

# Darley Park Master Plan



**Final Report**

October 2021

## About this document

This document is the Final Master Plan Report for Darley Park prepared by @leisure Planners.

The additional documents prepared for this project are:

- Volume 1: Site Analysis
- Volume 2: Community Survey Findings
- Volume 3: Issues and Opportunities Report

The views expressed in the consultation section of this document are those provided by the Moorabool community. They do not necessarily reflect the views held by @leisure or Council.

## Acknowledgements

@leisure would like to acknowledge the support and assistance provided by:

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Leong Khoo, Senior Landscape Architect, Jeavons Landscape Architects

We would also like to thank the representatives of the sports clubs and user groups who were interviewed and those who completed a survey or sent in comments regarding the project.

Moorabool Council and @leisure Planners acknowledge that Darley Park is situated on Wurundjeri Woi Wurrung country.

Cover photo courtesy of Darley Football Netball Club Facebook page



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## Executive Summary

The assessment found that Darley Park has a much wider range of sport and social family recreation opportunities than other parks in Darley and provides a very important social recreation space for residents in addition to sporting facilities for social, local and regional competition.

Therefore, only minor enhancements are recommended rather than significant additions to the range of facilities provided.

The key recommendations include an option to move the cricket nets to the northwest corner of the reserve in the long-term and introducing an additional multipurpose court in the south along with a dedicated tennis court.

In the short term, securing water for the oval and planning for turf surface improvements along with extending walking/exercise trails in the reserve and carparking and drainage in the south.

### 1. Introduction

#### 1.1 The objectives of Darley Park master plan

1. To increase opportunities for the Darley community to be socially and physically active
2. To improve accessibility of the reserve facilities for a wider range of residents
3. To improve the opportunity for tenant clubs to continue to grow their membership base and become more financially sustainable at the same time as providing a destination for social/family recreation in Darley
4. To consider the growing population of Darley and provide new opportunities for both active and passive recreational activities
5. To provide guidance for future strategic financial planning by Council and fundraising initiatives by the reserve user groups

6. To enhance environmentally sustainable practices at the reserve
7. To improve the aesthetic appeal of the reserve and make it more functional, enjoyable and attractive place to visit
8. To continue to build on the recent and planned developments at the reserve to make it a regionally significant sports precinct



Figure 1. Gates at the Fitzroy St entrance

## 1.2 What is a master plan?

A master plan is a blueprint for the future development.

A master plan is an agreed direction by the landowner/manager and users about the best way to develop a site or a facility, based on the current demand and condition of facilities. It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available, therefore a master plan shows the broad concept and areas for development, rather than specific design details.

## 1.3 The project

The objective of the project is to develop a 10-year master plan for Darley Park which will provide a framework and strategic approach for the future provision, development and usage of both the active and passive spaces within the reserve, to meet the long-term needs of all users and the community.

## 1.4 Tasks

The project brief required the following tasks to be undertaken:

### Phase 1: Background and demand assessment

- Outline of strategic context behind the master plan including review of previous Darley Park master plans and related Council strategic documents
- Undertake a detailed site assessment including a review and audit of current facilities, landscape context assessment and usage of the reserve components
- Audit and itemisation of existing site services (e.g., power, water, gas etc)
- Overview of land zoning and planning overlays which need consideration for any future developments onsite
- Consideration of population growth and demographic data (provide by Council) to understand the impact on future uses and meet the needs of the local and broader community
- Analysis of tenant club strategic plans and future requirements at the reserve
- Needs assessment completed to provide rationale for the urgent (0-1 year) short (1-2 years), medium (2-5 years) and long term (5-10 years) development and investment priorities at the reserve
- Implementation plan for operational improvements and staged capital improvements based off the need's assessment with indicative costs and timeframes around the identified priorities
- Consultation with reserve stakeholders and community to inform the strategic direction and Recommendations

## Phase 2: Concept and vision

- Develop a vision for the reserve going forward that clearly identifies expectations around:
  - Users
  - Activities on the site
  - Amenity
  - The sights hierarchy within the suburb and wider Shire context
- Provide recommendations in the master plan that considers but is not limited to:
  - Infrastructure:
    - Building locations and design
    - Analysis of requirements of sport specific playing surfaces and infrastructure
    - Play spaces (including provision of accessible play)
    - Car parking
    - Landscape plan (including provision of shade)
    - Site lighting (field, court and public) and fencing
    - Passive recreation opportunities
    - Services audit (power, gas, sewer, water, drainage)
    - Asset renewal vs asset improvement vs asset rationalisation
    - Walking paths and fitness stations/loops
    - Future uses of the BMX track area
    - Public toilets
    - Adapting to climate change
  - Accessibility:
    - Reserve entrance(s) and wayfinding
    - All-accessibility, female friendly and multipurpose use

- Event spaces and site activation (including Darley Market)
- Vehicle and pedestrian movement (road and path networks)
- Interface and connection/linkages with other key community assets

## Phase 3: Implementation

- Develop a ten-year staged implementation plan with clearly prioritised actions
- Develop project briefs for the top 5 projects identified in the implementation plan
- Identification of potential funding models and responsibility for priorities identified consistent with Council's Recreation Reserve Capital Works Contribution Policy and external funding opportunities

## 1.5 Context

Darley is located west of the main Bacchus Marsh township and north of the Western Freeway.

Europeans settled in Darley around 1838, when sheep were driven there from Port Phillip.

Before the arrival of Europeans, the area was inhabited by two Aboriginal tribes the Wurundjeri and the Wathaurong of the Kulin nation.

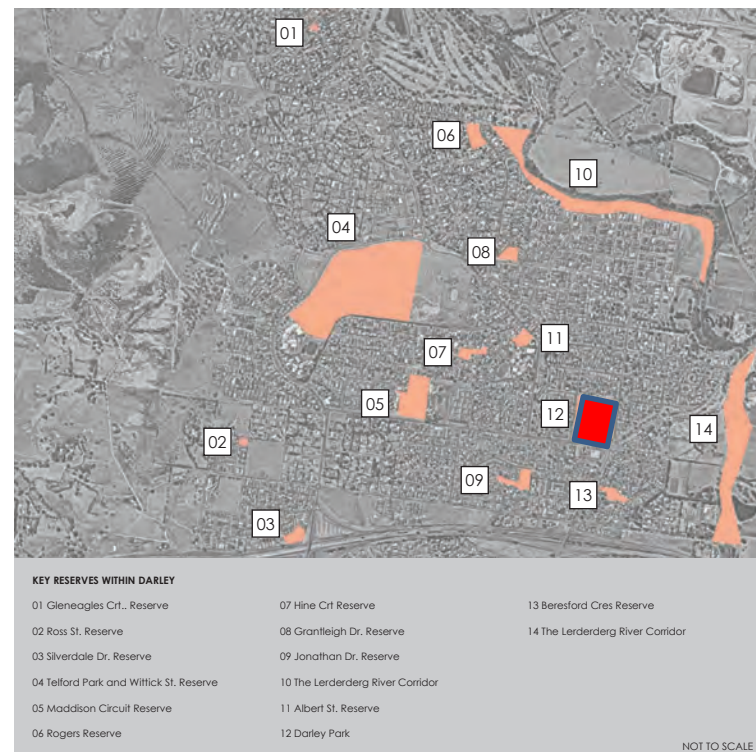
Darley Park is crown land, managed by Council. Until recently it was managed by a local committee of management.

Darley Park currently has an oval classification of regional under the AFL Goldfields standards, district classified tennis courts and BMX track, and local classified netball courts. It has the only turf cricket wicket in the Shire of Moorabool. The play space is classified as PSA2 - District, by Council's Open Space Management Plan (Oct 2017).

The Darley Football Club, a major user of the ground, was formed in 1919.

The main residential development in Darley occurred in the 1980s and 1990s, and some growth is occurring around the edges of the town. Today the population of Darley is some 9500 people.

Map 1. The following image shows the main open spaces in Darley, and Darley Park.



Darley Park is distinct from other the open spaces within the suburb as it:

- Has had significant investment and highly developed facilities
- Provides for a range of sporting and recreation uses that serve people from different age groups: sport, play, picnics, BMX, tennis, netball, Australian rules football, cricket and gardening.

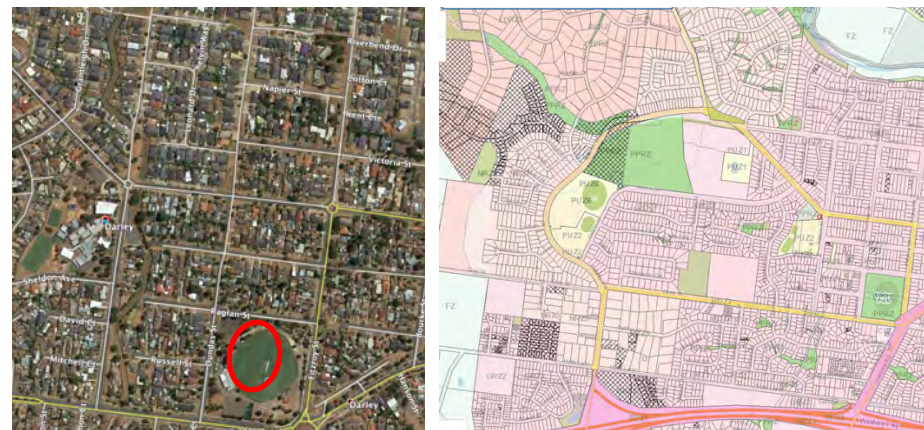
<sup>1</sup> Bacchus Marsh and Ballan Open Space Planning Framework 2020.

- Apart from the private golf club most of the larger public spaces in Darley are not highly developed or managed, are on the perimeter of the suburb and are encumbered by land subject to flooding or previous land uses such as tips sites or are steep.

## 1.6 The Site

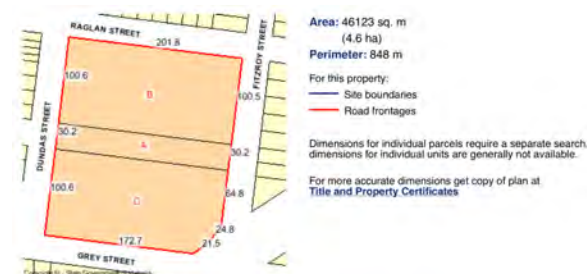
### Darley Park:

- Is very central to the immediate suburb, as well as the competitions football, netball and cricket play in
- It is relatively flat and has no major encumbrances
- Is zoned as Public Park and Recreation Zone, in keeping with its development and use. There are no planning overlays
- Has a good tree coverage considering the number of facilities in the park
- A good relationship with adjoining land uses having a road all around the perimeter and relatively good sightlines into the park
- Is located in a prominent location on a major road and adjacent to a neighbourhood centre
- Has parking in the surrounding streets as well as inside the ground
- Is a little more than 400m from the nearest school and about 800m from the Lerderberg River Corridor.
- Is in walkable distance (about 400m) from the irrigation channel which is being decommissioned and will form a major shared trail corridor through Darley and connect the Lerderberg and the Werribee River Corridors. See map below.



**Map 2. Location of the park, in relation to the Aqualink and the Lerderberg River.**

The site is relatively large at 4.6 ha, although too small for multiple football grounds, that enable all age groups to play and train on the one site. The site is zoned for public Park and Recreation (see image above). The dimensions are shown in the following image. The land is in three parcels. The configuration of the park provides a good orientation for the playing fields on the site.



2

**Map 3. The three parcels of land and their dimensions that make up Darley Park**

<sup>2</sup> Map Share Land Vic 2020.





Map 4. The gravity sewer, see red line, runs east west across the south end of the Reserve



Map 5. Aerial view of Darley Park. Image Google Earth

Recently, Moorabool Council were successful in obtaining a \$2.5 million State Government grant to build a new pavilion at the Park. Of the total project cost of \$3.75 million; Council has committed \$1million in its 2020/21 and Darley Park tenant clubs will contribute \$250,000.

Plexipave surface upgrades to the netball courts is also planned for 2021.



Figure 1. Netball/tennis courts (pre 2021 upgrade) and shelter

## 1.7 Facilities

The reserve has a number of facilities including the following:

- AFL/Cricket Oval – including turf wicket, inground sprinkler system, LED flood lighting – 4 towers, electronic scoreboard, goal netting, coach's boxes
- Timber spectator area (Grandstand)
- Cricket Nets – (5)
- Netball Courts – (2)
- Tennis Court – (1)
- Netball old courts with lighting – 3
- Native garden area
- Pavilion/player change rooms
- Pigeon Clubhouse
- BMX track
- Playground
- Picnic Shelter
- Public toilet block
- Water tanks – (2)
- Storage sheds and containers

A site analysis that assessed the issues with each facility was prepared and submitted. See Appendix 2

## 2. Demand for sport and recreation in Darley

The key demographic factors that influence the demand for sport and recreation activities are population size, age, gender, income, education, cultural background, disability and location of residence and availability of facilities.

### 2.1 Population and demographic profile

There are an estimated 19,000 residents in Bacchus Marsh, Darley and Maddingley, comprising about 60% of Moorabool Shire's total population. Forecast.id project that the population for Darley is likely to increase slightly from 9,234 (2021) to 9,833 (2031) and then decline from 2036<sup>3</sup>.

The largest service age group of Darley residents is Parents and homebuilders (35 to 49 years). It is anticipated that Darley will trend towards an aging population. The population of Bacchus Marsh is expected to increase at a slightly higher rate than Darley and not decline from 2036.

Moorabool Shire's median age is 40 years, which is slightly younger than the average for rural and regional Victoria (43 years) and older than the median for Greater Melbourne (36 years). The median ages in the rural areas and the more established towns are older (the median age in Bacchus Marsh and Ballan is 43 years), while the median ages in the newer residential areas surrounding Bacchus Marsh are younger, illustrating the predominance of younger families moving into these areas.

The median age is 35 years in Darley and 34 years in Maddingley.

The table below shows the projected population growth of Darley and Bacchus Marsh from the last census period until 2036.

**Table 1. Projected population growth of Darley and Bacchus Marsh**

	2016	2021	2026	2031	2036
<b>Darley</b>					
Population	8,637	9,234	9,470	9,833	9,782
Change in population (5 yrs)	-	597	235	363	-71
<b>Bacchus Marsh</b>					
Population	6,610	8,295	10,052	11,633	12,928
Change in population (5 yrs)	-	1,685	1,758	1,581	1,295

The demographic profile of Darley suggests that there is a relatively high propensity for residents to play sport, due to:

- A relatively small proportion of residents speak another language or were born overseas from a non-English speaking background. In 2016 there were 135 indigenous residents in Darley.
- A relatively small (5%) of residents need assistance due to age or disability.
- Darley's index of social disadvantage is 1,014.2. This is in the middle of localities in Moorabool and similar to the average for Victoria.

<sup>3</sup> forecast.id.com.au

## 2.2 Existing and projected use of Darley Park

### Club usage

Data collected from the clubs and the community survey during our engagement indicates that the Darley Reserve is a popular and well used venue for both clubs and individuals.

In addition to the usage as per the club data below, the Reserve is a popular site for individuals to walk, run, ride bikes and socialise. It is difficult to estimate the casual usage of the Reserve, but it is expected that usage will continue to grow in line with the town's population and the trend in growth of non-organised activity across Australia.

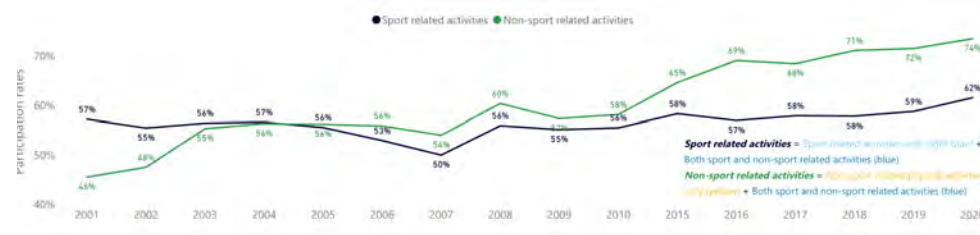
Data from AusPlay shown in the graph below shows how non-sport physical activities have grown significantly from 2001 to 2020.<sup>4</sup>

Although Darley Park is predominately a sports reserve, it has an important secondary open space function as a social/family recreation area. It can accommodate a significant amount of unorganised physical and social activity. This is due to its relatively large size, central and prominent location adjacent to a neighbourhood activity centre, flat topography and the existing facilities that attract people to the Reserve. The park is one of the few in Darley that is embellished and has a good range of facilities for different age groups. It does not however (like most reserves in Darley) cater well for people with a disability. For this reason, additional attractions and improvements should be made to Darley Park to benefit a broader range of the community.

The higher and increasing proportion of women and older persons are participating in non-organised physical activities and sports.

The following graphs shows the growth in sport related activities and non-sport related activities from 2001 to 2020 from date gathered by ERASS and AusPlay surveys.

**Table 2. The growth in sport related activities and non-sport related activities from 2001 to 2020 from date gathered by ERASS and AusPlay surveys**



The following table outlines the current number of teams and likely number of participants for the clubs based at the reserve, including the BMX club that is now at the Bacchus Marsh Racecourse Reserve.

In excess of 40 teams consider Darley Park as 'home'. Almost all clubs have suggested that the demand for team participation is on the rise.

The football, netball and cricket clubs use the Darley Reserve as their main social and training base but use other local grounds for overflow training and games.

The table below shows the number of sport teams based at Darley Park and the estimated participation.

<sup>4</sup> Participation Trends In Australia. app.powerbi.com

**Table 3. The number of sport teams based at Darley Park and the estimated participation**

Club	Current no. teams/members	Estimated participants
Darley Cricket Club	11 teams plus Woolworth Cricket Blast	174
Darley Football Netball Club	6 football teams 5 netball teams	141 50
Darley Junior Football Netball Club	10 football teams + Auskick (160) 8 netball teams plus Net Set Go	410 126
BMX Club – based at old racecourse	100 members Casual use	100 (50 est)
Pigeon Club	7 members	7
Tennis coaching	Students Casual	45 25 (est)
Community market	60-65 stall holders	65 plus visitors

The number of estimated participants based on club data has been compared with AusPlay data<sup>5</sup> for 2021 and 2031 in the table below. The data shows that AFL participation in Darley of 551 is slightly above the State organised participation rate of 534. Netball participation of 224 is well above the State organised participation rate while cricket is well below the state average for Darley. However, there is strong participation in cricket in Bacchus Marsh with the Bacchus Marsh Cricket Club fielding 16 senior and junior teams in the Gisborne and District Cricket Association along with a Woolworths Cricket Blast program. While competition Cycling BMX, now is based at the Racecourse Reserve, there will potentially be a high local non-organised participation and should be retained in some form in or near to Darley Park.

<sup>5</sup> AusPlay is a national population survey of adults aged 15 or over and children 0-14 about their participation in sport and physical activity. Each year, 20,000 adults aged 15 or over complete the survey. Apart from providing information about their own participation, parents/guardians of children under the age of 15 are asked about the physical activities undertaken by one of their children.

This area could provide skills park or pump track that enable young people to learn the basic BMX and mountain biking skills, which they could develop further in a club environment elsewhere.

The multi lined tennis courts at Darley Park are used for junior coaching and casual tennis, however, have the potential for greater use if they are not shared with netball, include lighting and have nets in place permanently. A greater proportion of tennis player now play social tennis, rather in a club, and there are no other social, free access courts in Darley.

Tennis has a strong base in Bacchus Marsh with approximately 150 enrolments in the Hot Shots Program and 10 junior teams competing in the summer competition of the Macedon Ranges Tennis Association. There are 34 senior teams playing in various competitions across the week plus a number of annual tournaments hosted by the Club. The club has grass 6 courts and 13 Modgrass courts. Additional hard courts in Darley would complement those available and could create pathway opportunities for young people to play tennis on an ITF surface and go on to a local club if so desired.

The separation of tennis and netball courts at the Darley Reserve is likely lead to greater local casual participation and potentially the base for a new local club or a satellite venue for Bacchus Marsh Tennis Club.

If multiple sites are to accommodate hard courts, one additional netball court could be provided shared with tennis.

The table below shows the number of current participants per sport at Darley Park against the State organised participation\*.

**Table 4. The number of current participants per sport at Darley Park shown against potential player based on the State organised participation\***

Activity	Club Memberships/ participation 2021	Projected Club Memberships/ participation 2031	Projected Participation based on State organised* 2021	Projected Participation based on State organised* 2031
AFL	551	587	534	561
Cricket (outdoor)	174	185	303	320
Cycling BMX	150	160	3	3
Netball	224	239	161	169
Tennis	70	75	392	414

\*Projected participation based on state organised participation is activity formally organised by a club, association, school or other type of organisation.



Figure 1. Grandstand on western side of Darley oval

## Darley Park bookings

The table below shows the bookings for summer and winter by tenant clubs. The oval is booked 7 days a week across the year with the pavilion also heavily booked each evening. The table highlights the underutilisation of the old netball courts in the northwest (Netball Training Space), as they are currently deemed unsafe for regular sports usage.

The table below shows the Summer (October 1st – March 31st) bookings for Darley Reserve by Darley Cricket Club.

**Table 5. Summer (October 1<sup>st</sup> – March 31<sup>st</sup>) bookings for Darley Reserve by Darley Cricket Club**

Asset booked	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Cricket nets</b>	Darley CC 4:00pm - 7:30pm	Darley CC 4:00pm - 8:00pm	Darley CC 4:00pm - 8:00pm	Darley CC 4:00pm - 8:00pm	Darley CC 4:00pm - 8:00pm	Darley CC 8:30am - 4:00pm	
<b>Netball / tennis courts</b>							
<b>Oval</b>	Darley CC 4:30pm - 8:30pm	Darley CC 4:30pm - 8:30pm	Darley CC 4:30pm - 8:30pm	Darley CC 4:30pm - 9:30pm	Darley CC 4:00pm - 8:00pm	Darley CC 8:00am - 8:00pm	Darley CC 7:30am - 7:30pm
<b>Pavilion</b>	Darley CC 4:30pm - 10:00pm	Darley CC 4:30pm - 10:00pm	Darley CC 4:30pm - 10:00pm	Darley CC 4:00pm - 11:00pm	Darley CC 4:00pm - 11:00pm	Darley CC 7:30am - 11:00pm	Darley CC 8:00am - 11:00pm

Table 6. The table below shows the Winter (season (April 1<sup>st</sup> – August 30<sup>th</sup>) bookings for Darley Reserve by Darley Senior and Junior Football Netball Club

Asset	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Cricket nets</b>							
<b>Netball / tennis courts</b>		Darley Senior Football Netball Club 6:00pm - 8:00pm  Darley Junior Football Netball Club 5:00pm - 6:30pm	Darley Junior Football Netball Club 4:30pm - 6:00pm	Darley Senior Football Netball Club 6:00pm - 8:00pm  Darley Junior Football Netball Club 5:00pm - 6:30pm		Darley Senior Football Netball Club 9:00am - 5:00pm	Darley Junior Football Netball Club 7:00am - 8:00pm
<b>Oval</b>	Darley Junior Football Netball Club 5:00pm - 7:00pm	Darley Senior Football Netball Club 6:00pm - 8:00pm  Darley Junior Football Netball Club 5:00pm - 6:30pm	Darley Junior Football Netball Club 5:00pm - 6:30pm	Darley Senior Football Netball Club 6:00pm - 8:00pm  Darley Junior Football Netball Club 5:00pm - 6:30pm	Darley Park - Auskick 6:00pm - 7:30pm	Darley Senior Football Netball Club 9:00am - 5:00pm	Darley Junior Football Netball Club 7:00am - 8:00pm
<b>Pavilion</b>		Darley Senior Football Netball Club 6:00pm - 8:00pm		Darley Senior Football Netball Club 6:00pm - 10:00p	Darley Park - Auskick 6:00pm - 7:30pm	Darley Senior Football Netball Club 9:00am - 5:00pm	Darley Junior Football Netball Club 7:00am - 7:00pm



### Potential play space users

The number of children aged 0 to 9 years in Darley in 2021 is estimated at 1,433 and forecast to remain stable by 2031 with 1,435 children residing in the suburb. Therefore, the demand for play space will not increase. However, the central location of Darley Park and the large number of groups currently utilising the facilities suggest that a larger regional scale play space would be an attractive feature for the reserve.

### Community Market

The Darley Community Market operates year-round every second Saturday at the south and east end of the reserve.

Pre Covid, there were 40 regular store holders with an average of 60-65 stalls each market day including 20-25 casuals stall holders. The market has been operating for over 30 years with up 90 stall holders attending a few years ago. The market is an important fundraising activity for the Darley Football Netball Club. Restrictions for the market include poor drainage in the south that has led to market cancellations following heavy rain. Lack of power access limits the number and type of stall holders. The only power available is from the existing toilet block. Any development in the south of the reserve needs to consider the require space for the market and future growth.

### Casual reserve use

The park has a range of casual users including dog owners, walkers and joggers that will benefit from extending walking trails, lighting, drainage, seating and toilet facilities.

## 3. User Views

### 3.1 Methods of engagement

Feedback from the stakeholders and the community was sought in several ways including telephone interviews, a community survey and on-site meetings.

- Telephone interviews of Clubs and user groups were conducted to ascertain the nature of their facilities and services
- Moorabool Shires Have Your Say page provided an invitation to complete an online survey
- A communications strategy to promote visitations to the Have Your Say page was implemented with social media advertising used to promote the engagement and the survey
- The survey was available from 18 December 2020 to the 15 January 2021
- A walkover with the Senior Community Recreation Planner and Manager – Connected Communities from the Shire of Moorabool was held and one with a Senior Landscape Architect from Jeavons Landscape Architects
- On site meetings were held with the Native Garden Group and the Community Market Coordinator
- Individual submissions were also accepted.

The table following illustrates the number of respondents by consultation method.

**Table 7. The table below shows the range of engagement and number of people contacted as part of the study.**

Engagement Method	Contacts	Completed/Submitted
Inception meeting	1	1
Telephone calls	31	13
Community surveys	77	77
Emails sent	12	4
Submissions received	0	0
On site visits/meetings	NA	2

Some 13 individuals representing a range of clubs, groups and organisations were interviewed about the Darley Park Reserve. For a full list of those interviewed see Appendix 1.

The consultation was designed to gain insight into how the clubs and user groups use Darley Park, what they like about the venue, what they would like improved and to understand their future needs and aspirations for the site.

A community survey was available for individuals and club members to provide their thoughts and ideas for Darley Park. The summary of the findings follow.

### 3.2 Stakeholder interview summary

Interviews were conducted by telephone with representatives of user groups of the reserve.

From the interviews, it appears that Darley Park meets the needs of the major user groups however a number of improvements are required to meet future needs. It is expected that construction of the Pavilion/Community Building will meet some of the immediate needs.

Five of the eight regular user groups said that their membership and therefore usage of Darley Park was increasing.

Priorities raised by more than one user group included the following:

- Improving Internal parking and car/pedestrian movement, particularly on west and south side of reserve
- Sealed surfacing around pavilion and netball/tennis courts to reduce dust and mud
- Resurfacing of 3 netball courts in northwest to accommodate training demands and provide purpose-built tennis courts in south
- Poor drainage at south end of the reserve
- Lack of shade/shelter
- Coaches box upgrade

Other items raised by individual clubs included:

- Poor lighting between existing pavilion and netball courts
- Lack of shelter for netball coaches, teams and spectators
- Restricted access to power in south of the reserve for market stall holders
- Upgrade required for turf wicket

New facilities requested include:

- A pump track in the BMX area
- Tables and seating for BMX area
- An outdoor fitness circuit

### 3.3 Summary of findings from the community survey

Some 77 surveys were completed by community members, with 75% stating that they used Darley Park once a week or more.

The most common reasons for visiting the park were:

- Watching football (57%),
- Visiting the market (47%)
- Walking or running (40%).

The main improvements requested from those who watch football were:

- Protection from wind (26%)
- Security lighting (17%)

The main improvements from those visiting the market were:

- Protection from wind (17%)
- Security lighting, shade and separation of pedestrians and vehicles (all 16%)

Those who walk or run at Darley Park nominated the following as the top two improvements:

- Security lighting (20%)
- Protection from wind (18%)

Overall, 'protection from wind' was the most requested improvement followed by security lighting and 'lack of green space'. 'Trees and vegetation' were the least requested improvement.

Wind protection on the west and north of the reserve was suggested and the dust raised by wind was mentioned as an issue.

The quality of the oval was the most common response (27%) for what visitors liked most about the reserve.

Protection from wind, security lighting and shade were the top three things survey respondents disliked and wanted changed. An upgrade to the old netball courts was the most common item listed as 'other' improvements required at the reserve.

Some eight respondents noted that lighting was not adequate at night when the oval lights are not on and nine respondents noted that the only green space at the reserve was on the oval.

The current facilities that people disliked were the public toilets (30%), grandstand (25%), tennis/netball courts (23%) and parking (23%).

Some 10 people said the toilets needed upgrading and were outdated. Similar comments were made of the grandstand which needed to be larger and more enclosed to protect spectators from weather.

The lack of formal parking around the reserve and the poor surface quality around the oval perimeter was raised by some 12 respondents.

The top three most common responses to what visitors think should be improved at Darley Park were:

- Social rooms (33%),
- Netball courts (10%)
- Road/ path safety (8%)

### 3.4 Implications of demand

The data gathered from user groups and the community engagement show there is strong demand for local sports facilities as well as other activities. The population of Darley is growing slightly, is relatively young and active.

Existing facilities will require ongoing improvements and upgrades to cater for regular and growing usage. While demand for new nonsporting activities at the reserve will also grow.

Development of off-road trails will allow others to do things at the reserve that they may not usually do and attract more individuals. Expanded picnic facilities, outdoor gym equipment and play equipment is likely to be well utilised.

The proposed social rooms and netball court resurfacing will meet the immediate needs of sporting groups.

## 4. Darley Park – Now and the next 10 years

### 4.1 Vision

To reflect its history as an important regional football ground, but function as a central hub for community sport and recreation in Darley.

To maintain in balance: facilities that serve people from a broad range of age groups and abilities, for unorganised and club competition sport, and recreation, and natural elements that provide shelter and shade, restorative values and habitat and high-quality landscape amenity.

To consider environmental sustainability in relation to building and ground management, playing and traffic surfaces and asset development.

### 4.2 Park zones

The park has been divided into seven zones defined by activities or the facilities that are provided.

Zone 1 - Pavilion/Social rooms

Zone 2 - Hardcourts /netball/tennis courts/practice cricket nets

Zone 3 - Oval

Zone 4 - Social/family recreation area

Zone 5 - Perimeter gardens/vegetation/paths

Zone 6 - Roads/parking/entrances

Zone 7 - BMX track

A plan showing the zones follows.



#### Legend

-  Zone 1 - Pavilion/Social rooms
-  Zone 2 - Hardcourts /netball/tennis courts/practice cricket nets
-  Zone 3 - Oval
-  Zone 4 - Social family recreation area
-  Zone 5 - Perimeter gardens/vegetation/paths
-  Zone 6 - Roads/parking/entrances
-  Zone 7 - BMX Track

Map 6. Darley Park divided into key activity zones

### 4.3 Issues and opportunities by zone

For each zone the key use groups current potential use challenges and constraints and opportunities are set out in the following table.

**Table 8. The following table outlines the challenges/ constraints and opportunities for 6 zones in the Reserve**

Zone	Key user group/s	Current/ Potential Use	Challenges	Constraints	Opportunities
1a. Pavilion/ social space	Darley Football Netball Club Darley Junior Football Club Darley Cricket Club	Change facilities Social space Gym Administration (Planning and design underway to replace existing building)	To meet the viewing, social space requirements and change facility standards of clubs within the redevelopment budget and be able to include the broader community as users	Limited space on west side of reserve  Inadequate funding to incorporate desired components and consolidate multiple smaller facilities  Poor location and space taken by water storage tanks  Mature trees to the north of existing pavilion restrict significant relocation of building  Poor sight lines north-south due to existing pavilion siting.	<ul style="list-style-type: none"> <li>Bring facility up to required sport and building standards</li> <li>Improve member/spectator experience</li> <li>Improve spectator outlook across oval</li> <li>Improve financial viability of clubs</li> <li>Align better with oval usage re change rooms/coaching zones, support staff and officials</li> <li>Consolidate existing facilities e.g., cool room and storage</li> <li>Improve security lighting externally including Dundas Street entrance</li> <li>Provide for other community recreation uses of the building</li> <li>Add third storage tank to secure water for oval</li> <li>Place all water storage tanks underground</li> </ul>
1b. Pigeon Club Pavilion	Bacchus Marsh Pigeon Club	Storage for Pigeon Club Social space	Dwindling membership numbers	Ageing pavilion will need maintenance in short term Club has advised that roof requires replacement	<ul style="list-style-type: none"> <li>Relocate function to elsewhere in the reserve or at an alternative site and gain better facilities</li> <li>Consider additional storage with cricket nets if relocated</li> <li>Relocation allows redesign of service road and more oval parking, more market stalls or potential playground relocation</li> <li>Provide more open space in that area of the reserve</li> </ul>

Zone	Key user group/s	Current/Potential Use	Challenges	Constraints	Opportunities
2. Netball/ tennis courts/ practice cricket nets	Darley Netball Club Darley Junior Netball Club Tennis coaching Darley Cricket Club	Netball games and training Tennis coaching Casual tennis Satellite tennis club use Cricket training	Accommodating two sports on multi lined courts and providing year-round access to both sports Improve traffic flow to facilities on game day and training nights	Further expansion in south restricted by Dundas St, Grey St and oval Western Water to upgrade sewer line that runs across reserve in an east- west direction just south of the oval on the north side of the tennis/netball courts	<ul style="list-style-type: none"> <li>Move cricket nets to northwest corner and allow more space for tennis/netball in south and an inclusive, high quality play space</li> <li>Consider accommodating social basketball on a shared hard court not available elsewhere in parks in Darley</li> <li>To provide more shelter and seating for netball players and spectators</li> <li>Install drainage on north end of tennis/netball courts and direct away from car park</li> <li>Improve safety of reserve users by fully enclosing cricket nets if they remain in this location</li> </ul>
3. Oval	Darley Football Netball Club Darley Junior Football Club Darley Cricket Club	Games, training, running, events	Maintaining a quality surface with increasing usage Water access with potential climate change restrictions Reliance on volunteers to maintain the turf wicket	A single and relatively small ground to accommodate junior and senior football for males and females, and regional level games	<ul style="list-style-type: none"> <li>Test quality and consistency of turf structure of oval</li> <li>Plan for oval resurface</li> <li>Work with Melbourne Water to consider harvesting of storm water for irrigation</li> <li>Consider installation of formal drainage to oval and upgrade of irrigation</li> <li>Relocate scoreboard electronics to new scoreboard and demolish the old one</li> <li>Upgrade the 2 turf wickets on east side of turf table</li> <li>Replace existing coaches' boxes and consolidate existing associated structures</li> <li>Integrate the equipment storage in the pavilion – where possible</li> </ul>
4. Social/ family recreation area	Community market Dog walkers Young parents/children Family groups Tourists	Market, walking, picnics, watch oval sports, travellers rest area, warm area AFL pre match	Poor drainage impacts markets Surfaces are uneven and bare Location of service roads and vehicle traffic reduces usability of space and is a potential hazard	Playground location directly behind goals has potential for injuries on game days Play equipment doesn't meet the needs of multiple age groups, or children with a disability Current siting and design limits the range of equipment and play value	<ul style="list-style-type: none"> <li>Redesign service road and further develop Gray St entry as pedestrian only to create larger, safer green space. Consider current planning of Grey St improvement works. Align pedestrian entry with new wombat crossing on Grey St to be installed late 2021.</li> <li>Upgrade drainage and add irrigation to provide more attractive open grassed space</li> <li>Retain picnic shelter and improve ground surface under shelter to improve accessibility</li> <li>Expand and upgrade the play space to include a wider ability, age and experience range. Provide an accessible path network and integrate play opportunity with the picnic shelter. Consider relocation to east side of picnic shelter</li> <li>Add BBQs to the picnic shelter area</li> <li>Consider installation of small skate area</li> </ul>

Zone	Key user group/s	Current/Potential Use	Challenges	Constraints	Opportunities
					<ul style="list-style-type: none"> <li>Review artwork and consider upgrade</li> <li>Upgrade/replace and resite the toilet block</li> <li>Consider smaller play area closer to spectators on west side</li> <li>Design a market stall layout with subtle permanent ground markings</li> <li>Restrict vehicle access to area other than market days for set up/pack up</li> <li>Add GPOs for use by stall holders on market days</li> <li>Complete detailed design for exercise trail through the native garden, to run around the perimeter of the reserve</li> <li>Consider outdoor fitness equipment</li> </ul>
5. Perimetre gardens and vegetation	Native Garden group	Dog walkers Young parents/children Family groups Garden enthusiasts	Damage caused by children breaking off branches to make 'cubbies'	Limited number of volunteers that develop and maintain gardens	<ul style="list-style-type: none"> <li>Upgrade the retaining walls within the reserve</li> <li>Assist the group to provide more naming of vegetation /interpretation</li> <li>Develop a landscaping plan for the reserve and consider low maintenance plants and landscaping</li> <li>Clearly delineate garden beds and vegetation spaces around reserve perimeter, develop further and provide additional shade and wind for user groups</li> <li>Maintain and retain the existing trees, and provide additional native trees and vegetation around the reserve to provide a consistent avenue of trees, and continue to attract bird life</li> <li>Upgrade park furniture to consistent style and quality</li> <li>Realign and remove duplicate fencing to provide one consistent from of external fencing around the ground and provide space for a perimeter trail</li> <li>Extend the walking track from native gardens along Fitzroy St around reserve perimeter and connect into the Grey St improvement works. Consider integrating proposed east bound bike lane on Grey St with new shared path on south edge of reserve</li> <li>Add outdoor gym and link with walking track around reserve</li> <li>Develop directional and advertising signage policy to improve the presentation of park</li> <li>Promote the garden and ways to get involved</li> <li>Install solar or sensor lighting with perimeter path</li> </ul>

Zone	Key user group/s	Current/Potential Use	Challenges	Constraints	Opportunities
6. Roads/parking/entrances	All reserve user groups and individuals	Parking to watch sports, pick up/drop off, walking, running, market stalls, deliveries, oval access	Safely combining car and pedestrian access on event/game days in a relatively tight reserve, and minimising the visual impact of fences	Limited parking space on west side of the reserve Limited space between the south of the building and road access Blind spot on the southwest corner of the pavilion	<ul style="list-style-type: none"> <li>Formalise car and pedestrian access and improve parking layout with clear signage and markings</li> <li>Provide sealed surfaces from Dundas St entry, around pavilion towards playground</li> <li>Add crossover in Dundas St to allow for one way traffic to internal car park</li> <li>Provide clear external directional street signage to reserve and wayfinding signage internally</li> <li>Provide walking circuit around Reserve extending paths from Native Garden and east side to link outdoor gym and playground and safe access along north and west side of Reserve</li> </ul>
7. BMX track	Casual bike riders	Bike riders – 3yrs-16yrs. Potential up to 50+	Maintaining the facility in a condition that is safe fun and challenging	Potential compaction around existing trees Positioning the track safely round the existing trees	<ul style="list-style-type: none"> <li>Upgrade the BMX area to include jumps and a skills area, as a casual riding location for bike riders in Darley</li> <li>Consider including a pump track within BMX area if space allows.</li> <li>Improve landscaping around the perimeter and protect existing trees.</li> <li>Relocate signage to the entry</li> <li>Reduce fence height around track to improve integration with reserve</li> <li>Consider relocation to north west corner of reserve and combine with potential skate park and pump track</li> </ul>



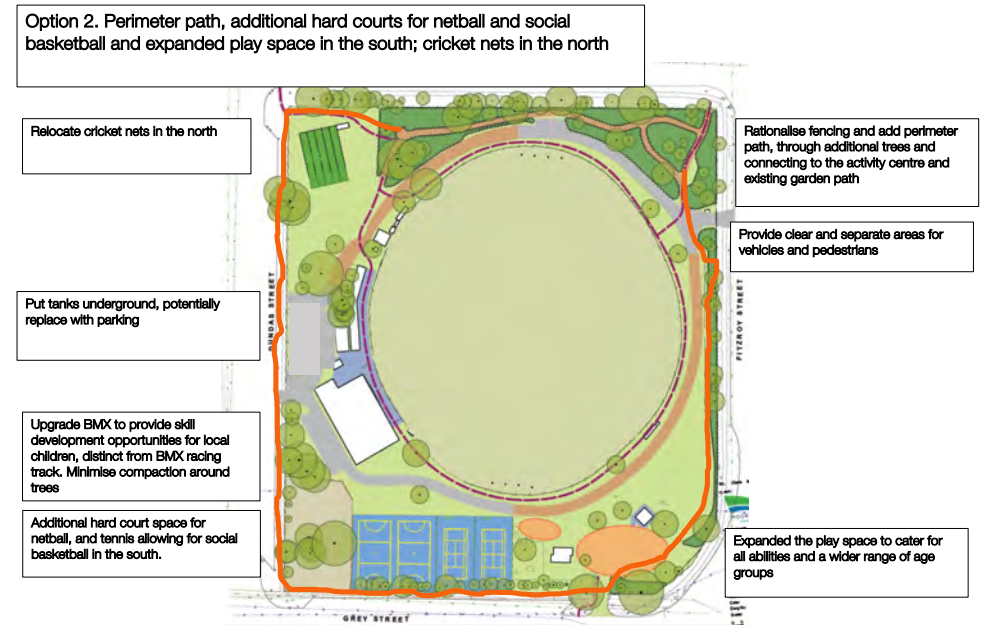
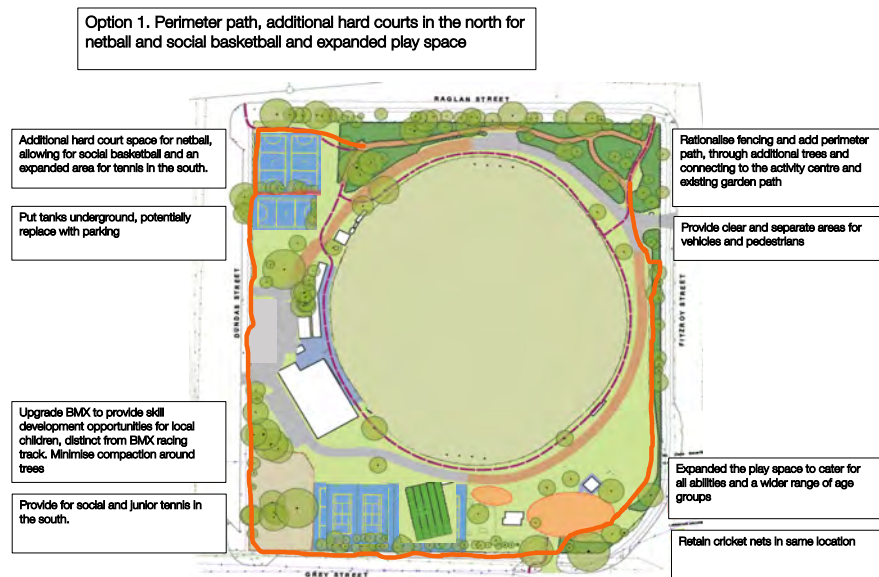
## 5. Objectives for change

### 5.1 Objectives for change

1. Provide a continuous trail through vegetation, around the perimeter of the reserve
2. Rationalise fencing to enhance visual appeal
3. Provide clear separated areas for vehicles and pedestrians
4. Provide additional hardcourts for tennis, netball and social sports such as basketball
5. Redevelop the play space to enhance the play value, experiences, amenity and the range of age groups catered for
6. Enhance the landscape character and amenity of surfaces and vegetation across the reserve
7. Redevelop the pavilion to meet current sport and building codes and provide great access to the community
8. Where possible rationalise other support facilities and number of pieces of infrastructure to enhance functionality, sightlines and aesthetics
9. Upgrade the BMX track to provide additional fun and challenge, protect the trees from compaction and provide skill development opportunities for local children, distinct from BMX racing track at Racecourse Reserve.

## 6. Options

There were seven options considered for the long-term development of the reserve largely based on changes to the hardcourt areas in the North and South. Images of these options follow.



Option 3 Perimeter path, all netball and tennis courts and expanded play space in the south; social basketball and cricket nets in the north

Relocate cricket nets in the north

Put tanks underground, potentially replace with parking

Upgrade BMX to provide skill development opportunities for local children, distinct from BMX racing track. Minimise compaction around trees

Additional hard court space for netball, and tennis allowing for social basketball in the south.



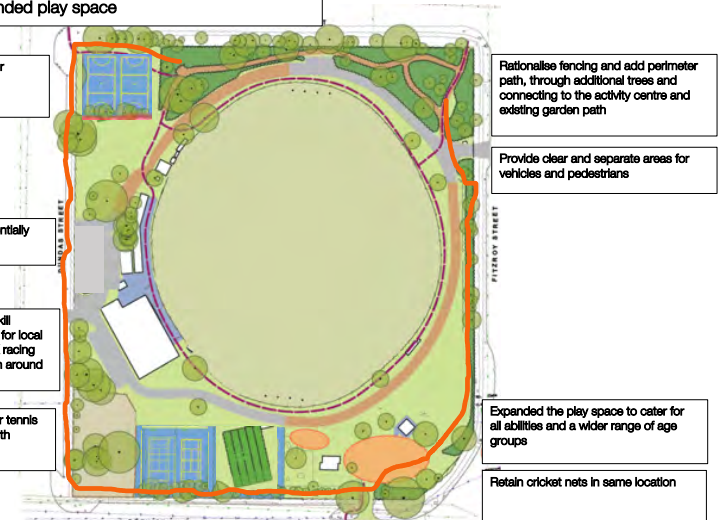
Option 4. Perimeter path, upgraded hard courts in the north for netball and provide separate tennis/shared with netball/ social basketball and expanded play space

Upgrade hard court space for netball

Put tanks underground, potentially replace with parking

Upgrade BMX to provide skill development opportunities for local children, distinct from BMX racing track. Minimise compaction around trees

Provide for social and junior tennis in the south, one shared with netball



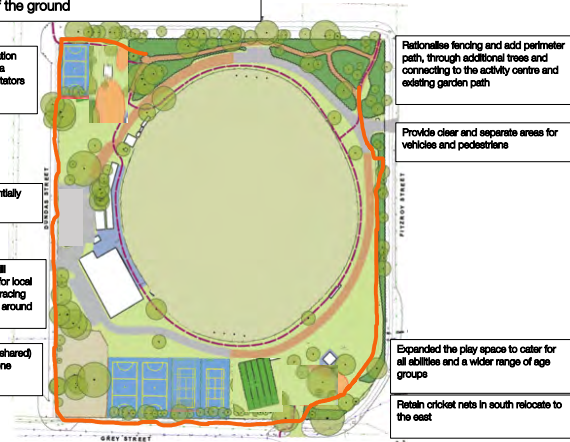
Option 5. Perimeter path, upgraded hard courts in the south for netball and tennis. Provide social basketball and play space in the north in view of the ground

Provide a social/ family recreation space in the north west, with a social hard court, where spectators can also view the ground

Put tanks underground, potentially replace with parking

Upgrade BMX to provide skill development opportunities for local children, distinct from BMX racing track. Minimise compaction around trees

Provide for 2 netball (+ one shared) and 2 tennis in the south, (one shared with netball)



Rationalise fencing and add perimeter path, through additional trees and connecting to the activity centre and existing garden path

Provide clear and separate areas for vehicles and pedestrians

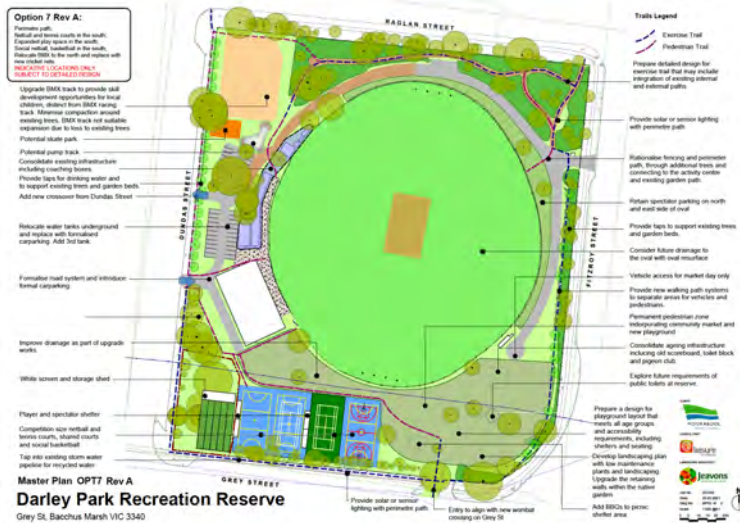
Expanded the play space to cater for all abilities and a wider range of age groups

Retain cricket nets in south relocate to the east

## 6.1 Benefits and costs of each option

The options should be assessed against the vision, incorporating the following key aspects:

- Increase participation while minimizing conflict
- Minimize the environmental footprint
- Increase the range of age groups and abilities using the reserve
- Enhance the environmental character and amenity of the reserve
- Support the growth and development of clubs and user groups



## 7. Final Master Plan Concept

The preferred concept below (Concept 6) shows cricket nets in the northwest allowing an additional social sports court in the south for basketball, netball and tennis.

**Option 6 Rev A:**

Perimeter path;  
Skate park and cricket nets in the north,  
Expanded play space in the south;  
Social netball, tennis and basketball courts  
in the south.

**INDICATIVE LOCATIONS ONLY  
SUBJECT TO DETAILED DESIGN**

Potential skate park

White screen and storage shed

Relocate cricket nets and storage to  
the north

Consolidate existing infrastructure  
including coaching boxes.

Provide taps for drinking water and to  
support existing trees and garden  
beds.

Add new crossover from Dundas  
Street

Explore future options to improve  
grandstand

Relocate water tanks underground  
and replace with formalised  
carparking. Add third water tank.

Formalise road system and introduce  
formal carparking

Potential pump track subject to  
Arborist report

Improve drainage as part of upgrade  
works.

Play and spectator shelter

Upgrade BMX track to provide skill  
development opportunities for local  
children, distinct from BMX racing  
track. Minimise compaction around  
existing trees. BMX track not suitable  
for expansion due to loss of existing  
trees.

Competition size netball and tennis  
courts, shared courts and social  
basketball.

Tap into existing storm water pipeline  
for recycled water

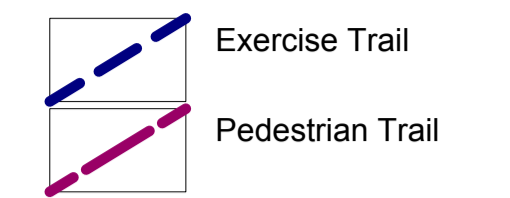
**Landscape Masterplan OPT6 Rev A**

**Darley Park Recreation Reserve**

Grey St, Bacchus Marsh VIC 3340



**TRAILS LEGEND**



Prepare detailed design for  
exercise trail that may include  
integration of existing internal and  
external paths and realignment of  
some external fencing.

Provide solar or sensor lighting  
with perimeter path

Rationalise fencing and perimeter  
path, through additional trees and  
connecting to the activity centre  
and existing garden path.

Retain spectator parking on north  
and east side of oval

Provide taps to support existing  
trees and garden beds

Consider future drainage to the  
oval with oval resurface

Provide new walking path systems  
to separate areas for vehicles and  
pedestrians

Permanent pedestrian zone  
incorporating community market  
and new playground  
Consolidate ageing  
infrastructure including  
old scoreboard, toilet  
block and pigeon club.

Vehicle access for market day  
only

Add BBQs to picnic  
shelter area

Explore future  
requirements of public  
toilets at reserve

Prepare a design for  
playground layout that  
meets all age groups  
and accessibility  
requirements, including  
shelters and seating.

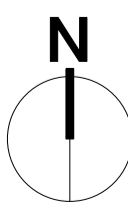
Develop a landscaping  
plan with low  
maintenance plants and  
landscaping

Entry to align with new  
wombat crossing on  
Grey St

Provide solar or sensor lighting  
with perimeter path



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Date: 28.10.2021  
Dwg No: MP01 of 1  
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## 8. Implementation Plan

The following table shows the priority for each recommendation in the plan and estimated cost range for items to be considered in the short term. (Short term (1-2 years), medium term (2-5 years) and long term (5-10 years).)

**Table 9. Recommendations in priority order and estimated costs for short term projects**

	Recommendations	Priority	Estimated cost
1	Investigate use of storm water from Grey St with Melbourne Water for irrigation. Add third storage tank and place all water storage tanks underground.	Short term	\$10K (New 10,000L tank inc pump, fittings, services) \$20K (earthworks, bury existing tanks, new fittings, services etc) <b>Estimate: \$30 - 40K</b>
2	Install drainage on north end of tennis/netball courts and direct away from car park. Improve drainage in southeast end of reserve.	Short term	Earthworks, drainage, connections to existing stormwater system <b>Estimate: \$10 - 15K</b>
3	Prepare detailed design for perimeter of reserve for fencing, paths, low maintenance planting and landscaping including protection of existing trees, watering, new shade trees and wind breaks	Short term	Design and documentation, including arborist report <b>Estimate: \$4 - 89K</b>
4	Extend the walking track from native gardens along Fitzroy St around reserve perimeter and connect into the Grey St improvement works. Provide an accessible path network and consider integrating proposed east bound bike lane on Grey St with new shared path on south edge of reserve. Explore requirement for an additional entry point	Short term	250lin.m concrete path, design, earthworks, underground services detection <b>Estimate: \$36 - \$41K</b>
5	Redesign car park in conjunction with new pavilion, including additional entry from Dundas St and allowing for pump track with BMX, underground water tanks formalise car and pedestrian access and improve parking layout with clear signage and markings	Short term	Design, earthworks, underground services detection, carpark, kerbing, line marking works <b>Estimate: \$100 - \$125K</b>
6	Develop Gray St entry as pedestrian only. Consider current planning of Grey St improvement works. Align pedestrian entry with new wombat crossing on Grey St to be installed late 2021.	Short term	Design, earthworks, fence alignment <b>Estimate: \$10 - 15K</b>
7	Test the quality and consistency of turf structure of oval	Short term	Ongoing annual cost <b>Estimate: \$1000 - 1500</b>

8	Add BBQs to the picnic shelter area and ensure facilities are accessible to people using wheelchairs. Provide additional power outlets for stall holders for use on market day. Design a market stall layout with subtle permanent ground markings	Short term	Electrical connections, trenching, accessible path, 2 additional BBQs <b>Estimate: \$30 - 35K</b>
9	Develop detailed design to outline the open space and landscaping/tree planting in the southeast of the Reserve considering irrigation and future playground. Expand and upgrade the play space to include a wider ability, age and experience range. Retain painted bollards and add similar elements. Integrate play opportunities with the picnic shelter. Replace retaining walls in native garden.	Short term	Extend irrigation to south east, power and supply investigation, trenching, irrigation works, hydroseeding, maintenance <b>Estimate: \$12 - 20K (excludes playground and fitness design)</b>
10	Relocate Pigeon Club to an alternative site and gain better facilities. Provide replacement storage for Native Garden Group (Apx. 15 sq metres)	Short term	
11	Upgrade the garden retaining walls throughout the reserve	Short term	
12	Explore requirement for public toilets onsite	Medium term	
13	Assist the native garden group to provide more naming of vegetation /interpretation	Medium term	
14	Reconfigure and upgrade the form of the track to better suit jumps. Review fencing between BMX track and other activities on reserve	Medium term	
15	Upgrade the BMX area to include jumps and a skills area. Consider including a dirt pump track within BMX or adjacent as space allows	Medium term	
16	Demolish the old scoreboard	Medium term	
17	Plan for oval resurfacing if required. (See oval turf test above) Consider installation of formal drainage to oval and upgrade of irrigation. Upgrade the 2 turf wickets on east side of turf table	Medium term	
18	Replace existing coaches' boxes and consolidate existing associated player shelters	Medium term	
19	Restrict vehicle access to south of reserve other than market days for set up/pack up	Medium term	
20	Consider providing a small skate area	Medium term	
21	Upgrade park furniture to consistent style and quality	Medium term	



22	Provide clear external directional street signage to reserve and wayfinding signage internally. Upgrade risk management signage at reserve entries including BMX area and outline expectations for those exercising dogs	Medium term
23	Include community art on reserve where possible	Medium term
24	Provide fully enclosed cricket nets to northwest corner and allow more space for tennis/netball in south and an inclusive, high quality play space,	Long term
25	Upgrade hard court area including dedicated tennis and netball and shared social basketball adjacent to the play space	Long term
26	Install security lighting across reserve and consider solar and sensor lighting	Long term

## 9. Appendices

Appendix 1. Stakeholder consulted as part of this plan

Appendix 2. Stakeholder interviews

Appendix 3. Site analysis

## Appendix 1. Stakeholders consulted as part of this plan

Name of Organisation / Group	Position	Status of Interview (Meeting, phone or face to face)
CLUBS/USER GROUPS		
Darley Cricket Club	President	Completed
Darley Football Netball Club	President	Completed
Darley Netball Club	Assistant Secretary	Completed
Darley Junior Football and Netball Club	President	Completed
Bacchus Marsh BMX Club	President	Completed
Darley Park Native Gardens Volunteer Group	President	Completed
Bacchus Marsh Pigeon Club	President	Completed
Tennis Coaching	Head Coach	Completed
Darley Community Market	Coordinator	Completed
Darley Primary School	Reception	Completed
Bacchus Marsh Secondary College	Reception	Completed
Bacchus Marsh Tennis Club	Senior Coordinator	Completed
Pentland Primary School		Not completed
Community Member		Not completed
Department of Environment, Land, Water and Planning		Not completed
Moorabool Shire Council	Senior Community Recreation Planner	Completed
Moorabool Shire Council	Manager – Connected Communities	Completed

## Appendix 2. Stakeholder interviews

Following is a summary of the responses to the telephone interview questions asked of the stakeholders including the current participation levels and membership trends of the groups.

### 1. Do the facilities meet your needs?

**Darley Cricket Club** - (5 Senior men's teams, 5 junior teams, 1 women's team, Kids Woolworths Cricket Blast Program. Trend – memberships increasing)

- Yes. Club has recently extended training nets from 3 to 5 and maintains turf wicket. Older 3 nets will need further work in the future. Equipment storage may need upgrade in future if roller and ground covers are renewed. Change rooms and social facilities are adequate for cricket which will be improved with planned development

**Football Netball Club** - (Football; 3 men's teams, 3 women's teams. Trend – memberships increasing. Netball: 5 netball teams. Trend – memberships increasing)

- Yes. New pavilion (Community Rooms) will address key issues for club. New oval lights were installed in 2020. Future requirements include coaches box upgrade, internal parking and car movement around existing social club room
- Resurfacing of existing netball court is a key priority. Resurfacing of 3 courts in northwest is required in the long term.

**Junior Football Netball Club** - (Football: 10 football teams, Auskick program of 150-160. Netball: 8 teams and Net Set Go program. Trend - memberships increasing)

- Lack enough courts to accommodate sufficient training times for netball teams
- Poor lighting between pavilion and netball courts
- Netball shelter is poor for teams and spectators
- Playground location is some distance from preferred viewing area/grandstand for football
- External fence important for hosting football finals

**BMX Club** – (100 members based at Racecourse. Trend - memberships increasing)

- Darley Park used for recreational riding for people of all ages. No longer used for coaching or events

**Pigeon Club** – (7 members. Trend - memberships decreasing)

- Meets current needs for storage of equipment and meeting place

**Native Garden Volunteers** – (6 members. Trend - memberships decreasing)

- Do not wish to extend gardens further

**Tennis Coach** – (Hotshots program – 40/45 children who are Darley based. Trend – memberships increasing)

- Courts are shared with netball. Meets needs of Hot Shot program but setting up nets each visit discourages general use. Cannot provide coaching on Saturdays in winter due to netball competition

**Market Coordinator** – (60/65 stall holders. Trend – decreasing)

- Yes, generally meets needs. However poor drainage impacts market causing cancellations after heavy rain
- Only one power outlet limits store holders and does not allow for food vans
- Shade is limited
- Rough unsealed surfaces allow dust in summer and mud in wet weather

## 2. Any constraints at the site for your sport?

### *Cricket Club*

- Training nets are key issue

### *Football Netball Club*

- New pavilion will solve immediate issues
- Lack of courts for training space after 5.00pm (13 teams 5 seniors and 8 junior plus teams from Bacchus Marsh Leisure Centre netball competition)

### *Junior Football Netball Club*

- Lack of court space for netball training

### *BMX Club*

- Too small for broad use but valuable for locals

### *Pigeon Club*

- No

### *Native Garden Volunteer*

- Damage to gardens from other users of the reserve

### *Tennis Coach*

- Sharing with netball and lack of court access in winter

### *Market Coordinator*

- Poor drainage that leads to cancelling market after heavy rain

## 3. What additional facilities or support infrastructure is required to meet future demands?

### *Cricket Club*

- New pavilion will cater for growth of women's cricket. 2 Turf wickets require upgrade. Possible more storage in future

### *Football Netball Club*

- Coach's boxes that meet size requirements of today's game
- Additional netball courts that allow teams from DFNC and local teams that play at Bacchus Marsh Leisure Centre to train when required

### *Junior Football Netball Club*

- A third court to allow junior training after 5.00pm. A number of juniors attend Ballarat schools

- Improved Coaches boxes – Junior teams can have up to 15 people per game on the sidelines
- Improved road and pedestrian surfaces and drainage around pavilion area

### *BMX Club*

- A Pump rack would be an attraction in the Reserve.
- A drink fountain,
- Improved landscaping around track.
- Table and seating.

### *Pigeon Club*

- No additional requirements. Would be happy to relocate within Darley Park if adequate space was provided.

### *Native Garden Volunteer*

- No additional requirements. Council very supportive in recent times

### *Tennis Coach*

- Year-round access to a purpose-built tennis court

### *Market Coordinator*

- Improved drainage and easy access to electricity outlets

## 4. Is there a better location on the site for your facilities? Do you need more facilities than you have access to on the site?

### *Cricket Club*

- Nets key issue. Could be relocated if netball moved to north end of reserve

### *Football Netball Club*

- Move netball back to northwest corner and have 3 courts
- Multi lined courts – the only such netball courts in the Ballarat Football League

### *Junior Football Netball Club*

- Move netball back to northwest corner and have tennis in south with at least one court marked for tennis only
- Consider outdoor fitness equipment with a walking/running track

### *BMX Club*

- New location at Racecourse services needs of club but existing track serves local requirements

*Pigeon Club*

- No, any location within reserve is fine

*Native Garden Volunteer*

- No interest in expanding maintenance for additional gardens

*Tennis Coach*

- No, number of courts is fine

*Market Coordinator*

- No, but do not want reduced space. For example, a larger playground or more cricket nets would impact the number of stall holders on the site

## 5. What priority would you give for the required facilities?

*Cricket Club*

- Turf wicket 1-2 years. Nets 2-5 years, Storage 5-10 years

*Football Netball Club*

- Coach's boxes 1-2 years

*Netball Club*

- Court resurface scheduled for 2021. Move to northwest zone 5-10 years
- Spectator shelter 1-2 years
- Court lighting upgrade 5-10 years
- Sealed parking 1-2 years
- Netball only courts – Currently the only multi lined courts in the Ballarat Football League

*Junior Football Netball Club*

- Netball shelter 1-2 years
- Coach's boxes on oval 2 -5 years
- Move netball back to northwest corner to gain 3rd court – 5-10 years
- Fitness equipment with a walking/running track 5-10 years

***BMX Club***

- Seating and landscaping 2-5 years

***Pigeon Club***

- Would consolidate and share if space became available 2-5 years
- No, any location within reserve is fine

***Native Garden Volunteer***

- Only plant shrubs now as trees growing and providing cover 1-2 years

***Tennis Coach***

- Tennis only courts 1-2 years
- Lighting access



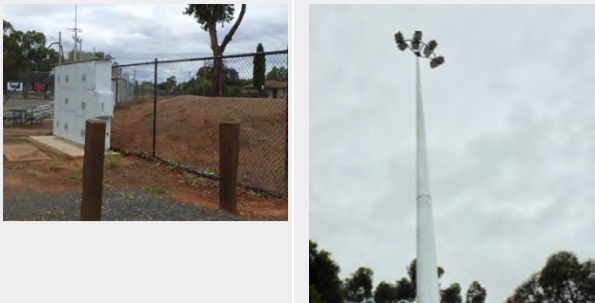
***Market Coordinator***






- Drainage and electricity outlets 1-2 years
- Shade 2-5 years




## Appendix 3. Site analysis






1	Oval	<ul style="list-style-type: none"> <li>• Turf quality and density in good condition, at time of inspection</li> <li>• No formal drainage installed but rarely waterlogged according to user groups.</li> <li>• An inground sprinkler system is in place and provides good coverage</li> </ul>
2	Turf wicket table	<ul style="list-style-type: none"> <li>• Moorabool's only turf wicket</li> <li>• Maintained by club - two to be replaced in short term</li> <li>• Existing equipment storage may not be sufficient if roller and covers are updated in future</li> </ul>
3	Goal posts and netting	<ul style="list-style-type: none"> <li>• Netting in good condition</li> <li>• Goals posts in good condition</li> </ul>



4	Home team coaches/players boxes		<ul style="list-style-type: none"> <li>Multiple small buildings likely to be no longer fit for purpose – need assessment as to ability to consolidate to meet current requirements, and be incorporated in new building envelope</li> </ul>
5	Away team coaches/players box		<ul style="list-style-type: none"> <li>No longer fit for purpose and replacement would improve the aesthetics</li> </ul>
6	Oval light towers		<ul style="list-style-type: none"> <li>4 towers updated in March 2020 with 32 LED floodlights including updates to electrical services at the Reserve</li> <li>New control box/ substation poorly sited between BMX track and existing pavilion</li> </ul>

7	Scoreboards		
			<ul style="list-style-type: none"> <li>• Old scoreboard (left) used for AFL timekeepers and to provide electronics to new digital scoreboard (right). Potential to incorporate timekeeping into a new coaches/ players box on west side, operate the scoreboard remotely and remove old scoreboard</li> </ul>
8	Native garden area		
			<ul style="list-style-type: none"> <li>• Pathways are accessible and in good condition</li> <li>• A number of war memorial plaques are located in garden</li> <li>• A watering system is installed servicing the garden in the north section. Hoses are used elsewhere</li> <li>• A good diversity of Australian native flowering plants from ground covers to small shrubs and Eucalypt, with numbers, maintained by volunteers</li> <li>• Potential to expand the paths system around the park</li> </ul>
			<ul style="list-style-type: none"> <li>• Well loved and cared for by volunteers. Vandalism/stealing of plants is an ongoing issue</li> <li>• Creates great landscape character along the roads</li> <li>• Opportunities for more informal planting within the entire reserve.</li> </ul>





9	Disused netball courts (north east corner)		<ul style="list-style-type: none"> <li>• Three old asphalt courts, not playable due to surface condition</li> <li>• Lights are still operable</li> <li>• May require extensions to run offs to accommodate 3 courts in future</li> <li>• Will require root barriers to manage the surface given adjacent trees</li> </ul>
10	Grandstand/ covered seating area		<ul style="list-style-type: none"> <li>• Potential to be incorporated into the new pavilion upgrade - Future location to be confirmed (January 2021)</li> </ul>
11	Pavilion		<ul style="list-style-type: none"> <li>• Good relationship to the ground as close to boundary</li> <li>• Current location obstructs views south at the rear</li> <li>• To be replaced in 2021 with a Community and Sports Centre. Future location to be confirmed</li> </ul>






12	Water tanks			<ul style="list-style-type: none"> <li>• Two large tanks take up valuable space on west side. Impacts on site lines and aesthetics</li> <li>• Desirable to place underground and in a location to capture roof run off from nearby buildings</li> <li>• Irrigation water to continue to be used on the oval and garden</li> <li>• Site of disused water bore</li> </ul>
13	Storage			<ul style="list-style-type: none"> <li>• A number of sheds and containers are dotted around reserve. There is potential to incorporate the cool room in the new community building</li> </ul>
				

Cricket store shed

Football store shed

Cool room

14	Entries		
		<p>The Reserve is well connected by neighbouring streets (3) and paths (6). Dundas Street – is the main pedestrian entry on match days. It has:</p> <ul style="list-style-type: none"> <li>• Poor security lighting</li> <li>• No formal parking or pedestrian zones</li> <li>• A gravel surface, that becomes dusty in summer and muddy in winter</li> <li>• Benefits to minimise footprint for vehicles</li> <li>• The entry has a poor outlook onto the rear of the building.</li> </ul>	
		<p>Fitzroy Street – is the main car entry on match days</p> <ul style="list-style-type: none"> <li>• A sealed entry that has a gate with 'Darley Park' in the design</li> <li>• Consider zebra crossing inside reserve if walking track is upgraded</li> </ul>	
		<p>Grey Street</p> <ul style="list-style-type: none"> <li>• Main pedestrian entry outside game days</li> <li>• New crossing to be added including street works in 2021.</li> <li>• Bus shelters to be relocated as part of street works</li> </ul>	
		<p>Raglan Street</p> <ul style="list-style-type: none"> <li>• Pedestrian access only</li> </ul>	

15 Internal road network		
	<ul style="list-style-type: none"> <li>Sealed road from Fitzroy Street entrance, north to behind goals</li> </ul>	
	<ul style="list-style-type: none"> <li>Speed humps exist but not all are clearly marked</li> </ul>	
	<ul style="list-style-type: none"> <li>Surfaces are a mixed of seal and gravel with some posts and fences constraining car access</li> <li>Some areas have loose and uneven surfaces and show evidence of wash from runoff</li> </ul>	
16 Internal footpaths		
		<ul style="list-style-type: none"> <li>The formal path through native garden is wide and well maintained. No other clear pedestrian paths of travel are defined in Reserve</li> <li>There is potential for the path to extend around the reserve into a circuit and include a shared trail outside the fence.</li> </ul>



- There is space outside the sturdy fence on the east side between garden beds and post/rail fence to extend the path
- The existing fencing around the BMX track, netball court and wickets forms a barrier for provision of an internal walking path, south of the reserve
- A new 'wombat' crossing will be incorporated on Grey Street, connecting the local shops and bus stop into the reserve

17 Internal parking



- No formal parking around pavilion, courts or oval
- Area between courts and pavilion a high use zone that can be both muddy and dusty.
- Requires formalisation to improve safety and visitor comfort
- Parking on oval fence important to maintain and extend where possible
- Significant timber fence separating vehicles from pedestrian space around the building
- One accessible parking sign inside the ground near the pavilion – but not obvious or with a compliant or designated space



18 External parking






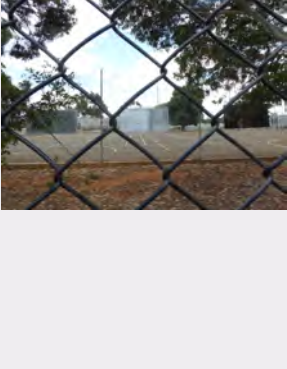

- External parking along Dundas St, Grey St and Fitzroy St used on match days and market days
- One accessible car space on the east side of the ground






19 BMX track



- The BMX track is designed more or less as a mini-BMX racing track, rather than dirt jumps or a pump track
- All the jumps have lost their shape and are worn and there are not very clear lines etc.
- The nature of the track should complement the nature of the racing track to be constructed at the Racecourse Reserve and provide graded challenges for young and local riders
- The sign is poorly placed
- Consider moving slightly north to accommodate a continuous walking track to south
- Further shaded seating is desirable
- The existing trees provide shade to the BMX track area. Some jumps are not well positioned in relation to trees. If the track is reconstructed, reduce compaction around the tree protection zone to improve tree health



20 Multi-line tennis and netball courts		
		<ul style="list-style-type: none"> <li>• There are no dedicated outdoor netball courts in Bacchus Marsh / Darley, or dedicated or social free access tennis courts, even though smaller towns have them</li> <li>• Courts are multi lined for tennis (3) and netball (2)</li> <li>• Courts have been audited previously and are to be resurfaced in February 2021</li> <li>• Lighting is considered adequate</li> <li>• The aesthetics of the support facilities are poor</li> <li>• An additional spectator shelter is sought</li> </ul>
		<ul style="list-style-type: none"> <li>• Access to the courts from inside the ground is constrained by the position of the gate</li> </ul>
21 Cricket practice nets		
	<ul style="list-style-type: none"> <li>• Five nets with two recently upgraded at club's expense</li> <li>• Not fully enclosed which poses some danger to oval users during cricket training times</li> </ul>	

			<ul style="list-style-type: none"> <li>• Nets against perimeter fence prevent walking track along south boundary</li> <li>• There is a low a mounded area to the west of the cricket wickets</li> </ul>
<p><b>22 Other surfaces</b></p>			
			<ul style="list-style-type: none"> <li>• There is a mix of ground surfaces around the reserve and installations that have not been carefully installed that could be trip hazards and show general untidiness</li> </ul>
			

23	Playground		<ul style="list-style-type: none"> <li>• Some distance from existing pavilion</li> <li>• Not accessible</li> <li>• Cricket nets have expanded into play area impacting on the run out of the slide</li> <li>• There is no accessible play elements provided for at the moment</li> <li>• The play area lacks shade over the existing play equipment</li> <li>• The existing range of equipment caters for middle aged children</li> <li>• The current equipment does not offer nature based or imaginative play for users</li> <li>• The existing sand play area is high maintenance due to loss of sand into adjacent mulch surface</li> <li>• The new cricket net extension and shipping container has truncated the play area</li> <li>• A footpath between the play area and picnic shelter, carpark and toilets would improve accessible use of the play area</li> <li>• The current footprint can still provide for an accessible and all ages play area if designed well</li> </ul>
24	Pigeon clubhouse		<ul style="list-style-type: none"> <li>• Prominent location</li> <li>• Requires roof replacement</li> <li>• Conditioning inside not known</li> <li>• Used for the storage of equipment and materials by Native Garden Volunteer Group</li> <li>• Could be better sited or integrated into other buildings.</li> </ul>

25 Grass area in south east











- Unpleasant loose surface
- Requires formal drainage and irrigation



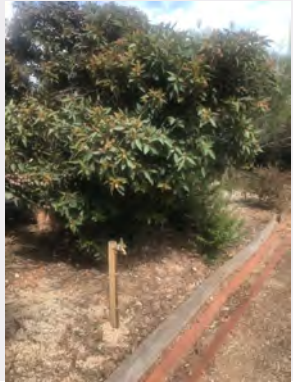


26 Picnic shelter





- Well-constructed, with 2 tables and bench seating
- Loose gravel surface

27	Drainage		<ul style="list-style-type: none"> <li>• Run off from netball/tennis courts flows back into the Reserve impacting key circulation zone and part of market area</li> <li>• Some drainage exists including native garden footpath and road south from Fitzroy St entrance but requires formalisation and expansion across high use areas in Reserve</li> </ul>
28	Signage		<ul style="list-style-type: none"> <li>• There are many signs in the reserve and on the south side facing Grey Street, including signs about works completed</li> <li>• Current proliferation and poor condition of signs provides clutter and reduces the aesthetics of the reserve</li> <li>• Signage policy could guide internal and external signage for sponsorship and directional signage</li> </ul>
			

29 External footpaths and fence lines	
	<ul style="list-style-type: none"> <li>On the north side the path on only on the reserve side of the road and it is asphalt in a relative per condition that goes over tree roots etc.</li> <li>In the northeast, the planting outside the reserve fence line provides wind protection and a high environmental quality</li> </ul>
	<ul style="list-style-type: none"> <li>The south side is narrow and there are multiple fence lines that impact on the visual amenity of the park</li> </ul>
	
	<ul style="list-style-type: none"> <li>The path is narrow on the southeast on Grey St could be widened by realigning and removing excessive fencing and off mounding</li> </ul>

			<ul style="list-style-type: none"> <li>• High quality vegetation - low flowering gums along the south and east, but not continuous in places, bring bird life and colour and could be added to.</li> </ul>
<p><b>30 Water</b></p>			
			<ul style="list-style-type: none"> <li>• An irrigation system, with three taps is installed to service the native garden at the north end of the reserve. There are no water taps on the east side, along Fitzroy St to service the gardens/shrubs in that area or on the west side of the reserve.</li> </ul>
<p><b>31 Electricity</b></p>			
			<ul style="list-style-type: none"> <li>• A new distribution box was installed in 2020 when the oval lights were upgraded. It is poorly sited</li> <li>• Power outlets are limited and restrict market stall holders and food vans. The GPO at the public toilets is the only outlet used for the markets. It was not operational on the eve of the December 2020 market. Generators are the only other power option and noise is an issue</li> </ul>

32	Gas	<ul style="list-style-type: none"> <li>A gas main runs east / west across the south end of the Reserve</li> </ul>
33	Security Lighting	<ul style="list-style-type: none"> <li>Some internal lighting near pavilion and behind pigeon club. East side lighting from poles on Fitzroy</li> <li>To be reviewed as part of new Community room construction</li> </ul>
		
34	Toilet Block	<ul style="list-style-type: none"> <li>Provides the only power to market stall holders and services the south end of the park</li> <li>Some distance from spectator area for cricket /football. Desirable for spectators to have an option other than entering pavilion</li> </ul>
		



35 Fencing



- Perimeter reserve fencing is important on match days for Football Club to collect gate fees and sell memberships
- The fence line could be reorganised to remove duplicates where there is court/pitch and additional parallel reserve fence
- Re alignment and rationalisation of the fence line would create a better corridor for a walking/running trail etc on the south and west.



- Three bus shelters block the views into the playground from the street etc.
- If the fence line of the courts etc, was the reserve fence line than there would be space for a wider path and the row of eucalypts along the paths



- Post and rail fence on east side of reserve is well constructed, (but over engineered) and separates pedestrians from cars
- The same fencing provides a pedestrian zone around the pavilion

36 Park furniture



Seating at netball courts



Seating in native garden

- There is an eclectic mix of furniture styles within the reserve
- The modern urban furniture within the club house can be retained
- Establish a consistent style to the rest of the reserve



- There is a dog bag dispenser at the ground. It adds to the clutter and may send the wrong message - attracting dogs on the sports ground. Dog exercise alternatives to be addressed in Moorabool Shire Open Space Plan that is currently in progress.

37 Tree type and condition



- There are some really nice trees on the reserve perimeter. Western Australian gums -flowering and full of birds on the south and east side and in the native garden
- There are also a number of large canopy trees around the reserve - a mix of Australian native and exotics - but no consistent theme or palettes. In the majority they are natives.

- A user group indicated that a considerable number of trees along the north boundary were removed in the hope that the ground would dry out
- On the south side of the street, to the west, Council has recently planted Pears, which do not add to existing types of vegetation