Phillip Island Recreation Reserve Master Plan

Community Consultation Feedback

How did the Community hear about the Draft Phillip Island Recreation Reserve Master Plan?

Bass Coast Shire Council Social Media Channels

Posts reached **30,809** people,
199 reactions, **94** comments, **21** Post Shares

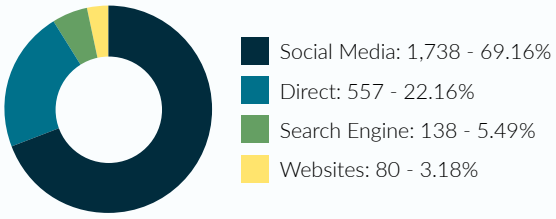
Media Release Newspaper Articles

2 Phillip Island & San Remo Advertiser
1 The Sentinel Times

Engage Bass Coast Website

3,770 page views by **2,459** people
717 contributors, **26** page followers
255 master plan downloads,
467 survey responses and **250** markers dropped on the concept

Traffic to the web page arrived through the following methods (nb. 'Direct' also includes access via QR code):



Stakeholder & Community Engagement

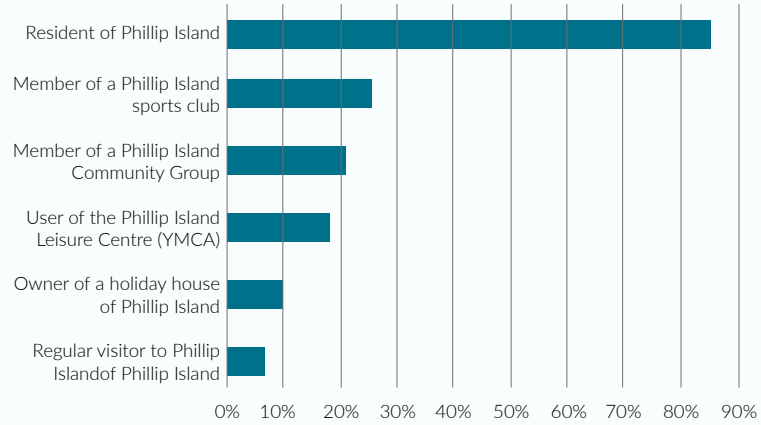
Correspondence was sent to **31** key stakeholders
10 written submissions received
15 QR code sign were placed in key locations
3 drop-in session were held with approximately **40** attendees

The Top 5 Themes Heard (not in order):

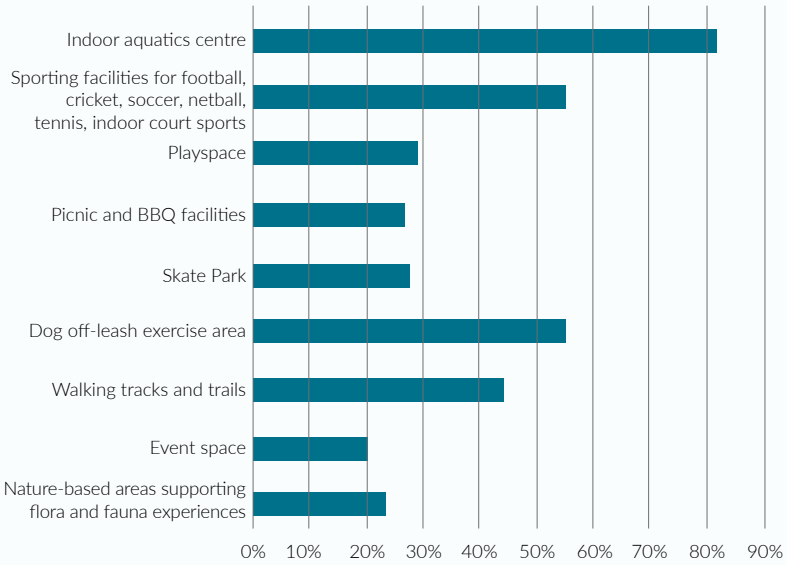
1. A lager off-leash Dog Park
2. Car Parking around the oval (Rec 1)
3. Future proof the reserve by ensuring room for growth in sports provisions
4. Designated Football and Cricket Oval
5. Components for review during the design stage

What Did We Hear?

Interest in the Reserve:



Important at the Reserve:

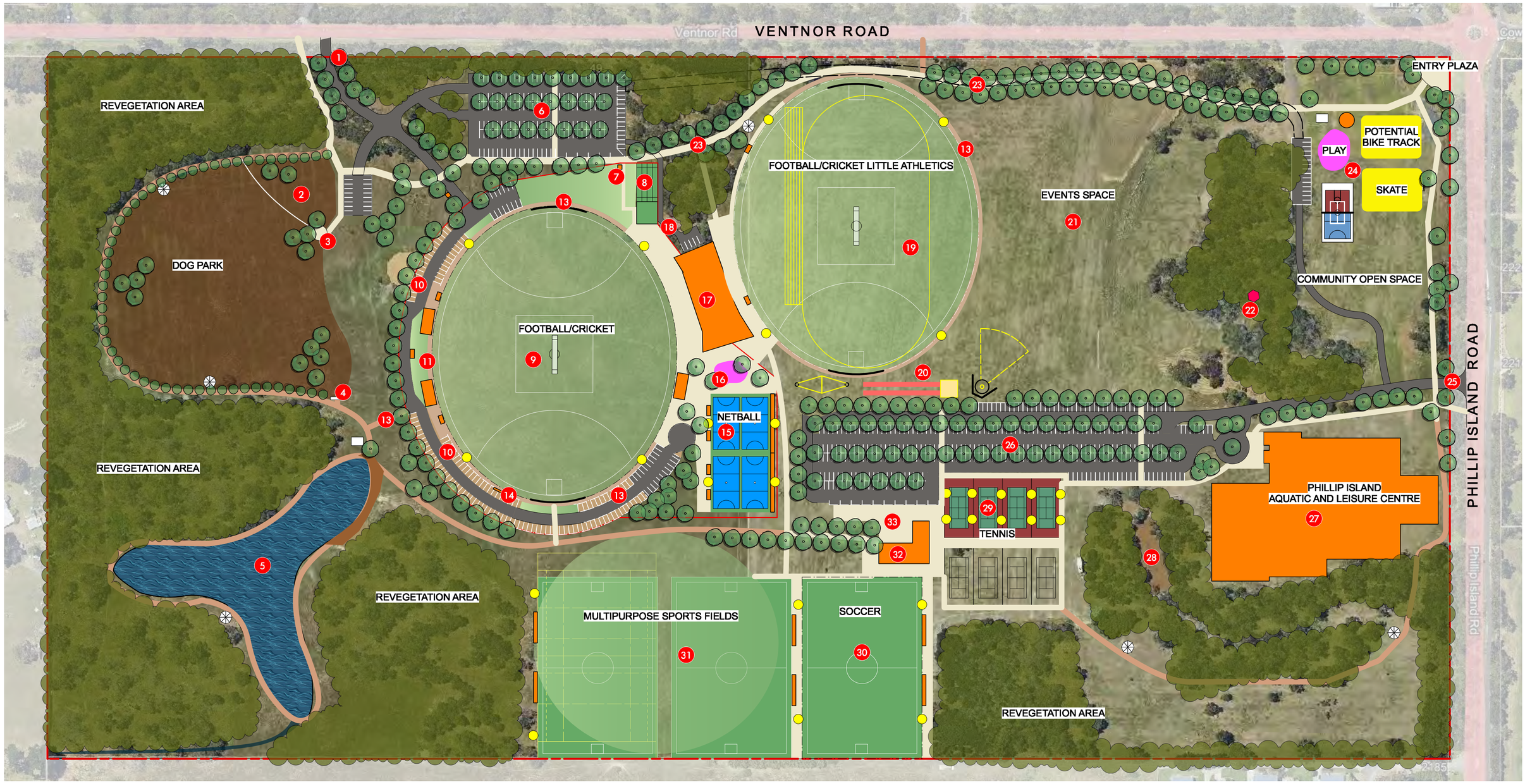


67% Of survey respondents were happy with the sporting and recreation facilities included in the master plan.

33% Of survey respondents suggested including additional sporting facilities such as hockey, archery and softball. Other components included outdoor gym station and design components.

73% Of survey respondents were happy with the non-sporting and recreation facilities provided in the master plan.

27% Of respondents mentioned things such as outdoor cinema, iceskating and indoor community spaces. We also heard about sporting and recreation that was already included in the concept.



Reserve-Wide Projects

- Prepare a stormwater management plan for the reserve that investigates the viability of collecting and storing rainfall in the proposed lake (No. 4) for use to irrigate the sports fields and other selected open space areas
- New reserve perimeter fence along Ventnor Road and Phillip Island Road boundaries
- Retain the existing post and strand-wire fence along the western and southern boundaries
- Undertake revegetation of existing bushland areas shown on the plan
- Connect the reserve to all necessary services

Facility Projects

1. Two-way reserve entry from Ventnor Road (signalled intersection in the long-term)
2. Fenced dog off-lead area to include agility equipment, bench seating and water points, and divided to include a smaller compound for smaller/ young dogs and programming (such as dog obedience training)
3. Main dog park entrance (double-gates) with shelter and dedicated car park (18 spaces)
4. Secondary dog park entrance (double-gates)
5. New lake with pedestrian path circuit (including a boardwalk), and water outflow to the south, when required
6. Sealed car park (170 spaces) with passive irrigation solutions for tree watering
7. Main entry gate into Oval 1 precinct with pedestrian drop-off zone
8. Enclosed cricket practice nets (4 lanes, synthetic surface), with power bollard
9. Oval 1 with sub-surface drainage and irrigation, a perimeter fence, concrete cricket pitch, LED floodlights (200 lux), player shelters, and goal back nets
10. Sealed roadway with predominantly gravel car parking (140 spaces) and passive irrigation solutions for tree watering
11. Spectator lawn area with elevated broadcasting booth and 2 spectator shelters
12. Pedestrain access to the lake and BBQ/ picnic area on non-event days from the oval car parking, and to a secondary dog park entrance
13. Gravel pedestrian path with bench seating around the oval perimeter
14. Electronic scoreboard
15. Netball courts with player/ scorer shelters and LED floodlights to competition standard (200 lux)
16. Local level playground available for public use on non-event days through the adjacent perimeter fence, and with shelter to the oval side
17. Shared sports pavilion to service both ovals and the netball courts, with external public toilets and an extended verandah towards both ovals
18. Vehicle access to the pavilion for deliveries and Accessible car parking
19. Oval 2 with sub-surface drainage and irrigation, unfenced, concrete cricket pitch (with potential for conversion to a turf centre wicket table in the future), LED floodlights to training standard (100 lux), player shelters, and goal back nets
20. Little Athletics field events area (2 shot put circles, long/ triple jump, throwing cage)
21. Flexible-use open space area that can function as an Events Space (and incorporate Oval 2, if required), with two water connection points at locations to be determined
22. Existing power box (with 3-phase power)
23. Feature pedestrian path with avenue planting to connect the northeast pedestrian entrance, the Community Open Space, the Events Space, Ovals 1 & 2, the Dog Park, and the broader park pedestrian path. In the short term, the path to be a temporary gravel road to enable vehicle access to the Community Open Space
24. Community Open Space with car parking (15 spaces) and incorporating a township level playspace, BBQ/ picnic shelter, unisex Accessible toilet, a multipurpose court (tennis hit-up wall, basketball, netball), and a Sub-Regional level skate facility and possible pump/ BMX/ MTB track in line with relevant Council strategies
25. Two-way reserve entry from Phillip Island Road (signalled intersection in the long-term)
26. Sealed car park (360 spaces) with pedestrian drop-off zones at the Aquatic and Leisure Centre and the tennis & sports field precinct, and passive irrigation solutions for tree watering
27. Phillip Island Aquatic and Leisure Centre to be delivered in two stages (aquatics facilities and stadium) in line with relevant Council strategies
28. Existing dam to be fenced with adjacent vegetation for habitat
29. Tennis courts with sand-filled synthetic grass surface provided in two stages of two 4-court enclosures with four courts floodlit
30. Main soccer pitch with a 1.0 metre high perimeter fence and LED floodlights to competition standard (200 lux)
31. Flexible, unfenced open space sports field area capable of accommodating soccer, cricket, the rugby codes, softball and touch football
32. Shared pavilion for tennis and the sports field user groups, with external public toilets and an extended verandah towards the tennis courts and the main soccer pitch
33. Walkable plaza to link the car park, tennis courts, sports fields, and pavilion with the broader park pedestrian path

Legend

- Oval 1 perimeter fence
- Gravel car parking
- Shelter & BBQ
- Picnic shelters
- New building
- Avenue/ Feature planting
- Unsealed pedestrian paths
- Sealed pedestrian paths
- Bituminous surface
- Accessible toilet facility
- Temporary gravel road

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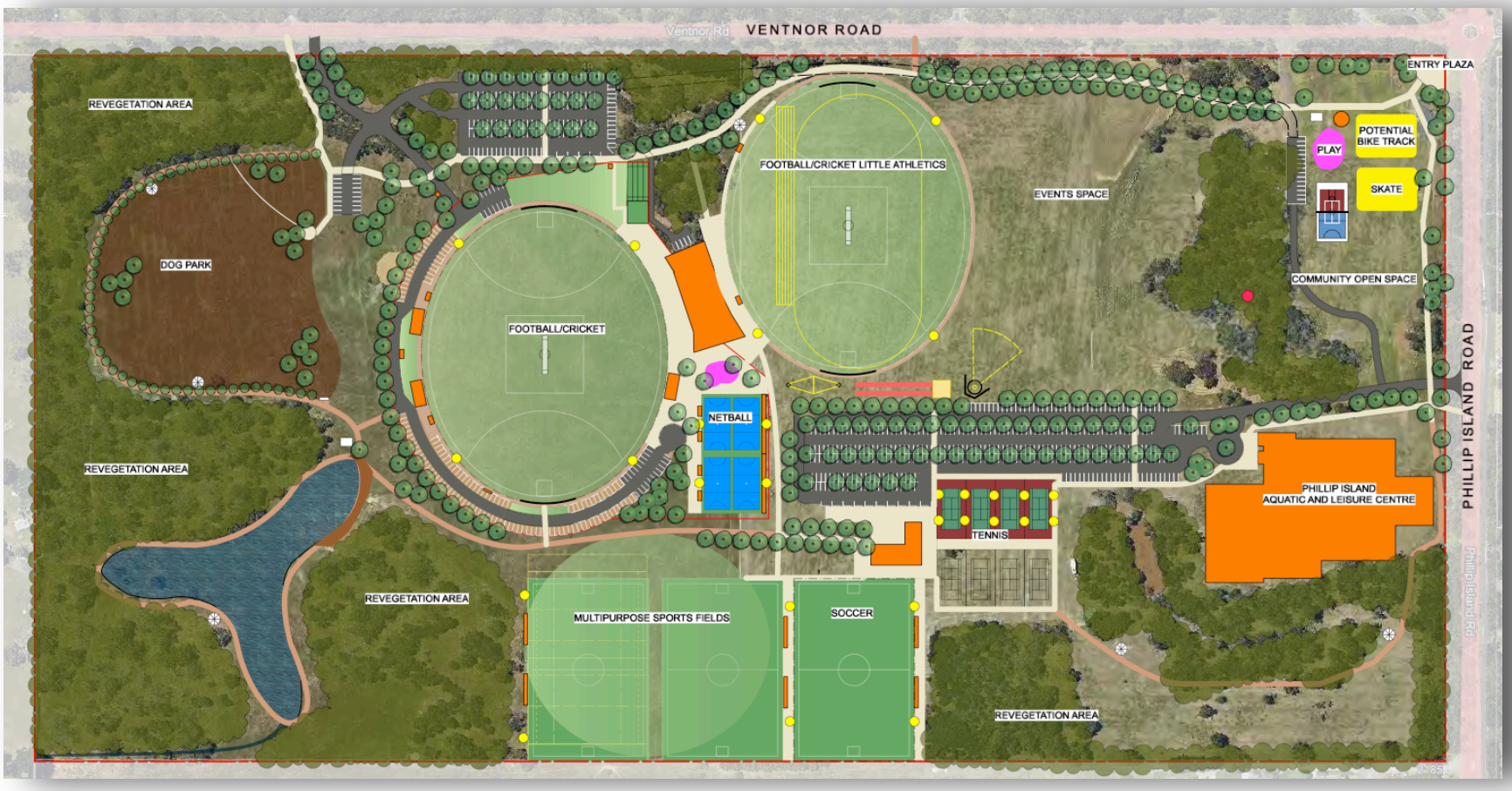
Phillip Island Recreation Reserve

master plan September 2023

Phillip Island Recreation Reserve Master Plan

September 2023



BASS COAST

Simon Leisure

Phillip Island Recreation Reserve Master Plan

Acknowledgement of Country

Bass Coast Shire Council acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore.

About this Report

This report describes the process undertaken to prepare the Phillip Island Recreation Reserve Master Plan, including background information about the reserve, outcomes from research undertaken, the key findings from consultation carried out, and a description of the proposed projects for the reserve.

The master plan is the 'road map' that will guide the development of the reserve by implementing a staged process that reflects community sporting and recreation needs and the likely incremental availability of capital funds. Further investigation and feasibility of some of the proposed projects may be required depending upon their scale, likely impact and estimated cost.

It is important to note that projects proposed in the Phillip Island Recreation Reserve Master Plan do not directly commit the Bass Coast Shire Council, the future user groups, or any other organisations to a responsibility for their funding and implementation. Projects identified in the master plan will need to be considered against other Council priorities.

Acknowledgements

The involvement and assistance provided by Phillip Island sporting clubs and other community groups is appreciated, and the involvement of Shire residents who attended the community drop-in session and provided feedback on the draft master plan is also appreciated and acknowledged.

The project was managed by Bass Coast Shire Council's Major Projects and the Recreation Council team, their input and guidance was important for shaping the direction and priorities of the master plan.

We also acknowledge other Council teams and Councillors that played an important role in guiding the outcomes of the master plan.

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1. INTRODUCTION

Phillip Island Recreation Reserve is a 32.67 hectare site located on the corner of Ventnor Road and Phillip Island Road in Cowes. The site comprises of two separate land parcels of equal size: Hilton Chadwick Reserve to the west and the adjoining land to the east (see Figure 1).

The reserve has the purpose and function to meet the current and future sporting and recreation needs of Phillip Island and surrounding communities. Facilities and spaces initially identified for the site include:

- Phillip Island Aquatic and Leisure Centre (including indoor sports courts)
- football and cricket ovals
- soccer pitches
- other multipurpose and flexible sports fields
- netball and tennis courts
- athletics facilities
- a skate park
- a playspace
- fenced off-leash dog park
- bushland areas with walking paths and picnic facilities

The Phillip Recreation Reserve Master Plan project was commissioned in November 2022, and has developed a master plan to guide the staged development of sporting and recreation facilities, and natural features.

The master plan has been prepared following extensive consultation and engagement with local sporting clubs and other community groups, and with the broader communities of Bass Coast and surrounds.

Figure 1 – Location of Phillip Island Recreation Reserve



1.1. Background

The Structure Plan for Cowes, Silverleaves, Ventnor and Wimbledon Heights (2010), identified the land on the southwest corner of Ventnor Road and Phillip Island Road as the location for a recreation hub to serve the future needs of the local community and visitors to Phillip Island. The vision and strategic intent for the recreation hub was partially realised with the acquisition of the land now called the Hilton Chadwick Reserve in 2011, and the subsequent adoption of the master plan for this portion of the reserve in 2014.

In November 2017, Council resolved to commence the process for Amendment C153 of the Bass Coast Planning Scheme for the purpose of applying a Public Acquisition Overlay to the land adjoining Hilton Chadwick Reserve to the east, and in doing so to reserve the land for public purpose and for acquisition when necessary. One of the catalysts for Amendment C153 were the recommendations contained in the Bass Coast Aquatic

Strategy 2015-2024 for the need for a second municipal aquatic centre on Phillip Island to meet the Shire's and Shire visitor's future aquatic needs.

The need for the aquatic centre further supported a long term plan of Council to develop a recreation hub on Phillip Island that would comprise the aquatic centre and facilities for a variety of other sports where existing facilities were not meeting current and future needs, or facilities for sports that were not currently offered.

The land was in private ownership and is the site on which the Island Summer Carnival has operated for more than 30 years. There were no objections to Bass Coast Planning Scheme Amendment C153, and in 2020, the State Government gazetted Amendment C153, and the Council acquired the land thereafter.

The Phillip Island Recreation Reserve Master Plan project is the opportunity to review previous layout plans and master plans prepared by Council and the Phillip Island Aquatic Centre Fund Incorporated for both Hilton Chadwick Reserve and for the two combined land parcels.

1.2. Project Purpose and Objectives

The project purpose was to deliver an updated layout plan for the Phillip Island Recreation Reserve to guide the future development of sporting and recreation facilities and public open space within the reserve.

Factors for consideration during the project included:

1. Current and future sporting and recreation needs of Phillip Island and surrounding communities.
2. Optimal layout of sporting and recreation facilities to maximise co-location and shared-use.
3. Maximise walkability throughout the site, and nature-based recreation.
4. Existing vegetation and environmental values, cultural heritage, and opportunities to enhance the natural environment across the site.
5. Traffic management, ie. internal road network, car parking, entry/ exits.
6. Comprehensive stakeholder and community involvement.
7. Staging of works to correlate with asset renewal program for existing facilities/ needs, and the financial capacity of Council.

1.3. Project Approach

The project comprised of the following tasks:

- Review relevant background material, demographic analysis.
- Site review.
- Needs analysis/ preparation of initial reserve concept plans.
- 1st round stakeholder engagement.
- Preparation of a draft reserve master plan followed by 2nd round stakeholder and broad community engagement to review the draft plan.
- Assessment of stakeholder feedback, development of a final draft reserve master plan, and preparation of a study report with staging plan and costings.
- Council consideration of the final draft reserve master plan.

Councils Major Project and Recreation teams oversaw the management and direction of the project.



2. CONTEXT AND BACKGROUND

The Phillip Island Recreation Reserve Master Plan project was informed by a number of planning considerations. This section provides an overview of the key planning and site context factors considered and assessed during the project.

2.1. Demographic Characteristics of Phillip Island and San Remo

The Phillip Island Recreation Reserve will primarily service a catchment that includes the combined communities of Phillip Island and San Remo, therefore the following demographic analysis has included relevant characteristics from the combined population.

The combined population of Phillip Island and San Remo has experienced strong growth: in 2016, the combined population was 11,589 people, and by 2021 had grown by just under 4,000 people to 15,521 (or increase of 33.9%).

The 2021 Census data[1] identified that:

- The population of Phillip Island and San Remo (15,521) represented 38% of the total population of the Bass Coast Shire (40,793), up from 35% in 2016.
- Phillip Island and San Remo have a similar population profile to all of Bass Coast Shire:
  - Young people (0–14 years) represent 15.0% of the Phillip Island and San Remo population compared to 15.1% for all of the Shire.
  - Residents aged over 60 years represent 38.0% of the combined population compared to 38.5% for all of the Shire.
- Phillip Island and San Remo have higher proportion of cultural diversity with 74.0% 'born in Australia' (down from 76.0% in 2016), compared to 77.3% for all of Bass Coast Shire.
- A key population cohort for assessing the demand for organised sport is the 5–39 year age group, as research shows that most active sports participants fall within this cohort[2]. Phillip Island and San Remo have a lower proportion of 5–39 year olds when compared to all of the Shire (31.0% to 32.7%).

Table 1 shows that Phillip Island and San Remo is projected to experience high population growth to 2036.

Table 1 – Population Forecasts (2021 to 2036)

Area	Population 2021	Population 2031	Population 2036	Change 2021-2036
Bass Coast Shire	40,793	43,175	45,698	4,905 (or 12.0%)
Phillip Island and San Remo	15,521	16,469	17,856	2,335 (or 15.0%)

The proportional increase of the population in Phillip Island and San Remo to 2036 is higher than for all of Bass Coast Shire for the same period. It is projected that the combined Phillip Island and San Remo population will have an estimated additional 576 residents aged 5-39 years by 2036.

These demographic characteristics have implications for the Phillip Island Recreation Reserve Master Plan. Whilst the proportion of children and people in the active age cohort in Phillip Island and San Remo are slightly less than for all of the Shire, the actual number of people in these categories will continue to increase as the population increases to 2036, thereby creating increased demand for sport and active recreation facilities and supporting infrastructure.

The high proportion of Australia-born residents suggests that there will continue to be demand for football, cricket and tennis throughout the forecast period, although the trend of increasing diversity supports a continuation of the popularity of soccer in Phillip Island and San Remo.

[1] Source: Community Profile, id consulting 2022

[2] Source: AusPlay data, April 2022

The continuing ageing of the population reinforces the importance of Phillip Island Recreation Reserve being a destination for older adults to participate in low intensity physical activity and recreation, such as walking and nature-based recreation. The provision of a well-connected pedestrian path network to and throughout the reserve will be important, as well as the availability of appropriate park furniture (such as seating, shade, and drinking fountains) and convenient access to toilets. Such infrastructure and facilities will become increasingly more important to service this age cohort, and need to be considered for inclusion within the Phillip Island Recreation Reserve.

2.2. Background Reports and Plans

The following planning reports and strategies were important references to inform the planning of the Phillip Island Recreation Reserve.

- Community Vision 2041.
- Council Plan 2021-2025.
- Long Term Financial Plan 2021-2025.
- Access, Equity and Inclusion in Bass Coast 2021-25.
- Living Young Plan 2021-2025.
- Active Bass Coast 2018–2028.
- Tracks and Trails Strategy 2022-2032.
- Skate Strategy 2018-2028 (reviewed 2023).
- Phillip Island Aquatic and Leisure Centre Feasibility Study (2021).
- Biodiversity Biolinks Plan 2018.
- Playspace Strategy 2017.
- Sport and Active Recreation Needs Assessment (2016).

The following is a summary of the key directions and recommendations from the background reports that were considered during the development of the Phillip Island Recreation Reserve Master Plan.

2.2.1. Community Vision 2041

The report sets out the future vision and aspirations for the community.

The community vision has five themes that capture what the community most values about Bass Coast Shire: Climate Emergency and Climate Preparedness; Protect and Enhance Natural Environment; Healthy and Inclusive Communities; Access and Movement; Education, Creative Economy and Industry.

Each theme contains a ‘community aspiration’ and a number of priorities. The themes and priorities most relevant to inform the development of the master plan are:

Theme 2: Protect and Enhance Natural Environment

Priority 2.1:	We plan and design new development that prioritise our natural environment and the Bass Coast landscape.
Priority 2.2:	We will restore our landscape and enhance our biodiversity through careful management of land, planting, water and ecosystems.

Theme 3: Healthy and Inclusive Communities

Priority 3.2:	We continue to prioritise arts, cultural activities and community spaces that excite, create engagement, foster inclusivity and bring us all together.
Priority 3.8:	We have healthy lifestyles, are accessible to all and are promoted through everything we do, including easy access to low cost exercise programs and sporting facilities.

Theme 4: Access and Movement

Priority 4.3:	We prioritise walking and cycling through safe and well-connected pathways.

2.2.2. Council Plan 2021-2025

The Council Plan provides direction to the Bass Coast Shire Council and helps guide all decision-making for the period to 2025. The plan identifies six objectives and associated strategies, with the three objectives informing the master plan development being:

Objective 1: Protecting our Natural Environment

Strategies:	1.2 Ensure Council's planning instruments protect the environmental assets of the Bass Coast.
	1.4 Improve biodiversity through careful management of land, water and ecosystems that protect and enhance our native flora, fauna and biolinks.

Objective 2: Healthy Community

Strategies:	2.2 Support individuals, community groups and local organisations to enhance community connection and wellbeing.
	2.4 Provide opportunities for residents to be active in a range of leisure and recreational activities.
	2.6 Enhance and maximise the use of Council's open space and community facilities to deliver community benefit.

Objective 3: Our Places

Strategies:	3.1 Design, build and cultivate places that create a sense of belonging, connection and pride
	3.2 Create safe, accessible and enjoyable experiences in the public realm enabled by smart technologies, innovative design and environmentally sustainable infrastructure.
	3.6 Advocate for, and create places that are connected, sustainable and support active transport, reliable public transport and other low emission transport options.

2.2.3. Long Term Financial Plan 2021-2025

The plan guides Council's long-term financial decision-making to ensure that Council can continue to meet the needs of a growing community into the future. The plan provides a comprehensive framework that underpins the affordability, funding and delivery of a number of major projects over the next 10 years.

2.2.4. Access, Equity and Inclusion in Bass Coast 2021-25

Bass Coast Shire Council is committed to improving access and inclusion for people with disability who visit, live in or work in the Shire. Access for all creates opportunities for more people to be more involved in community life and to reach their unique potential. The plan outlines the actions Council will make to 2025 to improve access and inclusion for all.

A large focus of the plan is to embed 'Universal Design' into the way Council does things. Applying Universal Design principles will help to create and install infrastructure, such as footpaths, street furniture and community facilities, that not only meet mandatory standards, but can be utilised by more people with a wider range of abilities.

2.2.5. Living Young Plan 2021-2025

The plan articulates Council's priorities for working together to build a better Bass Coast for children, youth and families. The plan outlines three overarching themes and 7 strategies. The theme and strategy relevant to the development of the master plan are:

Theme B: Inclusion, Participation and Diversity

Strategy 5:	Ensure our public spaces are youth and child friendly
Action 5.2	Engage and consult young people in the accessible design and development of all spaces where they are likely to play, skate, congregate, and socialise.

2.2.6. Active Bass Coast 2018–2028

The plan sets Council's aspirations and actions for recreation and open space throughout the Shire for the period to 2028. The plan lists a number of open space and recreation projects for consideration for the future at the Regional, Township and Local level. Those relevant to the development of the master plan are:

Regional Projects	- Undertake acquisition processes for regional recreation land in Cowes and prepare a master plan. - Deliver the Bass Coast Aquatic Strategy.

2.2.7. Tracks and Trails Strategy 2022-2032

The strategy has the aim of creating a trail network that "*offers a connected and accessible trail network that supports active and healthy communities, showcases and protects the natural environment, and encourages increased visitation to the region.*"

Throughout the strategy development, importance was placed on trails that provide connectivity, health and wellbeing outcomes, accessibility, tourism and connection to nature. The following recommended new trail could be important for the Phillip Island Recreation Reserve to facilitate off-road access:

- Anderson Road to Thompson Avenue, via Ventnor Road.

2.2.8. Skate Park Strategy 2018-2028 (reviewed 2023)

The strategy review broadened the definition of 'skate' to include all wheeled sports, including skateboarding, freestyle BMX and scootering. The vision for wheeled sports in Bass Coast Shire is

> *To create a Shire where young people have a range of recreation options to keep them socially connected and physically active.*

The 2023 strategy review recommends the development of a sub-regional level skate park in Cowes, and supports the Phillip Island Recreation Reserve as its location. This facility will complement a proposed new sub-regional level facility in Wonthaggi and five local level facilities in other shire townships.

The report suggests that the Cowes sub-regional level skate park incorporate the following design components and features:

- 600m² - 1,000m² in size.
- Located next to complementary recreation infrastructure.
- Potential for an iconic design and theme.
- Cater for skill development from beginner to advanced level.
- Capable of holding medium sized competitions and event opportunities.
- Caters to all styles of skate but with a focus on street/ park style.
- Allows for night time usage.

2.2.9. Phillip Island Aquatic and Leisure Centre Feasibility Study

This study investigated the feasibility of a new aquatics and leisure centre on Phillip Island by analysing the key user catchment and undertaking a user market analysis. Both guided the recommended facility option component brief, with the following study outcomes prepared:

- Staged development layout plans for the Phillip Island Aquatic and Leisure Centre.
- Indicative capital costs for each stage.
- Projected 10 year operating visitations and financial performance projections for the proposed facilities

It was not part of the scope of the master plan project to review the Phillip Island Aquatic and Leisure Centre Feasibility Study. The study outcome and concept design for an integrated aquatics and leisure centre (fitness gym and 3 indoor courts) was used as the facility 'footprint' during the master planning project, and has been incorporated into the master plan.

2.2.10. Biodiversity Biolinks Plan 2018

The purpose of the plan is to provide habitat connectivity in the landscape by connecting patches of indigenous vegetation using biolinks or wildlife corridors. The aim is to restore ecological connectivity to encourage the movement of wildlife and allow for genetic diversity in breeding populations to ensure long term viability of isolated species.

The plan identifies areas with high biodiversity value for flora and fauna that are viable sites for revegetation and remnant protection across Bass Coast Shire. Over 200 biolinks were identified throughout the Shire during the period of preparing the plan.

An east-west wildlife corridor was planted across Phillip Island in the early 2000s by the Phillip Island Landcare Group with the assistance of local landowners. A biolink exists to the south of the Phillip Island Recreation Reserve.

2.2.11. Playspace Strategy 2017

The strategy sets out the direction for the development of playspaces in Bass Coast to 2027. The strategy supports a three level playspace hierarchy: Local, Township and Regional.

At the time the strategy was carried out, Cowes had one Regional level playspace (with a fitness station) located at Erehwon Point, and 7 Local level playspaces.

The strategy's Implementation Plan recommends the existing playground at Cowes Recreation Reserve (Local level) be renewed post 2025, being a low priority within the overall playspace improvement program throughout the Shire.

2.2.12. Bass Coast Sport and Active Recreation Needs Assessment

The study was commissioned to better understand the needs of both organised and non-organised sport and active recreation groups and residents throughout the shire.

Relevant consultation findings from Phillip Island and San Remo communities in relation to sport and recreation planning included:

- The most popular informal recreation activities were walking, bike riding/cycling, swimming, dog walking, fishing and bird watching.
- An indoor aquatics facility with a hydrotherapy/ warm water pool on Phillip Island is in high demand by older adults and by the Phillip Island Swimming Club.
- A multi-court indoor highball stadium is in high demand by the Phillip Island & District Basketball Association.
- Golf and tennis were the highest participation sports, supporting the findings that these 'social sports' (along with lawn bowls) are more prevalent on Phillip Island due to the high proportion of older adults (retirees).
- Projects well supported by a cross-section of the community include an upgraded skate park on Phillip Island or in San Remo, increasing the number and condition of shared pathways, and an increased provision of dog off-leash areas.
- The Phillip Island Football Netball Club's number one priority is improvements to their pavilion and player change rooms and amenities.

The plan recommends a suite of principles to guide the planning and development of sport and recreation facilities, and these were used to help create a set of planning principles to guide the planning, development and management of sporting and recreation facilities at Phillip Island Recreation Reserve.

3. SPORTS FACILITY NEEDS ASSESSMENT

This section builds on the analysis of sporting needs for the Phillip Island and San Remo communities contained in the Bass Coast Sport and Active Recreation Needs Assessment Study (2016) and the Phillip Island Recreation Hub Feasibility Analysis and Concept Study (2020), and makes recommendations for the future provision of sporting facilities at Phillip Island Recreation Reserve.

Table 2 identifies the existing sporting clubs and facilities available throughout the Phillip Island and San Remo region for those sports nominated by Council for consideration to be relocated to the Phillip Island Recreation Reserve.

Table 2 – Existing Sporting Facilities and Clubs in the Phillip Island/ San Remo Region

Sport	Facility Location	Facilities	Total	Club/ User Group
Badminton	Phillip Island Leisure Centre	3 courts	3 courts	Casual players
Basketball	Phillip Island Leisure Centre	1 court	6 courts	Centre-based men's competition
	Cowes Primary School	1 court		Phillip Island and District Basketball Ass
	Newhaven College	2 courts		Phillip Island and District Basketball Ass
	San Remo Recreation Centre	1 court		Occasional use by the PIDBA
	Bass Coast College (San Remo campus)	1 court		No known community use
Cricket	Cowes Recreation Reserve	1 oval	4 ovals	Phillip Island District Cricket Club
	Rhyll Cricket Ground	1 oval		Phillip Island District Cricket Club
	Newhaven Recreation Reserve	1 oval		Phillip Island District Cricket Club
	Newhaven College	1 oval		No known community use
Football	Cowes Recreation Reserve	1 oval	2 ovals	Phillip Island Football Netball Club
	Newhaven College	1 oval		Occasional use by the PIFNC for pre-season
Gymnastics	Phillip Island Leisure Centre	Set down/ pack up	Set down/ pack up	Centre-based program
Hockey	Newhaven College	1 pitch	1 pitch	No known community use
Netball	Cowes Recreation Reserve	2 courts	13 courts	Phillip Island Football Netball Club
	Cowes Primary School	3 courts		No known community use
	Newhaven College	4 courts		No known community use
	Bass Coast College (San Remo campus)	4 courts		No known community use
Soccer	Newhaven Recreation Reserve	2 pitches	3 pitches	Phillip Island Breakers Soccer Club
	Newhaven College	1 pitch		No known community use
Squash	Phillip Island Leisure Centre	1 court	4 courts	Casual players
	San Remo Recreation Centre	3 courts		Casual players
Swimming	Cowes Primary School	1 pool	1 pool	Phillip Island Swimming Club
Tennis	Cowes Recreation Reserve	4 courts	23 courts	Phillip Island Tennis Club
	Cowes Primary School	3 courts		No known community use
	Newhaven College	6 courts		No known community use
	Rhyll Park	2 courts		Community courts
	Newhaven Recreation Reserve	4 courts		Westernport Tennis Club
	San Remo Recreation Centre	4 courts		Westernport Tennis Club
Volleyball	San Remo Recreation Centre	1 court	1 court	No known community use

The Phillip Island Croquet Club and the Phillip Island Bowls Club confirmed with Council prior to the master planning project commencing, that they were satisfied with their current facilities to meet current and likely future needs and did not seek to be considered for relocation to the reserve.

The Phillip Island Aquatic and Leisure Centre Feasibility Study (2021) confirmed the components for a future aquatic and leisure centre, and that it be located at the Phillip Island Recreation Reserve. The study directions and recommendations were adopted in principle by Council at its Meeting on 16 March 2022. As a result, a 25m swimming indoor pool and associated support facilities, and up to three multipurpose indoor courts suitable for basketball, netball, badminton, volleyball and futsal are included in the facility mix to be accommodated at Phillip Island Recreation Reserve.

3.1. Sports Participation

One method of understanding the sporting needs of a catchment is to compare the number of people currently participating in a sport with the State average participation for that sport. Where participation is lower than the State average, there could be a latent demand for that sport, and one reason for low participation could be a lack of supply of adequate facilities.

Future demand for facilities can be estimated by applying the current participation rate for a sport to the projected population of the same community. Where sporting facilities for specific sports are not currently available, applying the State averages for that sport can provide insight as to whether there might be a sustainable demand for that sport.

Table 3 shows the current rate of participation by Phillip Island and San Remo communities in sport, and the projected future participation in 2036 based on the overall projected population increase for the region for the same period. It also compares the current local rate of participation for each sport with that sports average rate of participation by all Victorians. For those sports where no current local club exists, an estimated local rate of participation in 2036 is projected, using the 2022 Victoria participation rates for those sports.

From this data, the projected future sports facility needs for Phillip Island and San Remo have been forecast to 2036. The table shows that in 2022, an estimated 2,360 Phillip Island and San Remo residents (or 15.2%) were participating in club-based sport, which compares favourably with the rate of participation by all Victorians in all sports at 20.7%, given the above figure does not capture local club participation in all sports, including bowls, water sports, equestrian, etc. The table also shows that:

Table 3 – Sport Demand in the Phillip Island/ San Remo Region

Club/ Association	2022 participation			Projected Participation		Facility Needs
	Members	Participation Rate	Victorian Average	2031	2036	2036
Phillip Island & District Basketball Association	420	2.70	3.89	445	480	3 courts
Phillip Island Football Netball Club (football)	570	3.67	3.32	605	655	2 ovals
Phillip Island Football Netball Club (netball)	175	1.13	1.76	185	200	2-3 courts
Phillip Island Cricket Club	220	1.42	2.30	235	255	3 ovals
Phillip Island Tennis Club*	200	1.82	2.33	210	230	6 courts
Phillip Island Breakers Soccer Club	170	1.10	1.20	180	200	2 pitches
Phillip Island Swimming Club	95	0.62	0.13	105	110	
Phillip Island Gymnastics	510	3.29	0.98	540	590	
TOTAL	**2360**			**4536**	**4756**	
Other Sports						
Archery			0.03	5	7	Unviable
Hockey			0.32	50	60	1 pitch
Little Athletics			0.31	50	60	1 centre
Rugby League			0.07	10	15	Unviable
Softball			0.04	6	8	Unviable

* Participation rate for tennis has been calculated using only the population from Cowes-Ventnor and Phillip Island Balance, as Westernport Tennis Club services the tennis needs for the San Remo and Newhaven districts

- football, gymnastics and basketball are the highest participated sports in the region,
- the local participation rate for football, swimming and gymnastics is higher than the State averages, and soccer is close,
- local participation in the currently available sports is projected to increase by nearly 400 people by 2036, and
- based on current Victorian rates of participation, it is unlikely that archery, rugby league and softball will have sufficient numbers locally by 2036 to form sustainable clubs, whilst hockey and little athletics may.

The sports facility needs assessment has informed the type of sports and number of facilities that should be considered for inclusion at the Phillip Island Recreation Reserve.

Council also has an objective for the reserve to become the future hub for sport on Phillip Island by relocating clubs from current ageing or non-compliant facilities to new fit for purpose and compliant facilities at the reserve.

4. SITE CONDITIONS

Phillip Island Recreation Reserve is located on the corner of Ventnor Road and Phillip Island Road in Cowes. The site is rectangular in shape and is an area of approximately 32.67 hectares.

Figure 2 shows that the reserve comprises of two separate land parcels of equal size: Hilton Chadwick Reserve to the west and the land to the east of Hilton Chadwick Reserve.

Hilton Chadwick Reserve
Volume No.: 11375
Folio No.: 853
Plan of Subdivision: PS706350M (Part thereof)

Adjoining Land
Volume No.: 06476
Folio No.: 168
Plan of Subdivision: PS706350M (Part thereof)

Figure 2 – Phillip Island Recreation Reserve



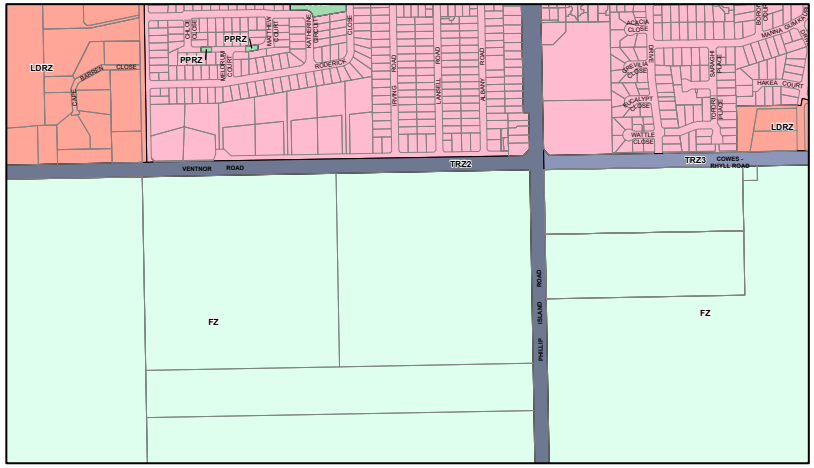
4.1. Land Ownership and Zoning

Bass Coast Shire Council owns the Phillip Island Recreation Reserve, which is not subject to any restrictive covenants or agreements.

Figure 3 shows that the site is reserved as *Farming Zone (FZ)* under the Bass Coast Shire Planning Scheme, and the lands immediately adjacent to the west, south and east are also Farming Zone.

It is recommended that the land be rezoned *Public Park and Recreation Zone (PPRZ)* to support its future use as a recreation and sporting reserve.

Figure 3 – Planning Zone for Phillip Island Recreation Reserve (FZ)



The eastern half of the land is subject to a *Public Acquisition Overlay - Schedule 4 (PAO4)*. The purpose of this overlay is "*to identify land which is proposed to be acquired by a Minister, public authority or municipal council*", with Schedule 4 noting the specific purpose to be "*proposed public open space*". The land was purchased by Council in 2020, therefore it is recommended that PAO4 be removed from the site.

4.2. General Overview of the Site

The land is strategically located at the main entrance to Cowes and at the interface between settlement and urban development. It is highly prominent and visible, and has road access on two sides, which will assist people to find the facility easily and quickly from all areas of the Phillip Island and San Remo region.

The site is bordered by Ventnor Road to the north, Phillip Island Road to the east, and adjoining private farming land to south and west. The northern and southern boundaries are approximately 810m long, and the eastern and western boundaries 404m each, and all are fully fenced with a post and strand wire fence in good to average condition.

The site has only minimal undulation, with a slight northeast to southwest fall from 32mAHD on the land adjoining Hilton Chadwick Reserve to 30mAHD in the southwestern corner of Hilton Chadwick Reserve. It was most recently used as agricultural (farming) land, with the predominant landscape being cleared pasture, with several pockets of vegetation mainly adjacent to the northern, southern and western boundaries. There are two ephemeral dams on Hilton Chadwick Reserve and a more substantial dam on the land adjoining Hilton Chadwick Reserve to the east.

Currently, the site has only one formed vehicle access point, off Ventnor Road approximately 100m west of the intersection of Ventnor Road and Phillip Island Road.

Wind exposure is high to the prevailing winds from the southwest. The existing vegetation along the western and southern boundaries should be retained (where possible) and strengthened to assist with the protection of future sporting and recreation facilities throughout the site.

4.3. Detailed Site Assessment

Council commissioned the following two studies in preparation for the development of the Phillip Island Master Plan, and to inform it:

1. Phillip Island Sports and Recreation Precinct Cultural Heritage Assessment, Opero Consulting, 2022.
2. Phillip Island Sports and Recreation Precinct Biodiversity Assessment, Ecology and Heritage Partners, 2022

4.3.1. Cultural Heritage Assessment

The purpose of the study was to:

- Undertake a review of the Victorian Aboriginal Heritage Register to assess whether Aboriginal cultural heritage and areas of cultural heritage sensitivity occur within the site.
- Consult with the Registered Aboriginal Party where required by Bass Coast Shire Council
- Provide a risk assessment based on the Desktop Assessment and site modelling drawn from the results of the review of the Victorian Aboriginal Heritage Register.
- Review the proposed works for the site against the requirements of the Aboriginal Heritage Act 2006 and Aboriginal Heritage Requirements 2018, and to provide advice whether a mandatory Cultural Heritage Management Plan (CHMP), Cultural Heritage Permit (CHP) or Preliminary Aboriginal Heritage Test (PAHT) are required.

The assessment of the site concluded that:

1. There is low potential for artefact scatters to be present, if stone artefacts are present it will be in the form of diffused artefact scatter and/or low density artefact distribution (LDADs).
2. There is very low potential for scarred trees to be present as cultural scarring will be confined to mature native trees that may not be present in the site due to previous land-use practices.
3. There is limited potential for shell midden material to be present, as the site is approximately 1.6km south of the present-day coastline and is not located near the prior sea cliffs, or in proximity to permanent potable water where it is possible for fresh-water middens to occur.

Further, the study found that:

4. The site is not within an area of cultural sensitivity so a mandatory CHMP is not required even if the planned activity is a high impact activity. However the report authors have recommended that a voluntary CHMP be undertaken, as there is a low possibility that Aboriginal cultural heritage in the form of stone artefacts may be present at the site.

5. A Cultural Heritage Permit and a Preliminary Aboriginal Heritage Test are not required as no Aboriginal cultural heritage is registered at the site.

4.3.2. Biodiversity Assessment

The purpose of the study was to identify the extent and type of native vegetation present within the site and to determine the likely presence of significant flora and fauna species and/ or ecological communities.

The assessment of the site found the following.

Vegetation

1. *Plains Grassy Woodland* is present in several different quality conditions within the site. The higher quality patches are generally around the outer edges of the site, connecting to adjacent vegetation in the road reserve.
2. One patch of *Swamp Scrub* is located along the southern boundary of the site, and is in moderate condition.
3. A total of 15 *Large Trees* in Plains Grassy Woodlands patches are present, with most being Swamp Gum and with occasional Coast Manna-gum present.
4. A total of 15 *Scattered Trees* (Swamp Gum and Coast Manna-gum) present, and comprise of 2 large and 13 small scattered trees.

   See Appendix 1 for a plan showing the locations of the above vegetation.

Fauna Habitat

Much of the site consists of paddocks, which contain improved exotic pastures, likely to be used as a foraging resource by common generalist bird species tolerant of modified open areas. Fauna observed using this habitat included *Australian Magpie*, *Raven*, *Magpie-lark,* Willie Wagtail, and Rabbit.

Plains Grassy Woodlands patches contained several large old trees and stags, including several with large hollows. These areas support a variety of hollow-dependent fauna, with those observed on the site including *Common Brushtail and Ringtail Possum*, *Galah*, and *Rainbow Lorikeet.*

Several small and one medium-sized dam are present on the site, some including native emergent vegetation, such as *Rush*. Fauna observed in proximity to these dams included *Masked Lapwing*, *Cormorant, Cape Barron Goose*, and *Purple Swamphen*. These areas are likely to support common aquatic fauna, such as *Eastern Common Froglet*, *Spotted March Frog*, *Common Yabby*, and *Eastern Long-Necked Turtle*.



Significance Assessment

Flora Two species listed as protected under the *Flora and Fauna Guarantee Act (1998)* were recorded on the site: *Prickly Moses* and *Black Wattle*.

No additional National or State significant flora was recorded during the site assessment, and based on the modified nature of the site, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur on the site due to the absence of suitable habitat.

Fauna There is suitable habitat on the site for *Eastern Great Egret*, *Hardhead*, *Musk Duck*, and *Little Egret*.

The development of the master plan has considered all site conditions and the findings from the biodiversity assessment, and where practical has avoided sites identified with natural values.

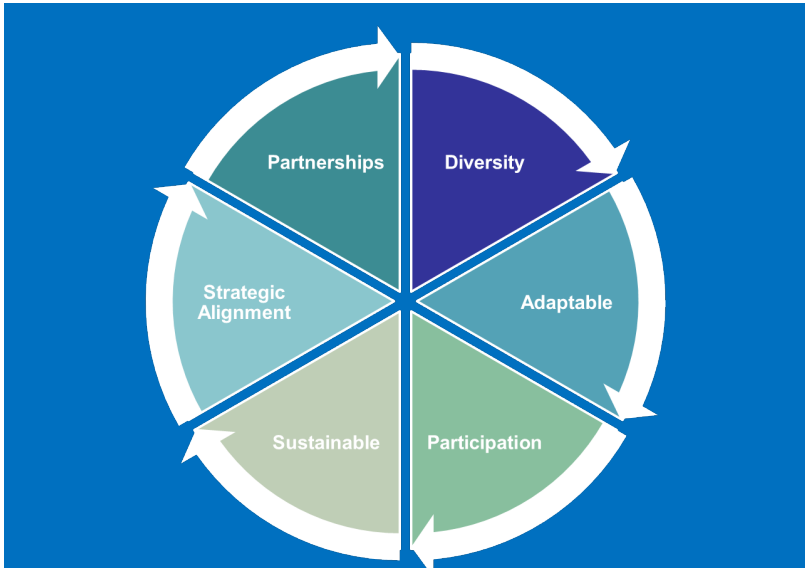
5. RESERVE PLANNING

A set of planning principles for the development of the Phillip Island Recreation Reserve were established following the review of all background information (including background reports and the outcome of the sports facility needs assessment), and consideration of site conditions and site investigations.

The principles were also informed by Council's *Active Bass Coast 2018-2028* strategy which is important as that report sets the strategic direction for creating healthy and active environments, infrastructure, and services throughout the Bass Coast Shire.

The following principles were an important reference when preparing the Phillip Island Recreation Reserve Master Plan, and should underpin the future planning, development and management of the sporting and recreation facilities at the reserve.





DIVERSITY	*Provision of a range of sporting and recreation facilities to ensure a variety of sporting and recreation opportunities. Facilities will cater for different levels of ability and need, be accessible to and encourage people of all ages, genders, interests, abilities, and cultural backgrounds*
ADAPTABLE	*Facilities will be designed and managed to meet specific user requirements whilst also being flexible to meet changing community needs and aspirations. Provision of sport and recreation facilities are multi-use and support shared use*
PARTICIPATION	*Development of facilities and spaces that will facilitate increased sport and active recreation participation*
SUSTAINABLE	*Prioritise sustainability through efficient water management, biodiversity enhancement through native plants, green spaces and revegetation, and the sustainable design and management of sport and recreation facilities*
STRATEGIC ALIGNMENT	*Sport and recreation facilities are strategically supported by local or regional sporting plans and developed in accordance with peak bodies' preferred standards and guidelines*
PARTNERSHIPS	*Collaborative partnering approach with community, government agencies, peak sporting organisations and private sector for the planning, provision and management of sport and recreation facilities*

6. STAKEHOLDER ENGAGEMENT

A combination of meetings, interviews, and site inspections were carried out with stakeholders during the project, which included sporting groups, community groups, Council personnel, and the broader Bass Coast community. The stakeholder engagement was carried in two stages:

Stage 1 In-person meetings with sports groups and selected community groups to receive feedback on a preliminary reserve concept plan, and to confirm core facility needs with sports groups.

Stage 2 Public exhibition of a draft reserve master plan to seek feedback on the plan from sporting groups, community groups, and the broader Phillip Island and San Remo community.

The key information collected from stakeholders informed the development of the master plan. See Appendix 2 for a list of people and organisations consulted.

6.1. Overview of Stage 1 Engagement

The table shows the chronological summary of engagement.

Date (2023)	Group and Meeting Type
24 January	Site review with Council's project team
8 February	Workshop with relevant Council staff
13 February	Meeting Phillip Island Leisure Centre Meeting Island Voice Meeting Phillip Island Tennis Club Meeting Phillip Island Swimming Club Meeting Phillip Island District Cricket Club Meeting Phillip Island Football Netball Club Meeting Phillip Island Breakers Soccer Club
14 February	Meeting Phillip Island District Basketball Association Meeting Phillip Island Dog Owners Association In-person meeting Bass Coast Landcare Network In-person meeting Phillip Island Conservation Society

6.2. Stakeholders – Sports Groups and Facilities

The information reported below are the views of the sports group representatives interviewed. Additional information about the sports groups is reported in Appendix 3, including the number of members/ teams, profile of use of facilities currently used, and the adequacy of facilities.

Phillip Island Leisure Centre

- The skate park should be in a high visibility location.
- A pump track would be popular.
- Need to allow for four outdoor netball courts to meet demand.

Phillip Island Tennis Club

- Eight courts would allow for future growth and enable the club to host regional finals and tournaments. Ideally, the eight courts to be provided in two banks of 4 courts.
- Preferred court surface is sand filled synthetic grass.
- Tennis clubroom to have windows overlooking the courts, a large veranda for shade, and good provision of internal and external storage.

Phillip Island District Cricket Club

- Require a minimum of two ovals adjacent to each other, one oval with a turf wicket and one oval with a synthetic wicket.
- Four synthetic training nets with solid net dividers, and the opportunity to lock two of the nets.

Phillip Island Swimming Club

- Proposed Aquatic and Leisure Centre needs to provide adequate spectator viewing facilities to the swimming pool.

Phillip Island Football Netball Club

- Pavilion needs to include male and female changerooms, a social room with capacity for 250 people seated, a commercial kitchen and bar, and a gymnasium.
- Football/ netball area needs to be fenced so that the club can charge an entry fee on match days.
- Main oval requires goal back nets and an electronic scoreboard.
- If the ovals are going to have a turf or synthetic cricket pitch, the club would prefer that the synthetic pitch is on the main football oval.
- Playground to be positioned close to the football/ netball area.
- Prefer to have separation between the football/ netball area and any proposed new skate park.
- Need to try and protect the oval surfaces from animals, such as wallabies, rabbits and Cape Barren Geese.

Phillip Island Breakers Soccer Club

- Include at least one fenced pitch.
- Ideally, one of the pitches to be a synthetic pitch.

Phillip Island and District Basketball Association

- Minimum of two courts are required in the proposed Aquatic and Leisure Centre.
- Basketball storage space – approximately the size of half a car garage is required.
- Consider installing some 3-on-3 basketball half-courts in the forecourt of the proposed Aquatic and Leisure Centre. These could be used for informal recreational play and also for 3-on-3 basketball tournaments.

6.3. Stakeholders – Community Groups

Island Voice

Island Voice is the Phillip Island Progress Association's apolitical organisation advocating to all levels of government to drive achievable projects that will strengthen the bonds of the Island community.

- Lower level developments at the reserve should be located near the roads so that people are not confronted with large buildings which does not reflect the character of the Island.
- The entrance/ exit to the reserve should be off Ventnor Road.
- There should be as fewer trees as possible removed.
- The skate park located close to the corner of Ventnor Road and Phillip Island Road will provide good visibility of the skate park. The skate park should have available space around it to ensure capacity to stage skating events.
- The dog park should not be located next to the community recreational facilities, due to noise from the skate park potentially impacting some dogs.
- Car parking needs to be provided close to the dog park for disabled access, and a good path network to cater for mobility scooters.
- Ideally, provide three separate areas in the dog park: one for large dogs; one for smaller dogs; and a third for young and less trained dogs.
- There are community groups on Phillip Island which could be involved with a re-seeding and tree planting program.

Phillip Island Dog Owners Association

The Phillip Island Dog Owners Association advocates for dog owners to ensure they are able to exercise their dogs at leash-free parks on Phillip Island. They also promote that dogs are an important part of people's family life and contribute greatly to their physical and mental health.

- Association members want a fenced dog park on Phillip Island, and it should be at least 1 hectare in size.
- Ideally, the dog park should have three separate areas: one for large dogs; one for small dogs; and one for training dogs. The area for

training dogs should ideally have a have a visual block to the other areas.

- Dog park should include trees, benches, water, agility equipment, and concreted double-gate entrances.
- Provide good asphalt path access to the dog park to cater for mobility scooters.

Bass Coast Landcare Network and Phillip Island Conservation Society

Bass Coast Landcare Network's vision is to be a community engaged in supporting a productive, biodiverse landscape incorporating sustainable agricultural practices and innovative environmental enterprises.

The Phillip Island Conservation Society is a non-profit community organisation and registered charity that works collaboratively to promote environmental protection and conservation of natural resources on Phillip Island.

- The bush areas need to be fenced in order to protect them from wallabies and rabbits, which will help to develop the understory.
- Prefer not to have walking paths through the middle of existing bush areas due to the potential destruction of the areas during construction, and the ongoing impact of people walking in the bush. Would need to consult an arborist if having paths through bush areas. Preference is for paths to be outside of the current bush, and then revegetate between the paths and the bushland. New vegetation areas are nowhere near as good as maintaining established vegetation.
- The goal should be 30% vegetation for the reserve.
- Prefer the corner of Ventnor Road and Phillip Island Road to be a pedestrian-only entrance, and the reserve should be developed to promote the concept of non-car use.
- Suggested that the reserve needs a name which could be a First Nation name.
- A BMX track could be an option for the reserve, which would assist in protecting the foreshore where children currently build jumps and tracks.
- Need to consult the CFA regarding fire access requirements to the reserve.

6.4. Overview of Stage 2 Engagement

All stakeholders, including the broad community, had an opportunity to review the draft master plan and provide feedback during the period 18 April to 17 May 2023.

Council set up a project page on its 'Engage Bass Coast' website, which included:

- draft Phillip Island Recreation Reserve Master Plan (able to be downloaded).
- Phillip Island Recreation Reserve Master Plan Principles (able to be downloaded).
- Online survey questionnaire.
- Interactive master plan page onto which feedback/ comments could be dropped and which were visible by other webpage visitors.

In addition, Council organised three drop-in sessions at which staff were present to answer any questions and to receive feedback. These sessions were offered at the following times, with each session held in the Phillip Island Football Netball Club clubrooms at Cowes Recreation Reserve.

- Thursday 27 April 2023
- Saturday 29 April 2023
- Wednesday 3 May 2023

The Stage 2 engagement was one of Bass Coast Shire Council's largest:

- 30,809 people received Council social media posts
- 3,770 views to the project page
- 255 downloads of the draft master plan
- 467 surveys completed
- 250 markers/ comments dropped onto the draft master plan

The feedback received helped finalise the master plan.

7. PHILLIP ISLAND RECREATION RESERVE MASTER PLAN

7.1. Master Plan Development

The Phillip Island Recreation Reserve Master Plan was developed after consideration of the following strategic and site context factors, and the input and feedback from extensive stakeholder and community engagement.

- Demographic profile and population projections for San Remo and Phillip Island.
- Current and projected sporting and recreation facility needs.
- Directions and recommendations from relevant Council strategies and plans.
- Existing site conditions, including topography, native vegetation and ecological values.

7.2. Key Directions

The key recommendations and improvement projects identified in the Phillip Island Recreation Reserve Master Plan are listed below, and should be read in conjunction with the site plan drawing (see Appendix 4). A brief rationale is provided for each recommendation.

1 Two way reserve entry from Ventnor Road

This is one of the two future main reserve entrances and will service vehicles accessing the dog park and the football, cricket and netball facilities, including the pavilion. In the short term, the entrance will also be the point of access to the playground and recreational equipment in the Community Open Space precinct. In the long term as funds become available, this entrance may be signalled at Ventnor Road to improve safety, particularly for vehicles exiting the reserve via a right hand turn.

2 Fenced dog off-lead area

The dog park will be fenced to allow leash-free dog exercise. It is proposed to be an area of approximately 1.3 hectares and include agility equipment, bench seating and shade (trees), and water points. A smaller enclosed compound is proposed that can accommodate smaller/ young dogs and also be available for programming, such as dog obedience training.

3 Main dog park entrance and dedicated car park

The main entrance into the dog park will service both compounds and will incorporate double gates to prevent dogs being able to escape into the open space areas of the reserve. The dog park entrance will be conveniently located adjacent to a dedicated car park (18 spaces) for dog park users. The main reserve car park to the east and/or the car parking around Oval 1 will be available for dog park overflow car parking as may be required, excluding event days.

4 Secondary dog entrance

A second dog park entrance to the south will allow dog walkers to enter the dog park from the reserve perimeter path, and to also exit the dog park to access the perimeter path and the lake environs. It also will have a double gate to help control dogs exiting the dog park.

5 New lake with pedestrian path circuit

The proposed lake has several functions: firstly, it is a key component of the stormwater management plan by being the location where rainfall throughout the reserve can be collected and stored; secondly, it will be the water storage for the water harvested for the purpose of irrigating sports fields and other maintained open space areas; and thirdly, the lake will have a recreational function with its perimeter path being part of the reserve-wide path network, including a section recommended to be constructed as a boardwalk to create interest and to also enable people to access to the water's edge.

If and when the lake needs to release water, a gravity fed outflow is proposed from the southern end of the lake.

6 Sealed car park (170 spaces)

A large car park will supplement the perimeter parking around Oval 1. It will be designed to include a passenger drop-off/ pick-up zone to improve safety and traffic management efficiencies for cars and buses entering the reserve for the sole purpose to drop-off and collect people.

All large car parks will include tree plantings to reduce the heat island effect of the bitumen, and will be constructed to enable passive irrigation of trees from stormwater run-off.

7 Main entry gate into Oval 1 precinct

Visitors coming from the main car park to Oval 1 for ticketed events will enter through a designated entrance with a ticket box. The location of the entrance to the eastern side of the car park reduces the distance between the pavilion and the car park, an important consideration when the pavilion's community social room is being used for functions and events, particularly at night.

8 Enclosed cricket practice nets (4 lanes, synthetic surface), with power bollard

An enclosed cricket practice facility improves safety for other reserve users, and enables the facility to be used for other ball games out of cricket season when the flexible lane netting can be pulled back into storage cabinets. The power bollard will provide a power source for a bowling machine.



9 Oval 1

Oval 1 will be the main oval on the reserve for football and cricket and will be constructed to a high standard with sub-surface drainage and irrigation, a perimeter oval fence, a synthetic surface cricket pitch, LED floodlights (200 lux), player shelters, and goal back nets.

The Oval 1 environs will be fenced to allow an admittance fee to be charged for senior football matches and other selected events. It is intended that the Oval 1 environs would be open at all other times, including the proposed pedestrian entrances at the main car park, at the path leading to the lake, and behind the playground.

10 Sealed roadway with predominantly gravel car parking (140 spaces)

Oval perimeter parking for approximately 140 cars will be provided mainly with a gravel surface (see image below) to reduce the reliance on bitumen and to present the oval environs in a more visually appealing manner supplemented by tree planting. The oval road and some sections of car parking in high-use areas will be sealed to reduce maintenance. A ticket box will be located just outside the reserve oval perimeter

The road and car parking will be constructed to facilitate passive irrigation of trees from stormwater run-off.



11 Spectator lawn area with elevated broadcasting booth and 2 spectator shelters

An important inclusion for spectators in the design of the layout for Oval 1 is a grassed and sloped spectator viewing lawn. It is proposed that the lawn area also include 2 spectator shelters (see precedent image) and an elevated broadcast booth at the back of the lawn area to enable live-streaming of matches and other media services.



12 Pedestrian access to the lake and BBQ/ picnic area

A path connection to the lake from Oval 1 will enable visitors to conveniently access the lake and adjacent picnic facilities and boardwalk on non-event days from the oval car park. This path also provides access to the second dog park entrance and the reserve path network.

13 Pedestrian path with bench seating around the oval perimeter

Both ovals will have a path around their perimeters with occasional bench seating for spectators. This will further promote the walkability of the reserve and will complement the broader path network.

The sections of the oval perimeter paths that run in front of the pavilion will be part of larger paved areas for spectator viewing, whilst the other sections around each oval will be granitic gravel.



14 Electronic scoreboard

Oval 1 will have an electronic scoreboard.

15 Netball courts

A new netball precinct comprising 4 competition compliant courts with player/ scorer shelters and LED floodlights to competition standard (200 lux) will be included within the Oval 1 environs to support the netball section of a football-netball sporting club. The courts will be available outside of organised football-netball club training and match day use for schools and other netball groups/ teams to utilise for training and competition.

Importantly, the courts will be located adjacent to Oval 1 to enable spectators to view netball and football activities concurrently, and less than 30m from the pavilion and change rooms and amenities.

16 Local level playground

A Local level playground will be sited adjacent to the pavilion, the netball courts and Oval 1 to enable parents and guardians to have full and continuous view of children using the playground.

The playground will be available for public use on non-event days via a pedestrian entrance in the Oval 1 environs perimeter fence at this location. This is important, as the playground provides a children's play opportunity for reserve users in the central to western sections of Phillip Island Recreation Reserve, and supplements the other play and recreational facilities clustered in the northeast corner of the reserve.

If a Little Athletics group emerges as a user of the reserve, the proposed location of the Little Athletics on and around Oval 2 will mean the athletics participants and their siblings will have convenient access to a playground.



17 Shared pavilion for football, netball and cricket

A new main reserve pavilion will service the users of Ovals 1 & 2 and the netball courts. The pavilion will contain two sets of player change rooms for Oval 1 & 2 users, netball change rooms, umpire change rooms, a community social room with adjoining kitchen/ canteen, and storerooms for allocated user groups.

It will include externally accessed public toilets and an extended verandah towards both ovals to provide shade and shelter for spectators. Whilst the westerly aspect to Oval 1 for spectators is not ideal (looking into the setting sun), the suggested location for the pavilion towards the northeast corner of the oval will help mitigate this impact.

18 Vehicle access to the pavilion for deliveries

A dedicated vehicle access to the pavilion is proposed from the main reserve car park for deliveries and maintenance vehicles. This car park should allocate some bays to Accessible car parking.

19 Oval 2

Oval 2 will be constructed to a good standard with sub-surface drainage and irrigation, a synthetic surface cricket pitch, LED floodlights to training standard (100 lux), player shelters, and goal back nets. This cricket pitch at this oval has potential for conversion to a turf centre wicket table in the future, pending demand and the resources capacity of a cricket club to maintain turf pitches.

Oval 2 will be less formal than Oval 1 (no oval perimeter fence), so has the capacity to be integrated with the adjacent Events Space to create a larger area to stage events. The oval also has the flexibility to accommodate Little Athletics with the expected football and cricket use, in the form of a grass 400m track should demand for the sport arise.

20 Little Athletics field events area

The master plan shows indicative locations for Little Athletics field event infrastructure, including 2 shot put circles, a two-lane long and triple jump runway and pit, and a discus throwing cage. The location of these field event areas to the southern end is to minimise the impact of the infrastructure on the Events Space.

21 Flexible-use open space area (Events Space)

A feature of the Phillip Island Recreation Reserve will be the proposed Events Space, and the opportunities it will offer event organisers given the size and scale of the available space (estimated 4.2 hectares when combined with Oval 2). It is predominantly flat, well grassed, and will be well serviced by car parking, amenities, and water taps and power boxes with 3 phase power.

22 Existing power box

The master plan shows the location of an existing 3 phase power box.



23 Feature pedestrian path with avenue planting

The master plan is proposing the construction of a 3.0 metre wide feature path with avenue plantings inside the reserve running parallel with Ventnor Road. It will connect the northeast pedestrian entrance, the Community Open Space, the Events Space, Ovals 1 & 2, the Dog Park, and the broader park pedestrian network. It is expected that this path will be the most used path in the reserve due to its origin being at the closest point in the reserve to Thompson Avenue, and the fact that it will connect key spaces and places within the reserve.



In the short term, the alignment of the feature path will be a gravel road for vehicles connecting the Community Open Space to the new reserve entry off Ventnor Road. This will be required as the existing informal access off Ventnor Road into the land adjoining Hilton Chadwick Reserve to the east (to service the Island Summer Carnival) will be permanently closed. When a new permanent vehicle access to the Community Open Space is determined, the gravel road can be replaced with the feature path.

24 Community Open Space

The Community Open Space at the reserve will become Phillip Island's new informal recreation and community play space. It will be an intergenerational play space incorporating a township level playspace, a multipurpose court with tennis hit-up wall and basketball and netball rings and line marking, a Sub-Regional level skate facility and a potential bike track (either pump, BMX or MTB), a BBQ/ picnic shelter, unisex Accessible toilet, and serviced by a car park (15 spaces).

25 Two-way reserve entry from Phillip Island Road

This is the second of the two future main reserve entrances. It will service vehicles accessing the proposed Aquatic and Leisure Centre, the tennis facility, the soccer pitches, the multipurpose sports fields, the Events Space, and in the future will be a permanent access to the Community Open Space.

In the long term as funds become available, this entrance may be signalled at Phillip Island Road to improve safety, particularly for vehicles exiting the reserve via a right hand turn. It is this access road that the Community Open Space and associated car park will likely be connected to by road.

26 Sealed car park (360 spaces)

It will be designed to include a passenger drop-off/ pick-up zone at both the aquatic and leisure centre and the tennis and sports field precinct to improve safety and traffic management efficiencies.

All large car parks will include tree plantings to reduce the heat island effect of the bitumen, and will be constructed to enable passive irrigation of trees from stormwater run-off.

27 Phillip Island Aquatic and Leisure Centre

The Centre will be the most significant and expensive leisure facility to be constructed in the reserve. The centre has been the subject of a number of demand and feasibility studies in the past 15 years. The Phillip Island Aquatic and Leisure Centre Feasibility Study (2021) developed a centre concept plan that has been used to show its indicative footprint within the reserve. It may be delivered in two stages: aquatic facilities as a stage; and the stadium (2-3 indoor courts) as a stage.

28 Existing dam to be fenced

This project will secure the site of the existing dam for safety reasons, and also for the purpose to preserve adjacent vegetation for habitat benefit.

29 Tennis court complex

A new tennis complex comprising up to 8 competition compliant courts will future-proof the long-term demand for tennis on Phillip Island. The courts will be constructed in 2 stages, with the 1st stage comprising 4 courts with LED floodlights to competition standard (350 lux) and a clubroom.

30 Main soccer pitch

It is projected that the reserve will become an important base for club soccer on Phillip Island in the long term. The main pitch will be constructed as a competition compliant pitch for open men's and women's teams, and will include a perimeter fence around the pitch, LED floodlights to competition standard (200 lux), and player shelters. Up to 2 additional pitches will be available within the precinct.

31 Flexible, unfenced open space sports field area

It is important for the Phillip Island Recreation Reserve to have capacity to meet the needs of new and emerging sports in the future. The multipurpose sports fields are designed to be flexible and changeable as different needs eventuate for the Phillip Island community, and as such are not proposed to be fenced but still constructed to a good standard and be floodlit. Potential uses may include soccer, cricket, the rugby codes, softball and touch football.

32 Shared pavilion for tennis and the sports field user groups

A new pavilion will be constructed to service the tennis complex and users of the sports fields. The pavilion will contain player change rooms, umpire change rooms, a social room(s) with adjoining kitchen/ canteen, and storerooms for the user groups.

It will include externally accessed public toilets to service sports spectators and the broader reserve users, and an extended verandah towards both the tennis courts and the main soccer pitch.

33 Walkable plaza

Just as the proposed feature pedestrian path and avenue planting will be a key for the connectivity and social gathering of reserve visitors using the northern areas of the reserve, the extensive paved plaza connecting the pavilion, tennis courts, and sports fields will become a key meeting place and gathering point for reserve visitors using the southern section of the reserve, including walkers and joggers utilising the reserve path system.

The plaza will comprise bench seats and tree plantings, and potentially other features, such as public art and interactive experiences – see example below.



7.3. Other Recommendations

- Prepare a stormwater management plan for the reserve

  As described earlier in the report, the reserve is extremely flat and currently can degrade quickly with heavy rains due to the less than adequate fall across the site. The Stormwater Management Plan will deliver a comprehensive plan that outlines the methods and techniques used to manage, treat and discharge rainwater run-off in a sustainable manner to reduce the risk of flooding and environmental impacts across the reserve.

  The plan will also investigate the viability of collecting and storing rainfall in the proposed lake for use as irrigation for the sports fields and other selected open space areas, such as the Events Space and the Community Open Space.

- New reserve perimeter fence along Ventnor Road and Phillip Island Road boundaries

  The reserve perimeter fence that fronts Ventnor Road and Phillip Island Road will have the dual purpose of ensuring security for the site and also portraying a welcoming feel to the reserve. To this end, the fence treatment should be permeable but high enough and constructed appropriately to discourage climbing, and if possible, use natural materials in its construction – see example below.



- Retain the existing post and strand-wire fence along the western and southern boundaries

  The boundary fencing along the southern and western boundaries is farmyard strand fencing and is in good condition. This treatment is appropriate for the reserve edges not in the public eye, and should be maintained well to avoid livestock from adjoining properties from entering the reserve.

- Undertake revegetation of existing bushland areas shown on the plan

  The opportunity to further strengthen the environmental values of the reserve is possible through the revegetation of the existing natural bushland primarily located to the outside sections of the reserve, and to undertake additional tree planting throughout the reserve. It is expected that local community groups and volunteers will assist with the revegetation.

- Connect the reserve to all necessary services

  Being largely a green field site, power, water, sewage and other services will need to be connected to the site at sufficient levels to meet supply demands. Currently, only one 3 phase power box is available on the site.

- That a planning scheme amendment is undertaken to update the land use to *Public Park and Recreation Zone*, and to delete the *Public Acquisition Overlay - Schedule 4*

  As outlined in Section 4.1, the current zoning of the site does not reflect the future function and use of the land, so a planning scheme amendment should be undertaken to introduce the appropriate town planning controls.

7.4. Master Plan Costings

The Phillip Island Recreation Reserve Master Plan recommends more than 35 separate projects for the reserve. The total estimated cost for full implementation of the master plan is $115million.

The practicality and order of implementation of most projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of Council, the potential user groups, and other stakeholders, and the broader needs of the community.
- Further investigation, feasibility, research and consultation.

The estimated capital costs for the improvement projects are shown on the following pages. The item number assigned to each project is the same as the numbered symbols on the master plan.

All projects have been grouped into one of three project prioritisation categories, with the following time periods as a guide. Each prioritisation category has been colour-coded in the Cost Plan for quick reference.

Short Term	1 to 10 years
Medium Term	11 to 20 years
Long Term	21+ years

Notes about the Master Plan Costings

- **The directions contained in the master plan do not commit Council or other organisations to a responsibility for funding**.
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors. A 15% design and construction contingency has been included in all project cost estimates.
- Cost estimates for all projects were provided by Harlock Consulting (quantity surveyor), however, some costs have been revised and amended by Council based on actual costs for similar projects recently undertaken by Council, or managed by Council.
- Cost exclusions include:
  - Goods and Services Tax (GST).
  - Adverse ground conditions.
  - Cost escalation beyond June 2023.
  - Installation of signalised intersections along Ventnor Road and Phillip Island Road.
  - Revegetation works (assumed that this will be completed by community groups).
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into larger contracts.

Master Plan Cost and Staging Plan

Item No. on Plan	Improvement Project	Project Description / Specification (15% design & construction contingency included in each project cost)	Priority	Estimated Costs
1	Reserve entry from Ventnor Road	- Entry works, entry road, entry signage, tree planting	S	$600,000
2-4	Fenced dog off-lead area	- Perimeter fencing 1500mm high - Two entrances, with irrigation installed in an area 20m inside each gate - Agility equipment, water points, tree planting - Bench seating, water points, picnic shelters - Car park (18 spaces)	S	$605,000
5	New lake with pedestrian park circuit	- Lake excavation, lining, plantings, overflow, breaching, etc. - Pedestrian path and boardwalk - 4 bench seats and picnic shelter	M	$2,175,000
6	Sealed car park (190 spaces)	- Sealed car park with kerbs, passive irrigation for tree watering, drainage, lighting - Tree planting (24)	M	$1,800,000
7	Main entry gate into Oval 1 precinct	- Entry gates, ticket box - Pedestrian drop-off zone	M	$100,000
8	Enclosed cricket practice nets	- 4 lane cricket nets, synthetic surface - Power bollard	M	$450,000
9	Oval 1	- Oval earthworks, irrigation, drainage, turf surface - Player shelters, oval perimeter fence - Lighting (200 lux) - Goal back nets - Reserve perimeter fence	M	$2,015,000
10	Sealed roadway with gravel car parking (est. 140 spaces)	- Oval 1 sealed entry road, ticket box - Sealed roadway with passive irrigation, gravel car parks - Lighting and tree planting	M	$915,000
11	Spectator lawn area with broadcasting booth and 2 spectator shelters	- Grass area, graded to create small incline - Elevated broadcasting box - 2 spectator shelters	M	$750,000
12	Pedestrian access to the lake	- Path and gate	M	$50,000
13	Gravel pedestrian path Ovals 1 & 2	- 1500m gravel path	M	$350,000
14	Electronic scoreboard	- Supply and install electronic scoreboard	M	$150,000
15	Netball courts	- 4 netball courts, perimeter fence, line marking, goals - Lighting (200 lux), shelters, bench seating	M	$1,500,000

Item No. on Plan	Improvement Project	Project Description / Specification (15% design & construction contingency included in each project cost)	Priority	Estimated Costs
16	Playground	- Local level playground - Spectator shelter	M	$350,000
17	Pavilion	- Shared sports pavilion - Paved surrounds, bench seating (14)	M	$15,000,000
18	Vehicle access to the pavilion	- Sealed road, car park (6 spaces)	M	$200,000
19	Oval 2	- Oval earthworks, irrigation, drainage, turf surface - Player shelters, oval perimeter fence - Lighting (100 lux) - Goal back nets - Reserve perimeter fence	L	$2,000,000
20	Athletics field event area	- 2 shot put circles, long/ triple jump runway and pit, throwing cage and circle	L	$200,000
21	Events Space	- Minor levelling, make good grass as required - Water connection points (x 2)	S	$200,000
22	Existing power box	- Upgrade existing 3-phase power box, install a second point	S	$500,000
23	Feature pedestrian path	- Construct gravel path to connect the Community Open Space precinct car park to the Ventnor Road entrance	S	$180,000
		- Feature path, 600m long x 3m wide - Bench seating (10) - Picnic shelter	M	$450,000
24	Community open space	- Car park (15 spaces) - Township level playground - Sub-Regional skate facility and potential bike track (pump/ BMX/ MTB) - Multipurpose court - Unisex toilet	S	$2,110,000
25	Reserve entry from Phillip Island Road	- Entry works, entry road, entry signage, tree planting	L	$1,500,000
26	Sealed car park (360 spaces)	- Sealed car park with kerbs, passive irrigation for tree watering, drainage, lighting - Tree planting (24)	L	$2,460,000
27	Phillip Island Aquatic and Leisure Centre	- Aquatic and Leisure Centre (as per concept plan prepared for the Phillip Island Aquatic and Leisure Centre Feasibility Study (2021)	L	$52,817,000
28	Fence existing dam	- Farm-style fencing (150m)	S	$20,000

Item No. on Plan	Improvement Project	Project Description / Specification (15% design & construction contingency included in each project cost)	Priority	Estimated Costs
29	Tennis courts	- 4 tennis courts, perimeter fence, line marking, nets - Lighting	M	$1,100,000
		- 4 tennis courts, perimeter fence, line marking, nets - Lighting	L	$1,100,000
30	Main soccer pitch	- Pitch earthworks, irrigation, drainage, turf surface - Player shelters, pitch perimeter fence - Lighting (200 lux)	L	$1,500,000
31	Multipurpose sports fields	- Sports field earthworks, irrigation, drainage, turf surface - Player shelters, seating - Lighting (200 lux)	L	$2,000,000
32	Tennis-Sports Field Pavilion	- Shared sports pavilion	M	$5,000,000
33	Plaza area	- Exposed aggregate paving - Bench seats (4) - Tree planting (6)	M	$1,760,000
-	Reserve perimeter fencing	- Ventnor Road fence (880m x 1.5m high post and in-fill) - Phillip Island Road fence (440m x 1.5m high post and in-fill)	S	$500,000
-	Stormwater management	- Prepare a stormwater management plan (consultant) - Civil works and stormwater plan implementation not costed	S	$120,000
-	Revegetation	- Assumed to be undertaken by local community groups and volunteers	S	$200,000
-	Reserve path network	- Combination sealed and unsealed paths, and varying widths 1.5m to 3.0m, occasional bench seating (10)	M	$750,000

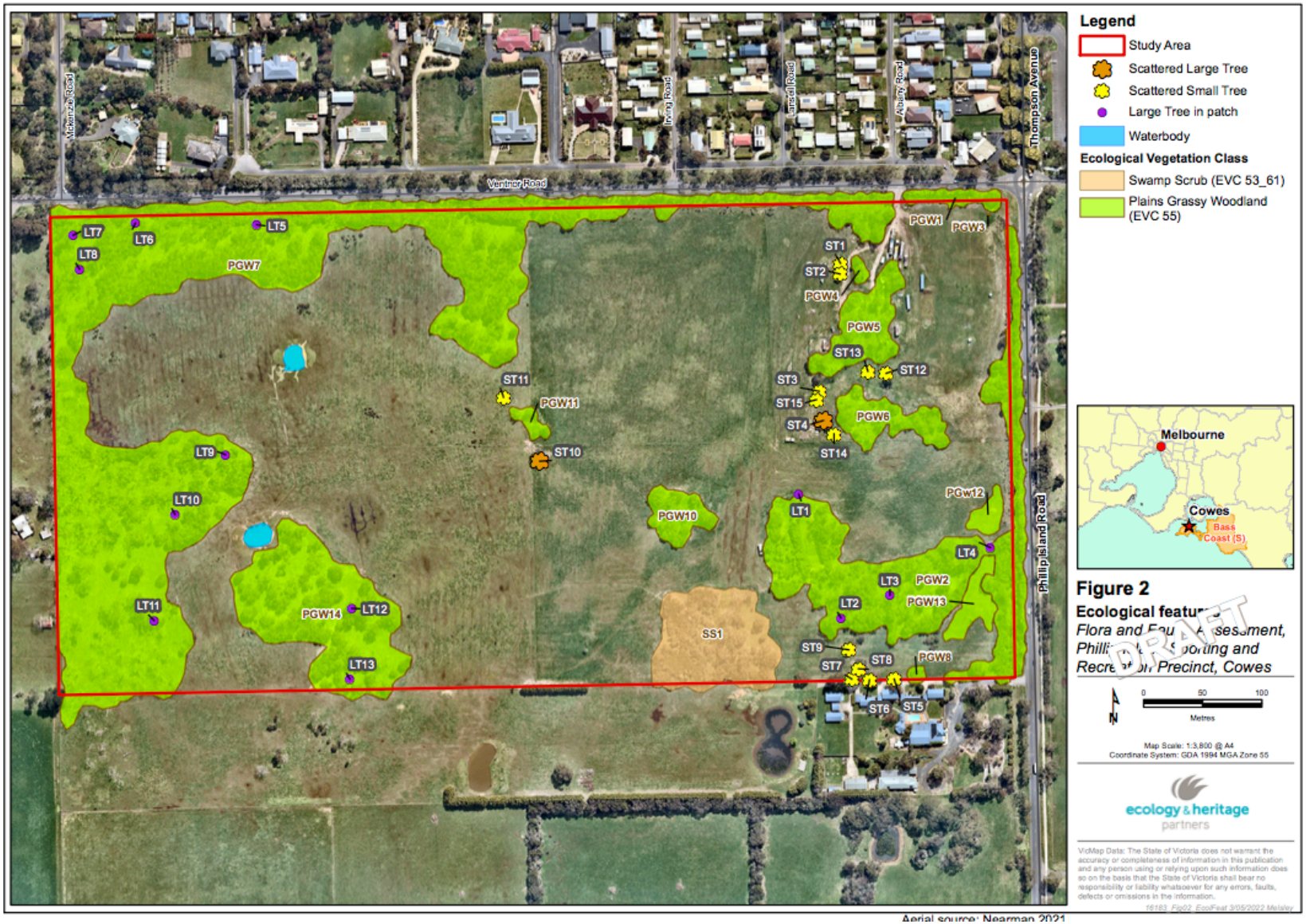
Professional Fees (design, documentation, admin)	**@ 10% of project cost**	**$10,347,700**
Headworks charges, services upgrades, Authority fees	**@ 1.5% of project cost**	**$1,552,155**

TOTAL MASTER PLAN COSTS (ex GST)	**$**	**115,376,855**

SHORT-TERM PROJECTS (includes the pro-rata amount of Professional Fees and Headwork/ Services/ Authority charges)	**$**	**6,364,025**
MEDIUM-TERM PROJECTS (includes the pro-rata amount of Professional Fees and Headwork/ Services/ Authority charges)	**$**	**38,124,475**
LONG-TERM PROJECTS (includes the pro-rata amount of Professional Fees and Headwork/ Services/ Authority charges)	**$**	**70,888,355**

Appendix 1

Ecological Features at Phillip Island Recreation Reserve



Aerial source: Nearmap 2021

Appendix 2

Organisations Consulted

Sports groups

- Phillip Island Leisure Centre
- Phillip Island Tennis Club
- Phillip Island Swimming Club
- Phillip Island District Cricket Club
- Phillip Island Football Netball Club
- Phillip Island Breakers Soccer Club
- Phillip Island & District Basketball Association

Community groups

- Island Voice & Phillip Island Aquatic Centre Fund
- Island Voice
- Phillip Island Aquatic Centre Fund
- Phillip Island Dog Owners Association
- Phillip Island Landcare Group
- Phillip Island Conservation Society

Appendix 3

Sports Groups – membership numbers, current facility usage and adequacy

Phillip Island Tennis Club	
Venue	Cowes Recreation Reserve
Facility Usage	Monday: Coaching (approx. 80, plus special needs) Tuesday mid-week: Ladies sections 1-3 (all year) Tuesday night: Men's competition Thursday morning: Ladies social Thursday afternoon: Men's intermediate Thursday night: Ladies competition Saturday morning: Junior competition (all year) Saturday afternoon: Mixed intermediate Saturday afternoon: Mixed Section 1 competition (summer) Other: - Cardio tennis sessions - Private coaching by appointment - Book a Court (popular in holiday period)
Membership/ Teams	200 members
Adequacy of current facilities	Not enough courts for current programs Current courts will need resurfacing in the next five years

Phillip Island Swimming Club	
Venue	Wonthaggi Pool Cowes Primary School Pool
Facility Usage	Training at Wonthaggi Pool 3 times per week Competitions are usually on Sundays, and the club uses the Cowes Primary School Pool. Most competition pools are outdoors, therefore competitions are held during summer. There are 5 meets, each hosted by a different club.
Membership/ Teams	75 members
Adequacy of current facilities	Generally have a waiting list or lots of enquiries that the club can't accommodate. Can only book limited sessions at Wonthaggi Pool due to limited availability. Swimmers do the beginner training but then can't fit into the squads due to lack of lane space. Cowes Primary School Pool is very shallow at one end (knee height), toilet facilities are terrible.

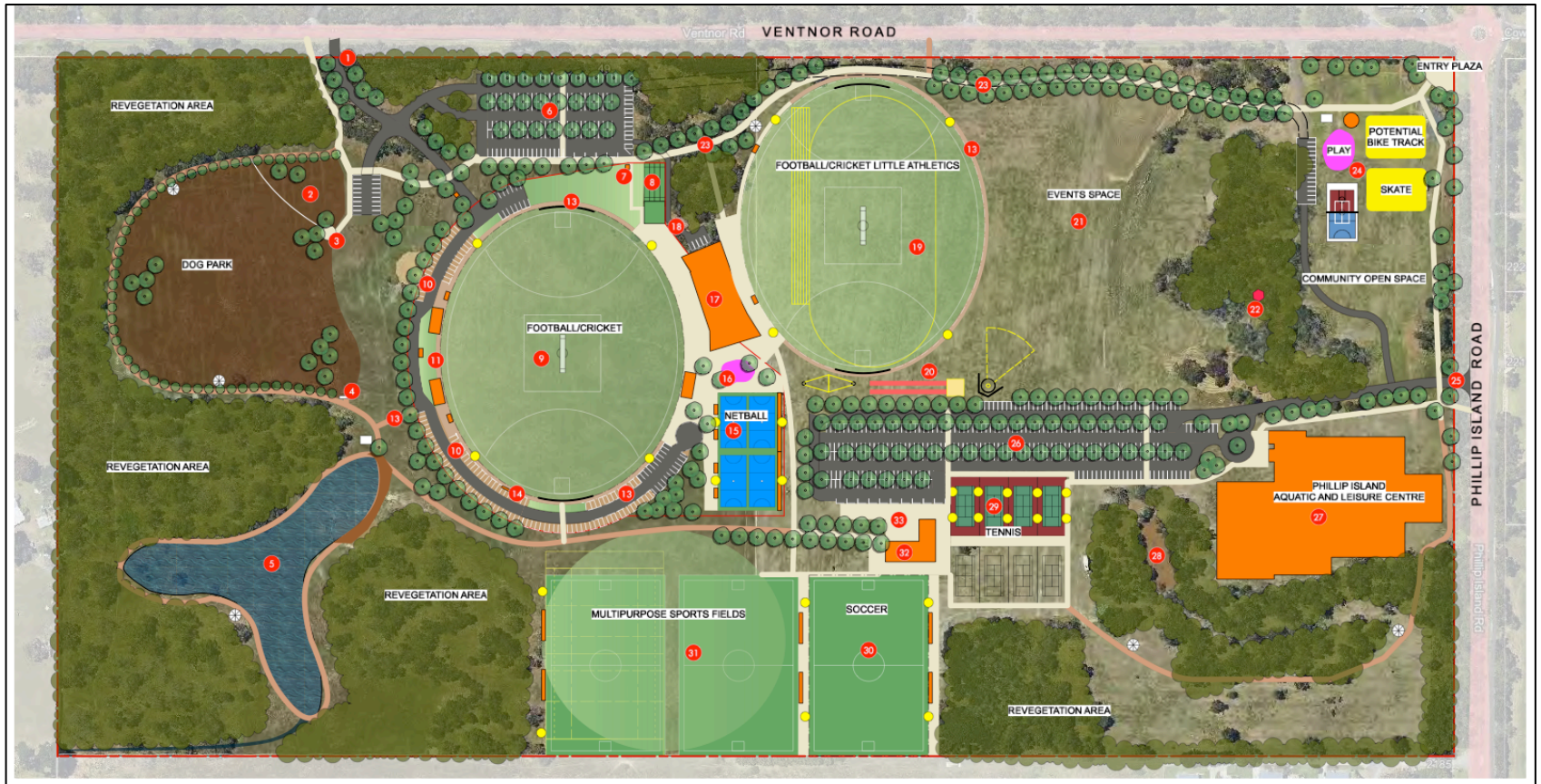
Phillip Island District Cricket Club	
Venues	Cowes Recreation Reserve, Rhyll Cricket Ground, Newhaven Recreation Reserve
Facility Usage	Friday night: U/12 at Cowes and Rhyll Saturday morning: U/ 15 & U/17 at Cowes Saturday afternoon: Seniors at Cowes, Rhyll and Newhaven
Membership/ Teams	2 senior, 3 junior, Blasters program (30 children)
Adequacy of current facilities	Would like a turf centre wicket Off-field facilities need upgrading

Phillip Island Football Netball Club	
Venue	Cowes Recreation Reserve
Facility Usage	Oval is used every night of the week, every second Saturday (seniors), and every Sunday (juniors) Netball training on Thursdays, matches on Saturday
Membership/ Teams	Football: 2 senior, 1 veteran, 9 junior, Auskick (150) Netball: 4 senior, 4 junior, NetSetGo (135)
Adequacy of current facilities	Need a 2nd oval Off field facilities need upgrading

Phillip Island Breakers Soccer Club	
Venue	Newhaven Recreation Reserve
Facility Usage	Saturday: Competition lower age juniors Sunday: Competition older age juniors, seniors
Membership/ Teams	2 men's senior, 1 women's senior, 5 junior, mini roos, all abilities program (40)
Adequacy of current facilities	Facilities have recently been upgraded and are meeting the club's needs

Phillip Island and District Basketball Association	
Venue	Newhaven College - 2 courts Cowes Primary School - 1 court
Facility Usage	Newhaven College – 3 nights per week Cowes Primary School – occasional use
Membership/ Teams	Women – 100 players Junior – 320 players Rep program, Aussie Hoops
Adequacy of current facilities	Newhaven College often requires use of the stadium at short notice and therefore the Basketball Association has to try and make other arrangements. Sometimes the Basketball Association has access to the Phillip Island Leisure Centre and is able to reschedule, however sometimes need to cancel the round. San Remo Recreation Centre is encouraging of user groups however there is only one court and the majority of players are in Cowes. Some training is held there although the court is non-compliant and needs upgrading. Bass Coast College (San Remo) – will have one court however it is not ready for hire yet. There is also an issue with no storage and no sense of home for the Association.

Appendix 4



Reserve-Wide Projects

- Prepare a stormwater management plan for the reserve that investigates the viability of collecting and storing rainfall in the proposed lake (No. 4) for use to irrigate the sports fields and other selected open space areas
- New reserve perimeter fence along Ventnor Road and Phillip Island Road boundaries
- Retain the existing post and strand-wire fence along the western and southern boundaries
- Undertake revegetation of existing bushland areas shown on the plan
- Connect the reserve to all necessary services

Facility Projects

1. Two-way reserve entry from Ventnor Road (signalled intersection in the long-term)
2. Fenced dog off-lead area to include agility equipment, bench seating and water points, and divided to include a smaller compound for smaller/ young dogs and programming (such as dog obedience training)
3. Main dog park entrance (double-gates) with shelter and dedicated car park (18 spaces)
4. Secondary dog park entrance (double-gates)
5. New lake with pedestrian path circuit (including a boardwalk), and water outflow to the south, when required
6. Sealed car park (170 spaces) with passive irrigation solutions for tree watering
7. Main entry gate into Oval 1 precinct with pedestrian drop-off zone
8. Enclosed cricket practice nets (4 lanes, synthetic surface), with power bollard
9. Oval 1 with sub-surface drainage and irrigation, a perimeter fence, concrete cricket pitch, LED floodlights (200 lux), player shelters, and goal back nets
10. Sealed roadway with predominantly gravel car parking (140 spaces) and passive irrigation solutions for tree watering
11. Spectator lawn area with elevated broadcasting booth and 2 spectator shelters
12. Pedestrain access to the lake and BBQ/ picnic area on non-event days from the oval car parking, and to a secondary dog park entrance
13. Gravel pedestrian path with bench seating around the oval perimeter
14. Electronic scoreboard
15. Netball courts with player/ scorer shelters and LED floodlights to competition standard (200 lux)
16. Local level playground available for public use on non-event days through the adjacent perimeter fence, and with shelter to the oval side
17. Shared sports pavilion to service both ovals and the netball courts, with external public toilets and an extended verandah towards both ovals
18. Vehicle access to the pavilion for deliveries and Accessible car parking
19. Oval 2 with sub-surface drainage and irrigation, unfenced, concrete cricket pitch (with potential for conversion to a turf centre wicket table in the future), LED floodlights to training standard (100 lux), player shelters, and goal back nets
20. Little Athletics field events area (2 shot put circles, long/ triple jump, throwing cage)
21. Flexible-use open space area that can function as an Events Space (and incorporate Oval 2, if required), with two water connection points at locations to be determined
22. Existing power box (with 3-phase power)
23. Feature pedestrian path with avenue planting to connect the northeast pedestrian entrance, the Community Open Space, the Events Space, Ovals 1 & 2, the Dog Park, and the broader park pedestrian path. In the short term, the path to be a temporary gravel road to enable vehicle access to the Community Open Space
24. Community Open Space with car parking (15 spaces) and incorporating a township level playspace, BBQ/ picnic shelter, unisex Accessible toilet, a multipurpose court (tennis hit-up wall, basketball, netball), and a Sub-Regional level skate facility and possible pump/ BMX/ MTB track in line with relevant Council strategies
25. Two-way reserve entry from Phillip Island Road (signalled intersection in the long-term)
26. Sealed car park (360 spaces) with pedestrian drop-off zones at the Aquatic and Leisure Centre and the tennis & sports field precinct, and passive irrigation solutions for tree watering
27. Phillip Island Aquatic and Leisure Centre to be delivered in two stages (aquatics facilities and stadium) in line with relevant Council strategies
28. Existing dam to be fenced with adjacent vegetation for habitat
29. Tennis courts with sand-filled synthetic grass surface provided in two stages of two 4-court enclosures with four courts floodlit
30. Main soccer pitch with a 1.0 metre high perimeter fence and LED floodlights to competition standard (200 lux)
31. Flexible, unfenced open space sports field area capable of accommodating soccer, cricket, the rugby codes, softball and touch football
32. Shared pavilion for tennis and the sports field user groups, with external public toilets and an extended verandah towards the tennis courts and the main soccer pitch
33. Walkable plaza to link the car park, tennis courts, sports fields, and pavilion with the broader park pedestrian path

Legend

- Oval 1 perimeter fence
- Gravel car parking
- Shelter & BBQ
- Picnic shelters
- New building
- Avenue/ Feature planting
- Unsealed pedestrian paths
- Sealed pedestrian paths
- Bituminous surface
- Accessible toilet facility
- Temporary gravel road

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Phillip Island Recreation Reserve
master plan September 2023