails should take into consideration the various standards available for trail development.



3.3.4. Landscaped Picnic Areas

The Sarsfield Recreation Reserve is a pleasant place to be with its surrounding trees but could be enhanced by a higher quality of park facilities for picnicking with the provision of facilities, such as picnic tables and seating, sealed paths and general landscaping. This will supplement the other facilities (ie. hall, playground, oval) and encourage people to specifically visit and/or stay longer. In fact, it will be an area where social activities can spill out of the hall towards the play space and BBQ shelter.

The consultation processes indicated that the provision of a picnic area was a very high priority.

The recommended directions of the master plan are:

- Design and provide a centralised high quality landscaped picnic area with the adjacent children play space incorporating picnic tables and seating, some sealed paths linking the various facilities and oval, a drinking fountain, some lighting, place for an open fire (removable), and a small irrigated lawn area (for sitting on).
- Develop this landscaped area in stages according to the design developed in stage 1.
- Provide consideration in the detailed design process as to how public waste should be managed at the site.



3.3.5. Oval and Cricket Nets

The oval occupies the largest and most central part of the reserve and provides the Sarsfield district with its only large flat piece of public open space.

Whilst the consultation processes did not identify any significant desire to upgrade or replace the oval, it should be retained on the basis of its flexibility to be able to be used for sport and a range of community events such as markets, camping, concerts and other gatherings.

The oval is now only used by croquet and no other formal sport but its capacity to host cricket can be retained with little effort. Currently, the oval is approximately 110m by 130m and its perimeter can be reduced slightly to allow for the proposed circuit trail and hall precinct expansion whilst still retaining its capacity to host community and junior cricket (ie. minimum requirement 100m by 100m). The current cricket nets are in a condition reasonable enough to provide warm-up support for formal games and local recreational cricket use. Note, if club cricket was re-established, the cricket pitch may need to be re-centred in the longer term depending on the outcomes of the perimeter reduction.

Other formal sports, such as football and soccer, require much greater and more expensive infrastructure (ie. change rooms, coaches boxes, scoreboards, etc) and a greater volume of players and support roles and are best catered for at nearby Bairnsdale, Bruthen, and Swan Reach. However, consideration could be given to providing one set of AFL and soccer goals for recreational use depending upon local interest.

The recommended directions of the master plan are:

- Reduce the oval perimeter to enable the provision of a circuit trail and expansion of the hall precinct, but retain the oval at a minimum 100m by 100m to support community and junior cricket.
- Provide one set of AFL and soccer goals, if local interest arises.
- In the longer term, resurface the oval with warm season grasses to provide for a better grass coverage that will require less water in summer.
- In the longer term and only if club cricket is re-established, resurface the cricket nets and oval centre pitch.



3.3.6. Sports (Tennis) Court

Sarsfield Recreation Reserve has two asphalt tennis courts that were previously utilised by the former Sarsfield Tennis Club, which ceased to exist some years ago. Time has taken its toll on these courts - and one is in poor condition and currently has the Community Hub buildings located on it whilst the other is in less than satisfactory condition.

Similar to the oval, the consultation processes indicated other higher priorities for improvement at the recreation reserve. There is little support for these two courts to be returned to competition standard. Community tennis clubs now desire higher standard facilities, such as floodlighting, and the Bairnsdale Tennis Club such facilities to players wishing to play competitive tennis.

However, given that the basis of a sports court exists, there are opportunities to facilitate recreational tennis, and other recreational activities particularly suited to teenagers and young adults, such as half-court basketball.

The recommended directions of the master plan are:

- Demolish the court adjacent to the hall and add it to the hall precinct as part of the hall redevelopment. This precinct should then link to the second and refurbished court.
- Upgrade the second tennis court with an acrylic surface, and add a tennis rebound wall and basketball backboard and key line markings to allow for recreational basketball. Not a competition court but one that provides for casual active use, particularly for younger people not catered for by the play space.



3.3.7. Adult Exercise Equipment

Some interest was expressed during the consultation process for the provision of adult exercise equipment. Whilst this was not a high priority, such equipment will complement the proposed trails and playground equipment to encourage physical activity for all ages at the recreation reserve.

The recommended directions of the master plan are:

- install adult exercise equipment on the flat area adjacent to the barbecue or another nearby site pending the landscape design and within sight of the playground.



3.3.8. Reserve Entry and Car Parking

Currently, there is no formal entry to the reserve – the arrival experience is limited to driving up to a gravel car parking area and public toilet block. For larger events at the hall, parking is possible along School Road and at times on the oval.

The consultation processes did not rate highly improvements to the entry and car parking against other more attractive facilities, however, car parking is an essential enabling component for the use of the reserve.

The recommended directions of the master plan are:

- Provide a new formalised entry with signage and more formal car parking with low level lighting to provide a sense of arrival. Stage 1 should be a gravel car park, plus a sealed accessible car park that will be required as part of the hall redevelopment. Stage 2 could be a project to seal the car park in the long term, if demand requires.
- Provide for gravel car parking adjacent to and along School Road with low level lighting, as required.

3.3.9. Public Toilets

Possibly the most used and essential facility at the reserve is the public toilet block. The existing public toilets are in reasonable condition but in need of upgrade and refurbishment to bring them up to the standards expected today.

As an essential facility to complement all activities at the reserve, the upgrade of the public toilet block should be included with any funding submission for either general recreational facilities or the hall redevelopment.

As there is no fully accessible public toilet in the current public toilets this should be provided for in the hall redevelopment.

The recommended directions of the master plan are:

- Develop plans for an upgrade to the public toilet block – a fully accessible public toilet should be included in the hall redevelopment.
- Upgrade and refurbish the public toilet block.

3.4. Project Priorities and Estimated Costs

The *Sarsfield Recreation Reserve Master Plan* recommends a number of separate but often interconnected projects for the reserve. The table on the following page provides both a prioritisation and estimate of costs for each project incorporated within the reserve master plan, and also includes the staging of some projects.

The prioritisation is dependent upon funding as per:

High Priority Projects – These projects should be pursued and implemented over the next 1-5 years. Generally not all projects can be funded at once, so consideration needs to be given to the available funding programs and their respective guidelines as to what project should proceed to application.

Medium Priority Projects – Whilst still very important projects it may not be practical to achieve funding for these projects in the short term. Rather these projects would be expected to be pursued over a 5-10 year time frame. Obviously, if opportunities present earlier they should be considered.

Low Priority Projects – These would be longer term projects that should be aspired to in the 10+ year time frame. However, they are still important to the recreation reserve and should be pursued if funding opportunities arise that are specific to these projects.

Master Plan Project Priorities and Estimated Costs

| No. on Plan | Project | Details | High Priority | Medium Priority | Low Priority |
|-------------|--------------------------|--|---|----------------------|--------------|
| 1 | Hall precinct | Concept plans and cost estimates are still to be developed but anticipate: Demolition - \$30,000 (including old tennis court) Design and project management - \$30,000 Construction - \$2,000,000 Hall surrounds – paths, garden beds, lighting - \$80,000 | \$2,140,000 Note: this is an indicative cost and not based on any floor plans or sizes | | |
| 2 | Children's play space | <u>Stage 1</u> Landscape design and project management - \$10,000 Installation of current equipment - \$0 Sealed soft fall – \$20,000 Natural play features - \$60,000 <u>Stage 2</u> Additional play equipment - \$40,000 Flying fox - \$20,000 Shade sail - \$20,000 | Stage 1 \$90,000 | Stage 2 \$80,000 | |
| 3 | Sports court | Design and project management - \$10,000 Refurbish sports court - \$90,000 Install basketball backboard - \$10,000 Install rebound wall - \$20,000 | | \$130,000 | |
| 4 | Trails | <u>Stage 1 Oval perimeter</u> 300m long 2.5m wide compacted gravel @ \$150 per m = \$45,000 Allowance for three sculptures - \$45,000 <u>Stage 2 Trails through bush</u> Design, environmental approvals and project management - \$30,000 Trail branding - \$10,000 500m long 1.8m wide compacted gravel @ \$130per m = \$65,000 Installation of bird hides (2) - \$30,000 | Stage 1 \$90,000 | Stage 2 \$135,000 | |
| 5 | Adult exercise equipment | Supply and installation, including rubber soft fall - \$50,000 | | \$50,000 | |
| 6 & 10 | Oval and cricket nets | Design and project management - \$10,000 Relocate and renew cricket pitch - \$30,000 Refurbish cricket nets - \$10,000 Sprig oval with warm season grasses - \$100,000 | | | \$150,000 |
| 7 | Landscaped picnic area | <u>Stage 1</u> Design and project management - \$10,000 Sealed paths – 50 m @ \$235 = \$11,750 Signage - \$10,000 New barbeque and improved shelter - \$20,000 Lawn, landscaping and fire pit area - \$20,000 Water fountain - \$5,000 Lighting- \$15,000 Park furniture - \$10,000 <u>Stage 2</u> Park furniture - \$15,000 Further landscaping - \$25,000 | Stage 1 \$101,750 | Stage 2 \$40,000 | |
| 8 | Entry and car park | Design and project management - \$20,000 Formalised gravel car park with drainage - \$80,000 Lighting - \$30,000 Signage, entry statement, bollards, post and rail fence - \$40,000 | \$170,000 | | |
| 9 | Car Parking | Compacted gravel, drainage with lighting along School Road | | | \$80,000 |
| 11 | Toilet block | Design and project management - \$10,000 Refurbish - \$120,000 | | \$130,000 | |
| TOTAL | | | \$2,591,750 Reserve works \$451,750 | \$565,000 | \$230,000 |

Important Notes:

- All capital cost estimates shown in the table are based on works being undertaken by professional contractors, and fees associated with design development and project management where not noted are included within the construction estimates at 10%.
- The cost estimates have been provided as broad indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans or investigations have been prepared for any of the proposed upgrades, which are typically required to identify more accurate estimated costs from a Quantity Surveyor. Cost exclusions include:
 - Cost escalations (estimates as at 2021)
 - Construction contingencies
 - Goods and Services Tax (GST)
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program, by combining/packaging projects into one larger contract.

3.5. Implementation

The master plan provides an informed vision of what the Sarsfield community would like to see at their recreation reserve.

The Sarsfield Recreation Reserve Committee of Management and the land owner (DELWP) can use this plan as a guide to implement these improvements as funding becomes available.

3.6. Other Recommendations

Other issues were identified during the consultation process and considered as part of the development of this master plan. They include:

Indigenous art work - there was interest in commissioning and installing an indigenous art piece at the reserve which would be of benefit to the Sarsfield and broader community in acknowledging the traditional owners of the land. In what format and where is still to be considered.

The recommended direction of the master plan is that any opportunity to fund and commission indigenous art work at the reserve particularly as part of any development of the facilities should be considered.

Great Alpine Road - The consultation processes undertaken highlighted a significant concern of the Sarsfield community with regard to the accessing of the recreation reserve from the Great Alpine Road given the volume and speed of traffic on this road. This is of critical importance for the safety of the people of Sarsfield but not within the responsibilities of the Reserve Committee of Management.

The recommended direction of the master plan is that the Reserve Committee of Management and Sarsfield Community Association formally highlight this concern to Regional Roads Victoria (RRV) and seek to have the speed limit reduced and turning lanes and lighting installed at some future date. In the short term RRV should install signage prior to the turn-off that would help alert traffic and improve safety.

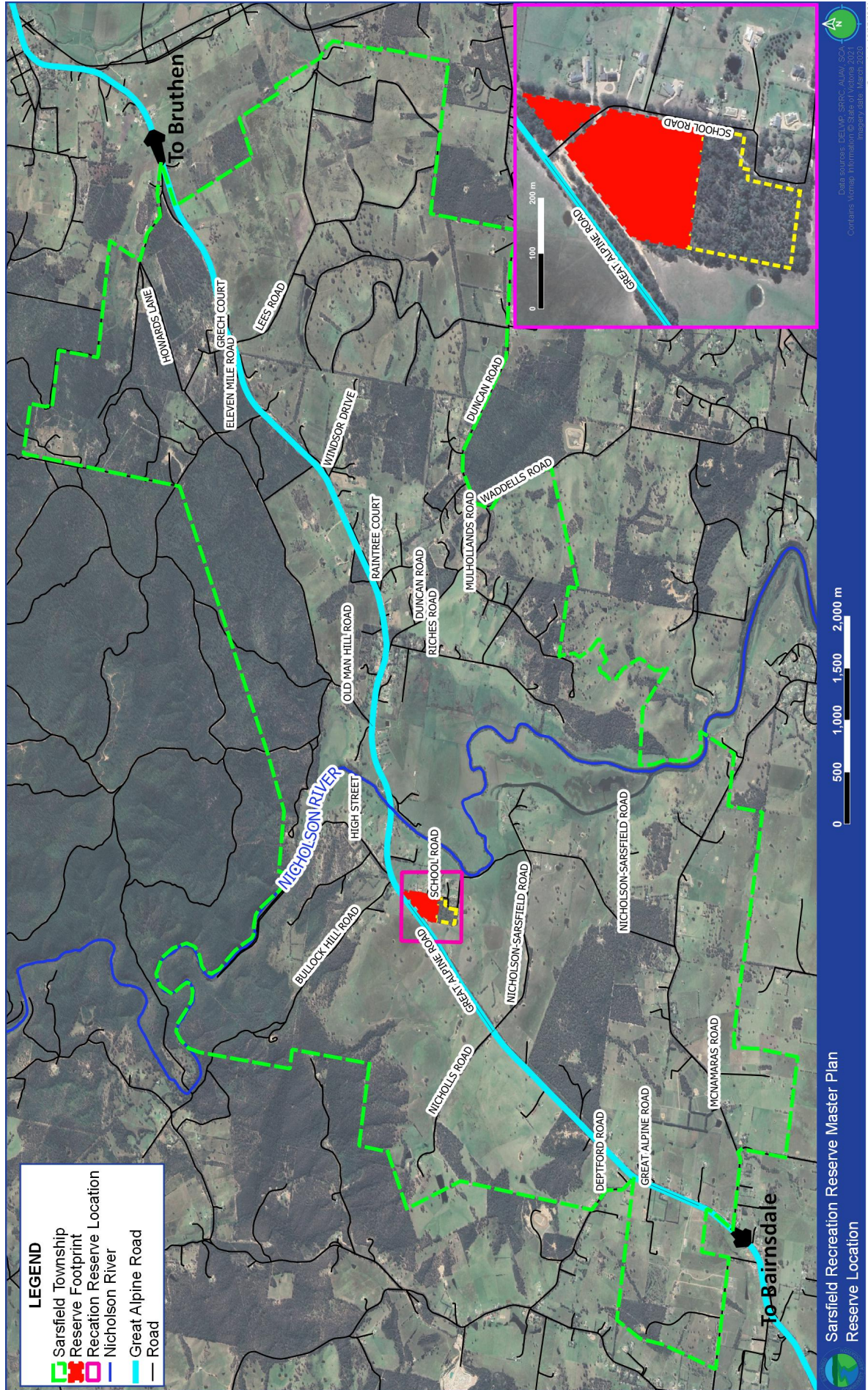
4. CONCLUSION

The Sarsfield Recreation Reserve is the only community recreation and social hub for the small but vibrant Sarsfield district. Given the pivotal role of the reserve in the community recovery process resulting from the 2019/20 bushfires, it is timely for a master plan to be developed for the reserve so it can continue to meet the broad recreational needs of the community.

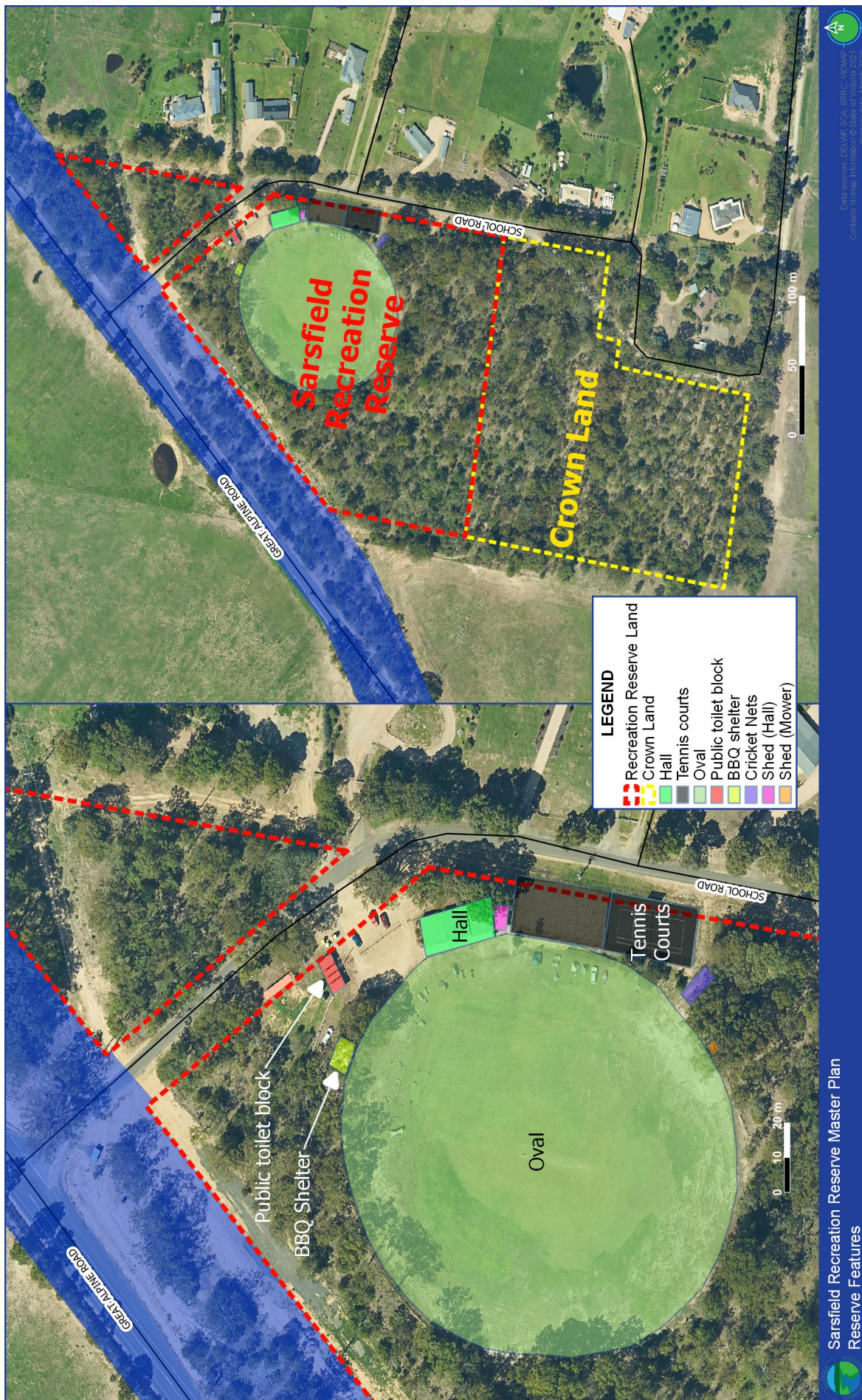
The planning process undertaken during the master planning study has enabled stakeholders at the reserve to consider future opportunities in consultation with the broader community. The resultant master plan has established a long-term “Vision” for the Sarsfield Recreation Reserve, and primarily provides practical enhancements to current facilities, and recommends new infrastructure to improve the recreational and social opportunities on offer.

The progressive implementation of the *Sarsfield Recreation Reserve Master Plan* will ensure that this important community space will continue to be utilised as a contemporary community social and recreation facility for the ongoing benefit of the residents of Sarsfield.

Appendix 1 – Site Context






Appendix 2 – Existing Recreation Reserve



Appendix 3 – Draft Sarsfield Recreation Reserve Master Plan



Legend

- 1 Hall precinct - new hall, multi-purpose rooms, showers/ toilets, kitchen and landscaped surrounds
 - 2 Childrens play space - new - play equipment, flying fox, nature play
 - 3 Sports court - refurbished with tennis, basketball backboard, rebound wall
 - 4 Walking trail - new - oval perimeter and beyond with enhancements
 - 5 Adult exercise equipment - new
 - 6 Oval – realigned to allow for perimeter trail at ~ 100 x 120m playing area (currently 110m x 130m) plus resurfaced.
 - 7 Landscaped picnic area - new and staged - bbq, seating, sealed paths, drinking fountains, lighting
 - 8 Entry and car park - formalised
 - 9 Car parking - improved alongside road
 - 10 Cricket Nets - refurbished
 - 11 Toilet Block - refurbished
-  Sealed path
 Oval perimeter path
 Bush trail (indicative alignment)

Simon Leisure

360 LEISURE
MANAGEMENT & PLANNING



July 2021

INITIAL DRAFT
Sarsfield Recreation Reserve
Master Plan