

DRAFT HAMLYN PARK RECREATION RESERVE MASTER PLAN Part 1 July 2010



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Image 1: Open Space area

1.0 Background

This document has been prepared to provide the future strategic direction for Hamlyn Park Recreation Reserve. The Draft Master Plan has taken into consideration strategic research, demographic trends, the needs of the user groups and the local community.

Hamlyn Park Recreation Reserve is a local reserve that services the Hamlyn Heights and surrounding communities with a catchment that extends into Manifold Heights, Herne Hill, North Geelong and Bell Park. The reserve plays a critical role in these communities.

Hamlyn Park Recreation Reserve has the following tenant organisations:

- Bell Park Sport and Recreation Club (BPSRC) incorporating;
 - Bell Park Netball Club
 - Bell Park Football Club
 - Bell Park Cricket Club
- Hamlyn Park Tennis Club;
- Geelong Ballroom Dance Club;
- 1st Hamlyn Heights Scout Group.

1.1 *Hamlyn Park Recreation Reserve Draft Master Plan*

The City of Greater Geelong (COGG) appointed Capacity Consulting to develop a Master Plan for Hamlyn Park Recreation Reserve. The aim of the project is to prepare a Master Plan for the future development of Hamlyn Park Recreation Reserve that establishes a long-term vision for the reserve based on the needs of the local community, sporting clubs and other users.

A key element in the planning process was to develop a Master Plan that is practical and achievable for Council and the community. The Master Plan will provide future directions on the development of sporting and recreation facilities and landscape design improvements.

The Draft Master Plan also includes recommended priority actions, schematic designs, and a funding strategy based on the contributions of the City of Greater Geelong and the user groups.

1.2 *Vines Road Education Precinct*

The Hamlyn Park Recreation Reserve Master Plan has taken into consideration the changes that are occurring in the area through the development of the Education Precinct at Vines Road that is currently being constructed. The new facilities that have been incorporated in the Education Precinct include a new sports ground and two netball courts. Stage 2 of the project will also include a basketball stadium.

The football, cricket and netball facilities have been jointly funded by the City of Greater Geelong and the Department of Planning and Community Development on the basis that they will be accessed by sports clubs based at Hamlyn Park Recreation Reserve.

A key element of the Master Plan has been to connect the Education Precinct with Hamlyn Park Recreation Reserve. A copy of the Education Precinct Master Plan has been overlaid on the Draft Hamlyn Park Master Plan appendix 1.

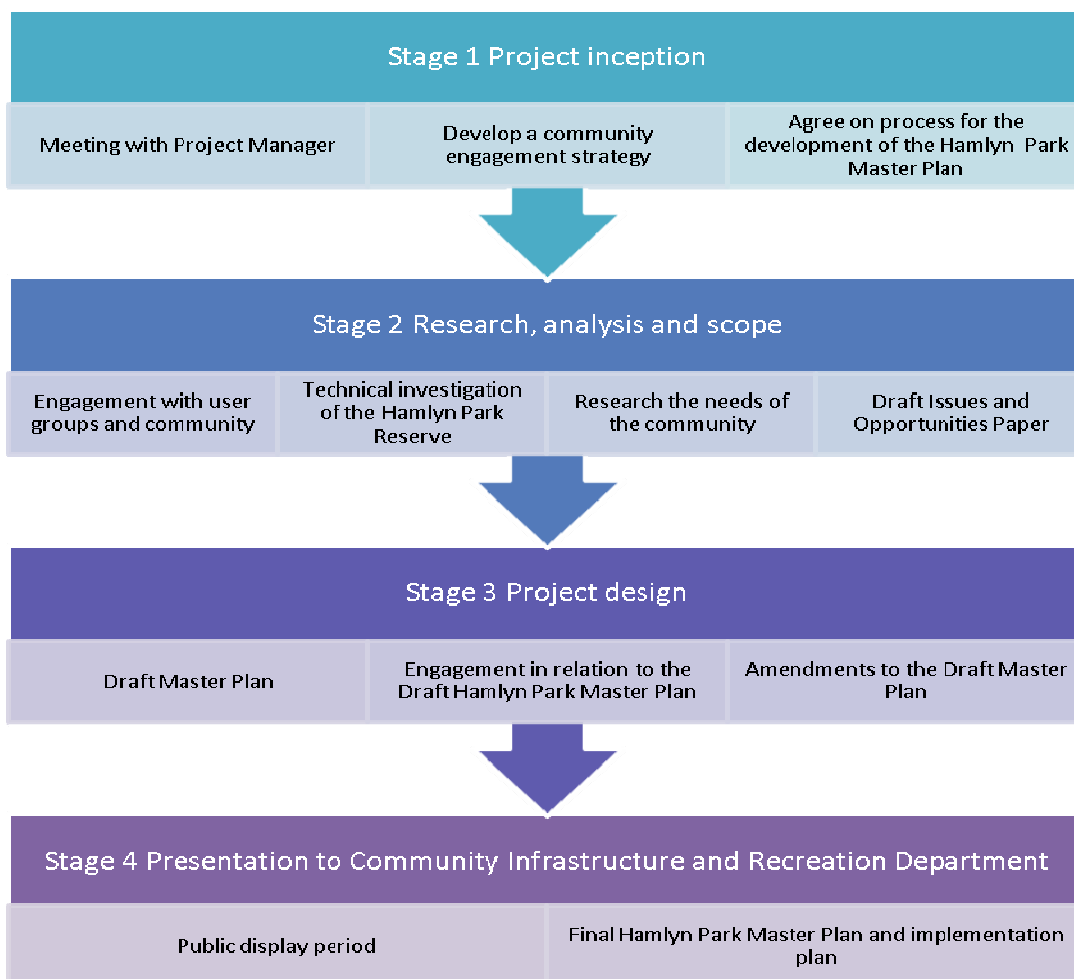
1.3 Principles for the Master Plan

The following principles were developed to guide the Master Plan process:

- To develop a Master Plan that is realistic and achievable;
- That the Master Plan connects with the new Education Precinct;
- That walking and cycling access is provided between Hamlyn Park Recreation Reserve and the new Education Precinct;
- That safety and security is taken into consideration in the planning process;
- That the Master Plan seeks to improve access to facilities; and
- That the views of the user groups and the community are taken into consideration in the development of the Master Plan.

1.4 Planning process

The planning process is currently at Stage 3 of the project research, analysis and scope. This has involved engagement with the user groups at the reserve, technical investigation of Hamlyn Park Recreation Reserve, researching the community's needs and the development of the Draft Master Plan. Flow chart 1 provides a diagrammatic view of the process.



Flow chart 1: Process for the development of the Master Plan

1.5 Study area

The aerial photos below depict the study area and the 1.2 catchment around the reserve.



Image 2: Aerial photos of Hamlyn Park Recreation Reserve

2.0 Draft Hamlyn Park Recreation Reserve Master Plan

2.1 About Hamlyn Park Recreation Reserve

Hamlyn Park Recreation Reserve is situated in Hamlyn Heights which is an established residential area. The reserve currently comprises of the following:

- An oval that is used for football and cricket;
- 5 tennis courts;
- The Bell Park Sports Club;
- The Alex Rizun Pavilion which is used primarily as a change room facility for football and cricket;
- The Geelong Ballroom Hall; and
- The 1st Hamlyn Heights Scout Group building.

The reserve has a walking track that links to the Tom McKean trail that runs parallel to the railway line.

The reserve is predominantly a sport and recreation reserve. It provides limited passive recreation opportunities for the local community through the playground and the informal BMX space.

The development of the Vines Road Education Precinct sporting facilities will increase participation in sport and recreation.

2.2 Draft Master Plan

The Draft Master Plan (refer to *appendix 1*) provides a visual plan that highlights the priority actions. The specific actions have been identified through a strategic analysis of the local community's needs and the consultation process.

The Draft Master Plan has been developed with a high level of cooperation with the user groups which will strengthen the opportunities to implement the recommendations.

2.3 Draft Master Plan Priorities

Appendix 2 provides details on each of the draft priorities identified in the Master Plan. The tables also provide a rationale for why the projects were identified as priority actions. The costs of the projects are detailed within the tables.

2.4 Summary of indicative costs

The total cost of implementing the recommended actions for the Hamlyn Park Master Plan have been estimated at \$2,477,500 by Plan Costs Quantity Surveyors. The cost breakdown for the priority areas is as follows:

Total Cost Mandatory Priority Projects (ex GST) \$87,000

Total Cost Critical Priority Projects (ex GST) \$173,000

Total Cost High Priority Projects (ex GST) \$885,000

Total Cost Medium Priority Projects (ex GST) \$364,500

Total Cost Low Priority Projects (ex GST) \$968,000

Total \$2,477,500

The full details of the cost estimated are detailed in *appendix 5*

3.0 Demographic profile

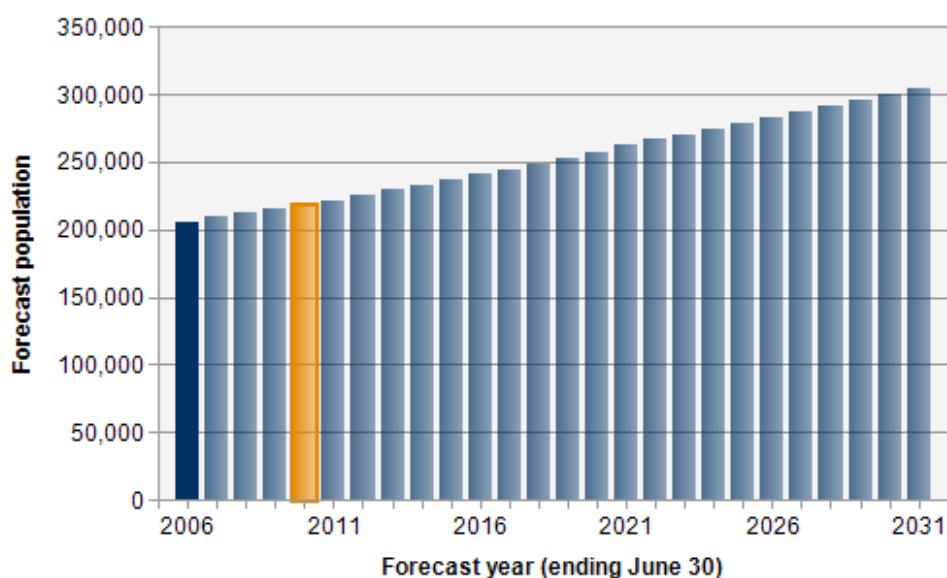
3.1 City of Greater Geelong

The estimated total population for the City of Greater Geelong was 217,935.

The estimated population change between 2010 and 2031 is 85,790.

- Average annual percentage change between 2010 and 2031 (21 years): 1.59% per annum
- Total percentage change between 2010 and 2031 (21 years): 28.25%

Forecast population, City of Greater Geelong



Graph 1: Population for the City of Greater Geelong

The overall population is predicted to continually increase primarily due to development in the growth corridors such as Armstrong Creek.

3.2 Hamlyn Heights

The Hamlyn Heights suburb is an established residential area. Hamlyn Heights is bounded by Ballarat Road in the north and east; Church Street and a continuous line running from Church Street in the south; and the Moorabool River and the transmission line in the west.

Settlement of the area dates from the 1840s. Gradual growth took place in the late 1800s and early 1900s. Significant development occurred during the 1950s and 1960s. The population has increased slightly since the mid 1990s, as a result of new dwellings being added to the area. Within the 400 metre catchment of Hamlyn Park Recreation Reserve, the housing is predominantly on standard size blocks of land. There are also a number of units and flats that appear to have been constructed in the 60s and 70s.

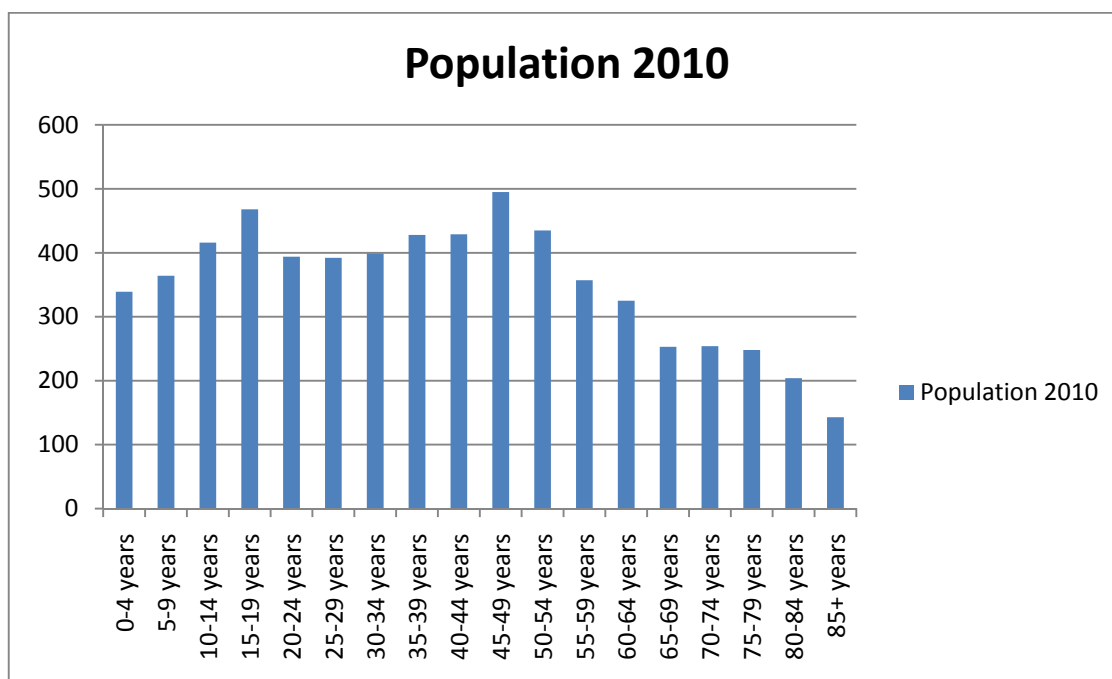
The demographic profile for Hamlyn Heights may change as a result of the development of the Ring Road. In addition, potential housing developments such as the former Geelong Golf Club land and the existing school site may impact on the demographic profile for the area.

3.3 Hamlyn Heights demographic profile

The demographic information in this report is from the City of Greater Geelong profile and projections developed by ID Forecasts¹. The total population of Hamlyn Heights in 2010 was estimated to be 6,343. The highest proportions of the residents were born in Australia (78.9%).

The age structure shows that there are a significant number of families living in the area with children under 17. Approximately 20% of those living within the Hamlyn Heights area are over 65 years of age.

The highest numbers of people living in the Hamlyn Heights area are in the 45-49 age groups.

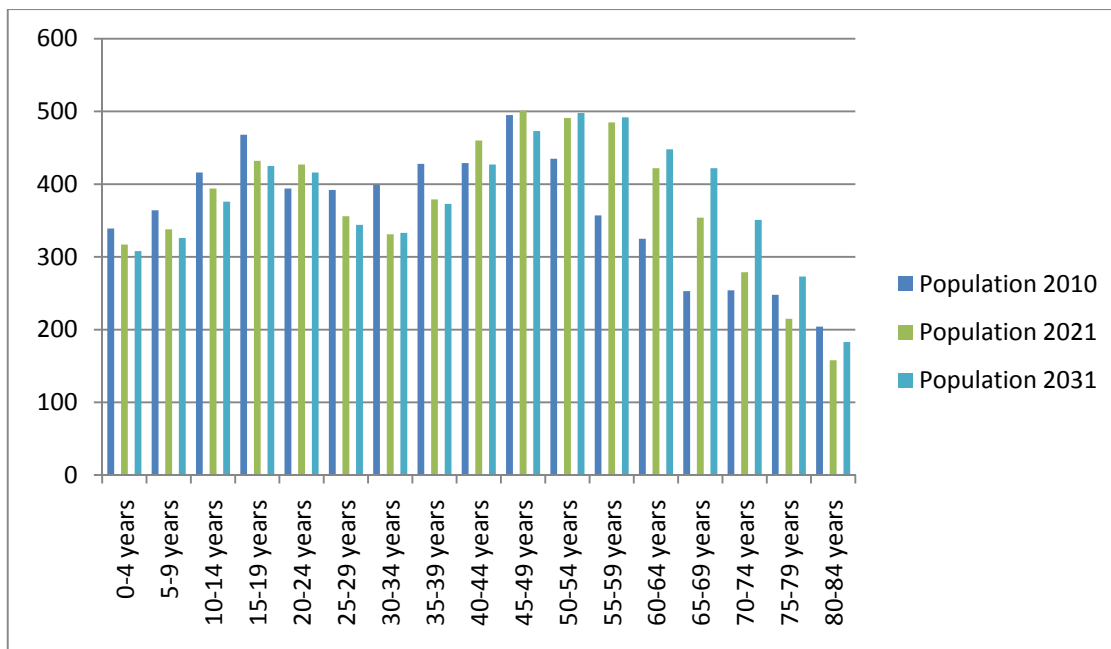


Graph 2: Hamlyn Heights demographic information (Source ID Forecasts)

¹ ID Forecasts

3.4 Estimated population increase of Hamlyn Heights population

The population of Hamlyn Heights is estimated to grow marginally in the future from 6,343 in 2010 to 6,578 in 2031. Graph 3 indicates the highest population growth will occur in the 55-59, 60-64, 65-69 and 70-74 age groups. It also shows that there will be a decline in people less than 19 years of age.



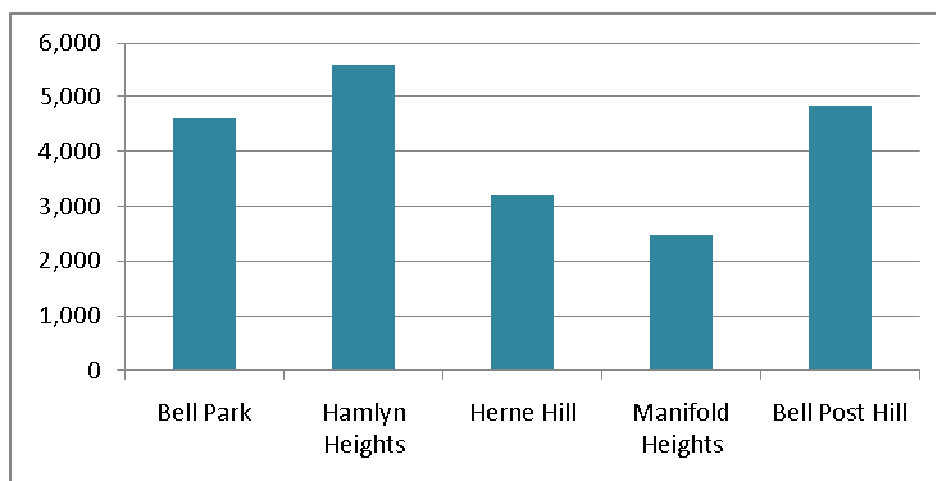
Graph 3: Estimated population increase for Hamlyn Heights per age group (Source ID Forecasts)

3.5 Surrounding suburbs population

The suburbs that surround Hamlyn Park Recreation Reserve are as follows:

- Bell Park;
- Hamlyn Heights;
- Herne Hill;
- Manifold Heights;
- Bell Post Hill.

Within the local area the Hamlyn Heights area has the highest population.



Graph 4: Populations of neighbouring suburbs

3.6 *Implications of demographic profile*

The implications of the demographic profile for the Hamlyn Park Master Plan are that the area is changing through;

- The additional of new housing;
- Small lots sizes with infill development; and
- Redevelopment of existing sites.

The Hamlyn Park Master Plan needs to cater for all age groups in the recreation opportunities provided.

The development of the Education Precinct will potentially increase the number of families living in the local area. This re-enforces the need to junior sporting facilities.

4.0 Participation in sport and recreation at the reserve

4.1 *Participation in clubs*

The user groups at Hamlyn Park Recreation Reserve provided information on the participation rates in sport and recreation at Hamlyn Park Recreation Reserve. A summary of the participation rates are as follows:

4.1.1 Bell Park Sport and Recreation Club

The Bell Park Sport and Recreation Club incorporate football, netball and cricket clubs. The total combined membership of these clubs was 601 participants, 34 teams and 105 volunteers. The number of members has grown in the past four years from 517 members, 29 teams and 92 volunteers.

4.1.2 Bell Park Football Club

Bell Park Football Club had 4 senior teams and 11 junior teams in 2009. The number of participants in 2009 was as follows:

Seniors (4 teams)	110
Juniors (11 teams)	275
Total	385

In addition, there were 55 volunteers within the football club.

The participation in senior football has remained stable over the past four years. There has, however, been significant growth in junior football with 225 participating in 2006, growing to 275 by 2009.

4.1.3 Bell Park Cricket Club

The Bell Park Cricket Club has 4 senior teams and 4 junior teams. The number of participants is as follows:

Seniors (4 teams)	48
Juniors (4 teams)	48
Total	96

The participation has grown by 1 senior and 1 junior team since 2007. The club has 20 volunteers.

4.1.4 Bell Park Netball Club

The Bell Park Netball Club has 4 senior teams and 7 junior teams. The number of participants in 2009 was as follows:

Seniors (4 teams)	45
Juniors (7 teams)	75
Total	120

The number of participants in the senior teams has remained stable for the past four years however the juniors added an additional team in 2008. The netball club has 30 volunteers.

4.1.5 1st Hamlyn Heights Scout Group

The 1st Hamlyn Heights Scout Group had a total of 93 participants in 2009. This has grown from 83 in 2006. The breakdown of these groups in 2009 was as follows:

Leaders (volunteers)	11
Committee/parent helpers	4
Joeys Scouts (6-8 years)	9
Cub Scouts (8-11years)	18
Scouts 11-15 years	6
Venturers 15 to 18 years	24
Girl Guides	25
Total	97

The recent trends have seen a decrease in the number of Scouts and an increase in the number of Venturers.

4.1.6 Hamlyn Park Tennis Club

The Hamlyn Park Tennis Club had a total of 184 members in 2009. This is comprised of the following:

Men's seniors	45
Women's seniors	35
Mid week women's seniors	24
Junior boys	40
Junior girls	40
Total	184

The participation rates have remained stable; however, there has been a slight decrease in men's tennis numbers.

4.1.7 Geelong Ballroom Dance Club

Geelong Ballroom Dance Club was formed 1984. They moved to the current site in the late 1980's. The club comprises of the following:

Mondays nights dance	30
Saturday nights dance	85
Monday night dancing classes	16
Special events(2/3 per year)	140 (At each event)
Total	271

The participation rates in ballroom dance have remained relatively stable over the past 5 years.

4.2 Associations

The following is a summary of the Associations that the user groups participate in.

4.2.1 Geelong Football League

The Bell Park Football and Netball Clubs participate in the Geelong Football League and the Geelong Football League (Netball).

Consultation with the Geelong Football League indicated the following:

- The Geelong Football League standards for pavilions require provision of separate change and shower room facilities for visiting clubs and two rub down rooms;
- Umpires require separate change room facilities from the football clubs;
- New or upgraded facilities also require separate change rooms/showers for female umpires;
- In relation to netball facilities the Geelong Football Netball League uses Netball Victoria standards. The previous netball courts at Hamlyn Park Recreation Reserve do not meet Netball Victoria standards due to their size. There are also presently no specific change rooms for netball at the reserve;
- The league is very positive about the new facilities that are being developed at the Education Precinct as the new oval will provide increased opportunities for participation in junior football. The development of the netball courts will also provide additional courts that meet Netball Victoria standards; and
- It is recommended that change facilities be developed for the netball players and officials in Stage 2 of the Education Precinct.

From a league perspective the key issues that need to be considered in the Master Plan are potential improvements to the change facilities and integration with the new Education Precinct.

4.2.2 Geelong Cricket Association

The Bell Park Cricket Club participates in the Geelong Cricket Association with teams in Division 2 (1st, 2nd, 3rd and 4th Grade). The first and second grades play in a turf competition. There are 13 clubs in the competition from the Geelong and surrounding areas.

4.2.3 Geelong Tennis Association

Hamlyn Park Tennis Club participates in the Tennis Geelong competition. Tennis Geelong was formed as an amalgamation of the following Associations: Bannockburn and District Tennis Association (1937-1997), Geelong and District Churches Tennis Association (1913-1997) and the Geelong Winter Tennis Association (1907-2007).

Clubs that participate in the association come from Geelong, Wyndham, Golden Plains and Surf Coast Shires and the Borough of Queenscliffe.

The Hamlyn Park Tennis Club has 3 synthetic courts and 2 asphalt courts. Due to the number of junior teams, Hamlyn Park Tennis Club uses Batesford courts every week during the home and away season. This is at a cost to the club charged by the City of Greater Geelong. The club also have access to the club rooms which are attached to the public hall and they pay a fee to the hall committee for the use.

5.0 Facilities at the reserve

5.1 Facilities at Hamlyn Park Recreation Reserve

The following section of the report provides an overview of the facilities and how they meet the needs of the clubs and associations. The facilities at the reserve are important assets to the local community.






Facility	Details	Photo
Sports oval	<p>There is one sports oval at Hamlyn Park Recreation Reserve that currently meets the needs of the football and cricket competitions. The grass is drought resistant and provides a good quality playing surface. The ground has a turf cricket wicket.</p> <p>Recommended action: The playing surface is currently adequate to meet the user group's needs.</p>	
The Bell Park Sports Club social facility	<p>The Bell Park Sport and Recreation Club (BPSRC) facility has a community social space and meals area. The building has licence for gaming machines and there is also administration space. The BPSRC would like to extend the building in the future to include social facilities for the sports clubs.</p> <p>Recommended action: The building meets the short term needs of the BPSRC. In the long term consideration should be given to develop social facilities for the sporting clubs. See 5.6 on the Master Plan and the recommendations.</p>	
Alex Rizun Pavilion	<p>The Alex Rizun Pavilion is primarily used as a change room facility for football and cricket. The building also has a canteen, umpires rooms and public toilets. The current facilities are basic and require redevelopment in the future.</p> <p>Recommended action: A conceptual floor plan <i>appendix 3</i> indicates how the Alex Rizun Pavilion could potentially be redeveloped to include new change facilities; umpires change rooms, storage and a new canteen. See 3.3 on the Master Plan and recommendations.</p>	
The Geelong Ballroom Hall	<p>The Geelong Ballroom has a large ballroom dancing area multipurpose room and kitchen. The facility adequately meets the needs of the Geelong Ballroom Association. The internal layout of the building has access issues including no toilets with disability access.</p> <p>Recommended action: Undertake internal access improvement as per 3.2 in the Master Plan recommendations.</p>	
1st Hamlyn Heights Scout Group building	<p>The 1st Hamlyn Heights Scout Group building is a basic building that meets the scout's needs. The landscaping and surrounds of the building require improvement. The car park also needs to be resurfaced.</p> <p>Recommended action: Resurface the car park at the Scouts building as per 5.5 of the Master Plan and undertaken landscape improvements as per 5.4 on the Master Plan.</p>	

Table 1.1 Description of the facilities and recommended actions





Facility	Details	Photo
Hamlyn Park Tennis Club	<p>The Hamlyn Park Tennis Club has club rooms and 5 tennis courts. The Club Rooms currently have access issues that need to be addressed.</p> <p>The top 3 courts are synthetic and the lower 2 courts are bitumen. The lower courts have previously been shared with netball, however netball has now moved to the Education Precinct. The lower courts require resurfacing. There are also drainage issues at the top courts.</p> <p>The Tennis Club Rooms also require modernising to meet the needs of the club. These works could be potentially undertaken at the same time as the access improvements.</p> <p>Recommended action: Undertake access improvements to the building as per 1.1 of the Master Plan recommendations. The plans for the access improvements are attached as <i>appendix 3</i>.</p> <p>Upgrade the surface of the lower courts as per 4.3 in the Master Plan recommendations and improve drainage as per 4.4 within the Master Plan.</p>	
Cricket Nets	<p>There are currently 2 hard wicket cricket nets and 2 turf wicket cricket nets. The hard wickets are located next to the walking trail. This is a safety risk as cricket balls could potentially hit pedestrians.</p> <p>Recommended actions: It is recommended that the current hard wicket nets be demolished as per 2.3 in the Master Plan recommendations and be relocated next to the turf wickets as per 2.4 in the Master Plan.</p> <p>Additional safety treatments will be required when the nets are relocated to ensure that balls are not hit towards people using Hamlyn Park Recreation Reserve.</p>	
Playground	<p>The playground at the Hamlyn Park Recreation Reserve is designed for a local catchment and is of a basic standard. There is currently no seating or any aspects that encourage families to visit the playground.</p> <p>Recommendation action: Develop seating and improve the playground to encourage use by families as per 4.5 of the Master Plan.</p>	
Tom McKean Trail	<p>The Tom McKean Trail runs alongside the Hamlyn Park Recreation Reserve. The land is owned by Vic Track and the trail provides a linier link to the City of Greater Geelong recreation trail network. The trail also provides a pedestrian link for the new Education Precinct. It is therefore of very high importance.</p> <p>It is consequently imperative that the trail remains accessible for walking and cycling.</p> <p>Recommendation action: It is recommended (3.5) that the City of Greater Geelong advocates that the Tom McKean remains accessible for walking and cycling.</p>	

Table 1.2 Description of the facilities and recommended actions






Facility	Details	Photo
Toilets	<p>There are currently two public toilets at the Hamlyn Park Recreation Reserve. There is a standalone toilet facility at the northern end of the reserve which is basic. These facilities are of an appropriate standard for the reserve.</p> <p>There are also public toilets as part of the Alex Rizun Pavilion. Vandals previously started a fire in the toilets that damaged the pavilion. As a consequence toilets are now open on match days only.</p> <p>Recommendation action: The current toilet facilities are appropriate for the needs of the reserve.</p>	
Bus interchange	<p>There is currently a bus interchange for school buses at Hamlyn Park Recreation Reserve. This will no longer be required when the Education Precinct is developed. When the bus interchange is no longer required there is an opportunity to redevelop the entrance to the reserve.</p> <p>Recommendation action: Redevelop the entrance to the Hamlyn Park Recreation Reserve when the bus interchange is no longer required as per 3.6 of the Master Plan recommendations.</p>	
Scoreboard	<p>The score board at Hamlyn Park Recreation Reserve is located on the Western side of the reserve. The scoreboard is well located for viewing by spectators. The scoreboard is also used as a coach's box.</p> <p>Some clubs in local football leagues have moved to electronic score boards however this has not been identified as a priority at the Hamlyn Park Recreation Reserve.</p> <p>Recommendation action: The current scoreboard is appropriate for the reserve and should be maintained at an appropriate standard.</p>	
Storage	<p>The storage facilities at Hamlyn Park Recreation Reserve are limited. There is a currently a storage shed next to the Alex Rizun Pavilion. There are currently 3 shipping containers at the reserve that are located behind the sports club. They would not comply with building regulations and are not appropriate method of storing materials at a recreation reserve. The shipping containers should therefore be removed.</p> <p>Recommendation action: Incorporate new storage into the Alex Rizun Pavilion as per 4.1 of the Master Plan recommendations and remove the existing containers from the reserve as per 4.2.</p>	
BMX track	<p>There is currently an informal BMX track at the Hamlyn Park Recreation Reserve. Whilst this is not highly utilized it appears to provide an informal area for riding bikes.</p> <p>Recommended action: Retain the existing BMX track and maintain to an appropriate standard. Any improvements would require a risk analysis.</p>	

Table 1.3 Description of the facilities and recommended actions

5.2 Lease and licence agreements

Table 5 provides a summary of the agreements that the user groups have with Council.

User group	Type of agreement	Maintenance	Length of agreement
Bell Park Sport and Recreation Club	Social Facility <i>Lease agreement</i>	The Bell Park Sport and Recreation Club are responsible for maintenance of the building and surrounds.	The lease is due for renewal April 2012.
	Oval, netball courts and Alex Rizun Pavilion <i>Sports ground allocation.</i>	Maintenance provided by the City of Greater Geelong apart from the turf cricket wicket which is the responsibility of the cricket club.	Annual sports ground allocation.
Scouts	Building and grounds <i>Lease agreement</i>	The scouts have responsibility for all maintenance of the building and surrounds.	The lease is due for extension in 2012.
Hamlyn Park Tennis Club	Club Rooms <i>Lease agreement</i>	There is a maintenance schedule that outlines both parties' responsibilities.	The lease is due for renewal September 2011.
	Tennis Courts <i>Licence agreement</i>	The Tennis Club is required to lodge an application prior to each summer and winter season. Community access is to be provided for at least half the number of courts to the public at all times during the term of the licence except at approved times.	The licence is due for review September 2011.
Geelong Ballroom Association	Ballroom facility <i>Lease agreement</i>	The primary responsibility for maintenance of the building is with Council. The Geelong Ballroom Association is responsible for cleaning, operational costs, fittings and repairs due to misuse.	The lease is due for review October 2010.

Table 2: Agreements with user groups

The current lease and licence agreements at Hamlyn Park Recreation Reserve are appropriate. The reviews of the leases and licences will be incorporated into the City of Greater Geelong's standard sequence and processes.

5.3 *Facilities at the Education Precinct*

The new Education Precinct will provide sport and recreation opportunities for the local community. The community facilities included in the Education Precinct are detailed in the following section of the report. The Master Plan for the Education Precinct is detailed as *appendix 6*.

5.3.1 Sports oval

A sports oval is currently being developed that will provide sporting opportunities for football and cricket. The ground will be used by the Bell Park Football Club and the Bell Park Cricket Club. Junior football will particularly benefit from the development of the new oval given the level of growth in participation.

5.3.2 Netball courts

The Education Precinct has two netball courts that are located next to the Hamlyn Park Recreation Reserve. The netball courts will be used by the Bell Park Netball Club. An additional benefit of the new courts is that it will free up the tennis courts for the Hamlyn Park Tennis Club as they will no longer be required for netball.

5.3.3 Basketball stadium

Stage 2 of the Education Precinct development will include the development of a basketball stadium. This facility will provide a basketball court that is competition size. The facility can also be used for netball training.

The development of the stadium also provides the opportunity to accommodate netball change room facilities. This will require a financial contribution from either the City of Greater Geelong or the Bell Park Sport and Recreation Club to the costs of developing the change rooms. The development of change rooms is listed as priority 3.1 in the Draft Master Plan priorities.

5.3.4 Community centre and library

As part of the Education Precinct the current community centre and library are being relocated into new facilities. The major implication for the Hamlyn Park Recreation Reserve is to link pedestrian access from the reserve to the Education Precinct.

5.3.5 Skate park

An existing skate park is located within the Education Precinct. This facility is designed for local use only.

5.3.6 Playground

There is a playground within the Education Precinct that is located near the new oval. It is anticipated that this will be used by the general community.

5.3.7 Access to the Education Precinct

One of the key priorities for the Hamlyn Park Recreation Reserve Master Plan is to develop a pedestrian link for the netball courts and football ground. This is listed as 2.1 in the Draft Master Plan and is attached as *appendix 7*.

6.0 Community engagement

Table 6 provides a list of the engagement and meetings that were conducted for the Hamlyn Park Recreation Reserve Master Plan.

Type of meeting	Date	Issue
Project Working Group		
Inception meeting	2 December 2009	Discussion about the Master Plan process and the needs of the user groups.
Issues and Opportunities Paper	14 April 2010	Feedback in relation to the Issues and Opportunities Paper.
Draft Master Plan	21 June 2010	Draft Master Plan feedback.
On site meetings		
Meeting with user groups	30 November 2009	Site meetings with the Architect to discuss user group's needs.
Hamlyn Park Tennis Club	2 March 2010	To brief the Tennis Club Committee of the Master Plan process.
DEECD representative	12 April 2010	Briefing regarding the Education Precinct
Bell Park Sport and Recreation Club	12 April 2010	Meeting with Landscape Architect regarding access to the netball courts.
Education Precinct	20 April 2010	Meeting with the COGG representative regarding the Education Precinct.
Education Precinct joint meeting	13 May 2010	Site visit to the Education Precinct and joint meeting.
Hamlyn Park Tennis Club	14 May 2010	Meeting with Architect regarding access issues.
Bell Park Sport and Recreation Club	25 May 2010	Meeting with Architect to develop concept drawings for Alex Rizun Pavilion.
Project Control Group		
Preparation for project	November 2010	Preparation for the Master Plan process.
Issues and Opportunities Paper	18 January 2010	Discussion about Issues and Opportunities Paper.
Draft Master Plan	21 May 2010	Discussion regarding Draft Master Plan.
General community		
Community survey	Delivered 13 January 2010 Closed 9 February 2010	The Community survey delivered to a 400 metre radius of the Hamlyn Park Recreation Reserve.

Table 3: List of engagement and meetings for Hamlyn Park Recreation Reserve Master Plan

6.1 *Reserve user groups*

6.1.1 Meetings with the user groups

There was a high level of consultation with the user groups in the development of the Draft Hamlyn Park Recreation Reserve Master Plan. The processes included the following engagement processes:

- Inception meeting with the user groups;
- Individual meetings with representatives of the user groups on site;
- A meeting to provide feedback on the Issues and Opportunities Paper;
- Meetings with the Architect in relation to proposed changes in the design of buildings; and
- Input into the priorities within the Master Plan.

6.1.2 User group survey

The sporting and recreation clubs were provided with surveys to gain an understanding of their participation rates, trends in participation, perspective on facilities and priorities for the future. The results of the survey are details in Part 2 *section 2* of the Hamlyn Park Recreation Reserve Master Plan.

6.2 *Local community engagement*

Approximately 400 letters were hand delivery within a 400 metre catchment of the Hamlyn Park Recreation Reserve.

A total of 33 surveys were returned to the City of Greater Geelong. The majority were from the 3215 post code which is Hamlyn Heights. Approximately 90% indicated that they have visited Hamlyn Park Recreation Reserve in the last twelve months.

The major implications of the community survey were that the local community value the Hamlyn Park Recreation Reserve and the user the reserve frequently. The feedback from the survey also indicated the following aspects:

- That the reserve is an important walking and cycling link and destination;
- That the community value the public open space;
- The community values the trees and their environmental benefits; and
- That the passive open space is appreciated.

The full survey is detailed in Part 2 *section 1* of the Hamlyn Park Recreation Reserve Master Plan.

6.3 *Department of Education and Early Childhood Development*

Representatives of the Department of Education and Early Childhood Development (DEECD) were consulted in the planning process for the development of the Draft Hamlyn Park Recreation Reserve Master Plan.

Capacity Consulting also met with a joint working group that had representation from DEECD and the City of Greater Geelong to discuss the Hamlyn Park Recreation Reserve Master Plan. The focus of the discussions was in relation to integration of facilities.

6.4 Vic Track

The City of Greater Geelong wrote to Vic Track in April 2010 to investigate the process for potentially gaining permanent access to the Vic Track land.

As the Tom McKean Walking Trail runs alongside the former railway line and it provides an important linear recreation open space link. It has also been identified within the Master Plan that access across to the netball courts and football groups is a priority action.

Ongoing negotiations will be required with Vic Track by the City of Greater Geelong in relation ensuring permanent access to the Tom McKean Trail and the Education Precinct.

7.0 Issues and Opportunities Paper

An Issues and Opportunities Paper was presented to the Project Working Group in April 2010. The Issues and Opportunities Paper highlighted a number of aspects that have shaped the Master Plan.

The issues and opportunities identified are detailed in Part 2 *Section 3*. A map was also produced that details the issues and opportunities.

8.0 Relevant COGG Strategic Documentation

8.1 *The City of Greater Geelong Study of Open Space Networks 2001*

The Open Space Networks Strategy 2001 was developed in sections of Geelong. The Hamlyn Heights area was considered to be in the central area.

The focus of the document is primarily on the larger sections of open space and the opportunities to develop new open space networks.

The document identifies the need to establish missing links in the central city bicycle network and priority trails. A relevant statement to the Hamlyn Park Reserve within the study is 'in particular there is a need to recognise and build on the importance of existing links such as Cowies Creek, the foreshore, Barwon River and the disused railway line to the west of Geelong'². This highlights the importance of the current trail along the railway line to Geelong's network of trails.

In relation to sporting spaces the study identified that they are variable in quantity and quality and highlights the need for local needs assessment and greater flexibility in future design. The report makes a very brief reference to the Vines Road precinct however recent developments outdate the Study of Open Space Networks Study.

Hamlyn Park Recreation Reserve is classified as a Local Reserve within the report.

8.2 *The City of Greater Geelong Environmental Management Strategy 2006*

The City of Greater Geelong Environmental Management Strategy 2006 to 2011 provides a vision for managing areas of environmental sensitivity, including flora, fauna, wetlands and coastal areas. Geelong is fortunate to have a natural environment which is rich in diversity,

² City of Greater Geelong Open Space Network Strategy 2006

including rare and unique flora and fauna communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

The Strategy discusses biodiversity in three levels:

- Genetic diversity- the variety of genetic information contained in organisms;
- Species diversity- the variety of species; and
- Ecosystem diversity- the variety of habitats and communities³.

Biodiversity underpins the ecosystem processes that make life possible and is critical to the ecological sustainability of not only Geelong but also our planet. Hamlyn Park Recreation Reserve would contribute to the biodiversity of Geelong primarily through trees for birds. The strategy also has a range of targets and actions. The key implications for the Hamlyn Park Master Plan are that indigenous trees should, where possible, be used and non-indigenous plant species should potentially be removed. Areas where there are weeds should also be considered for removal.

8.3 The City of Greater Geelong Sustainable Water Use Plan 2006

The Sustainable Water Use Plan indicates that the City of Greater Geelong faces a considerable challenge to manage water resources in a more sustainable manner. It is estimated that 3% of total water used in the municipality is for Council services and facilities. Parks and gardens use 70% of the total Council water consumption. The highest water users identified in Council services were major sports ovals, parks and swimming centres.

The most significant outcome of this Sustainable Water Use Policy is that 'Council is targeting a 25% reduction in potable water consumption by 2015 and a 30% reduction by 2020'⁴.

Key actions that were identified in the plan:

- **Install water savings devices** - Dual flush toilets and waterless urinals, AAA rated showerheads, low restriction valves in kitchen and bathroom taps;
- **Develop and implement strategies to improve irrigation management** – undertake strategies such as introducing drought tolerant grasses, upgrade irrigation systems, investigate and implement where appropriate sub-surface irrigation systems;
- **Leakage management** – ensure that irrigation systems are working effectively;
- **Grey water / stormwater reuse for major buildings** - Installation of rainwater tanks, application of greywater / stormwater for garden watering and toilet flushing in 50% of all new buildings; and
- **Implement water efficient garden practices** - Drip watering, tap timers, mulching and water efficient plants and grasses.

The implications for Hamlyn Park Recreation Reserve Master Plan are that any changes or improvements to the reserve need to consider the recommendations of the Sustainable Water Use Strategy.

³ City of Greater Geelong Environmental Management Strategy 2006

⁴ City of Greater Geelong Sustainable Water Use Strategy 2006

8.4 *The City of Greater Geelong Biodiversity Strategy 2003*

The Strategic Objectives of the Biodiversity Strategy are as follows:

Primary Biodiversity Conservation - protection of formal conservation areas and threatened indigenous vegetation and recognising the ecological importance of rivers, bodies of water, coastal areas and wetlands and the role they play as ecological corridors and links.

Secondary Biodiversity Conservation - the role that general open space and protection of native and some exotic vegetation may play in the enhancement and protection of biodiversity.

Weed (invasive alien vegetation) management – the need for appropriate management and resources to deal with one of the greatest threats to biodiversity.

Biodiversity planning and legal protection - The need for appropriate planning controls, incentives, zoning and policies to safe-guard biodiversity.

Biodiversity Mapping and Monitoring - The need for the most up-to-date and informed information to facilitate decision making.

Biodiversity Education and Awareness - Knowledge is empowerment and assists community awareness⁵.

The impacts on Hamlyn Park Recreation Reserve Master Plan are primarily in Secondary Biodiversity Conservation through the provision of general open space and native trees. In the broader context, however, Hamlyn Park Recreation Reserve does not have a significant role in Biodiversity of Geelong.

8.5 *The City of Greater Geelong Domestic Animal Management Plan 2008*

The Domestic Animal Management Plan Studies highlights that ‘pets increase people’s sense of safety, promote social interaction and encourage people to exercise. In short, pets improve the physical and psychological health of their owners’⁶

The plan was based on broad consultation with special interest groups, many pet owners and other members of the community. Aspects of the Domestic Animal Management Plan that have implications on Hamlyn Park Recreation Master Plan include:

- Responsible pet ownership and management of dogs in public places;
- To ensure the safety of all in public places;
- To minimise the number of people being adversely affected by barking dogs;
- Providing space to exercise pets; and
- Policies on off-leash areas within reserves.

Hamlyn Park Recreation Reserve is designated as an off-leash area; however, dogs must be under control.

⁵ City of Greater Geelong Biodiversity Strategy 2003

⁶ City of Greater Geelong Domestic Animal Management Plan 2006

8.6 *The City of Greater Geelong Cycle Strategy*

The City of Greater Geelong Cycle Strategy provides a plan for the future provision of cycling facilities. This includes off road cycle networks and cycling on roads. The focus of the strategy is to improve bicycle facilities and to encourage people to cycle as a means of transport, recreation and sport.

A key element of the strategy is connecting key origins such as residential areas with key destinations such as employment, education and sport or recreation areas via quality bicycle lanes and paths.

The major implications for Hamlyn Park Recreation Reserve are as follows:

- Ensure that the Tom McKean Trail has good connections with the reserve;
- Ensure that pathways are provided across the recreation reserve to connect to the facilities;
- Ensure that there is access through the reserve for cycling to the new Education Precinct;
- Provide bike racks for people when they ride to the reserve; and
- Provide safe cycling paths through the reserve that minimise the risks of collisions with vehicles.

The Cycling Strategy also highlights the environmental benefits of cycling, such as reduced motor vehicle use, leading to reduced congestion and vehicle emissions, improved local air quality and reduced carbon dioxide in the atmosphere.

The questionnaire for the Cycle Strategy indicated that one of the most common destinations within Geelong for people to cycle was sports and recreation facilities or parks (11%)⁷. The strategy also identifies the need to connect cycling opportunities to schools.

8.7 *The City of Greater Geelong City Plan 2009-2013*

The City of Greater Geelong City Plan 2009-2013 provides the strategic direction for Council. The key areas that impact on the Hamlyn Recreation Reserve Park Master Plan are as follows:

Community Wellbeing

Informed and engaged community

We will ensure the community is informed about matters that impact on their lives and have opportunities to participate in decision making processes by consulting widely and openly.

Supporting the delivery of strategic outcomes

Liveable neighbourhoods

Creating places with easy access to local amenities such as shops, parks and reserves and community facilities, which encourage destination walking, a community focus and provide opportunities to reduce isolation.

⁷ City of Greater Geelong Cycle Strategy 2008

9.0 Heritage values of the site

9.1 *Post European*

The heritage values of Hamlyn Park Recreation Reserve are limited. The Victorian Heritage Database does not list Hamlyn Park Recreation Reserve. The database lists places and precincts that have been registered as having heritage values.

The reserve would however have local importance as a place for sport and recreation. The former railway line also has a historical context given the connection with the cement works.

9.2 *Indigenous*

The Wathaurung Aboriginal Corporation has been appointed by the Victorian Aboriginal Heritage Council as the registered Aboriginal party (RAP) to protect and manage the Aboriginal cultural heritage for an area including Geelong and Ballarat.

All riparian land in Victoria is designated as an 'Area of Cultural Sensitivity' for the purposes of the Aboriginal Heritage Act 2006. As there is no riparian vegetation at Hamlyn Park Recreation Reserve, it would not be classified as a culturally sensitive area.

Any major works at the reserve may trigger the need for a Cultural Heritage Management Plan (CHMP).

10.0 Existing vegetation and proposed tree planting

The majority of Hamlyn Park Recreation Reserve is dominated by active sport and recreation infrastructure such as sporting facilities, buildings and car parking. There are two passive recreation areas that have a number of eucalyptus trees. The planting at the reserve is predominantly ad hoc and has not been planned in a coordinated manner. There are also a significant number of red gum trees along the railway line and the walking path.

The trees at the reserve add to the character of the area and provide a green belt in the urban setting. An additional benefit is that the native trees also attract bird life and provide habitat and food for birds, mammals and insects.

There are some species of trees that are not indigenous and may require removal. The majority of ground cover plants at the reserve have been planted in an ad hoc manner and do not add to the visual appearance of the reserve.

A map is attached as *appendix 8* that indicates the current trees at the reserve and the proposed tree planting. A separate arborist report will be required to assess the health of the trees and how safe they are for the community.

11.0 Implementation

11.1 Implementation process

The implementation of the Hamlyn Park Recreation Master Plan will be dependent on funding. The priorities will need to be considered in the annual budget planning process for the City of Greater Geelong. The clubs and user groups will also be required to raise funds for projects where they are identified to provide a contribution.

12.0 Summary

The Draft Hamlyn Park Master Plan provides future directions and priorities for Hamlyn Park Recreation Reserve.

The new Education Precinct is going to have a significant impact on Hamlyn Park Recreation Reserve and there is a need to connect to the new facilities. The existing railway line forms a barrier to the two facilities and permanent access is required to the Vic Track land.

The Draft Master Plan has been developed to provide recommendations that are practical to implement. The implementation process will however be dependent on funding. The City of Greater Geelong will need to consider priorities of the Hamlyn Park Recreation Reserve against competing projects in the annual budget planning process.

13.0 Appendices

The following appendices provide background to the Draft Hamlyn Park Recreation Reserve Master Plan.

1. Draft Hamlyn Park Recreation Reserve Master Plan.
2. Priority projects table.
3. Alex Rizun Pavilion Concept Design.
4. Access improvements Hamlyn Park Tennis Club Concept Design.
5. Plan Costs Quantity Surveyors detailed cost estimates
6. Education Precinct Master Plan.
7. Concept design for access to the Education Precinct.
8. Existing vegetation and proposed tree planting plan.

Appendix 2 Projects

Mandatory priority projects

Number	Priority	Projects/Works	Rationale	Details of the Project/Works	Responsibility	Cost estimate	Funding bodies
	Mandatory priority projects						
1.1		Improve access to the Tennis Club rooms	To provide improved access to the Tennis Club Rooms to meet basic access standards.	Undertake improvements to access to the Tennis Club Rooms.	City of Greater Geelong and Hamlyn Park Tennis Club	\$87,000	City of Greater Geelong

Table 4.1 Mandatory priority projects

Critical priority projects

Number	Priority	Projects/Works	Rationale	Details of the Project/Works	Responsibility	Cost estimate	Funding bodies
	Critical priority projects						
2.1		Develop a crossing to the Education Precinct	To provide safe access from Hamlyn Park Recreation Reserve to the Education Precinct sports facilities.	Develop a ramp across the existing railway line to the Education Precinct at the location shown of the Master Plan.	City of Greater Geelong	\$59,000	City of Greater Geelong
2.2		Improve lighting at the reserve	Improve the lighting and security at the reserve.	Provide additional lighting for safety and security at the locations shown on the Master Plan.	City of Greater Geelong	\$41,000	City of Greater Geelong
2.3		Demolish existing hard wicket cricket nets	The existing hard wicket cricket nets need to be removed as the current location is next to a walking path.	Demolish the existing hard wicket cricket nets.	City of Greater Geelong Bell Park Sport and Recreation Club	\$12,000	City of Greater Geelong Bell Park Sport and Recreation Club
2.4		Redevelop the cricket nets	The hard wicket cricket nets need to be moved for safety reasons as they are currently located next to the walking path.	Redevelop the turf cricket nets to incorporate 2 new hard cricket wicket nets. The project requires a safety analysis prior to commencement.	Bell Park Sport and Recreation Club	\$61,000	City of Greater Geelong Bell Park Sport and Recreation Club

Table 4.2 Critical priority projects

High priority projects

Number	Priority	Projects/Works	Rationale	Details of the Project/Works	Responsibility	Cost estimate	Funding bodies
	High priority projects						
3.1		Develop netball change facilities	There are currently no netball change facilities at the Hamlyn Park Recreation Reserve or the Education Precinct.	Incorporate Netball change facilities within the stadium in Stage 2 of the Education Precinct.	Department of Education and Early Childhood Development	\$82,000	City of Greater Geelong Bell Park Sport Recreation Club DPCD
3.2		Access improvements to the Ballroom	Access improvements are required within the Ballroom facility including the provision of toilets which are accessible to people with disabilities.	Undertake access improvements within the Ballroom including the provision of toilets that accessible for people with disabilities.	City of Greater Geelong	\$49,000	City of Greater Geelong
3.3		Upgrade the Alex Rizun Pavilion	Redevelop the Alex Rizun Pavilion to include, improved change room facilities for football/cricket, improved umpires change room, canteen, storage and covered spectator's areas.	Redevelopments as per attached concept plans.	Bell Park Sport and Recreation Club and the City of Greater Geelong	\$754,000	Bell Park Sport and Recreation Club City of Greater Geelong Country Football Netball Funding Program
3.4		Gain permanent access across the railway line.	Permanent pedestrian access is required across the railway line from Hamlyn Park Recreation Reserve to the Education Precinct.	City of Greater Geelong to gain permanent access to the Vic Track land and remove the railway track and realign the walking trail.	City of Greater Geelong	NA	NA
3.5		Ensure permanent access to the Tom McKean Trail	Permanent access is required to the Tom McKean Trail as a linier walking and cycling trail.	City of Greater Geelong to ensure permanent access to the Vic Track land for the Tom McKean Trail.	City of Greater Geelong	NA	NA
3.6	Redevelop bus exchange	To redevelop the entrance to the Hamlyn Park Recreation Reserve when the bus interchange is no longer required.	Improve pedestrian access and visual amenity at the entrance to Hamlyn Park Recreation Reserve.	Department of Education and Early Childhood Development	To be costed by the Department of Education and Early Childhood Development	Department of Education and Early Childhood Development	

Table 4.3 High priority projects

Medium priority projects

Number	Priority	Projects/Works	Rationale	Details of the Project/Works	Responsibility	Cost estimate	Funding bodies
4.1	Medium priority projects	Develop storage at the Alex Rizun Pavilion	There is currently insufficient storage at the reserve for cricket and other sporting equipment. There are currently 3 storage containers that must be removed from the reserve.	Develop new storage facilities at the Alex Rizun Pavilion.	Bell Park Sport and Recreation Club (BPSRC) and the City of Greater Geelong	Included in 3.3	Bell Park Sport and Recreation Club City of Greater Geelong
4.2		Remove storage containers	The storage containers are inappropriate at the reserve.	Remove storage containers.	(BPSRC)	Clubs to remove	(BPSRC)
4.3		Upgrade the surface of the 2 lower tennis courts	To improve the tennis courts and provide a safe playing surface.	Resurface the lower two tennis courts in asphalt.	City of Greater Geelong	\$54,000	City of Greater Geelong
4.4		Drainage at Tennis Courts	The drainage at the Tennis Courts is currently becoming blocked when there is heavy rain.	Improve drainage on the top three Tennis Courts.	Hamlyn Park Tennis Club	\$26,000	Hamlyn Park Tennis Club City of Greater Geelong
4.5		Improve the current playground	To improve the family use of the playground area.	Develop seating and improve the playground to encourage use by families.	City of Greater Geelong	\$75,000	City of Greater Geelong 100%
4.6		Open space area improvements	Improve the quality of the open space area for general recreational use such as ball sports.	Undertake improvements to the grassed open space area to encourage community use.	City of Greater Geelong	\$82,000	City of Greater Geelong
4.7		Bike storage	Increase the bicycle storage at the reserve to encourage cycling.	Develop bicycle storage at the reserve.	City of Greater Geelong	\$7,500	City of Greater Geelong
4.8		Capturing water	To capture rainwater for use in the recreation facilities.	Incorporate water capturing facilities into any redevelopments of facilities in the reserve.	City of Greater Geelong	\$110,000	City of Greater Geelong
4.9		Modernising the Tennis Club Rooms	The Tennis Club Rooms require some improvements to meet the clubs needs.	Incorporate improvements to the Tennis Club Rooms.	Hamlyn Park Tennis Club	\$10,000	Hamlyn Park Tennis Club

Table 4.4 Medium priority projects

Low priority projects

Number	Priority	Projects/Works	Rationale	Details of the Project/Works	Responsibility	Cost estimate	Funding bodies
5.1	Low priority projects	Improve the current walking path surface	The current walking path has a poor quality surface.	Upgrade the existing pathway surface.	City of Greater Geelong	\$73,500	City of Greater Geelong
5.2		Develop a new pathway to the playground	An additional pathway is required to the playground.	Develop a new pathway to the playground from the entrance to the reserve.	City of Greater Geelong	\$18,500	City of Greater Geelong
5.3		Improve park furniture	The park furniture at the reserve needs to be upgraded.	Improve the park furniture at Hamlyn Park Recreation Reserve.	City of Greater Geelong	\$160,000	City of Greater Geelong
5.4		Landscape improvements	To improve the visual appearance of the reserve for the community.	Undertake landscape improvements as listed in the Master Plan including: <ul style="list-style-type: none"> The area around the Scouts Hall. Improve the quality of the landscaping around the entrance to the Ballroom. Plants as detailed in the landscape plan.	City of Greater Geelong	\$20,000	City of Greater Geelong
5.5		Resurface the Scouts Hall car park	The surface of the car park currently has a number of pot holes.	Resurface the Scouts Hall car park with crushed rock.	City of Greater Geelong	\$89,000	City of Greater Geelong
5.6		Bell Park Sport and Recreation Club building improvements	The Bell Park Sport and Recreation Club wish to increase the size of the building to meet their needs.	To increase the size and capacity of the Bell Park Sport and Recreation Club building.	Bell Park Sport and Recreation Club	\$607,000	Bell Park Sport and Recreation Club

Table 4.5 Low priority projects

14.0 Reference List

City of Greater Geelong Domestic Animal Management Plan 2006

City of Greater Geelong Biodiversity Strategy 2003

City of Greater Geelong Cycle Strategy 2008

City of Greater Geelong Environmental Management Strategy 2006

City of Greater Geelong Open Space Network Strategy 2006

City of Greater Geelong Sustainable Water Use Strategy 2006

ID Forecast – Demographic Profile City of Greater Geelong