



Yarra Bend Park Sport and Recreation Directions Plan



Acknowledgements

@leisure wishes to acknowledge the support and assistance provided by the Project Steering Committee, in particular:

- Lester Townsend, Yarra Bend Park Trust
- Libby Jude, Parks Victoria
- Craig Albiston, Parks Victoria
- Gerard Delaney, Parks Victoria
- Stuart Grant, City of Yarra
- Mark Dornau, City of Yarra
- Caitlin Ryan, City of Yarra
- Peter Watson, City of Yarra
- Janice Lane, City of Darebin
- David Cashmere, City of Boroondara
- Kirsty Reidy, City of Boroondara
- Philip Saikaly, Sport and Recreation Victoria



Rear 534 Mt Alexander Road
Ascot Vale VIC 3032
Ph. 9326 1662
Fax. 9329 0991

Email: leisure@jeavons.com.au
www.jeavons.com.au

© All rights reserved.

No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form, by any means, without the prior written permission of Parks Victoria and

@leisure

CONTENTS

1. Introduction.....	3
1.1 This document	3
1.2 Project aims and objectives	3
1.3 How this plan was prepared	4
2. Yarra Bend Park	5
2.1 What activities in demand are provided in the Park?.....	7
2.2 What is the scope for change?.....	7
2.3 What development is not appropriate in the Park?	8
3. What is the vision and development priorities for the Park?	9
3.1 Vision	9
3.2 Development principles.....	9
3.3 What additional facilities should be developed in the Park as a priority?.....	10
3.4 Park-wide issues and directions.....	11
4. Development opportunities: by precinct.....	14
5. Proposed development summary	23
5.1 Sports field development summary.....	26
6. Cost and management	28
6.1 Financing development works.....	28
6.2 Maintenance and management.....	30
7. Summary and Implementation.....	33
8. Appendices	37
APPENDIX 1 – Yarra Bend Park Management Zones	37
APPENDIX 2 - Existing and Proposed Facilities Summary	38
APPENDIX 3 - Sport and Recreation Facility Demand and Potential Requirements	41
APPENDIX 4 - Assessment and Criteria Matrix	45
APPENDIX 5 - Estimated probable costs of key works.....	46

1. Introduction

1.1 This document

This document is the **Yarra Bend Park Sport and Recreation Facilities Plan**. It was prepared by @leisure.

This project, initiated by the Cities of Yarra and Boroondara, in association with the City of Darebin and the Yarra Bend Park Trust, aims to develop a Plan for sport and recreation facilities within Yarra Bend Park.

It complements other strategy documents including the 1999 Yarra Bend Park Strategy Plan and will guide the development of the Park over the next 5-10 years and beyond.

This document is the final report. It follows the preparation of an issues paper.

1.2 Project aims and objectives

The aim of the project is to develop a plan to guide the future development, funding, management and operation of sport and recreation opportunities within Yarra Bend Park.

The objectives of the project are to:

- Develop a sustainable plan for the outdoor sporting and recreation opportunities within the Park
- Identify gaps in recreation and sporting facility provision within the municipalities of Boroondara, Darebin, and Yarra
- Identify opportunities and constraints; to redevelop and / or expand the recreational and sporting infrastructure within the Park to cater for local needs
- Identify potential for partnerships between local Councils, community and peak sporting bodies, schools and community organisations for joint development of community sporting facilities within the Park
- Identify alternative sources of funding for the operation and development of sport and recreation facilities within the Park
- Ensure that the size, scale and design of any facilities are in keeping with the vision for the Park
- Expand the range and quality of recreational and community facilities within the Park
- Improve the adaptability and flexibility of recreational facilities within the Park
- Incorporate best practice environmental principles into the community and recreation facilities including water use, energy use and waste management practices.

1.3 How this plan was prepared

Key tasks completed during this project include:

- A review of existing plans and other relevant policy documents
- A workshop with the project management team that included representatives of the Yarra Bend Park Trust, Parks Victoria, the Cities of Boroondara, Darebin and Yarra, and Sport and Recreation Victoria.
- A 'Community Day' to give residents, user groups and other interested parties the opportunity to provide input regarding the project
- A call for submissions from the community and other key stakeholder groups
- Telephone interviews with Park user groups, community advisory groups and other key stakeholders
- A survey of local residents
- Analysis of demand for sport and recreation activities
- Preparation of an issues and directions paper
- A public meeting to discuss the directions
- Call for submissions about the contents of the directions paper and meeting with stakeholders to discuss the paper
- A number of steering committee meetings/workshops
- Refinement of the content of the directions paper and preparation of a draft, and final report

2. Yarra Bend Park

Yarra Bend Park is located six kilometres north east of Melbourne's Central Activity District. It serves both local and regional open space markets and provides a unique mixture of bushland, open parkland and river settings, as well as sports facilities.

The Park is approximately 260 hectares in size. The bulk of the Park, approximately 160 hectares (or 60% of the Park) is dedicated to sport and recreation (7 playing fields and 2 golf courses). It also has a significant road and trail network used for pleasure driving, cycling and viewing.

The Park attracts in excess of 1.5 million visits annually¹ and is managed by Parks Victoria on behalf of the Yarra Bend Park Trust. The Studley Park Boathouse and Yarra Bend Golf Course assist in attracting significant visitor numbers to the Park.

The Park is divided by the Eastern Freeway and surrounds the Northern Metropolitan Institute of TAFE (NMIT) and the Thomas Embling Hospital. Fairfield Boathouse is also located adjacent to the Yarra Bend Park estate.

The Park precincts (based on the Park Management Zones) considered in this plan are: Westfield, Fairfield Reserve, Merri Creek Valley, Deep Rock, Golf Course Loop Road, The River Corridor, Par 3 Golf Course / Rylah Oval, and Studley Loop Road.

High conservation value areas and the 18 hole golf course were not considered as part of this study. The Trust intends to enter into a long term lease agreement with a commercial entity for the management and development of the golf course.

Although Fairfield Reserve is outside the boundary of the Park and managed by the City of Yarra, this sports oval was included in the study area due to its proximity to the Park and opportunity for potential development.

Appendix 1 provides a map of the Park and existing management zones. It also details the study area for the project. An aerial photo of the park follow.

¹ Yarra Bend Park Trust, *Annual Report 2007-2008*.

Map 1: Aerial Photo Yarra Bend Park



2.1 What activities in demand are provided in the Park?

There are three distinct markets for activities in Yarra Bend Park:

- The immediate local residents who principally use the Park for cycling, walking, dog exercise and incidental exercise and play (46% of park users come from within 5km of Yarra Bend Park²)
- Sports clubs and other users who principally travel to the Park by car for sport, river or nature based activities
- Regional users who principally come to the Park for social gatherings and picnics

There is increasing demand for additional sports facilities in the Park, as well as informal activities dependant on a natural setting such as mountain biking, running and dog walking.

Sport and recreation activities in the Park include:

- | | |
|-------------------------------------|----------------------------------|
| ■ AFL football | ■ Informal games |
| ■ Bushwalking | ■ Informal BMX |
| ■ Bocce | ■ Personal training / exercise |
| ■ Canoeing / kayaking | ■ Picnicking |
| ■ Cricket | ■ Recreational fishing |
| ■ Cycling (incl. MTB ³) | ■ Running |
| ■ Dog exercise | ■ Soccer |
| ■ Fly fishing | ■ Social basketball |
| ■ Gaelic football | ■ Walking |
| ■ Golf | ■ Wildlife / nature appreciation |
| ■ Hot air ballooning | |

Appendix 2 provides a summary of the existing sport and recreation facilities provided in the Park by zone.

Appendix 3 provides a summary of sport and recreation activities identified as having high demand and to be considered in this Plan, together with the source indicating demand and potential facility requirements.

The priority activities to be accommodated in the Park are those that are dependant on natural values associated with bushland and the river setting in the Park. However, there is also a high demand for sports that can be accommodated in the Park without additional space being allocated and without impacting on the Park's natural values. The priority for provision of sport is to serve social and grass roots sport and the immediate residents, rather than higher levels of competition. Activities for which there is high demand (or a lack of available facilities in neighbouring Councils) and which can be better catered for in the Park include AFL football, basketball, canoeing, cricket, cycling, hockey, netball, soccer, tennis and touch football.

2.2 What is the scope for change?

The major competitive strength of the Park in relation to others is the significant bushland and river setting close to a capital city.

The Park provides a variety of experiences. These range from organised sport (requiring built facilities with a high degree of accessibility and risk management) to social / family recreation and more contemplative experiences (dependant on high quality natural settings and isolation from intrusion of urban sights and sounds such as those with significant flora and fauna).

² Yarra Bend Park Strategy Plan – Parks Victoria 1999

³ Mountain bike

In order to maintain those experiences dependent on the Park's inherent natural qualities, there are some areas within the Park that are inappropriate for the development of further sports and recreation facilities. These include areas rich in heritage and conservation values.

The sites where sport and recreation facilities can be developed are constrained largely to areas where they currently exist.

Development criteria

There was a general consensus from the consultation with project stakeholders, that any future development of the Park should:

- Continue to offer a mix of quality nature based experiences and sporting use
- Provide opportunities to meet demand for individual and noncompetitive recreational pursuits eg cycling, walking, dog exercise and non powered water based activities
- Focus on meeting the sport and recreational demands of the local community at a community sport level
- Seek to support some high use outdoor activities and large events compatible with the natural values of the Park
- Add diversity to the suite of activities in inner urban regional parks
- Protect the scale and significance of bushland and river habitat in the Park, as the closest bushland park to the Melbourne CBD

2.3 What development is not appropriate in the Park?

The consultation process and site analysis identified a range of activities and facilities that stakeholders, residents, user groups and other interested parties would prefer not to see in the Park.

Generally, developments not seen as appropriate are those: not meeting the development criteria detailed above; those currently offered in close proximity to the Park, not dependent on the Park's natural values or those that require facilities that would be out of scale or conflict with natural values.

Developments not seen as appropriate in the Park include:

- An indoor sports stadium
- High competition standard enclosed outdoor sport facilities—ie those that require high fencing in order to charge an entry fee for spectators, large indoor support facilities, grandstands, etc.
- Large areas that are fenced or paved (such as skate parks, tennis or netball complexes) or areas with synthetic sports surfaces (except in the Fairlea Precinct which is not adjacent to the river or bushland and that would not impact on visual qualities or other activities dependant on a natural setting)
- Motor sports, including motorised water based activities
- Activities generating substantial noise

The general consensus from the consultation with key stakeholders was that development in the Park should be kept to a minimum and that the natural habitat of the Park should be preserved.

3. What is the vision and development priorities for the Park?

3.1 Vision

The vision for the Park endorsed by the Trust and Parks Victoria, for the future review of the existing Park Strategy Plan is:

A bush experience in the City. A place to find seclusion in the bush, picnic with family, or participate in a range of informal and organised sports. A variety of landscapes, natural elements and rich cultural history focused on the Yarra.

A park that is a diverse environment and plays an important role in conserving habitat along the Yarra.

3.2 Development principles

Key principles that this Plan aims to address for the future use and development of sport and recreation facilities in the Park are:

- Consolidate and enhance the quality, utilisation and viability of playing fields in the Park
- Provide facilities that cater for community sport and recreation opportunities (rather than those at a higher or elite level)
- Provide multi-purpose facilities (rather than the provision of exclusive use and / or access to a facility)
- Protect (and not detract) from the natural and conservation values of the Park
- Maintain a balance between organised, high participation sports and “minor” sports and informal, non-mainstream recreation activities
- Improve the quality of existing roadways for the benefit of pedestrians and cyclists
- Manage trail development in a planned way and provide a hierarchy of trails to serve road cyclists, MTB riders, walkers / dog walkers, and people in wheelchairs or prams
- Enhance bushland for local, unorganised, low impact, independent and family based recreation activities
- Protect the river for its biological heritage, visual character and contemplative values and provide access for non-motorised water based uses
- Protect and re-establish bushland and riparian settings in the Park for conservation, viewing and environmental education
- Enhance the value of European cultural heritage through protecting exotic vegetation and European character, built structures in selective sites and provide activities that support this theme (painting⁴, social / family recreation)
- Enhance the value of Indigenous cultural heritage through protection of sites and interpretation materials
- Ensure environmentally sustainable design principles are adopted

⁴ Botanic art – Heidelberg School era, etc.

3.3 What additional facilities should be developed in the Park as a priority?

While the Park has the capacity to cater for a wide range of activities, it is unable to meet all the demands required by the community. Selection criteria were developed to identify priority activities to be provided within the Park, informed by the consultation process and demand for activities as follows:

- Consistency with demographic trends
- High participation rates in surrounding municipalities and including high frequency of participation (ie not just once a year)
- Have potential for growth and / or have sustained growth over the past 3-5 years
- Target audience includes females, juniors and families
- High demand by residents - provide for activities local residents would like to do and / or would add diversity to existing activities
- Activities that can co-exist with, or are dependant on a natural / bushland setting or waterway
- Activities should add value to the existing facilities and experiences provided in the Park
- Activities should not impact negatively on those seeking nature based activities in the Park
- Activities should add to the unique bush experience offered in the Park

Appendix 4 provides an assessment of potential activities against these criteria.

In order to determine what activities should be a priority for provision in the Park the following three stage process was completed:

1. Activities in demand were compared against the selection criteria
2. The nature of facilities required to support the activity was compared against the development principles (see Chapter 2.2 and 3.2)
3. Practical considerations were assessed such as capability and suitability of the specific site available to accommodate the facility, viability of provision, cost of provision and opportunities to co-locate and share.

Based on the outcomes of this assessment and the ability of activities to meet the principles of development and community preferences, additional sport and recreation facilities that should be provided as a priority include:

- Australian rules football
- Canoeing / kayaking
- Cricket
- Cycling (incl. MTB)
- Soccer
- Hockey
- Touch football
- Walking / jogging

Activities identified as being in demand but where the provision of required facilities would not meet the identified criteria included:

- Netball
- Tennis
- Skate / BMX facilities

3.4 Park-wide issues and directions

Chapter 4 outlines the recommended future directions for the Park, by precinct. However, the following Park wide issues also need to be considered:

- **Dogs** – dog walking is a popular activity within the Park and needs to be well provided for. There is some conflict on trails between dogs and other users. Parks Victoria is undertaking a separate study in the park to provide for dog exercise and socialization.
It is recommended that:
Dog friendly facilities are considered in Merri Valley or Deep Rock precincts.
Some sections of trails are duplicated to minimize conflict between cyclists and dogs.
- **Park entry** – the existing Park entry is easy to overlook. It does not create a strong statement about what the Park offers and does not create a sense of arrival.

It is recommended that:

The entry to the Park off Heidelberg Road be redesigned to provide the Park with a greater presence and create a cue and an attractant to draw people into the Park for nature based experiences.

- **Tracks and trails** – the Park supports a wide range of trail based activities such as dog walking, running, mountain biking and walking, for a range of people of different ages and abilities, including and people using prams, wheelchairs and mobility aids. However there is tension between some of these activities and the development of new tracks may endanger the integrity of important bushland areas. These conflicts could be minimised by the provision of a hierarchy of trails to suit a range of activities, clear guidance as to the form and surface of trails and the design of the corridors through which trails pass, to support the desired trail experiences.

A rationalisation of some tracks and trails may be required, in addition to the separation of vehicle and bicycle traffic.

There is in-principle support to provide a facility for MTB's that can be managed. Degrading of vegetation, erosion from MTB use and conflict with other users however, needs to be addressed.

It is recommended that:

The Trails Strategy Plan be reviewed to better provide for the needs of trail users, especially cyclists, throughout the Park.

Establish a MTB liaison group to assist Parks Victoria with MTB management and facility issues.

Provide clear direction to MTB users about where to ride and codes of conduct.

Investigate the provision of a MTB facility in the Park, possibly in the Par 3 Golf Course / Rylah Oval Precinct.

- **Vegetation** – different precincts of the Park have different landscape characters. These can be reinforced by revegetation works and as part of the development of facilities. Planting specimen trees throughout the Park would help to: strengthen the sense of connection with nature, enhance wayfinding, increase environmental amenity, provide better shade in and around the picnic and sports facilities, introduce a strong landscape structure along boundaries and entry ways, as well as create a spectacle and continuity between spaces.

It is recommended that:

An amenity-planting plan be developed for the Park to complement the ongoing indigenous revegetation program.

It is anticipated this would create avenues along roadways and trails, provide shade trees in the sports facilities, picnic and dog off lead areas, reinstate a clean row of specimen trees on the edges of the Park and along the freeway and provide a strong landscape structure in the Westfield precinct.

Where possible additional specimen vegetation should be indigenous or native.

Use vegetation to promote the Park from outside its boundaries.

Use Australian native species where possible and fit for purpose.

Enhance the distinct character of each precinct using planting.

- **Parking and road alignments** – car parks in the Fairfield and Westfield precincts are commonly taken by non-park users. Car parks in other areas, such as Deep Rock, don't function well when all fields are in use. Other spaces are not served well by car parking.

Car parking requirements and road alignments could be improved to enhance the flow of vehicles, reduce impacts and encourage use by cyclists and walkers. Additional road closures, such as the end of the Golf Course Loop Road, and the long-term closure of the Boulevard to through vehicle traffic, were also raised in the consultation. Park users and cyclists would benefit from these and the feasibility of such closures should be investigated further in the long term.

Further use of roadways for cycle and sports events should be encouraged. This may require additional traffic management and capital works

It is recommended that:

All car parks and road alignments be reviewed in all precincts of the Park, particularly those in Fairfield Park, Westfield and Fairlea precincts.

Opportunities to share parking facilities with NMIT should also be explored.

- **Services and utilities** – there are some significant constraints associated with the provision, location, and functionality of utilities in the Park that may impact on the ability to serve future users, cost effectively.

It is recommended that:

Significant upgrades in services be considered to support Park usage and proposed facility developments.

These should include the provision of three phase power (to serve events and sports fields), improved sewerage services and the provision of water harvesting, recycling and supply systems to maintain better playing surfaces and to meet the demands of additional park users in the long term.

- **Nature based programs** – the major competitive strength of the Park is the opportunity to experience nature so close to a state capital city. With the significant increase in demand for nature based programs, especially for children, there is an opportunity to develop a partnership with other organisations to deliver programs, interpret the Park's flora and fauna and create outdoor classroom opportunities.

It is a recommended that:

Opportunities to market the Park to cater for nature based programs and school activities be explored.

- **Accessibility** – paths, picnic and play and sports facilities generally lack features that make them usable or attractive to include people with mobility aids or users of wheelchairs.

It is recommended that:

Key picnic and play facilities as well as key trails and access points to the river be redesigned to better cater for older adults and people with disabilities.


- **Sports facilities** - There are a number of outdoor sporting facilities in the Park. These include two golf courses, a number of cricket grounds, two grounds suitable for Australian Rules football, soccer pitches and a half court basketball court. Over the years five ovals have been decommissioned due to lack of demand, poor conditions and lack of support services and infrastructure. One of these has been revegetated. Drought and inadequate resources for management have affected the quality of playing surfaces and pavilions at other grounds. One additional high quality cricket ground will be lost in the proposed redevelopment of the golf course. There is an opportunity to consolidate and upgrade the remaining sports grounds into two more intensively used and managed sport areas that provide for both summer and winter sports. This will enable remaining grounds to meet current standards of play, address increasing demand especially for soccer and enhance cost effectiveness of maintenance. There is an opportunity to re-commission Collins Oval and one small oval in Deep Rock precinct for junior / school use.


It is a recommended that:


The sports grounds and pavilions in Deep Rock, Fairfield Reserve and Fairlea Precincts be redeveloped to cater for more intensive use in both summer and winter, whilst Corben and Rylah ovals, and potentially Collins Oval, be used primarily for social / family recreation and school use.


4. Development opportunities: by precinct


The table below provides a site analysis for each sport and recreation precinct, in addition to a summary of ideas raised in the consultation process and directions recommended for each. Appendix 2 summarises the proposed changes to facility provision by precinct.


PRECINCT: Westfield	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis</p> <p>Function: Social / family recreation</p> <p>Setting: Open Parkland - this precinct includes a number of large exotic trees. The Westfield precinct is the gateway into the Park and provides the first glimpses into the Park from the main road. However, the character of the site is not the strong bushland setting that is the key strength of the Park. It is similar in nature to other neighbouring parks such as Hall Reserve, except for its scale.</p> <p>Activities: Picnicking, community events, marshalling for running / cross country events, dog exercise</p> <p>Facilities: Picnic shelters, BBQ's, sealed trails, public toilets, car parking.</p> <p>Highly prominent site adjacent to the road and within close proximity to residences. Potential to develop to complement but not duplicate facilities in Hall Reserve, Knotts Reserve and Fairfield Park. The site lends itself to picnicking, walking, and to serve older adults (ie raised fragrant gardens, sealed paths, low level sculptures, high seats with back and arms and facilities suitable for people with a disability), as well as any strong park entry character. Because of its close proximity to urban sights and sounds etc. it is suitable for additional facilities of a more urban nature (more than other areas of the Park). Additional paths, and social / family recreation facilities (such as free access tennis / volley ball court, bocce, or petanque, large chess board and a new shared road circuit to provide parking at intervals next to picnic facilities, may encourage use.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Maintain and enhance exotic tree species to reinforce European character, supplement with native shade species ■ Establish as a key picnic precinct and provide additional shaded areas ■ Retain and enhance pathways / bike path links throughout the precinct – potential for widening of shared use trail, separate trails for walkers/dog walkers and cyclists ■ Provide opportunities for informal games and social / family recreation activities – eg volleyball nets, kick to kick, bocce, mini goal posts, hard court ■ Design to encourage use by older adults: high seats with arms and backs, fragrant raised garden beds ■ Restrict cycling except along Main Yarra Trail and main access road ■ Consider major tree planting to increase the prominence and image of the Park 	<ul style="list-style-type: none"> ■ Retain as key picnic precinct and continue to provide areas of lawn and large specimen shade trees for picnics ■ Further screen plant along Heidelberg Road and around picnic areas ■ Undertake design works to strengthen landscape structure/quality of the area. Use indigenous or native species where possible ■ Undertake revegetation works along Yarra Bend Road to improve the amenity of the entrance to the Park ■ Manage the remnant grassy woodland near NMIT to further protect it from damage ■ Increase opportunities for older adults eg provision of paths, garden settings, low level sculptures, bocce, chess ■ Increase opportunities for social / family recreation activities eg establish an area for ball games ■ Develop a two track system to separate cyclists and dog walkers ■ Investigate water harvesting, and recycling to support a planting program in this precinct


PRECINCT: Merri Creek Valley	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis <i>Function:</i> Relaxation / contemplation and dog exercise. <i>Setting:</i> Bushland (being revegetated) and open parkland. This area was previously two sportsgrounds. <i>Activities:</i> Walking, dog exercise, environmental appreciation. <i>Facilities:</i> Unsealed trails, some interpretative signage and fenced revegetation area.</p> <p>This site is a relatively large flat area that is an extension of the Westfield precinct, relatively close to residences and not in an area of high natural values. It provides an alternative location for a dog off lead facility that will be less likely to conflict with sportsground use and traffic.</p> <p>There may be an opportunity to re-establish one sportsground that will be lost due to the redevelopment of the golf course (W T Long Oval). However, this ground is not currently served by a pavilion and other infrastructure and services. This limits its potential for development. Its development to provide an additional sports ground would not provide benefits through economies of scale.</p> <p>Alternative uses include:</p> <ul style="list-style-type: none"> ■ as a small campsite or ■ to completely revegetate this as bush land for walking, dog exercise and environmental appreciation. <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Revert disused sports field back to an active sport space ■ Retain and enhance walking paths throughout the precinct ■ Retain revegetated area ■ Develop nature trails ■ Consider servicing the area with power and water to expand its potential use and development ■ Consider duplicating or widening where the Main Yarra Trail meets with Merri Creek under the freeway ■ Provide picnic tables in an off-leash picnic area 	<ul style="list-style-type: none"> ■ Consider increasing the offer for dogs on / around the old oval, pending the outcome of the Yarra Bend Park Dog Friendly Park Plan ■ Provide more parking here ■ Provide more picnic tables near the Roseneath St footbridge and around the old north oval. ■ Retain the other decommissioned oval as a revegetated area ■ Provide for cyclists on Main Yarra Trail only throughout this precinct ■ Ensure walking paths/nature trails are attractive to the older adults / those seeking a quiet location ■ Provide on-street car parking area to cater for overflow from Westfield and Fairlea areas ■ Consider widening or duplicating the Main Yarra Trail where it meets Merri Creek under the freeway, to improve safety, and minimise conflict between users

PRECINCT: Fairfield Reserve	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
 <p>Note: this is not within the Park boundaries, but is considered here because it is surrounded by the Park</p>	<p>Site analysis Function: Sport Setting: Managed turf Activities: The oval is used for cricket in summer and soccer in winter. Facilities: One synthetic cricket wicket, practice nets, soccer ground (winter use). The oval has a boundary fence, which limits the number of uses. It is served by an unsealed car park and a sports pavilion.</p> <p>This precinct (if it were to include the non-recreational uses adjacent to the Park on Heidelberg Road) – would provide the best opportunity for establishing an indoor sporting complex or multiple synthetic sport fields.</p> <p>There are opportunities to enhance the social / family recreational facilities for regional uses in Fairfield Park and resolve some existing conflicts and access issues by developing this site. Car parking to serve the sports field typically extends into Fairfield Park. One sports field served by its own pavilion, as is the case here, is less sustainable than multiple grounds served by one pavilion and car park.</p> <p>If the sports field were to be relocated in conjunction with other sports grounds in the Park, it could be developed to serve non-club based soccer uses (ie for clinics and training) and social basketball (to replace the half court in poor condition) and tennis as an extension of Fairfield Park. It could also be considered for use as an event / festival space.</p> <p>Alternatively, the opportunity exists to remove the existing post and rail fence and to realign the soccer field to cater for two senior pitches.</p> <p>It is understood that the City of Yarra intends to complete a Master Plan for this Reserve in the 2008/09 financial year.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Formalise car park area to supplement parking available in the Westfield area ■ Remove post and rail fence and realign cricket pitch to accommodate two junior soccer pitches ■ Upgrade existing pavilion ■ Improve links between sportsground and the rest of the Park ■ Relocate club sport and develop for social sport as an extension to Fairfield Park 	<ul style="list-style-type: none"> ■ Remove the existing post and rail fence and provide two soccer pitches and one synthetic cricket pitch ■ Reconfigure the existing car park to better meet the needs of reserve users and to provide an overflow for the nearby Westfield car park ■ Provide space for non-club / clinics, development activities ■ Investigate options to improve traffic flow between Fairfield Park and Yarra Bend Road ■ Provide additional car parking as part of pavilion upgrade ■ Continue negotiations with NMIT to access car parking areas for weekend use ■ Investigate additional water harvesting, and recycling opportunities in conjunction with the associated buildings to support the grass playing surface


PRECINCT: Fairlea	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis Function: Sport Setting: Managed turf and open parkland Activities: Principally cricket (junior sized grounds) and soccer, fly-casting. Parks Victoria has recently licensed an area adjacent to its offices for dog obedience. Facilities: The area has low key road access and parking, and a large centrally located pavilion that is functionally obsolete. There is limited shade in this precinct.</p> <p>There is a fly-fishing casting pool, which has no permanent supply of non-potable water and limited accessibility. The pool's design does not allow runoff to fill the pool. The pool is larger than now required. There is no pavilion or shade nearby to support the club who use the pool. The pool could be promoted more if in a more prominent place. There is an opportunity to redesign and relocate the casting pool to provide a more conducive location, increase its use, functionality, accessibility and sustainability in a setting more conducive to relaxation.</p> <p>The existing playing fields are relatively low quality with synthetic cricket wickets, and no lights or permanent goal posts. There is a half court basketball court adjacent to the Parks Victoria office. Its condition is relatively poor.</p> <p>This site lends itself to redevelopment to provide an intensive multiple field sporting area. The addition of lights, car parking and a remodelled pavilion would not impact on the amenity of residences or natural values of the Park. Additional shade and amenity planting would be beneficial. The site could be developed for junior soccer and cricket and potentially touch football, on irrigated natural turf surface and with the provision of lights and a remodelled pavilion.</p> <p>The area in front of the Parks Victoria office could be enhanced through design and additional planting; alternatively, additional social opportunities for basketball and tennis could be located here. A licence has recently been issued for dog obedience activities north of this area. The boundary along the freeway lends it self to feature and amenity planting to promote the Park.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Develop synthetic sports fields – soccer and hockey ■ Upgrade pavilion – include meeting rooms, multi-purpose area, community house, arts facility ■ Potential development of indoor facility if space available / appropriate use ■ Retain and / or redevelop existing basketball hard court ■ Provide shade, picnic tables, boundary planting, and formalize the trail around this precinct ■ Potential relocation of fly casting pool – provide club with access to meeting room / pavilion 	<ul style="list-style-type: none"> ■ Develop as major sports precinct for the Park ■ Consider providing synthetic sports surfaces for soccer and /or hockey ■ Relocate fly casting pool to more suitable and prominent area ■ Upgrade sports pavilion and provide opportunities for community access ■ Enhance landscape appeal of parkland in front of the Parks Victoria office ■ Provide east / west pedestrian connection throughout the precinct ■ Provide outdoor basketball court, grassed games area and fitness stations north of Parks Victoria office ■ Redesign access road to Parks Victoria office and review plantings to increase amenity and functionality for social / family recreation ■ Investigate water harvesting, and recycling opportunities in conjunction with the associated buildings and any new playing fields to irrigate playing surfaces ■ Plant trees along the freeway to promote a strong park image

PRECINCT: Deep Rock	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis</p> <p>Function: Sport</p> <p>Setting: Managed turf</p> <p>Activities: Cricket and AFL. Some dog exercise occurs in this precinct. Community events are also occasionally held on the lower ground / amphitheatre adjacent to the river.</p> <p>Facilities: Cricket (3 wickets), AFL (1 oval with lights). There is a large pavilion that is also functionally obsolete. And a public toilet block. The area is served by a relatively narrow access road and small car park. These ovals have relatively low amenity value and very limited shade. Two of the three ovals have no winter use. There has been a proposal to construct a dog off leash enclosure in this location.</p> <p>The opportunity exists to increase the viability and use of the sports grounds by upgrading their condition, providing lights to facilitate winter use (soccer), redeveloping the pavilion and car park and potentially adding one additional junior cricket ground. This could compensate for the loss of one cricket ground at W T Long oval. This precinct is one possible location for an off leash dog trail.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Retain and enhance existing usage of the three sports fields - make ovals multi-purpose ■ Upgrade pavilion and car parking ■ Retain amphitheatre for large social gatherings / events ■ Provide dog off leash trails through the precinct ■ Create loop road to allow for car parking on both sides of the ovals ■ Consider installation of synthetic sports surfaces here in the long term ■ Provide additional shade and seating areas for players and spectators ■ Provide additional lighting on sports fields ■ Relocate walking paths closer to activity on the ovals ■ Provide a greater diversity of activities ■ Consider redeveloping the decommissioned ground for junior cricket ■ Construct 3 soccer pitches between cricket pitches 	<ul style="list-style-type: none"> ■ Retain natural amphitheatre for events ■ Reconstruct the playing fields providing four cricket, one AFL and three soccer grounds. ■ Upgrade pavilion and provide opportunities for community access ■ Upgrade the car park to enhance usability for peak times (entry width and turn-around) ■ Provide additional shade areas ■ Retain turf cricket pitches to maximise flexibility of winter usage ■ Investigate additional water harvesting, and recycling opportunities in conjunction with any development to irrigate the grass playing surfaces ■ Accommodate dogs use around the precinct and when events and sport are not in progress

PRECINCT: Golf Course Loop Road	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis</p> <p>Function: Social / family recreation / sport.</p> <p>The precinct provides the key access from the Park to the river and Studley Park Boathouse and café. It has two of the three main picnic areas in the Park.</p> <p>Setting: Open parkland. This site has a strong European character with large cypress and elm trees and a stone wall being the remainder of some heritage buildings. The sports oval provides a ‘village green’ atmosphere. The adjacent golf club building is of State Heritage Significance and enhances the character of this precinct. Night access is limited to the precinct as it is not lit.</p> <p>Activities: Picnic (adjacent to the golf course) cricket, family activities. Corben Oval is well used by family groups for social games of cricket.</p> <p>Facilities: The loop road services the principal picnic areas in the Park that may be hired for social gatherings. The road is relatively narrow for the amount of pedestrian and vehicular traffic it accommodates. The cricket ground (Corben Oval) has a turf wicket, however the ground is small for a senior club. It is served by a relatively large pavilion that is in only reasonable condition. There is an area defined by an old bluestone wall and cypress trees that was previously used for hockey.</p> <p>There are opportunities to enhance the strong heritage character of this precinct and minimise any conflict between vehicles and related picnic facilities, as well as promote a stronger connection with the river. The picnic facilities adjacent to the golf course would benefit from being upgraded and made more accessible. The site previously used for hockey could potentially be used again for sport ie junior soccer. Retaining only low Saturday use and weekday use works well for the oval so it can be used for social / family recreation during the weekend and after school. As this part of the Park is not lit at night, it provides opportunities for night walks and nature based environmental education programs.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Realign existing road to limit vehicle access to the end of the loop – the road is considered by some to be too close to the river ■ Increase usage of space inside the existing loop for training / informal activities ■ Develop as a key picnic / BBQ area – retain sports closer to Park entrance picnic areas ■ Maintain Corben Oval for sport ■ Decommission Corben Oval as an organised sports oval ■ Provide additional car parking - develop ‘hockey field’ for additional parking ■ Develop a garden with a botanic theme- add family activities ■ Consider relocating the fly casting pool here 	<ul style="list-style-type: none"> ■ Retain Corben Oval as a low level / low intensity use sports ground with no Sunday use to maximize access for social / family recreation ■ Upgrade existing pavilion and provide access to community groups / potential storage ■ Investigate additional water harvesting, and recycling opportunities in conjunction with the buildings to irrigate the playing surface, and key picnic sites ■ Redesign and upgrade the picnic areas and playground, and make these accessible to people with a disability ■ Review car parking and road layout to limit vehicular access to the bottom of the loop, but provide additional spaces. Provide a separate loop bicycle path if road is left open to vehicles ■ Consider providing solid fuel BBQ sites and vehicle access to hire sites for marquees ■ Further develop the garden area for family activities ■ Retain precinct as a dark zone ■ Relocate the fly casting pool to this area if Fairlea is required for soccer ■ Provide river ramps as shown

PRECINCT: Par 3 Golf Course / Rylah Oval	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis</p> <p>Function: Sport</p> <p>Setting: Managed turf and open parkland</p> <p>Activities: Golf, cricket, soccer and Australian Rules Football.</p> <p>Facilities: Restaurant, kiosk and golf shop. This precinct includes the Rylah Oval, which is predominantly used as a junior football ground with permanent goal posts used predominantly by schools. There is a small sealed car park off Walmer Street. There is a decommissioned sportsground, (Collins Oval) opposite Andrews Reserve.</p> <p>There is an area surrounded by large senescing cypress trees that used to be a trout hatchery. The hatchery space provides an opportunity to be used for community recreation.</p> <p>The golf course does not have a strong presence. It is not marketed and there is no sense of arrival, orientation or what is on offer, and it is not prominent to passers by. It could be upgraded, marketed and rebranded to serve a growing demand for nine hole course and social / family golf. Parks Victoria and Local Council's have indicated that they are unlikely to be able to adequately resource the upgrade of the course, nor marketing it, nor are they able to manage the golf course in its present form. An alternative use for the golf course area is a mountain bike park. This could be compatible with further revegetation.</p> <p>Collins Oval could be recommissioned to meet the high demand for cricket.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Retain as golf course and review marketing / management strategy ■ Decommission the golf course and utilize space for alternative activities that suit the existing shape and topography of the site. This may include: mountain bike park, grass skiing, dog off lead park, or revegetate and increase the size of bushland in the park. ■ Reconfigure the site and provide organised sports facilities that may include soccer, hockey and tennis ■ Retain and upgrade the Rylah Oval for school / community use, decommission, or replace with synthetic surface sport ■ Upgrade the toilet block 	<ul style="list-style-type: none"> ■ Review resources to develop and market the Par 3 golf course, and investigate alternative uses by the end of the current lease, and / or maintenance contract ■ If the golf course is decommissioned, consider development that complements the nature and topography of the site. Consider revegetation, a mountain bike park or dog park here ■ Retain Rylah Oval area for sport ■ Investigate potential to upgrade or replace Rylah Oval grass surface with synthetic multi purpose space for sport and other school / junior sport related activities ■ Construct a lookout tower ■ Investigate opportunities to introduce water harvesting and recycling to provide irrigation to the playing surfaces ■ Consider the recommissioning of Collins Oval for school sport ■ Consider installing a traffic control point near Caritas Christi Hospital & Walmer St to allow road closures for event management ■ Increase the accessibility of the entry into the Park in this precinct (from Gipps Street Richmond)

PRECINCT Studley Point Loop Road	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site Analysis</p> <p>Function: Sport, Relaxation / contemplation / escape</p> <p>Setting: Bushland</p> <p>Activities: Cycling – road, and MTB, bushwalking</p> <p>Facilities: Loop road (closed off to vehicular traffic), lookout, trails for mountain biking. The loop road serves as a criterium circuit for cyclists. The bushland setting is used for mountain biking.</p> <p>This area is heavily vegetated with a number of trails leading down from the road that is currently closed to traffic. It abuts Galatea Point which is a significant conservation area. There is an increase in development of unauthorised trails.</p> <p>There is strong support to retain the closure of the Upper Loop Road for cyclists. The existing road surface is dangerous in places, as is the camber of the road and there is potential for cyclists pedals to clip the road as they take a bend.</p> <p>There are drop in points for mountain biking, however the area is not well connected to other areas within the Park for mountain bike activities.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Retain road closure for cycling, triathlons, fun runs etc ■ Resurface / realign road (Vic Roads manage and maintain the road) ■ Potential designated area for MTB ■ Improve connection to Studley Park Boathouse ■ Provide a shelter for marshalling and events support, if provided use as trail head for MTB 	<ul style="list-style-type: none"> ■ Retain road closure for cycling and events ■ Provide shelter for cycling events ■ Provide clearer hierarchy of trails for cyclists and walkers throughout the precinct. Sign accordingly ■ Provide MTB single track network ■ Revegetate surplus trails and manage unauthorised use of bushland by mountain bikes

PRECINCT: River Corridor	ISSUES AND OPPORTUNITIES	RECOMMENDED DIRECTIONS
	<p>Site analysis Function: Water based recreation Setting: River Activities: Canoeing / kayaking, rowing, fishing Facilities: Three river access ramps within Yarra Bend Park. One access ramp at Dights Falls in the City of Yarra managed parkland.</p> <p>The river and in particular its length of bushland frontage through the Park is a key feature of the Park. There is some concern that powerboat usage of the river above Dights Falls has increased and the negative impact this may have on the natural environment, especially the colony of grey-headed flying-foxes adjacent to Bellbird picnic area and ramp.</p> <p>Boathouse and hire facilities are available at the Studley Park and Fairfield Park Boathouses. No competition water based activities currently occur in this section of the river (except for occasional canoe polo competitions). Any competition or group water based activities would be best located in association with the Studley Park Boathouse.</p> <p>The existing access ramps are made inaccessible when the water level is low. It would also be beneficial to consider the suitability of providing an accessible fishing platform.</p> <p>Potential Development Ideas From Consultation</p> <ul style="list-style-type: none"> ■ Improve access to the water with additional access ramps (in selective locations) ■ Provide permanent canoe polo goal and referee pontoon ■ Provide storage / clubrooms for canoe polo ■ Restrict non authorized power boat use / access – ban power boats above Dights Falls ■ Prohibit launching of motorized craft from Bellbird picnic area ■ Ensure no permanent wire for canoe polo is provided across the river to ensure nocturnal animals are not endangered ■ Ensure dogs remain on the pathways to avoid disturbing the bat colony and impacting on habitat and wildlife 	<ul style="list-style-type: none"> ■ Provide additional water access ramp(s) as per existing plans ■ Ensure ramps address current lower water levels ■ Restrict competitive and group boating activities to nodes around the Boathouse ■ Consider the suitability of providing an accessible fishing platform ■ Allow for a canoe polo goal to be anchored across the river during competition (not overnight) ■ Restrict rowing from river above Dights Falls, other than skulls ■ Prohibit power boat usage in this section of the river, other than management craft ■ Manage use around the bellbird areas to protect the flying foxes

5. Proposed development summary

The table below provides a summary of the key activities to be accommodated in the Park and nature of change to provision in the Park. Proposed changes to facilities by Precinct are listed in Appendix 2.

Table 1: Summary of Key Activities and Nature of Change to Provision in the Park

ACTIVITY	NATURE OF CHANGE PROPOSED
Organised sport (land based)	
Cricket	Consolidate use into two key areas (Fairlea and Deep Rock) Overall number of cricket fields is dependent upon preferred layout of Fairlea playing fields. Opportunity for one additional junior ground to be provided in Deep Rock area through redevelopment of existing sports fields.
Soccer	Introduce additional grounds in Fairlea, and Deep Rock Precincts. There is potential to provide synthetic surface facilities in Fairlea precinct. Remove post and rail fence and provide two grounds at Fairfield Reserve. Provide lights to these grounds.
Golf	Review availability of resources to undertake necessary development and marketing of the Par 3 course, and investigate alternative uses for the site by the end of the current lease and / or maintenance contract. If decommissioned, development options should include those that can complement the existing nature and topography of the site – eg pitch and putt golf facility, mountain bike park, dog park, or revegetate as bush or open parkland.
Touch football	Accommodate in conjunction with cricket / soccer fields where possible.
AFL football	Upgrade one sports field in Deep Rock to cater for Australian Rules football. Retain Rylah Oval for junior football.
Fly fishing	Upgrade casting pool in its current location, or relocate to a suitable site if Fairlea is redeveloped for additional soccer grounds.
Road cycling	Retain closure at Studley Point Loop Road and provide a small shelter for event staging. Investigate road surface upgrades with Vic Roads to address camber to enhance safety. Provide more regular road closures at Yarra Boulevard in consultation with local residents and the Studley Park Boathouse.
Mountain bike riding	Investigate providing a MTB park in the vicinity of the Par 3 Golf Course. Designate and develop a single track network through the Park. Manage other trail use to minimize damage and conflict with walkers. If a shelter / facility is provided for road cycling, make it also a trailhead for MTB. Include clubs with trail building experience in MTB facility planning.

ACTIVITY	NATURE OF PROPOSED CHANGE
Social / family recreation activities	
Gentle exercise / relaxation yoga / tai chi / personal training	Provide more opportunities to access court and green space for social / family recreation in Westfield and Fairlea precincts, on Corben Oval and Rylah Oval during the week. Consider providing an exercise area in Fairlea precinct, in the vicinity of the Parks Victoria office.
Social hard court / green field activities	Provide for social / family recreation and free access multi-use court facilities in the Fairlea precinct and in the vicinity of the Parks Victoria office, and potentially those suited to older adults (petanque, tennis, chess etc.) and a garden setting in Westfield.
Recreational cycling	Encourage cycling in designated areas. Consider providing one single trail linking both ends and entry points of the Park. Ensure trails around Studley Park Road are well drained so as to be sustainable. Address unauthorised trail development and use. Provide a hierarchy of trails including a single track trail network (20 to 50km) and trails for walkers / dogs. Rationalise the number of trails, separate cyclists from dogs, walkers and vehicles in high use areas, and review road alignments to better accommodate cycling. Signpost and map all trails. Update the Park's Trails Strategy in conjunction with clubs and peak bodies.
Running / orienteering	Review tracks and trails and link areas eg Fairfield Reserve with Golf Course Loop Road and circuits eg around Fairlea.
Events	Retain use of Westfield and Deep Rock for community events without additional infrastructure and provide a minor shelter in Studley Point Loop Road for cycling events. Review the need for better services and utilities in these areas. Consider installing traffic control near Caritas Christi Hospital & Walmer St to allow road closure for event management and address road surface and camber with Vic Roads to better suit bike use.
Painting	Provide access to a pavilion / club room in association with a multi-purpose pavilion development. Consider reintroducing an artist in residence program and classes during the week.
Walking / dog walking / dog obedience	Define suitable trails and introduce dog friendly facilities in designated areas (pending the outcome of the Yarra Bend Park: Dog Friendly Park Plan). Encourage walking and dog obedience programs in appropriate areas.
Camping	Allow for the conduct of one off camping events in the Merri Creek Valley area.
Nature based interpretation programs	Provide and market nature based programs for family and school groups eg guided walks, bat viewing, bird watching, possum prowls etc. in Golf Course Loop Road and Studley Park. Connect with professionals supporting environmental education in early childhood settings.

ACTIVITY	NATURE OF PROPOSED CHANGE
Picnicking and viewing	Increase the accessibility of key picnic infrastructure. Provide for solid fuel BBQ use. Increase shade and landscape amenity in the three main picnic sites in Westfield and Golf Course Loop Road precincts. Provide picnic tables in Merri Creek Valley. Identify and sign key lookouts through the Park, accessible by road and walking track.
Water based activities	
River based fishing	Provide only for shore based social / family recreational fishing. Provide some interpretation as to species of fish present. Consider providing a small accessible fishing platform in the Golf Course Loop Road / Studley Park precincts.
Canoeing / kayaking	Formalise key access points and provide for competition adjacent to Boathouses. No permanent wires over the river will be allowed to ensure flying foxes are not impacted on. Provide space for storage and club activities in the Corben pavilion. Continue to restrict power boat activity to management only and those with permits to support sports users.
Rowing	Encourage only hired social row boats and skulls (not fours or eights) to use the river in the Park. No competition can be staged within Park boundaries above Dights Falls.

5.1 Sports field development summary

The overall number and type of sportsgrounds provided in the Park, will be subject to the preferred development options for the Fairlea, Deep Rock and Par 3 Golf Course / Rylah Oval Precincts.

One additional cricket ground and three soccer grounds are possible in Deep Rock. The redevelopment of Rylah Oval and the golf course as well as the recommissioning of Collins Oval may be possible in the Par 3 Golf Course and Rylah precinct. Fairlea precinct has been designated as the area most suitable for extensive development of a sports field precinct, including the possible provision of synthetic playing surfaces. Four soccer pitches may be able to be developed in this area if cricket is retained.

Fairlea Precinct

The options for this precinct assume that the existing road layout, trees and parking areas will remain. The size of area limits the number of senior soccer pitches to two (one 110m x 70m and one 110m x 60m): one on the site adjacent to the Parks Office and one on the site of the existing fly casting pool, if relocated. In addition, two soccer pitches (with the dimensions of 100m x 60m) can be accommodated between these areas. Any of these pitches could be synthetic grass if cricket is not to be played in summer.

The size and configuration of this precinct means it cannot accommodate two hockey pitches side by side and a larger number of soccer fields in the one location is preferred over introducing hockey here.

If a senior soccer ground was to be constructed in the space adjacent to the Park Office this would prohibit cricket being played on this area, as well as two smaller pitches being located here as they are currently.

Likely Development Options: Fairlea Precinct

The most logical options for the precinct include the following:

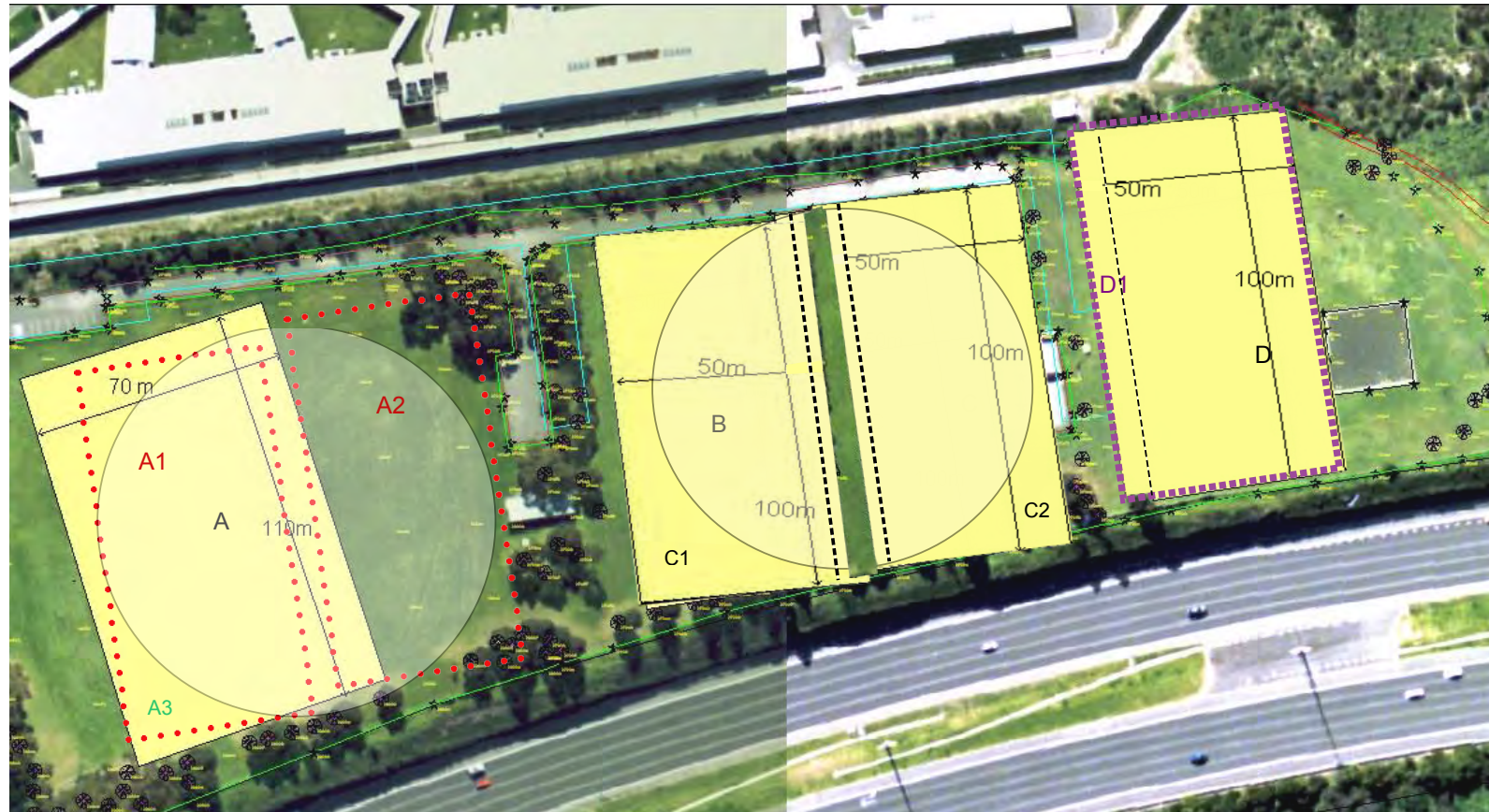
- Option 1:** **Junior and senior soccer fields** - Three junior (B, C, D) and one senior (A) soccer pitch.
- Option 2:** **Hockey and junior soccer** - Two junior soccer pitches and two synthetic grass hockey fields (A, D2)
- Option 3:** **Hockey, cricket and junior soccer** - Four junior soccer pitches, (A1, A2, C, B) one synthetic grass hockey field (D2) and retention of existing grass cricket field (A).
- Option 4:** **Cricket and junior soccer** five junior soccer pitches (A1, A2, C, B, D) and retention of existing grass cricket field (A).

The preferred option is one that focuses on provision for soccer and retains cricket, however, the number and type of facilities to be constructed is dependant on the availability of funds.

See Figure 1 for an illustration of possible sports field layouts in Fairlea precinct.

Appendix 2 provides a summary of sports fields currently provided in the Park (including Fairfield Park) and those proposed.

Figure 1. Options for layout of sports fields in Fairlea precinct



LEGEND	A Cricket	B Cricket	D Junior Soccer
A1 / A2 Junior Soccer	A3 Senior soccer or synthetic hockey pitch	C1 / C2 Junior Soccer	D1 Synthetic Hockey Pitch

6. Cost and management

6.1 Financing development works

The Yarra Bend Park Trust follows a business model of self sufficiency at an operating level. Fees and charges received from the operations of the golf courses, lease concessions and from Park services, together with contributions from local Councils, cover the day to day operating expenses of the Park.

The Trust's aspiration is to be a self-sustaining authority based on opportunities to generate revenue within the Park, together with the support of contributions from the local municipalities of Yarra, Boroondara and Darebin.

Currently, this operating model relies on one-off contributions for major projects and does not allow for significant capital improvement programs, and ongoing asset management that will extend the life and benefits of the facilities provided.

Major capital works projects require funding support from State Government and the Trust's financial reserves. There is a strong reliance on the operations of the Yarra Bend Golf Course to sustain the Park. The operations of the course generally accounts for approximately 65%-75% of the overall operating revenue of the Trust.

The current management model for the Park does not allow for it to access the 'Parks charge' levy that provides for the development and management of parks, waterways and bays within metropolitan Melbourne.

It is preferable that community sports facilities are managed according to participation and sports objectives rather than simply leased for the highest fee to sustain other park facilities.

Key funding issues

According to stakeholders, the existing funding model will not generate sufficient revenue to effectively fund the future management and operations of the Park or specific sporting facilities.

Funding related issues raised during the consultation program include:

- The current model does not provide sufficient recurrent funds for ongoing asset enhancement and capital works
- It is heavily reliant upon funding received from Yarra Bend Golf Course operations
- Sports fields are not maintained to a suitable standard for year round play due to a lack of funding for maintenance and renovation works
- There is a lack of resources to effectively maintain grounds in both summer and winter seasons
- The Park is reliant on the goodwill of staff to undertake additional duties
- There is a need for support from neighbouring Councils to manage sports grounds
- Management practices adopted are responsive rather than proactive
- There is a reliance on friends groups to assist in maintaining the Park
- There is little or no marketing of sports facilities in the Park

- The Par 3 Golf Course is not marketed and managed in accordance with an objective to increase participation in golf and provide affordable golf development opportunities to young people and their families
- An improved maintenance program would allow for increased usage of sports facilities – lack of funding is holding back a better maintenance program
- There is strong demand by schools to develop and use additional playing fields and they are happy to contribute financially to upgrades and maintenance

Estimated probable cost of recommended works

The cost of undertaking key sporting facility upgrades in Fairfield, Fairlea, Deep Rock and Golf Course Loop Road as well as other landscape and recreation facility works (excluding the cost of utilities and roadway upgrades) is likely to be in excess of \$8 million dollars.

The probable cost of sports related works, excluding utilities and Rylah and Collins Oval, is approximately \$4.5 million.

Appendix 5 provides estimated probable costs of works.

Apportionment of capital costs

Capital costs associated with sport and recreation facilities are best apportioned between Parks Victoria, local Councils and users based on nature of works, likely management of the facility and who benefits from that use.

Some costs for facility development may be able to be absorbed by schools where it is deemed that they are suitable to manage and use the space for a defined period. Such facilities could be licensed or leased to a school for a specified period and rental.

The development and management of higher standard and multiple sports facilities and associated pavilions in Fairlea and Deep Rock precincts are logically auspiced by a Council because of the benefits of utilising the current allocation and management system. These precincts are in the City of Yarra and most user clubs and school users here are already serviced by the City of Yarra.

It would be logical to develop each precinct as a whole by one entity rather than individual fields being developed by individual entities.

Typically Council would seek capital from Sport and Recreation Victoria, and grants from any other available source, to fund sports facility upgrades.

Most of the other park landscape and development works would be best auspiced by Parks Victoria or the Trust.

Future funding sources

The following list indicates possible funding for sports facility development based on sources available in previous years.

1. Capital contributions from Council / open space developer contributions
2. Philanthropic Trusts / Foundations, etc.
3. Government grants: eg
 - Sustainability Fund or Water grants (if future rounds occur)
 - DPCD Community Facility Funding Program (CFFP) Major Facilities – for projects with a total cost of over \$200,000. Maximum Grant \$500,000
 - DPCD Community Facility Funding Program (CFFP) Minor Facilities, grants of up to \$200,000

- DPCD Community Facility Funding Program (CFFP) for Planning of Projects. Grants up to \$30,000
 - DPCD Drought Relief Program. Grants of up to \$100,000 for water management of community sports and recreation facilities for Councils on Stage 3 water restrictions
 - DCPD Victorian Community Support Grant – Building Community Infrastructure Grants up to \$1,000,000- for multi purpose / accessible infrastructure
4. Revenue from leases and hire agreements
 5. Vic Health Active Participation Grants
 6. Partnerships with schools, health services or non government agencies and interest groups
- Lack of expertise and resources in sports ground management and maintenance
 - Managing the broad range of competing needs of the Park with limited financial resources
 - Facilities are ageing and rundown – they are under valued and under utilised by users
 - Interviews with park stakeholders and user groups identified that positive relationships generally exist between clubs, users and parks management staff. There is also significant appreciation by user groups and residents for the Park itself and the range of recreational opportunities it provides
 - Areas of improvement to management of sport and recreation facilities identified by residents included:
 - Cleanliness and maintenance of the Park
 - Enforcement of rules and regulations
 - Infrastructure improvements – eg pavilions, toilet facilities, signs and playing surfaces
 - Native vegetation, additional planting and labeling of plants
 - Additional track maintenance and upgrades

6.2 Maintenance and management

Key issues

Key issues identified by stakeholders related to ongoing management and maintenance of the Park include:

- Increased time being spent by Parks Victoria staff undertaking administrative functions associated with Park operations, particularly ground allocation
- Managing the range of expectations and needs of neighbouring Councils and user groups
- Managing sport and recreation facilities to a high standard to allow for play

- Aside from facilities directly leased out by the Trust / Parks Victoria, the nature of Council involvement in the management and development of outdoor playing fields needs to be clarified.

If sports facilities are to be redeveloped to meet local needs it is suggested that these projects be auspiced by a Council and subsequently managed under an agreement with Parks Victoria. The relevant Council will be that Council in whose municipality the fields are situated. Facility development or management agreements in the Fairlea, Fairfield Reserve, Deep Rock and Merri Valley and the Golf Course Loop Precincts should involve the City of Yarra, and those in the Par 3 Golf Course and Rylah Oval Precinct should involve the City of Boroondara.

The nature and scope of management by users, Council and Parks Victoria in relation to the sports fields should be clearly outlined in any licence agreement.

School usage of sports facilities

The facilities at Yarra Bend Park are utilised by school groups during school hours, after school and on weekends. There is increasing demand for access to facilities by school groups. The demand for sport in schools tends to mirror those of the community with facilities predominantly required for AFL football, soccer and cricket.

Private schools in close proximity to the Park have indicated an interest in assisting with the development and maintenance of facilities in return for a long term agreement in relation to access to these facilities at agreed times.

This is a potential win-win situation with the Park receiving financial assistance for development and maintenance of facilities while schools are guaranteed access to facilities to conduct their programs. However, in some instances, these programs would coincide with traditional peak usage times after school and on weekends and may be seen to be limiting community access to facilities.

Future management directions for sports facilities

A management plan is to be prepared for the Park. Potential future directions concerning maintenance and management of the sports facilities in the Park include:

- Identify potential economies of scale in the management of the Park – this includes the maintenance and management of sports grounds that may be best undertaken by Councils
- Link ground allocation and maintenance procedures with the municipality that the sports field is situated in. Parks Victoria would license these sports grounds to the relevant Council and continue to manage license / lease agreements
- Develop a policy for the allocation of sports grounds that meet the requirements of Parks Victoria and Councils
- Consider providing longer term licenses for these sports grounds (eg three years) to reduce administration and to offer increased security for clubs
- Further investigate opportunities for private school support in developing and maintaining selected sports grounds

- Should the development of synthetic surfaces be considered for sports facilities in the Park, due to the likely size of investment in those by users or Council, longer and more exclusive use agreements may need to be considered to enable effective management to protect the asset and enable amortisation of the investment

Probable maintenance costs

The main sports facilities proposed in this plan for development are for Aust Rules/ cricket and soccer. The City of Yarra has indicated the costs of maintenance for these grounds are as follows:

Sports field	Annual cost*
Oval (AFL / Cricket) (1.5ha)	\$31,000
Oval (AFL / Cricket) (1.5ha) with turf wicket	\$49,000
Soccer (0.8ha)	\$19,800

* Costs include general maintenance, capital maintenance (top dressing, seeding, fertiliser etc), mowing, line marking, etc. Costs exclude water, irrigation and drainage based on current and projected weather patterns.

7. Summary and Implementation

PRECINCT ACTION	FOCUS		ROLES	
	Capital Works	Management	Key Responsibility	Partner
Westfield				
• Retain as a key picnic and social / family recreation area, and continue to provide lawn and specimen shade trees		✓	PV	
• Increase opportunities for older adults and social family recreation	✓		PV	
• Duplicate the Main Yarra Trail to separate cyclists and dog walkers	✓		PV	BV
• Undertake design and landscape works to strengthen landscape structure / quality of the area	✓		PV	
• Plant along Yarra Bend Road and Heidelberg Road, and improve the design and prominence of the Park entrance	✓		PV	VIC ROADS / CITY OF YARRA
• Investigate water harvesting, and recycling to support a planting program in this precinct	✓		PV	MELB WATER
• Consider redesigning parking and the road alignment to service picnic facilities in this precinct	✓		PV	
• Protect and manage the grassy woodland adjacent to NMIT		✓	PV	
Merri Valley and Escarpment				
• Provide more dog friendly park facilities	✓		PV	
• Retain the revegetated area as it currently is		✓	PV	
• Ensure walking paths / nature trails are attractive to the older adults / those seeking a quiet location		✓	PV	
• Provide on street car parking area to cater for overflow from Westfield and Fairlea areas	✓		PV	CITY OF YARRA
Fairfield				
• Remove the existing post and rail fence and provide two soccer pitches and one synthetic cricket pitch	✓		CITY OF YARRA	SRV
• Investigate options to improve traffic flow between Fairfield Park and Yarra Bend Road	✓		CITY OF YARRA	
• Reconfigure the existing car park and provide additional car parking as part of pavilion upgrade	✓		CITY OF YARRA	
• Negotiate with NMIT for clubs to use car parking on weekends, and NMIT to use park car parking during the week		✓	CITY OF YARRA	NMIT
• Investigate water harvesting, and recycling opportunities from adjacent buildings to irrigate the playing fields	✓		CITY OF YARRA	MELB WATER
Fairlea				
• Consider providing additional soccer fields (that may include an artificial grass surface) whilst retaining cricket	✓		CITY OF YARRA	SRV
• Relocate fly casting pool to more suitable and prominent area – potentially within the Golf Course Loop Road precinct	✓		PV	SRV
• Upgrade the sports pavilion, and provide opportunities for a shared community meeting space	✓		PV	CITY OF YARRA / SRV
• Plant additional trees for shade, and around boundaries especially along the freeway.	✓		PV	VIC ROADS
• Redesign the space in front of the Parks Victoria office to enhance its usability, amenity values, and better reflect the bushland nature of the park.	✓		PV	
• Provide east / west pedestrian / cyclist connection through the precinct	✓		PV	
• Upgrade the outdoor basketball court, and provide more opportunities for social / family recreation / exercise in front of Parks Victoria office	✓		PV	
• Consider redesigning access road to Parks Victoria to facilitate redesign for social family recreation and sport	✓		PV	
• Investigate water harvesting, and recycling opportunities to irrigate playing surfaces			PV	MELB WATER

PRECINCT ACTION	FOCUS		ROLES	
Golf Course Loop Road				
• Retain Corben Oval as a low level / low intensity use sports ground with no Sunday use to maximize access for social / family recreation		✓	PV	CITY OF YARRA
• Upgrade pavilion as a shared space for cricket and possibly fly fishers with better storage	✓		PV	CITY OF YARRA / SRV
• Investigate additional water harvesting, and recycling opportunities to irrigate the playing surface, and key picnic sites	✓		PV	CITY OF YARRA / MELB WATER
• Investigate design of the space to include casting pool	✓		PV	CLUBS
• Redesign and upgrade the picnic areas and playground. Consider provision for solid fuel BBQs, and an area for marquees. Make accessible to people using wheelchairs and design so they complement the bushland park theme.	✓		PV	
• Review car parking and road layout to limit vehicular access to the bottom of the loop, but provide additional spaces	✓		PV	
• Provide a separate loop bicycle path if road is left open to vehicles	✓		PV	
• Develop the garden area with family activities, and open air exhibition capabilities	✓		PV	
• Retain this space as a dark part of the park		✓	PV	
• Prepare a planting plan including avenue planting	✓		PV	
Par 3 Golf Course / Rylah Oval				
• Investigate provision of a mountain bike facility in this precinct, additional revegetation, and retaining one or two playing fields for school and junior use	✓		PV	CLUBS / CITY OF BOROODARA / SRV
• Investigate the viability of the golf course and explore future options as part of the Park Management Plan and at the end of the current lease / maintenance contract		✓	PV	
• Construct a lookout tower	✓		PV	
• Improve physical accessibility of access points into the Park from Richmond	✓		CITY OF YARRA	
• Investigate opportunities for water harvesting and recycling for irrigation of the playing surfaces	✓		PV	MELB WATER
Studley Point Loop Road				
• Retain the closure of the loop road		✓	PV	VIC ROADS
• Consider upgrading surfaces, additional traffic and event management to enhance use of roads for criteriums	✓		VIC ROADS	CYCLE SPORT VIC / VIC ROADS / SRV / PV
• Provide a shelter area for cycling events	✓		PV	CLUBS
• Provide clearer hierarchy for cyclists (especially MTB single track) and walkers throughout the precinct		✓	PV	CLUBS
• Rationalise, and revegetate, and manage surplus trails to reduce degradation of habitat		✓	PV	
• Review the use and part closure of the Boulevard to motorised vehicles in the future management plan		✓	PV	VIC ROADS
River Corridor				
• Provide additional water access ramp(s) as per existing plans	✓		PV	MELB WATER
• Ensure ramps address current lower water levels	✓		PV	MELB WATER
• Restrict competitive and group boating activities to nodes around the Boathouse	✓		PV	CLUBS
• Consider the suitability of providing an accessible fishing platform		✓	PV	SRV
• Prohibit power boat usage in this section of the river (unless permitted to support kayaking and other non motorised sport or management activities)		✓	PV	
• Provide for canoe polo (without permanent wires above the river)		✓	PV	
• Restrict use of the river for rowing fours and eights to below Dights Falls		✓	PV	MELB WATER
• Control dogs and restrict access to on lead on paths (where flying foxes reside in the Bellbird area)		✓	PV	
• Discourage ramp and river activities that may impact on the flying fox colony		✓	PV	
• Provide storage / clubrooms for canoe polo in association with existing structures	✓		PV	

PRECINCT ACTION	FOCUS		ROLES	
Deep Rock				
• Consider laying a synthetic pitch alongside the turf table	✓	✓	PV	
• Retain natural amphitheatre for events		✓	PV	
• Reconstruct the playing fields providing four cricket, one Australian Rules Football and three soccer grounds	✓		CITY OF YARRA	SRV / CLUBS / SCHOOLS
• Upgrade pavilion and provide opportunities for community access	✓		PV	CITY OF YARRA / PV
• Upgrade the car park and entry to enhance usability for peak times (width and turn-around)	✓		PV	SRV
• Provide additional shade areas around the playing fields	✓		PV	CLUBS / SCHOOLS
• Retain turf cricket pitches to maximise flexibility of winter usage		✓	CITY OF YARRA	
• Investigate additional water harvesting, and recycling opportunities to irrigate the grass playing surfaces	✓		PV	MELB WATER

Recommended Directions

PARK-WIDE DIRECTIONS

Dogs

- Minimise conflicts between dogs and cyclists
- Provide dog friendly facilities in the Merri Valley and Deep Rock precincts
- Refer to separate Dog Friendly Facilities in Yarra Bend Park project

Park entry

- Redesign the park entry to create a stronger sense of arrival and to reflect the bushland nature of the park

Tracks and trails

- Minimise conflicts between users on trails
- Provide a hierarchy of trails to suit a range of activities, including different forms and surfaces
- Rationalise tracks and further separate vehicle and bicycle traffic
- Prepare a new tracks and trails plan for the park
- Provide additional facilities for mountain bikes (MTB)
- Provide direction to mountain bike users about where to ride and codes of conduct
- Form a MTB advisory group to assist with reviewing mountain bike activity
- Consider upgraded surfaces and enhanced traffic and event management to enhance use for criterium cycle racing

Nature based programs

- Cater for additional nature based programs and school activities

Accessibility

- Redesign key picnic and play facilities as well as key trails and access points to the river and into the park to better cater for older adults, children in prams and people with disabilities

Sports facilities

- Redevelop sports grounds and pavilions in Deep Rock and Fairlea to cater for more intensive use in both summer and winter
- Consider utilising Corben and Rylah ovals, potentially, Collins Oval primarily for social / family recreation and school use

Vegetation

- Plant locally indigenous species where appropriate
- Reinforce the distinct landscape characters of each precinct with themed vegetation
- Plant specimen trees to provide shade, strengthen the sense of connection with nature, enhance way-finding and introduce a strong landscape structure along boundaries and entryways
- Consider planting Red Gums along freeways and illuminate vegetation on boundaries to market the park

Parking and road alignments

- Consider redesign of car parking to accommodate specific precinct functions
- Consider additional road closures and road realignments in all precincts

Services and utilities

- Upgrade utilities including sewerage and provision of three phase power (to serve events and sports fields)
- Improve water harvesting, recycling and supply systems

Westfield

- Retain as key picnic precinct and continue to provide shade and specimen trees
- Increase opportunities for older adults and social / family recreation
- Duplicate the Main Yarra Trail to separate cyclists and dog walkers
- Undertake landscape works to strengthen landscape structure and quality
- Plant along Yarra Bend Road and Heidelberg Road and improve the prominence of the park entrance
- Investigate water harvesting and water recycling to support vegetation
- Redesign parking and the road alignment to picnic facilities
- Protect and manage the grassy woodland adjacent to NMIT

Fairfield

- Remove the post and rail fence and provide two soccer pitches
- Provide space for non-club / sports clinic activities
- Improve traffic flow between Fairfield Park and Yarra Bend Road
- Reconfigure and provide additional car parking as part of pavilion upgrade
- Negotiate reciprocal car parking agreement with NMIT
- Investigate water harvesting and water recycling from adjacent buildings to irrigate playing fields

Merri Creek Valley & Escarpment

- Consider the provision of more dog-friendly facilities
- Retain revegetated area as it currently is
- Ensure walking paths / nature trails are attractive to older adults and those seeking a quiet location
- Provide additional on-street car parking for overflow from Westfield and Fairlea areas

Fairlea

- Consider providing additional soccer fields (that may include an artificial grass surface) whilst retaining cricket
- Relocate fly casting pool to more suitable and prominent area – potentially within the Golf Course Loop Road precinct or resize, capture runoff and provide shade
- Upgrade sports pavilion and make available to all users / community groups
- Plant additional shade trees along boundaries and especially the freeway
- Consider redesigning the road and space in front of the Parks Victoria office to enhance its usability and amenity and better reflect indigenous bushland
- Upgrade the outdoor basketball court and provide more opportunities for social / family recreation / exercise
- Provide east / west pedestrian / cyclist connections through the precinct
- Investigate water harvesting and recycling to irrigate playing surfaces

Deep Rock Precinct

- Consider laying a synthetic pitch alongside the turf table
- Retain natural amphitheatre for events
- Reconstruct sports fields for cricket (4), AFL (1) and soccer (3)
- Upgrade pavilion and provide opportunities for additional community access
- Upgrade the car park and entry to enhance usability for peak times
- Provide additional shade areas around the playing fields
- Retain turf cricket pitches to maximise flexibility of winter usage
- Investigate additional water harvesting and recycling opportunities to irrigate the grass playing surfaces

Golf Course Loop Road

- Retain Corben Oval as a low-intensity sports ground with no Sunday use to maximize availability for social / family recreation
- Upgrade pavilion as a shared space for cricket and possibly fly fishers
- Investigate additional water harvesting and recycling opportunities to irrigate the playing surface and key picnic sites
- Investigate design of the space to include fly casting pool
- Redesign and upgrade the picnic areas and playground. Consider provision for solid fuel BBQs and an area for marquees. Make accessible to people using wheelchairs and design to complement the bushland theme
- Review car parking and road layout to limit vehicular access to the bottom of the loop but provide additional car spaces
- Provide a separate loop bicycle path if road is left open to vehicles
- Develop the garden area for family activities and open air exhibitions
- Retain this space as a dark part of the park
- Prepare a planting plan including avenue planting

Studley Point Loop Road

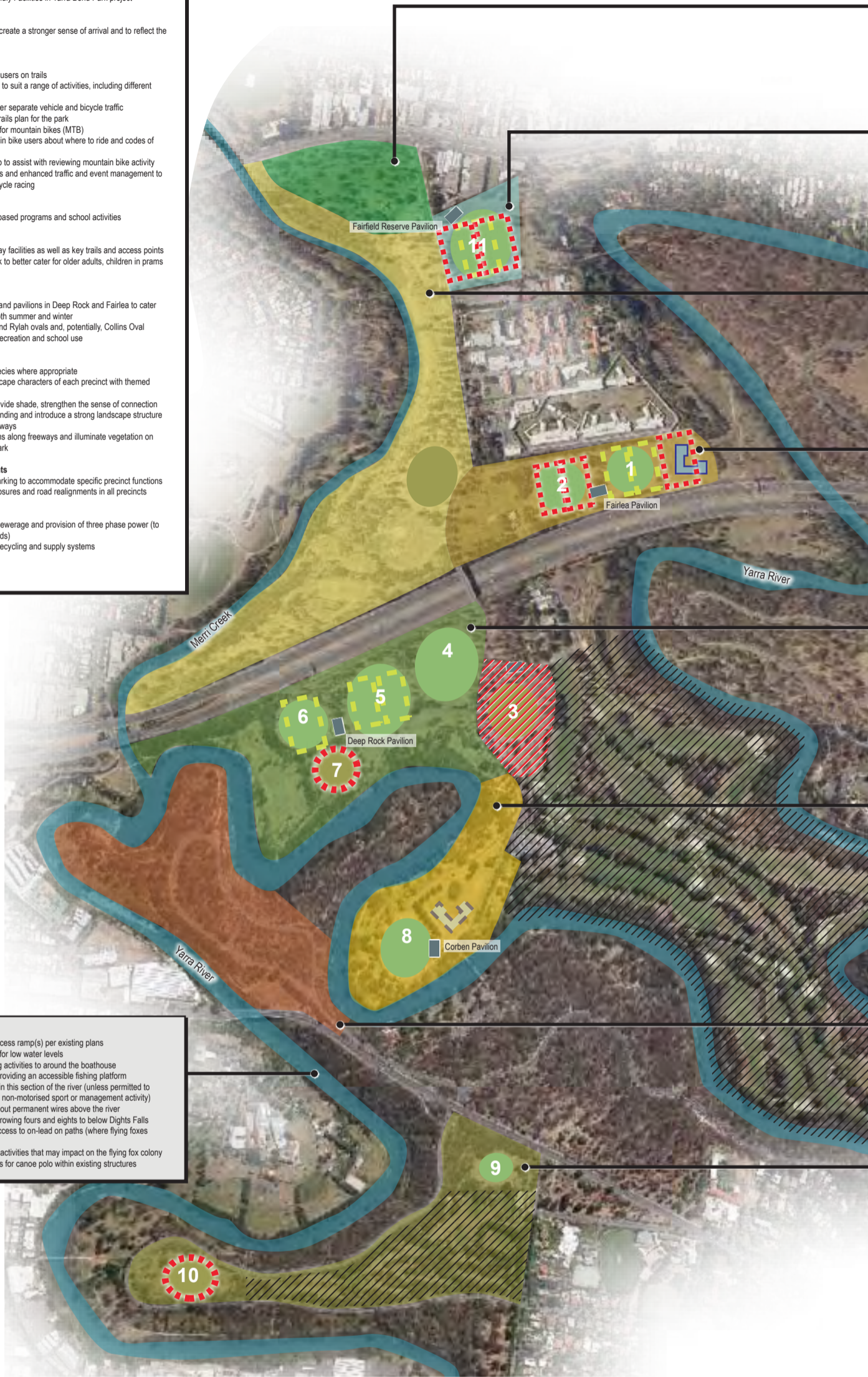
- Continue loop road closure
- Consider upgrading surfaces, provide additional traffic and event management to enhance use of roads for criterium cycle racing
- Provide a shelter area for cycling events
- Provide clearer hierarchy for cyclists (especially MTB single track) and walkers throughout the precinct
- Rationalise, revegetate and manage surplus trails to reduce degradation
- Review use and part closure of the boulevard to motorised vehicles in the future management plan

Par 3 Golf Course / Rylah Oval

- Investigate provision of a mountain bike facility and additional revegetation
- Retain one or two playing fields for school / junior use
- Investigate the viability of the golf course and explore future options as part of the park management plan and at the end of the current lease and / or maintenance contract
- Construct a lookout tower
- Improve physical accessibility of entrances from Richmond

River Corridor

- Provide additional water access ramp(s) per existing plans
- Ensure ramps are suitable for low water levels
- Restrict competitive boating activities to around the boathouse
- Consider the suitability of providing an accessible fishing platform
- Prohibit power boat usage in this section of the river (unless permitted to support kayaking and other non-motorised sport or management activity)
- Provide for canoe polo without permanent wires above the river
- Restrict use of the river for rowing fours and eights to below Dights Falls
- Control dogs and restrict access to on-lead on paths (where flying foxes reside in the Bellbird area)
- Discourage ramp and river activities that may impact on the flying fox colony
- Provide storage / clubrooms for canoe polo within existing structures



Legend

Precincts

- | | |
|-----------------------------------|--------------------------------|
| Westfield | Golf Course Loop Road |
| Merri Creek Valley and Escarpment | Studley Point Loop Road |
| Fairfield | Par 3 Golf Course / Rylah Oval |
| Fairlea | River Corridor |
| Deep Rock | |

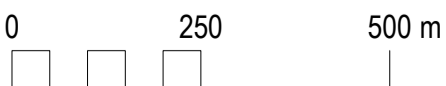
Ovals

- | | | | |
|-------------------|----|-------------|----|
| Fairlea East | 1 | Cox | 6 |
| Fairlea West | 2 | Junior size | 7 |
| Long | 3 | Corben | 8 |
| McCutchan | 4 | Rylah | 9 |
| Olney | 5 | Collins | 10 |
| Fairfield Reserve | 11 | | |

Features

- | | | | |
|-------------------------------|--|-------------------------|--|
| Creeks / rivers | | Soccer field (existing) | |
| Golf course (existing) | | Soccer field (proposed) | |
| Golf course (proposed) | | Pavilion | |
| Sports field (existing) | | Fly fishing (existing) | |
| Sports field (decommissioned) | | Fly fishing (proposed) | |
| Sports field (proposed) | | | |

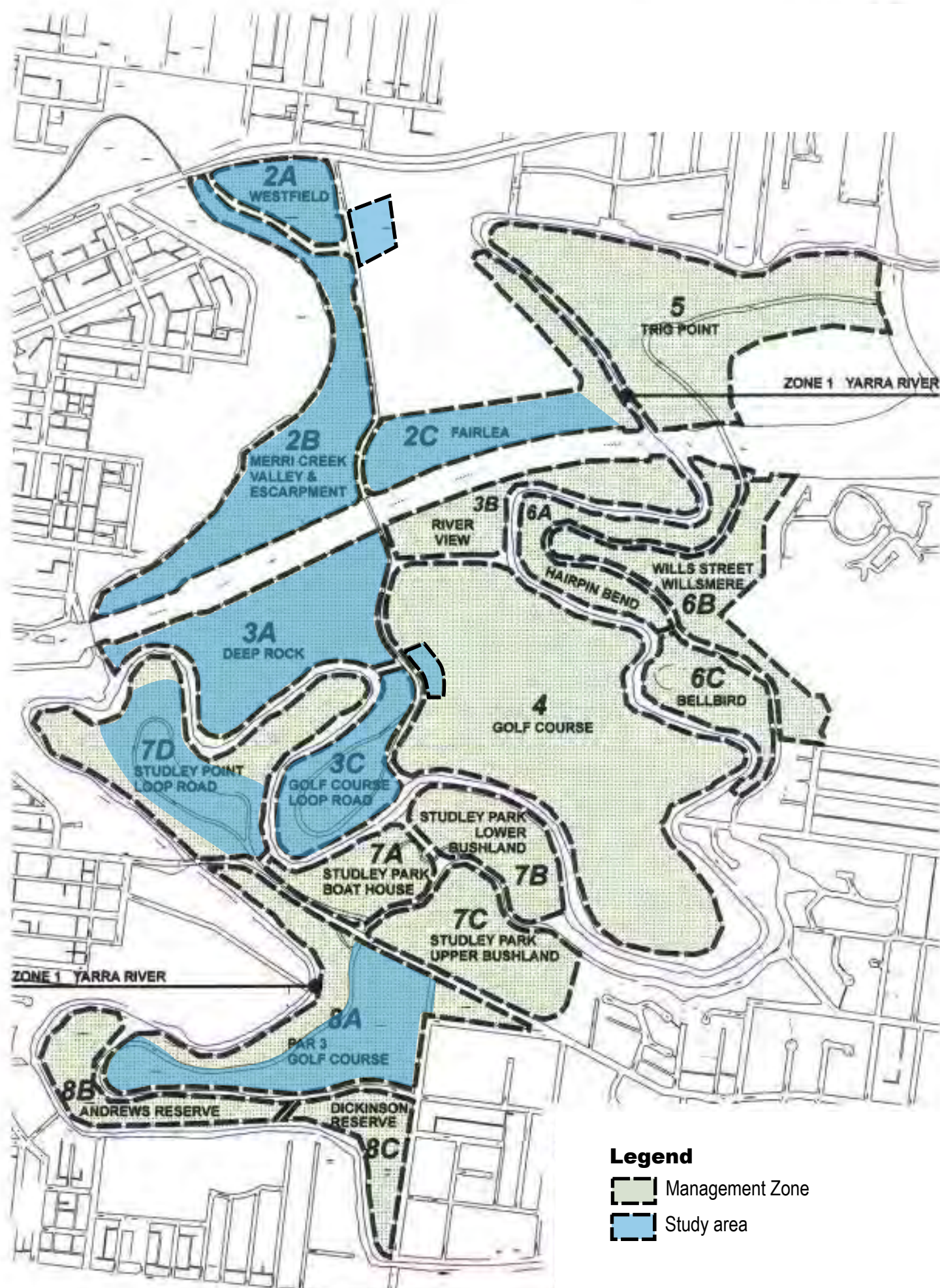
Yarra Bend Park Sport and Recreation Facility Planning Study



6 April 2009

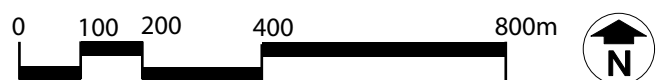


Rear 534 Mt Alexander Road
Ascot Vale, Victoria, 3032
Tel: 03 9326 1662
Fax: 03 9326 0991
Email: leisure@jeavons.com.au
Web: www.ateisure.com.au



**Yarra Bend Park
Sport and Recreation Facility Planning Study**

Management Zones and Study Area



APPENDIX 2 - Existing and Proposed Facilities Summary

A) Summary Table

MANAGEMENT ZONE	FACILITIES	PROPOSED CHANGES TO FACILITIES
2A Westfield	Picnic shelter for hire, BBQs, parking, public toilets, "Westfield Extension" trail	Addition of social / family recreation ie bocce, ball games area, chess and landscaping trail
2B Merri Creek Valley	Informal oval, former oval now revegetated, lookout, monument, park information, trails	Dog friendly park / trail and associated facilities such as fencing and picnic tables
2C Fairlea	Parks Victoria Office, two ovals with synthetic wickets, two junior soccer grounds, fly casting pool, public toilets, areas licensed to dog obedience, basketball 1/2 court, park information, parking, "River Circuit Trail"	Additional 1-4 soccer pitches, (if fly casting pool is relocated). Upgrade pavilion, realign road, redevelop basketball court, provide tree planting, park information, trails and landscaping
3A Deep Rock	Two cricket ovals (turf wickets) / one Australian Rules Football oval, with synthetic wicket, decommissioned oval, events area, public toilets, pavilion, park information, picnic site for hire, river access ramp, "Dights Falls Loop Trail"	Reconstruct decommissioned oval for junior cricket, upgrade parking, shade and pavilion. Provide for three soccer pitches in winter. Possibly provide trail for dogs
3B River View	Victorian Indigenous Nurseries Co-operative Nursery and Parks Victoria works depot	No change
3C Golf Course Loop Road	Public toilets and pavilion, cricket oval (Corben Oval) with turf wicket, park information, playground, lookout, two picnic sites for hire	Upgrade pavilion, playground, picnic area and parking and make accessible. Retain low use cricket (Corben Oval). Close end of loop to vehicles, provide better for bicycles. Add one river ramp. Potentially relocate casting pool in this location
4 Golf Course	18 hole golf course, one oval with turf wicket, public toilets and pavilion, café parking and public toilets, two picnic shelters for hire	An approved plan for the golf course redevelopment includes the cricket oval. Retain space along the road frontage for a shared path and row of trees
5 Trig Point	Informal lookout point	No change
6A Hairpin Bend	Bush land	No change
6B Wills Street Willsmere	Informal lookout area	No change
6C Bellbird	BBQ, parking, shelter, public toilets, river access ramp	No change. Manage water based uses to minimize impact on the flying foxes
7A Studley Park Boat House	Studley Park Boathouse, BBQ's, river access ramp, parking, restaurant, café, kiosk, boat hire, park information, shelter, lookout and public toilets	No change
7B Studley Park Lower Bushland	"Bush land Circuit Trail", closed road for cycle and running events	Manage surplus trails, provide for road events, provide MTB trail network. Protect Galatea Point conservation area
7C Studley Park Upper Bush land	Park information, lookout	No change

MANAGEMENT ZONE	FACILITIES	PROPOSED CHANGES TO FACILITIES
7D Studley Point Loop Road	Parking, trails, lookout, monument, MTB trails	Possibly some shelter for event management, and MTB trailhead.
8A Par 3 Golf Course	9 hole golf course, Rylah Oval (junior Australian Rules Football / synthetic wicket), neighbourhood park, kiosk / restaurant, parking, public toilets, decommissioned "Collins Oval"	Upgrade Rylah Oval for school use. Should Par 3 Golf Course be closed investigate future uses such as mountain bike park, revegetation, or dog park activities. Consider recommissioning of Collins Oval for school sports. Upgrade access into the Park in this precinct.
8B Andrews Reserve	Picnic table, river access ramp, playground, "Andrews Reserve Trail"	Remove / upgrade river access ramp
8C Dickinson Reserve	Picnic table, playground, lookout	No Change
Fairfield Reserve	1 cricket ground / soccer field, pavilion and parking	Removal of boundary fence and provide an additional soccer field

Appendix 2b

Existing and Proposed Facilities



Yarra Bend Park Sport and Recreation Facility Planning Study

Legend

Precincts

- | | |
|-----------------------------------|--------------------------------|
| Westfield | Golf Course Loop Road |
| Merri Creek Valley and Escarpment | Studley Point Loop Road |
| Fairfield | Par 3 Golf Course / Rylah Oval |
| Fairlea | River Corridor |
| Deep Rock | |

Ovals

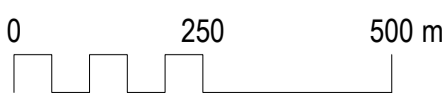
- | | | | |
|--------------|---|-------------------|----|
| Fairlea East | 1 | Cox | 6 |
| Fairlea West | 2 | Junior size | 7 |
| Long | 3 | Corben | 8 |
| McCutchan | 4 | Rylah | 9 |
| Olney | 5 | Collins | 10 |
| | | Fairfield Reserve | 11 |

- | | |
|-----------------------------------|---|
| Play equipment | ★ |
| River access ramp (existing) | ■ |
| River access ramp (to be removed) | ■ |
| River access ramp (proposed) | ■ |
| Hire space | ○ |

Features

- | | |
|-------------------------------|---|
| Creeks / rivers | ~ |
| Golf course (existing) | ▨ |
| Golf course (proposed) | ▨ |
| Sports field (existing) | ● |
| Sports field (decommissioned) | ● |
| Sports field (proposed) | ○ |

- | | |
|-------------------------|---|
| Soccer field (existing) | □ |
| Soccer field (proposed) | □ |
| Pavilion | ■ |
| Fly fishing (existing) | ■ |
| Fly fishing (proposed) | ■ |



6 April 2009



Rear 534 Mt Alexander Road
Ascot Vale, Victoria, 3032
Tel: 03 9326 1662
Fax: 03 9326 0991
Email: leisure@jeavons.com.au
Web: www.atleisure.com.au

APPENDIX 3 - Sport and Recreation Facility Demand and Potential Requirements

Activity	Source indicating demand	Details	Nature of facilities to meet demand
Australian Rules Football	Boroondara Sports Strategy 2006 PV staff City of Yarra Recreation Plan 2003-2008	More male club football memberships than any other sport in Boroondara More clubs in Boroondara than available sportsgrounds Increased requests for usage Football is the 3 rd most participated in structured sporting activity behind golf and tennis Limited open space in Yarra limits the opportunity for expansion of clubs at their home venue Conflict between preseason football training & cricket	Additional access to sportsgrounds Increased summer / training usage Pavilion upgrades Lighting
Basketball	Boroondara Sports Strategy 2006 Boroondara Leisure Facilities Strategy Plan 1997 Clubs Survey City of Yarra Recreation Plan 2003-2008	74 basketball clubs in Boroondara with over 6,000 players Strong demand in junior participation Perceived inadequacy at club level of existing basketball facilities in Yarra to meet demand	Indoor facility Outdoor recreational hardcourt
Canoeing/ Kayaking	Recreational Yarra Sports Plan 2007-2012 (Draft) City of Yarra Recreation Plan 2003-2008 Existing usage requests – PV staff Use group interviews, Household survey Participation and demand analysis	Stable participation Limited capacity for member expansion due to the size and quality of facilities Increased pressure on the river due to lack of other facilities due to drought	River access Improved access ramps Review safety of river access ramps Additional canoe storage
Polo	Existing usage Use group interview	20 to 30 players using river regularly for training Occasional competition venue	Permanent canoe polo goal Storage pavilion
Cricket	Boroondara Sports Strategy 2006 City of Yarra Sports Plan 2008-2012 Existing usage Increased demand / booking requests User group interviews Participation and demand analysis	3rd highest number of male sports club members in Boroondara (after Australian Rules Football and tennis) Membership numbers of clubs currently using Park are increasing particularly in junior cricket Current clubs identified that there aren't enough grounds in the area to support the clubs growth Increasing participation in Yarra between 2003 - 2006	Additional access to sportsgrounds Pavilion upgrades – including community access / meeting spaces Practice nets

Activity		Source indicating demand	Details	Nature of facilities to meet demand
Cycling	Road	Yarra Bend Park Strategy Plan 1999 Observed usage User group interviews Participation and demand analysis Household survey	More people participating in cycling Road cycling participation increasing from club use	Retain loop road closure Resurfacing / camber of road; Studley Point Loop Road Shelter Occasional road closures
	MTB	Yarra Bend Park Strategy Plan 1999 Yarra Bend Park Trails Strategy Master Plan 2009 Observed usage Participation and demand analysis Household survey	Increased usage of the Park by mountain bikers as community interest in the activity has increased	Single track network Free riding trails
	Recreational / commuting	Yarra Bend Park Trails Strategy Master Plan 2009 City of Yarra Recreation Plan 2003-2008 Observed usage – PV staff Participation and demand analysis Household survey	Significant growth in bicycle sales Government programs supporting commuting 74% of people interviewed in Yarra for Leisure needs study use a bicycle	Upgrade / widening of existing trails, upgrade bridge crossings Remove steps as barrier to riders Reduce conflict with walkers and others in the Park Lock up bicycle facilities at sports grounds
Dogs	Walking	Observed usage City of Yarra Recreation Plan 2003-2008	Major activity in the Park Open space needs to provide for people walking their dog	Designated dog off leash areas Enclosed dog off leash area
	Obedience	Existing licence agreement	Use of space adjacent to PV office	Open space area
Golf		City of Yarra Recreation Plan 2003-2008 City of Yarra Sports Plan 2008-2012 Boroondara Leisure Facilities Strategy Plan 1997. Participation and demand analysis Household survey	Golf is the 2 nd most popular sporting activity in Yarra (behind tennis) and Boroondara (behind walking). Golf is one of the major sports participated in by Yarra residents outside of the City of Yarra	Golf course(s) Driving range
Fly Fishing		Yarra Bend Park Strategy Plan Existing usage User group interviews	Long term user of facilities	A meeting room / clubhouse nearby Casting pool and surrounding open space Shelter for users. Accessible facilities
Hockey		Boroondara Leisure Facilities Strategy Plan 2009 Clubs Survey 1997 City of Yarra Sports Plan 2008-2012 Stakeholder interviews Participation and demand analysis	Extra synthetic facility required Growth of local clubs Sufficient supply of facilities within close proximity of Yarra to meet demand	Synthetic pitch Clubrooms/pavilion

Activity	Source indicating demand	Details	Nature of facilities to meet demand
Hot air ballooning	Existing usage	Current user of open space for landing area	Open space area
Indoor sports Basketball Volleyball Badminton Netball Gymnastics	Yarra Sports Plan 2007-2012 (Draft) City of Yarra Recreation Plan 2003-2008 Participation and demand analysis	Existing lack of indoor sports facilities in the City of Yarra	Indoor multi purpose facility
Informal ball games	Existing usage City of Yarra Recreation Plan 2003-2008 Stakeholder workshops	Provide diversity of activities in the Park	Basketball hardcourt, tennis courts, bocce, bowls, petanque, soccer goals etc Open space
Jogging / running	City of Yarra Recreation Plan 2003-2008 Boroondara Leisure Facilities Strategy Plan 1997- Clubs Survey Observed usage Participation and demand analysis Household survey	Activity with a high growth potential as participate at a time and place that suits the individual Winter athletics numbers (cross country season) increasing Demand from local schools and school associations for annual cross country events	Trails Distance markers Water fountains
Lookout	Stakeholder interviews	Park would be enhanced by inclusion of walking destinations / lookout features	Lookout at selected locations
Netball Outdoor	City of Yarra Recreation Plan 2003-2008 Boroondara Leisure Facilities Strategy Plan 1997 Clubs Survey Boroondara Sports Strategy 2006	More than half Yarra's netball participants play outside the City Participation in netball in Yarra is lower than metropolitan Melbourne – due in part to lack of facilities Needs of clubs in Yarra are not being met by existing facilities Lack of netball facilities in Boroondara	Indoor / outdoor facility
Orienteering	Existing usage Increased requests for usage	Demand increasing as observed increase requests for usage	Trails Checkpoints / markers
Painting	Observed use Stakeholder interview	Strong growth in Botanic Art – link to Yarra and Heidelberg School. Formerly had artist in residence, art classes	Use of pavilion space to gather Quiet spaces protected from mountain bike use
Personal training	Existing usage Participation and demand analysis	Fitness activities have the 2 nd highest participation rate in Victoria	Open areas, fitness equipment, trails, drinking fountains, distance markers
Skate / BMX / MTB Facility	Yarra Sports Plan 2007-2012 (Draft) City of Yarra Recreation Plan 2003-2008 Public submissions	Identified need for development of additional skate facilities Clubs and individuals identified demand for a wide range of MTB facilities. Clubs asked to be involved in planning and building MTB facilities	Skate Park, BMX dirt jumps, MTB single track, down hill and 4X facility

Activity		Source indicating demand	Details	Nature of facilities to meet demand
Soccer	Outdoor	City of Yarra Recreation Plan 2003-2008 Yarra Sports Plan 2007-2012 (Draft) Club Survey Boroondara Open Space Plan 1996 Requests for usage User group interviews Participation and demand analysis Household survey	Soccer has double the participation in Yarra compared to metropolitan Melbourne Increased participation especially by juniors evident in Yarra Improved soccer fields and training lights required in Yarra Grounds shortage within Yarra Additional soccer facilities required in Boroondara Significant growth sport especially in junior participants Demand for synthetic surfaces to combat drought	Synthetic / natural turf pitches for senior and junior Natural turf training areas Goal posts Lights Future synthetic surfaces
	Indoor	Commercial interest	Growth in Futsal	Indoor sports facility
Tennis		City of Yarra Sports Plan 2007-2012 (Draft) City of Yarra Recreation Plan 2003-2008 Boroondara Sports Strategy 2006 Participation and demand analysis Household survey	Tennis is the highest participation sport in Yarra Shortage of facilities to meet demand in Boroondara and Yarra Highest participation activity by club membership numbers in the Boroondara Sports Audit	Courts and associated clubhouse facilities Social tennis opportunities
Touch football		City of Yarra Sports Plan 2007 - 2012 Observed usage Request for space – PV staff	Growth inhibited by facilities used to capacity Growth of weeknight competitions Activity targeted at diverse demographic groups	Sportsground space Access to pavilions
Walking		City of Yarra Recreation Plan 2003-2008 Boroondara Leisure Facilities Strategy Plan 1997 Existing usage Submissions Participation and demand analysis Household survey	Increase in walking Most participated in activity for recreation in Australia, over 40% of people in the area walk for recreation High demand by older people in close proximity to park	Open space Trails Drink fountains Points of interest / destination Distance markers, seats, and lookout points Wider paths for multiple users Shelter
Yoga / gentle exercise		Observed usage Participation and demand analysis	High participation rate in Victoria	Quiet open space area

APPENDIX 4 - Assessment and Criteria Matrix

ACTIVITY	Consistent with demographics	High participation rates in LGA	Potential for sustained growth	Targets females, juniors & families	Targets local community	Dependant on natural setting	Adds value to existing	Doesn't impact on those seeking nature	Adds to uniqueness as bushland park
Australian Rules Football	X	√	X	√	X	X	√	√	X
Netball	X	√	X	√	√	X	X	X	X
Cricket	X	√	√	√	√	X	X	√	X
Skate	X	X	X	√	X	X	X	X	X
BMX	X	√	X	X	√	√	√	√	√
Touch football	X	X	√	√	√	X	X	√	X
Hockey	X	√	X	√	X	X	X	X	X
Indoor court sports	X	√	X	√	X	X	X	X	X
Social hard court games / greenfield activities	√	√	√	√	√	X	√	√	X
Canoeing / kayaking	√	X	X	√	X	√	√	√	√
MTB cross country (single track)	√	√	√	√	√	√	√	√	√
Soccer	√	√	√	√	√	X	√	√	X
Running / orienteering	√	√	√	√	√	√	X	√	√
Events	√	X	√	√	√	X	√	√	√
Gentle exercise / yoga / tai chi	√	√	√	√	√	X	√	√	√
Painting	√	X	X	X	√	√	√	√	√
Cycling paths / off road	√	√	√	√	√	√	X	√	√
Tennis	√	√	X	√	√	X	√	√	X
Golf	√	√	√	√	√	X	√	√	X
Walking/dog walking	√	√	√	√	√	√	√	√	√
Camping	√	X	√	√	√	√	√	√	√
Nature based education / appreciation programs	√	X	√	√	√	√	√	√	√
Fishing	√	X	√	√	√	√	√	√	√
Picnicking and viewing	√	X	√	X	X	√	√	√	√

APPENDIX 5 - Estimated probable costs of key works

PRECINCT	UNIT COST	UNIT	QUANTITY	PROBABLE TOTAL	ASSUMPTIONS
Westfield	unit cost	unit	quantity	total	assumptions
Heidelberg Road planting	\$75	m	320	\$24,000	~320m road frontage @ avg. 1 tree for each 2m; 45L advanced trees, staked. \$150ea
Yarra Bend Road planting	\$75	m	740	\$55,500	~740m road frontage @ avg. 1 tree for each 2m; 45L advanced trees, staked. \$150ea
Redesign entrance				\$60,000	Allowance
Redesign access to picnic area				\$15,000	Allowance
Redesign picnic area to provide facilities for older adults				\$20,000	Allowance
Tree planting for precinct	\$150	ea	200	\$30,000	45L advanced trees, staked
<i>NB: no allowance for new facilities or road realignment</i>					
			SUB TOTAL	\$204,500	
Fairfield	Unit cost	Unit	Quantity	Total	Assumptions
Combined 2x soccer pitches / 1x cricket oval	\$12	m2	15000	\$180,000	Importation of 75m3 of topsoil, re-grading and supply and lay of kikuyu sod
Synthetic cricket wicket	\$15,000	ea	1	\$15,000	
Remove existing post and rail fence	\$12	m	480	\$5,760	Including disposal
Replace fence	\$110	m	50	\$5,500	2.1m cyclone fence, posts in concrete but no rails. Installed to protect parked cars
Pavilion upgrade	\$4,240	m2	275	not part of this plan	
Car park (~20 spaces) reconfiguration and upgrade	\$300	m2	830	\$249,000	Off-street car parks (~20 spaces) plus associated road and turning area to cater for overflow from Westfield and Fairlea
Kerb and channel, plus associated landscaping for the above				\$20,000	Allowance
Tree planting for precinct	\$150	ea	200	\$30,000	45L advanced trees, staked
Road between car parks	\$300	m2	600	\$180,000	4m wide asphalt road (~100m), restricted access
Kerb and channel, plus associated landscaping for the above				\$20,000	Allowance
Sign oval	\$400	ea	4	\$1,600	

PRECINCT	UNIT COST	UNIT	QUANTITY	PROBABLE TOTAL	ASSUMPTIONS
			SUB TOTAL	\$706,860	
Merri Valley And Escarpment	Unit Cost	Unit	Quantity	Total	Assumptions
Car parking (~40 spaces)	\$300	m2	750	\$225,000	On-street asphalt right-angle car parks (~40 spaces) to cater for overflow from Westfield and Fairlea areas
Kerb and channel, plus associated landscaping for the above				\$30,000	Allowance
Tree planting for precinct	\$150	ea	1000	\$150,000	45L advanced trees, staked
Duplicate the main Yarra Trail to separate cyclists and dog walkers * Moved from Westfield	\$80	m2	4500	\$360,000	2.5m wide granitic sand path. Yarra Trail 1200m + 600m connection to Yarra Bend Road (freeway edge) to complete circuit
Dog park works and trail safety fencing				not costed	See Dog Friendly Strategy
			SUB TOTAL	\$765,000	
Fairlea	Unit cost	Unit	Quantity	Total	Assumptions
Re-grade, provide 4 soccer fields and re-mark 2 cricket (no synthetic surfaces)	\$12	m2	30000	\$360,000	Importation of 75m3 of topsoil, re-grading and supply and lay of kikuyu sod
Class A water for establishment and tank	\$35,000		2	\$70,000	Allowance \$30,000 per oval and \$5,000 per tank)
Install training lights	\$25,000	ea	6	\$150,000	Assuming access to phase 3 power and minimal trenching
Irrigation	\$40,000	ea	4	\$160,000	4 x 75x100m playing fields
Fencing	\$110	m	200	\$22,000	2.1m cyclone fence, posts in concrete but no rails. Installed to protect parked cars and / or behind goal area
Car parking	\$300	m2	750	\$225,000	On-street asphalt right-angle car parks (~40 spaces)
Relocate fly casting pool to Golf Course Loop Road precinct	\$35	m2	1400	\$49,000	Demolish and dispose of reinforced concrete. No allowance for fill or reinstatement
Redevelop casting pool (alternative option)					
■ Re-grade to capture run-off				\$50,000	Allowance
■ Tree planting for precinct	\$150	ea	200	\$30,000	45L advanced trees, staked
■ Path access	\$80	m2	40	\$3,200	1m wide granitic sand access path (~40m)
■ Shade structure	\$30,000	ea	1	\$30,000	Fixed structure, roof and slab (not a shade sail)
■ Make casting pool smaller	\$35	m2	1000	\$35,000	Demolish and dispose of reinforced concrete (leaving 1x 20m x 20m pool). No allowance for fill or reinstatement
Upgrade Fairlea Pavilion: 3 sports plus community meeting space	\$4,240	m2	350	\$1,484,000	

PRECINCT	UNIT COST	UNIT	QUANTITY	PROBABLE TOTAL	ASSUMPTIONS
Water harvesting				\$50,000	Allowance
Design space in front of Parks Victoria office				\$33,080	Design cost; 10% of construction budget
Decommission northern road access	\$35	m2	480	\$16,800	Demolish and dispose of asphalt road. (~120m) No allowance for fill or reinstatement
Upgrade southern access road to dual lane	\$300	m2	840	\$252,000	6m wide asphalt road (~140m long)
Picnic table	\$2,000	ea	2	\$4,000	Picnic table and bench seat combination
Shade planting	\$150	ea	50	\$7,500	45L advanced trees, staked
Full-sized basketball court	\$45,000	ea	1	\$45,000	100mm reinforced concrete, linemarking and installation of backboards
■ Barriers	\$110	m	50	\$5,500	Steel tubular fence - 1.2m high (inc. posts set in concrete, rails & post caps) to separate pedestrian and vehicle traffic, etc.
Pedestrian / cyclist link through the precinct	\$80	m2	1750	\$140,000	2.5m wide granitic sand path, (~700m long)
			SUB TOTAL	\$3,073,880	(excluding fly casting redevelopment option)
Deep Rock	Unit Cost	Unit	Quantity	Total	Assumptions
Synthetic pitch alongside turf table (option only)	\$15,000	ea	1	\$15,000	Either Olney or McCutchan Ovals
Reconstruct cricket / AR playing fields with three soccer grounds	\$12	m2	30000	\$360,000	Importation of 75m3 of topsoil, re-grading and supply and lay of kikuyu sod
Upgrade Deep Rock Pavilion and provide opportunities for community access (AFL, cricket & soccer)	\$4,240	m2	250	\$1,060,000	
Install training lights	\$25,000	ea	8	\$200,000	Assuming access to phase 3 power and minimal trenching. McCutchan and Cox Ovals
Develop one new junior cricket / soccer training SSG ground	\$12	m2	10000	\$120,000	Reinstate decommissioned oval to the south of Deep Rock Pavilion
Synthetic pitch	\$15,000	ea	1	\$15,000	
Create permanent unsealed pathway around ovals	\$80	m2	1600	\$128,000	1m wide granitic sand circuit path (~1600m)
Fencing	\$110	m	100	\$11,000	2.1m cyclone fence, posts in concrete but no rails. Installed to protect parked cars, rear of goals, etc.
Barriers	\$110	m	100	\$11,000	Steel tubular fence - 1.2m high (inc. posts set in concrete, rails & post caps) to separate pedestrian and vehicle traffic, etc.
Reconfigure entrance road and car parking to serve new fields				not costed	Including enhanced turning circle and pavilion access at west end of Deep Rock Road
Shade structures	\$30,000	ea	2	\$60,000	Fixed structures, roof and slab (not a shade sail)

PRECINCT	UNIT COST	UNIT	QUANTITY	PROBABLE TOTAL	ASSUMPTIONS
Benches	\$1,300	ea	6	\$7,800	
Tree planting	\$14	m2	3000	\$42,000	2x tubestock / m2, inc polythene tube and 3x stakes ea.
			SUB TOTAL	\$2,029,800	
Golf Course Loop Road	Unit cost	Unit	Quantity	Total	Assumptions
Upgrade Corben Pavilion for cricket, water based clubs and fly fishers. Provide better storage	\$4,240	m2	250	\$1,060,000	
Redesign and upgrade the picnic areas and playground				\$500,000	Allowance - inc. solid fuel BBQs, marquees, accessibility works, upgrade barriers and paths
Targeted revegetation	\$14	m2	4500	\$63,000	2x tubestock / m2, inc. polythene tube and 3x stakes ea.
Avenue planting	\$150	ea	100	\$15,000	45L advanced trees, staked
New casting pool	\$400	m2	400	\$160,000	One 20mx20mx300mm concrete casting pool. No allowance for filters, pumping, fencing, storm water harvesting, cover, etc.
				\$1,798,000	
Studley Point Loop Road	Unit cost	Unit	Quantity	Total	Assumptions
Provide a shelter area for cycling events	\$80,000	ea	1	\$80,000	Fixed structure, roof and slab (not a shade sail)
Benches	\$1,300	ea	6	\$7,800	
			SUB TOTAL	\$87,800	
Par 3 Golf Course / Rylah Oval	Unit Cost	Unit	Quantity	Total	Assumptions
MTB 4X park				not costed	
Reconstruct Collins Oval				by school	
■ Water harvesting / irrigation				by school	
■ Training lights				by school	
Walking track to lookout	\$80	m2	1200	\$96,000	1m wide granitic sand path from Andrews Reserve to the cleared area above Yarra Bvd directly west of Nolan Ave (~1200m)
Improve physical accessibility of access points into the park from Richmond				not costed	
				\$96,000	

PRECINCT	UNIT COST	UNIT	QUANTITY	PROBABLE TOTAL	ASSUMPTIONS
River Corridor	Unit Cost	Unit	Quantity	Total	Assumptions
Accessible fishing platform	\$80,000	ea	1	\$80,000	Assumes a relatively straight-forward site can be identified
River ramps				not costed	
Signs	\$400	ea	8	\$3,200	
			SUB TOTAL	\$83,200	
Overall	Unit Cost	Unit	Quantity	Total	Assumptions
All Precincts Grand total				\$8,845,040	
Power				not costed	
Sewer				not costed	
Water				not costed	
				\$8,845,040	TOTAL