

Mclvor Reserve Master Plan Project Report

March 2023



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1. EXECUTIVE SUMMARY

Maribyrnong City Council officers commissioned the development of a master plan for Mclvor Reserve in 2021. The reserve is located in Yarraville and is one of Council's most diverse parcels of open space; it comprises sporting facilities for baseball, cricket, football, hockey, lawn bowls, and soccer, and a range of facilities and spaces to support community recreation, including a playground, BBQ/ picnic facilities, a fenced dog off-lead area, an extensive sealed path network, and parkland.

The following sporting clubs and groups are based at Mclvor Reserve:

- Yarraville-Footscray Bowling Club
- Footscray Baseball Club
- Footscray Hockey Club
- Yarraville Glory Football Club
- Yarraville Auskick

In addition, the Yarraville Cricket Club and the Yarraville Seddon Eagles Football Club which are based at Yarraville Oval, also use the open sports field extensively for training and competition, and several other Maribyrnong cricket clubs also use Mclvor Reserve as an overflow venue for junior and senior matches.

The master plan provides direction for the upgrade of Mclvor Reserve to better support the long-term growth and recreation and leisure needs for an increasing population in the south west of the municipality, and beyond. From its 2021 population of 15,650, Yarraville's population is projected to increase by an estimated 6,040 people by 2051 (+38.6%)¹, with the Bradmill development adjoining Mclvor Reserve accommodating approximately 3,000 of these. Some of the sporting clubs at the reserve have a municipal catchment, and with the population of the City of Maribyrnong projected to increase to more than 155,000 people in the next 30 years, this will also have future implications for sporting facilities at the reserve.

The master plan reflects the current and future needs of the sporting clubs and also responds to the recreational needs of the broader community to ensure Mclvor Reserve remains a welcoming and inclusive place that brings people together and strengthens community connections.

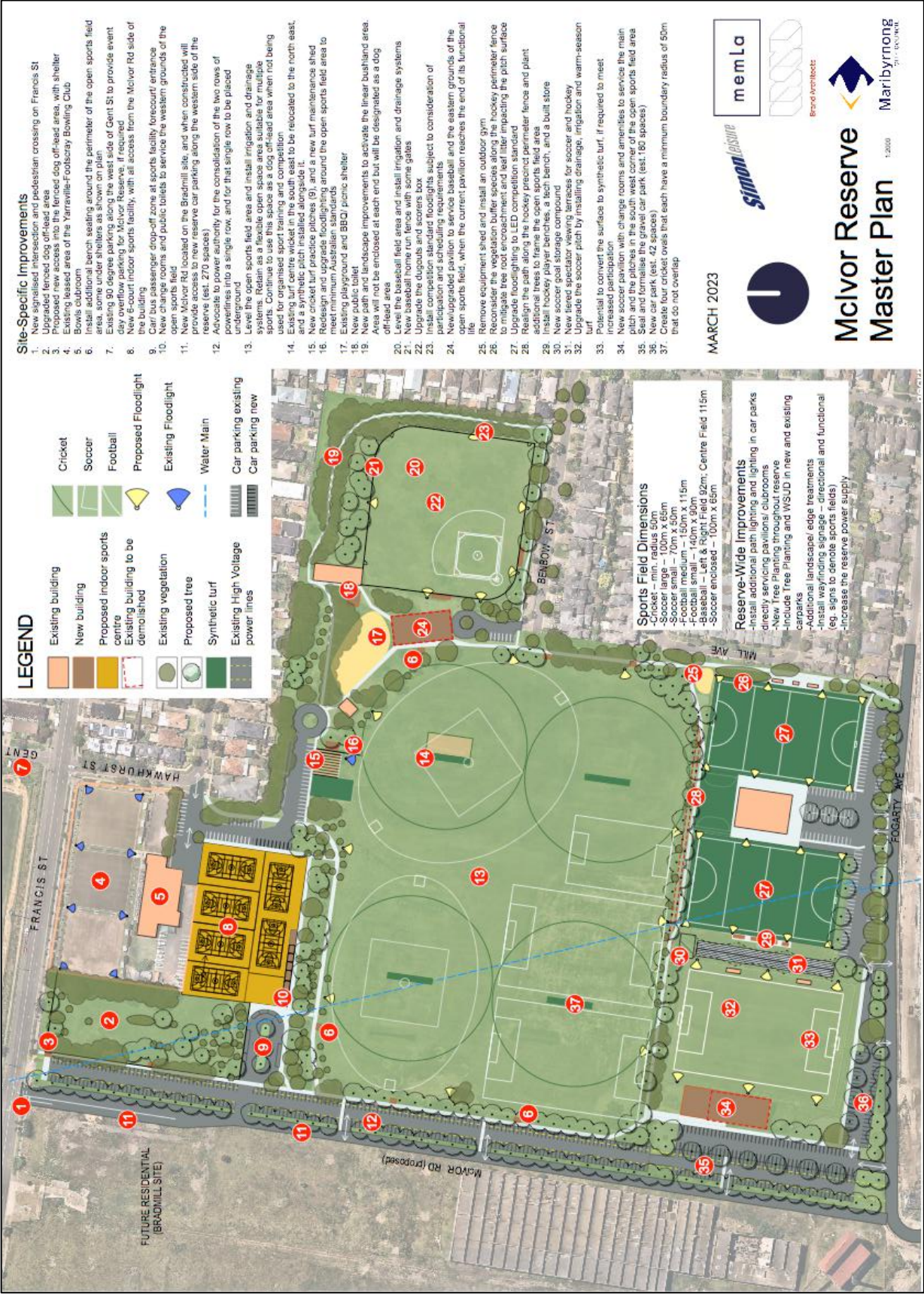
1.1. Key Directions in the Master Plan

The Mclvor Reserve Master Plan recommends nearly 40 separate improvement projects for the reserve, with the key projects being:

1. New/ upgraded soccer pavilion and east (baseball) pavilion.
2. New 6 court indoor sports facility.
3. Upgraded surface and condition of the open sports field area, the baseball field and the main soccer pitch.
4. New/ upgraded recreation facilities and spaces, including an outdoor gym, additional pedestrian paths, and enhancements to the fenced dog off-lead area.
5. Increased seating, shelter, and path and car park lighting, and improved access to public toilets.
6. An estimated 228 new trees planted.
7. An estimated additional 183 car parks within the reserve to service the additional demand that will be generated by the indoor sports facility and other reserve uses.

¹ Community Profile and Population Forecast, id consulting 2023

Mclvor Reserve Master Plan



1.2. Stakeholder and Community Engagement

Extensive engagement with the reserve sporting clubs, with Yarraville residents, and the broader Maribyrnong community was conducted in two phases throughout the study and informed the development of the master plan. Engagement included one-on-one meetings with clubs, and various opportunities for the community to provide input via online surveys and interactive tools available via Council's 'Your City Your Voice' platform, seven in-person information sessions, and written correspondence.

Clubs and the broader community had the opportunity to provide feedback on a draft Mclvor Reserve Master Plan between November 2022 and January 2023. This included a four week engagement period prior to Christmas and extended engagement over the holiday period for those who may not have been able to provide feedback beforehand, to also share their comments.

The following is a summary of feedback from clubs and community members and how the master plan has responded to this feedback and input.

Key Themes/ Drivers	Master Plan Action/ Response
More seats and shelters	10 bench seats and 6 new bench seat-shelter combinations are recommended to be installed around the open sports field area
Better access to public toilets	New public toilets in the western section of the reserve to service public needs and sports clubs, and new public toilet east of the playground and the BBQ/ picnic facilities
Create provision for indoor sports	New 6 court stadium with multi-lined courts to accommodate different court sports
More storage for sports clubs	New and upgraded pavilion/ clubroom buildings to incorporate additional storage, and a new shared store is recommended with the new external change rooms associated with the indoor sports facility
Better lighting throughout the reserve	Additional lighting along paths and in car parks
More trees	An estimated 228 new trees planted, with a net gain of 114 trees
No net loss of public open space	Full implementation of the master plan will impact approximately 5.8% of the total estimated unencumbered open space available throughout the reserve (14.3ha)
Retain and upgrade the fenced dog off-lead area	An estimated 17.6% of the fenced dog off-lead area will be impacted by the indoor sports facility (reducing from 0.91ha to 0.75ha) but will be upgraded to be more durable, safer and comfortable
More car parking	Provision for an additional 180 car parks for a total of 720 in-reserve car parks. Most new car parks will be delivered within the western road reserve and by sealing the south west gravel car park, and include WSUD treatments to maximise passive irrigation for trees Overflow car parking exists across Francis Street in Gent Street

1.3. Master Plan Implementation

Full implementation of the Mclvor Reserve Master Plan is estimated to cost \$53,106,000. 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, reserve user groups, and the broader needs of the community.
- Further investigation, research and engagement.

2. INTRODUCTION

Maribyrnong City Council' ('Council') commissioned a project in March 2021 for the development of a master plan for Mclvor Reserve in Yarraville. The resulting master plan provides direction for the upgrade of Mclvor Reserve to better support the long-term growth and recreational and leisure needs for an increasing population in the south west of the municipality.

The master plan reflects the needs of sporting clubs and community recreational users of the reserve. It provides a strategic direction for development of the reserve to ensure it continues to be a welcoming and inclusive open space area that brings people together and strengthens community connections. Like all master plans, this plan represents the thinking at a particular time and will need to be regularly reviewed and evolved to meet changing needs.

2.1. Project Background

Mclvor Reserve has an important role not only in the provision of sport and recreation, but also as valuable open space in the City of Maribyrnong. In 1998, a master plan was prepared for Mclvor Reserve, and due to changes in the use of the reserve, changes in demographics of the neighbourhood, and ageing infrastructure, Council determined to review the master plan and undertake a facilities feasibility study in 2007. The Mclvor Reserve Facilities Feasibility Study focused on the built infrastructure to determine the appropriate mix of off-field facilities required to meet the future needs of the sports clubs that use the open sports field areas of the reserve (football, cricket and baseball codes).

In the past 3 – 4 years, Council has undertaken planning for open space and for the future sporting needs of its community, in the context of a growing population base; projections indicate that the 2021 Maribyrnong City population of 85,207 will increase to an estimated 155,006 residents by 2051². Mclvor Reserve is located in the South West Neighbourhood, one of the areas of the municipality projected to experience high population growth, particularly with the development of the adjoining Bradmill site into a new residential area.

This large population increase in both the municipality and the South West Neighbourhood will result in a corresponding future demand for sport and recreation facilities, and open space. It is important that Council plans for this projected surge in population by developing facilities and spaces to cater for the anticipated participation growth in organised sport and both active and informal recreation. It is timely therefore that a contemporary master plan be prepared for Mclvor Reserve to guide its future function, use and development.

2.2. Project Purpose and Key Objectives

The key purpose of the Mclvor Reserve master planning project was:

1. To develop a master plan that reflects both the current and future needs and demands of both the sporting clubs and casual users of the reserve based on research and consultation undertaken.
2. To develop a long term strategic direction for the future development of Mclvor Reserve, ensuring the reserve is a welcoming and inclusive place which brings people together and strengthens community connections.

The key objectives of the project were:

- Review existing participation trends and the current facilities and open space provision at Mclvor Reserve and within the surrounding area to determine the needs and demands for the reserve.

² Community Profile and Population Forecast, id consulting 2022

- Investigate opportunities to maximise the use of all of the sports grounds and facilities and surrounds for formal and informal recreation.
- Investigate opportunities to maximise open space and informal recreation around the reserve to accommodate current and future needs of the community.
- Provide fit for purpose infrastructure with consideration of universal design and State Sporting Association guidelines, including a focus on female and junior participation.
- Prepare a master plan supported by a prioritised infrastructure plan and itemised cost estimates to guide the development of Mclvor Reserve.

2.3. Site Background

Mclvor Reserve includes the following key facilities (refer Figure 1):

- Lawn bowls leased area comprising three bowling greens, a clubroom, and car parking.
- Fenced dog off-lead area.
- Baseball field with pavilion.
- Children's playground and BBQ/ picnic shelter.
- Open space areas for casual uses, and an extensive sealed pedestrian path network.
- Open, flexible-use sports field fully floodlit with five synthetic cricket pitches and one turf wicket table, and an adjacent cricket practice facility (4 lanes, synthetic surface).
- Fenced hockey precinct comprising two full-size synthetic hockey pitches, one smaller training/ warm-up pitch, and pavilion.
- Fenced soccer precinct comprising one soccer pitch and pavilion.
- Combination of formal (sealed) and informal (unsealed) car parking.

Of significance, are two sets of powerlines that run north-south along the western edge of the reserve; one being a high voltage utility.

Mclvor Reserve currently services the following sporting clubs and groups:

Those based at the reserve

- Yarraville-Footscray Bowling Club
- Footscray Baseball Club
- Footscray Hockey Club
- Yarraville Glory Football Club
- Yarraville Auskick

Those with regular use as an overflow/ secondary reserve

- Yarraville Seddon Eagles Football Club
- Yarraville Cricket Club
- Seddon Cricket Club
- Footscray United Cricket Club
- Sunshine Druids Cricket Club
- Sunshine YCW Cricket Club
- Kingsville Cricket Club
- St Andrews Cricket Club

Figure 1 – Existing Facilities and Features at Mclvor Reserve



2.4. Master Planning Process

A master plan determines a broad vision for an area and outlines a number of projects and strategies that are required to be implemented to achieve the new vision. A number of research and consultative processes have informed the Mclvor Reserve master plan development.

- Review of relevant background reports.
- Consideration of demographic data relating to Yarrville and the broader municipal area.
- Review and assessment of the existing facilities and spaces within Mclvor Reserve.
- Meetings with representatives of sports clubs based at the reserve and sports clubs that regularly use the reserve.
- Phase 1 engagement with neighbours, Yarrville residents and the broader community.
- Analysis of issues and opportunities for the reserve.
- Preparation of preliminary site layout options, and a preferred draft master plan.
- Phase 2 engagement with neighbours, Yarrville residents user groups and the broader community to receive feedback on the draft master plan.

The Mclvor Reserve Master Plan reflects the future needs and aspirations of the reserve user groups, local residents, and the broader Maribyrnong community. Further investigation and feasibility of some of the projects and initiatives recommended in the Mclvor Reserve Master Plan may be required, depending upon their scale, likely impact, and estimated cost.

3. CONTEXT AND BACKGROUND

The McIvor Reserve Master Plan has been informed by several research and planning considerations. This section provides a summary of the key planning and contextual factors which were assessed and considered during the preparation of the master plan.

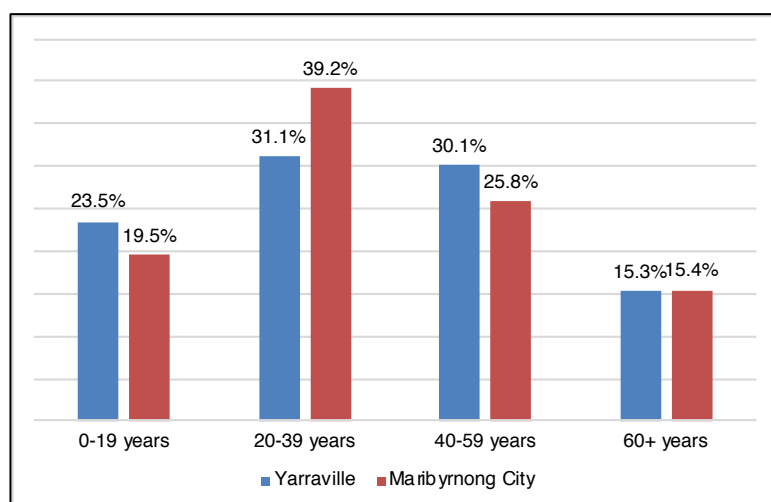
3.1. Yarraville Demographics

A review of the population characteristics of Yarraville identified the following relevant characteristics³.

Current Population

- The population of Yarraville in 2021 was 15,650 people, which represents 18.4% of the total Maribyrnong City population of 85,207 in the same year.
- Figure 2 shows that Yarraville has a high proportion of families with young to teen children, compared to all of Maribyrnong City. Compared to Maribyrnong City:
 - there is a higher proportion of 0–19 year olds (young cohort) in Yarraville
 - there is a lower proportion of 20–39 year olds (young workforce cohort) in Yarraville
 - there is a higher proportion of 40–59 year olds (homebuilders/ older workforce cohort) in Yarraville
 - there is a similar proportion of people aged over 60 years (older adult cohort)

Figure 2 – Population Comparison of Yarraville to Maribyrnong City (2021)



- The proportion of couple households with children in Yarraville (32%) is higher than for all of Maribyrnong City (25%).
- Yarraville has a culturally less diverse population; 25% of residents were born overseas, compared to 38% for all of Maribyrnong City.
- The weekly household income of Yarraville residents is higher; 72% of households earn \$1,500 or more, compared to 64% for all of Maribyrnong City.
- The SEIFA score⁴ of disadvantage shows that Yarraville has the lowest level of disadvantage of all areas of Maribyrnong City (1,069 compared to 995).

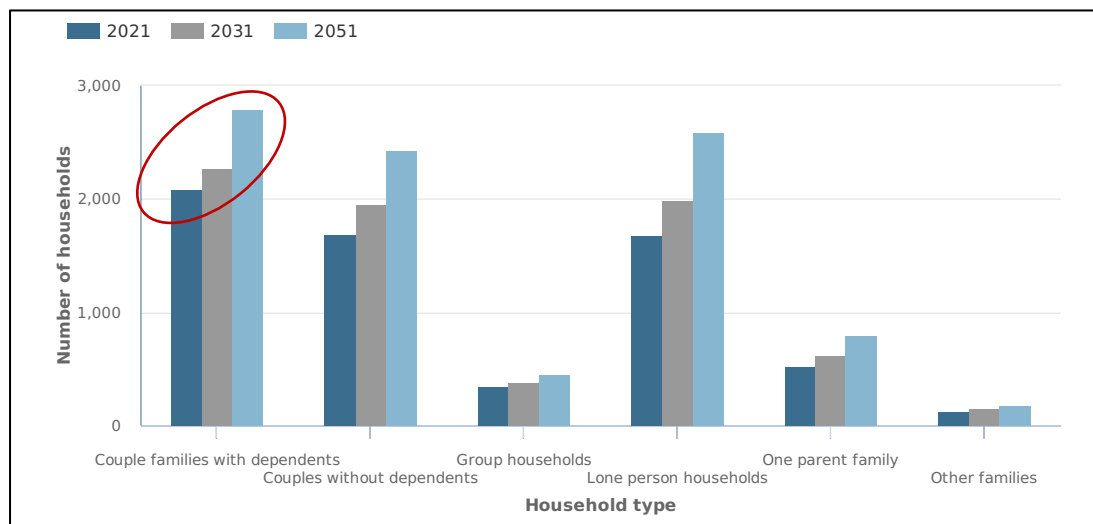
³ Source: Community Profile, id consulting 2023

⁴ SEIFA score is derived from attributes that reflect disadvantage, such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage

Projected Population

- The population of Yarraville will increase to an estimated 21,688 people by 2051 (+38.6% from the 2021 population). For the same period, the population of Maribyrnong City is forecast to increase by 81.9% to 155,006.
- Yarraville's population will continue to age throughout the forecast period, however, Figure 3 shows that the proportion of couple households with children in Yarraville will continue to be a dominant characteristic of all households to 2051.

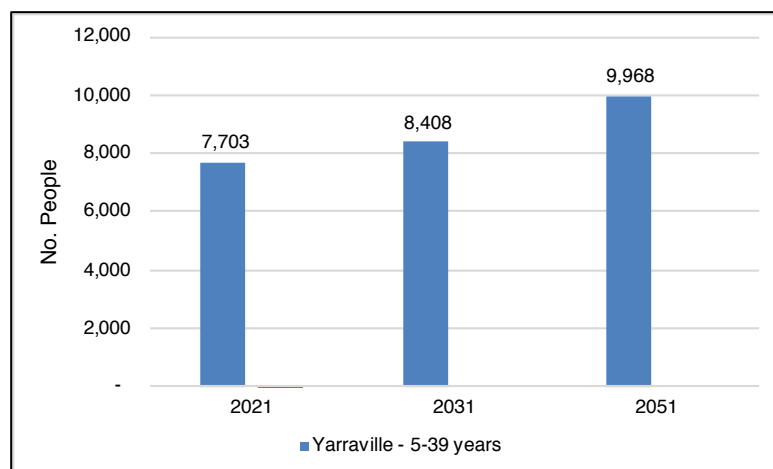
Figure 3 – Yarraville Household Type 2021 - 2051)



Active Age Cohort

Within the active age cohort of 5-39 years, there is projected to be an overall estimated increase of 2,265 people within Yarraville by 2051, or an increase of 29.4% from 2021 (refer Figure 4). The age cohort of 5-39 years is important for sports facility planning, as a significant number of people who participate in organised sport fall within this age cohort⁵.

Figure 4 – Yarraville 5-39 Year Cohort (2021, 2031, 2051)



⁵ AusPlay 2022

Implications for the Master Plan

The projected net increase in the population of Yarraville to 2051 will result in a corresponding increase in demand for access to sporting facilities and open space throughout the neighbourhood, including at Mclvor Reserve.

Research shows that the rate of participation by people in sport is highest for young people and declines with age. The overall growth in the active age cohort of 5-39 years by an estimated 2,265 people in the Yarraville area will therefore likely have implications for the future demand and use of sports facilities available at Mclvor Reserve.

The cultural profile of Yarraville suggests that sports such as bowls, baseball, football and cricket, will likely continue to be preferred sports types for the community. These sports are currently available at Mclvor Reserve and confirm their ongoing need to be provided for.

3.2. Relevant Council Plans and Strategies

The following Council plans and strategies provided important context, background and direction for the master plan.

1. Maribyrnong Council Plan 2021/25
2. IMAP Regional Sport & Recreation Facility Planning Study 2020
3. Open Space Strategy 2013-2031 5-Year Review (June 2020)
4. Maribyrnong Bicycle Strategy 2020-2030
5. Maribyrnong Indoor Sports Stadium Strategy 2018
6. Play Maribyrnong-Playground Improvement Plan 2016-2026

Maribyrnong Council Plan 2021/25

The plan guides the planning, development, resourcing and provision of services to the Maribyrnong community during the period 2021 - 2025. The vision for the City of Maribyrnong is to be:

An inclusive, flourishing, progressive city that cares for both its residents and its environment

To achieve the vision, Council has focused on five strategic objectives. The following strategic objectives and strategies are relevant to the development of Mclvor Reserve.

Strategic Objective 1: Safe Climate and Healthy Environment

Council will proactively identify opportunities to create a safe climate and healthy environment and work with our community to respond to climate emergency challenges

- Key Priority Areas
- greener streets – enhanced canopy cover
 - planting more trees and protecting water ways
 - creating additional and accessible open space

Strategic Objective 2: Liveable Neighbourhoods

Council will partner with its community to provide and advocate for integrated built and natural environments with access to open public spaces that are well maintained, engaging, accessible and respectful of the community and neighbourhoods

- Key Priority Areas
- better roads, footpaths and nature strips
 - more and safer cycling infrastructure
 - More amenities – from arts, community events and facilities to toilets at reserves and activities for all ages

Strategic Objective 4: Future Focussed

Council will plan and advocate for new infrastructure and safe, sustainable and effective transport networks and a smart innovative city that encourages and supports new generations to thrive

- Key Priority Areas
- Infrastructure/service provision to meet growth in population and density – open space, sports and recreation
 - Multi-purpose facilities with links to public transport

IMAP Regional Sport & Recreation Facility Planning Study 2020

Inner Melbourne Action Plan (IMAP) is now known as Melbourne 9 (M9). The IMAP region covered the five local government areas of Port Phillip, Stonnington, Yarra, Maribyrnong and Melbourne. To 2036, the number of people in the region is expected to grow by 300,000, and this plan recognises the need for a collaborative approach across the region to provide sport and recreation facilities to cope with this growth.

The IMAP councils shared a clear vision for sport and recreation facilities:

Community infrastructure, open space, and regional sporting and recreation facilities and services have been substantially enhanced and developed to meet the needs of a rapidly growing resident and worker population

To achieve this vision all member councils, clubs, members and users would need to:

Be bold, be brave, think differently and champion new ways to support sustainable and innovative sport and recreation options which equitably balance everyone's needs across the IMAP region now and in the future

The planning strategy and approach to achieve the vision was underpinned by four 'non-negotiable' principles:

- Participation and demonstrated need
- Collaboration and sharing
- Equity and diversity
- Resilience

The plan supports seven **strategic responses** to meet the challenge of meeting the growing demand for sport and recreation facilities throughout the IMAP region. The strategic responses overlapped and had a direct relationship with the above principles. The following three strategic response areas have relevancy to and informed the McIvor Reserve master plan project.

Create Flexible and Multi-Use Facilities

Adaptable and flexible facilities	Include multiple line markings in all facility upgrades to support use by a range of different sporting types Provide access for smaller and minor sports and activities
Fit for purpose and gender-inclusive pavilions	Prioritise pavilion upgrades so they are fit for purpose, meaning pavilions are gender and age accessible, Access for All Abilities, and accessible to other under-represented groups Ensure all facility upgrades apply Universal Design principles
Non sport use of facilities	Work with sporting clubs so sporting club managed facilities are accessible to the broader community Design facilities for multiple community uses Include walking and cycling trails in master plans and facility upgrades where appropriate Better utilise sporting infrastructure for informal uses

Create Resilient Facilities

Lighting and surface upgrades	Prioritise outdoor assets for lighting and ground upgrades to extend hours of play Prioritise outdoor facilities for resurfacing to synthetic materials and multi-use surface upgrades
Master planning and design	Prioritise assets for master planning where land use is inefficient and where alternative models of play can be promoted Apply Universal Design principles to all new facilities and facility upgrades Apply sustainable design principles to all new facilities and facility upgrades In any outdoor facility upgrade, review existing infrastructure and remove where it restricts alternate sports uses Incorporate water sensitive design into master plans to promote local water recycling and reuse

New Facilities

Urban renewal precincts	Negotiate with developers and advocate with the state government for critical new sporting facilities to be provided in major urban renewal precincts, including the Bradmill redevelopment site in Yarraville Investigate providing informal active recreation opportunities, such as walking and cycling connections in urban renewal precincts
Surplus and underutilised land	Build new facilities within existing sport and recreation facilities where land is underutilised as part of an overall master plan approach
New developments	Co-ordinate the development of new and different facilities which better cater for high levels of use Support development of multi-level indoor sports facilities

Two of the top 10 priorities for the former IMAP were relevant to the Mclvor Reserve master plan project:

- (9.) Provide sustainable, resilient and multi-use community sport and recreation facilities.
- (10.) Investigate opportunities for the delivery of new sport and recreation facilities to be provided as part of urban renewal and significant state infrastructure projects.

The plan identifies a '**new indoor stadium** (location TBA)' as one of two priorities for Maribyrnong City, the other being 'Maribyrnong Aquatic Centre upgrade'.

Open Space Strategy 2013-2031 5-Year Review (June 2020)

The strategy provides a strategic direction for the future planning, provision, design and management of open space in the City of Maribyrnong from 2013 to 2031. The strategy notes that the major area of forecast change is at the Bradmill site where approximately 3,000 new residents are forecast to be living by 2031. New Local and Small Local open spaces are proposed to be provided at the site for the forecast new community.

The strategy supports the following improvement project for the Yarraville precinct that is relevant to the Mclvor Reserve master planning project:

- Undertake a major upgrade at Mclvor Reserve to provide neighbourhood level facilities, including unstructured recreation and path entries to the future development to the west.

Maribyrnong Bicycle Strategy 2020-2030

The strategy imagines a future where Maribyrnong residents regularly use bicycles as a safe means of transport, especially to access schools, shops, train stations and community facilities.

Off-road bicycle paths currently exist within the overall path network throughout Mclvor Reserve: the section of path around the southern, eastern and northern boundaries of the open sports field area; the section of path along the northern side of Benbow Street, south of the baseball field; and the section of path along the west fence of the fenced dog off-lead area to Francis Street. The strategy notes the Bradmill site as a future advocacy site for the provision of future bicycle paths.

Maribyrnong Indoor Sports Stadium Strategy 2018

The strategy outlines a strategic approach for the future provision of indoor sports courts for Maribyrnong City for next 20+ years.

A review of the current provision identifies a shortfall of indoor courts within Maribyrnong City, with insufficient indoor courts to meet current and future demand. The strategy includes a project brief for the development of a new indoor sports facility for Maribyrnong City, with any new facility recommended to have 4 - 6 full size indoor sports courts suitable for competition netball and the required complimentary facilities. The strategy nominates 11 potential sites for the development of an indoor sports facility, including Mclvor Reserve which was ranked in the top 4.

Play Maribyrnong-Playground Improvement Plan 2016-2026

Play Maribyrnong guides the provision and improvement of public playgrounds throughout Maribyrnong City for the period 2016 to 2026.

The existing playground at Mclvor Reserve is listed as a Municipal level playground in Maribyrnong City's playground hierarchy. The playground is not listed as one for upgrade in the short-term, but it is recommended that the playground be retained a Municipal level playground and that a sports court be added to the facility. There are no new playgrounds planned for Mclvor Reserve.



4. McIVOR RESERVE EXISTING CONDITIONS

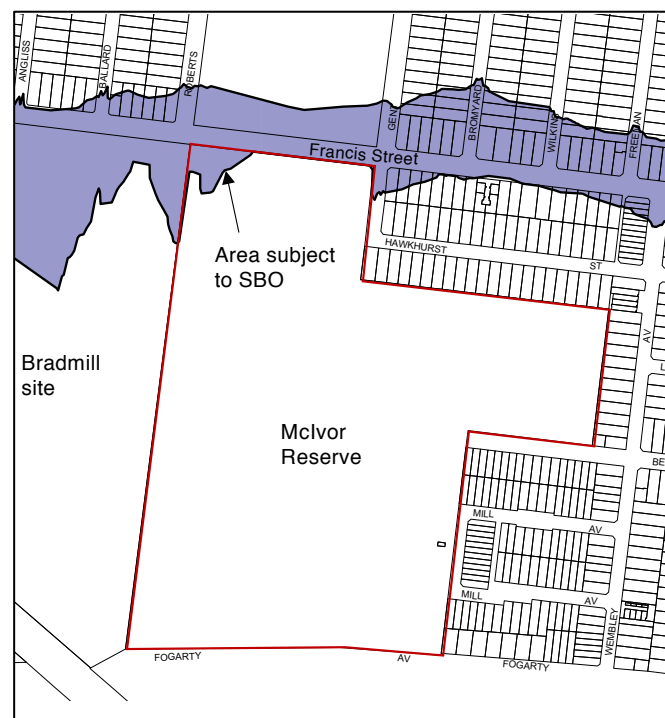
This section describes existing conditions at McIvor Reserve, including planning controls, physical infrastructure, and club membership.

4.1. Planning Controls

McIvor Reserve is a Council reserve of approximately 18.5 hectares and comprises one land parcel, including the reserve known as Hanks Reserve on which the baseball field is situated.

The reserve is zoned *Public Park and Recreation Zone*, an appropriate zoning for its primary functions and uses. The reserve is subject to only one planning overlay – *Special Building Overlay*, however, it is only the north west corner of the reserve that is impacted – refer Figure 5.

Figure 5 – Special Building Overlay, McIvor Reserve (Maribyrnong Planning Scheme)



The purpose of the *Special Building Overlay* is:

- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

The area of the reserve subject to the overlay is where the dirt access road along the reserve's west boundary intersects with Francis Street, and also includes a small section of the fenced dog off-lead area, and the adjoining pedestrian path. It is not expected that the overlay will unduly affect any planned improvement projects throughout the reserve.

4.2. Overall Site Analysis

A site analysis was undertaken by the consultant team in March 2021, and included a walk throughout the reserve and inspections of the pavilion/ clubroom buildings.

Figure 6 describes existing features within the reserve, and issues and opportunities that were considered during the master planning process.

Figure 6 – Mclvor Reserve Site Analysis Findings



There are two significant utilities that traverse the reserve:

- Figure 7 shows the alignment of two sets of powerlines owned by Jemena that run north-south along the western boundary that is shared with the Bradmill site. One set is a 66KV high voltage power line, and both require a 5 metre clearance to any physical structure built to its height or higher.
- Figure 8 shows the alignment of a Greater Western Water 600mm diameter water main running diagonally through the site from the north west corner of the reserve. This asset, and a likely easement of minimum 2 metres either side of the centre line of the pipe, has restrictions on the type of physical structure that is permitted to be built over it.

The project team has determined that it will not propose any developments in the master plan that would impact upon these services, due to the high cost to relocate them.

Figure 7 – Jemena Utilities

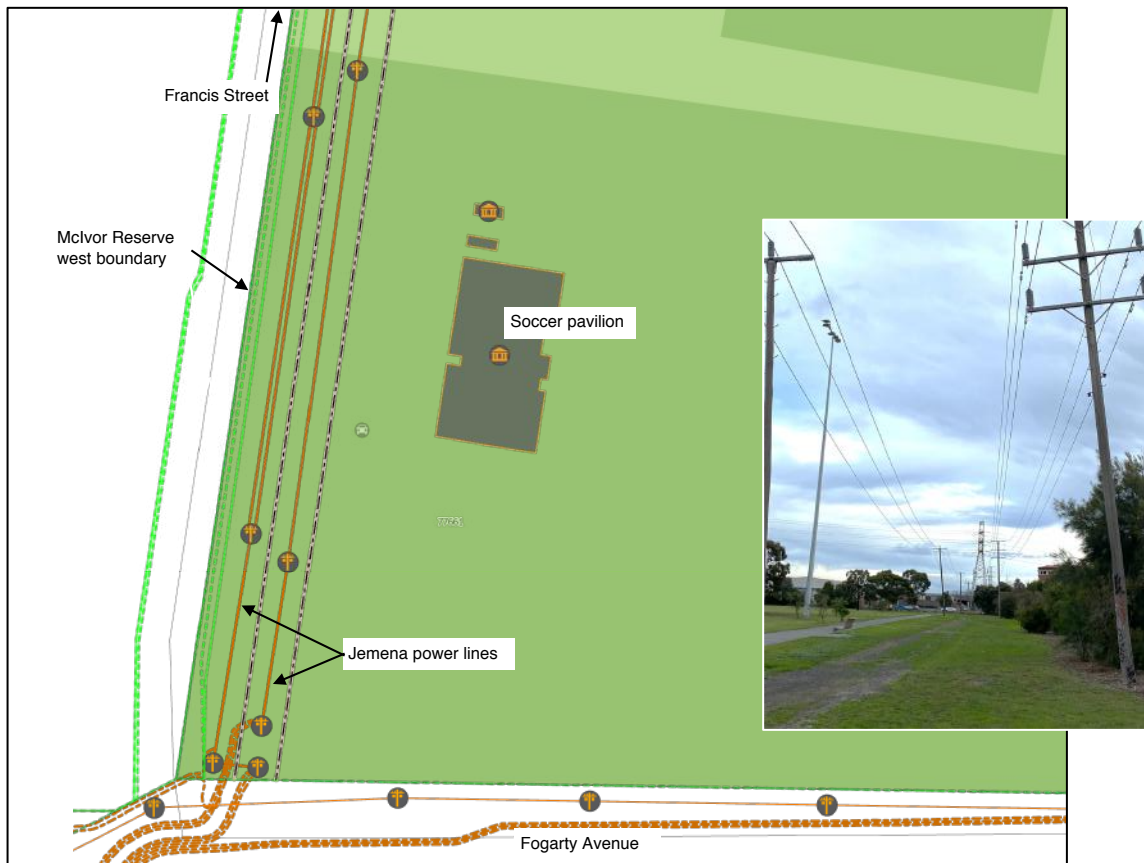
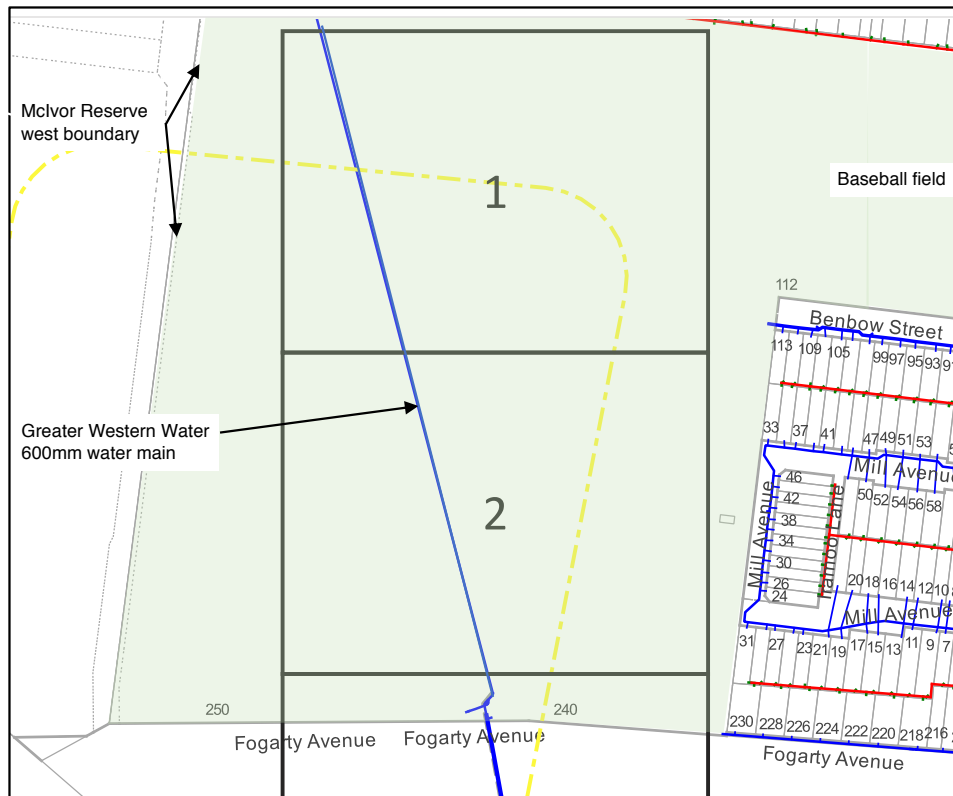


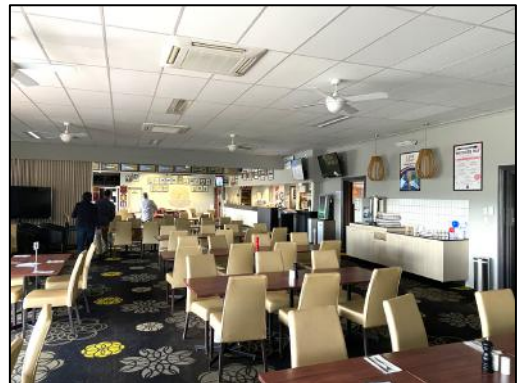
Figure 8 – Greater Western Water Asset



4.3. Bowls Precinct

The bowls precinct is an area leased to the Yarraville-Footscray Bowling Club; the current lease expires on 31 December 2023. It comprises three natural grass greens, a clubhouse, and an outdoor utility space for car parking and storage.

The greens are all compliant dimensions, and are in good condition. All greens are floodlit and have player shelters. The clubhouse is in good condition, although dated; it comprises of two main areas - a pokies room and a social/ club members area. The bowling members change room and amenity areas are in average condition, and the kitchen and associated facilities are not able to meet the demand generated from the club's social offerings to members and the local community. An outdoor deck overlooking the greens provides an additional space for the club to service its social members and casual visitors.



4.4. Baseball Precinct

The baseball precinct is situated on Hanks Reserve, which is included within the area referred as McIvor Reserve. It comprises one baseball field (not floodlit) and associated infrastructure, which conforms with most standards for a senior size competition baseball facility – a home run fence would make it fully compliant. The outfield of the baseball field was in good condition when inspected, however, the Footscray Baseball Club representatives indicated that it dries out during summer as there is no irrigation.

A baseball batting practice facility was constructed in 2021, and is situated in the north west corner of the baseball precinct. The pavilion presents well, and whilst it generally meets the needs of the baseball club, it has shortcomings when required for use by other sports clubs using the open sports field area. These include the limited number of change rooms (2), the small social room and kitchen/ canteen, and lack of dedicated first aid and umpires/ referees rooms. A key issue for the club is the lack of available onsite car parking to directly service the field and the pavilion.

4.5. Open Sports Field Area

The open sports field area dominates the reserve as its central core. It is a flexible-use, multipurpose outdoor sports field, which currently accommodates cricket in summer, and football and soccer in winter, and is also used as an exercise area for dogs off lead. A feature of the space is that it is fully floodlit from the perimeter, and it has a continuous sealed path around its perimeter with occasional bench seating.

The total area is approximately 6.2 hectares. The eastern third has been developed more than the balance of the space; it is more even; it has sub-surface irrigation; and the turf cover is fuller and more consistent. This section of the sports field accommodates the turf cricket oval used by the Yarraville Cricket Club, and the northern area is used extensively for football training and matches by the Yarraville Seddon Eagles Football Club, so has required a more developed playing surface. Figure 9 shows the difference in the turf quality between the east and the west.

Figure 9 – Cricket Oval Compliance Issues in the Open Sports Field Area



An investigative study carried out by SPORTENG (sports surface engineers) in 2019 to assess the condition of the turf of the open sports field found that it has numerous deficiencies including:

- Inconsistent and undesirable vegetation cover.
- Shallow topsoil, or no topsoil, that are likely to result in drainage problems in wet weather.
- Inconsistent surface characteristics.
- Surface irregularities.
- Poor irrigation uniformity.
- No formal drainage infrastructure noted.

Figure 9 also shows that the cricket ovals around pitches 4, 5 & 6, have dimensions that are less than the minimum standard for open age community club cricket (@ 50m radius from the centre of the pitch) meaning that each oval cannot be used concurrently for senior cricket. Pitch 3 is also not able to be used when the turf wicket oval (pitch 2) is in use.

4.6. Soccer Precinct

The soccer precinct is an area leased to the Yarraville Glory Football Club; the current lease has expired and is in overholding. It comprises one fenced senior pitch, a pavilion, and storage containers within the enclosed soccer compound, and the club utilises temporary pitches within the open sports field area during the winter season. The playing surface of the main pitch has dimensions of approximately 105m x 70m, and was in good condition at the time of the inspection. The floodlights were upgraded in 2022 to meet compliance for night matches.

The soccer pavilion is not fit for purpose for use by the Yarraville Glory Football Club. Issues include the limited number of player change rooms (x 4) and they are not compliant with Football Victoria guidelines, the referees change room is not gender neutral, the kitchen/ canteen is small, and there is no dedicated first aid room. The social room at 190sqm is generous in size, however, it is in average condition, and there are DDA constraints. Two meeting rooms on the first floor can only be accessed by stairs.

There is a lack of storage throughout the building, which has required two shipping containers to be sited within the soccer leased area.

There is no dedicated soccer goal storage area, which results in training goals being stored in an ad hoc fashion that detracts from the overall presentation of the soccer precinct.



4.7. Hockey Precinct

The hockey precinct is an area leased to the Footscray Hockey Club; the current lease has expired and is in overholding. It comprises two full-size pitches, and a smaller warm-up/ training pitch. The western pitch also accommodates lacrosse, and both pitches have floodlighting, which is not to minimum standard to host Premier League and Premier League Reserve night matches. The eastern pitch has recently had a compliant players dug-out and tech bench installed to the east side, and the western pitch requires the same to reach full compliance.

The hockey pavilion is in excellent condition, with only some minor DDA non-compliances evident. It comprises four player change rooms, a large social room and adjoining kitchen and canteen, a hockey merchandise store, and a gymnasium and meeting rooms on the first floor.

4.8. Other Areas / Facilities

A large fenced dog off-lead area (estimated 0.91 ha) is the key non-sporting active recreation facility on the reserve. It is a popular facility for locals and with people from outside the immediate area who drive to the reserve. The soil and surface of the dog park is compacted and is of poor quality, however, it has a good coverage of trees.



The playground is listed as a Municipal level playground in Maribyrnong City's playground hierarchy. It is in good condition and is well located centrally within the reserve in a high exposure site ensuring good surveillance.

A nearby BBQ/ picnic shelter is also in good condition.



4.9. Club Participation

The following tables provide a snap-shot of active club membership⁶ for the sporting groups that are based at Mclvor Reserve, and also includes the Yarraville Cricket Club and the Yarraville Seddon Eagles Football Club both of which have significant use of the sports fields at Mclvor Reserve for training and matches but are based at Yarraville Oval.

Table 1 outlines the number of teams and players/ participants in 2021, and shows that:

- there were an estimated 2,239 players associated with the seven clubs that utilise Mclvor Reserve.
- Of the five clubs that are based at Mclvor Reserve, they have a combined player number of nearly 1,100.
- Footscray Hockey Club has the largest player base, followed by the Yarraville Glory Football Club.

Table 1 – Club Teams and Players (2021)

Club	Number of Teams						Number of Players
	Senior Men	Senior Women	Junior Boys	Junior Girls	Junior Mixed	Total	Total
Yarraville Footscray Bowling Club	10	2	-	-	-	12	139
Footscray Baseball Club*	3	1	0	0	0	4	50
Footscray Hockey Club	10	10	6	5	2	33	550
Yarraville Glory Football Club (2022)	4	1	14	1	0	20	270
Yarraville Auskick	-	-	-	-	-	-	90
Yarraville Cricket Club	5	0	10	0	0	15	290
Yarraville Seddon Eagles Football Club	3	1	17	4	0	25	850
TOTAL	35	15	47	10	2	109	2239

* Summer season

Table 2 shows the trend of player/ participant numbers up to 2019 (pre-COVID); no clubs reported a decline a membership, which is not surprising given the population growth in Yarraville and surrounds.

Table 2 – Trend of Club Membership/ Participation to 2019

Sports Club	Stable	Increasing	Declining
Yarraville Footscray Bowling Club		◆	
Footscray Baseball Club	◆		
Footscray Hockey Club		◆	
Yarraville Glory Football Club (2022)	◆		
Yarraville Auskick	◆		
Yarraville Cricket Club		◆	
Yarraville Seddon Eagles Football Club		◆	

⁶ Active club membership are members playing sport; it excludes social members, volunteers and other registered club personnel

5. STAKEHOLDER AND COMMUNITY ENGAGEMENT

The Mclvor Reserve master planning project has been informed by extensive engagement and input from Mclvor Reserve user groups, the local community, and other key stakeholders. Engagement methods included one-on-one meetings with user groups, online options for community engagement, and face-to-face community information sessions.

A list and timeline of all stakeholder and community engagement activities is outlined below.

April 2021	One-on-one meetings with sports clubs based at Mclvor Reserve
April-May 2021	One-on-one meetings with other sports clubs and groups that regularly use the reserve
<u>Phase 1 Engagement</u>	
May-June 2022	Community engagement including online community survey via Council's 'Your City Your Voice' platform, a digital question and answer tool, two in-person information sessions in Mclvor Reserve on 26 & 30 May 2022), and a webinar
<u>Phase 2 Engagement</u> (public exhibition of the draft Mclvor Reserve Master Plan)	
November 2022 to January 2023	Community engagement including online community survey and virtual post-it boards via Council's 'Your City Your Voice' platform, five in-person information sessions held in Mclvor Reserve on 1 & 3 December 2022, and written correspondence was received from reserve user groups and other sporting organisations

Council sought to gain an understanding of the community view to the inclusion of an indoor sports facility at the reserve after the first round of meetings with sports clubs. Whilst this question then dominated the input and feedback from the community during both Phase 1 and Phase 2 engagement, there were nevertheless valuable contributions and discussions on general reserve upgrades and improvements received through these phases as well.

The number of respondents actively engaging and providing feedback during Phase 2 was significantly less (by a third) compared to Phase 1. During Phase 1, a total of 1,143 surveys were completed and 135 questions answered online, with 74% of online respondents identified as living in Yarraville. 130 residents attended an online community forum, and there were in-person conversations with around 100 attendees at the reserve. In addition there were three letterbox deliveries to 2,400 near neighbours.

During Phase 2, a total of 4,017 comments were received from 753 respondents across all engagement activities. Demographics were only captured for the survey where 66% of the survey respondents identified as an immediate neighbour, a Yarraville resident, or dog walker. The addition of the virtual post-it boards for feedback during Phase 2 provided opportunity for respondents to return multiple times to view and respond to new comments. More than 30% of the 1,657 posts and associated comments were made by a small cohort of posters, who were also responsible for 30 of the 394 survey responses.

Sections 5.1 provides a summary of the input received from reserve user groups at the commencement of the project (see Appendix 1 for a full write-up). Section 5.2 provides a summary of community feedback and input during Phase 1 Engagement. Comments from reserve user groups and from the community received during the Phase 1 engagement helped influence the development of the draft Mclvor Reserve Master Plan. Section 5.3 provides a summary of feedback from the Phase 2 engagement, which was the key driver of the changes to the draft master plan that are captured in the final Mclvor Reserve Master Plan.

5.1. McIvor Reserve User Groups

Meetings were held with sporting clubs based at McIvor Reserve, with clubs not based at the reserve but which have a high frequency of use, and other clubs/ groups with a regular use.

Common feedback/ themes from sports clubs include:

- Increase the reserve power supply to enable all floodlighting to operate concurrently.
- Increase the lighting along the perimeter paths and in the car parks.
- Install drainage and irrigation systems throughout the open sports field area and the baseball outfield, and upgrade the playing surfaces.
- Increase the provision of seats and shelters around the open sports field area.
- Provide public toilets and change rooms to service users of the western sports fields.
- Increase the provision for storage.
- Increase the provision for car parking, particularly the baseball and hockey precincts.

Key club-specific improvements are:

Footscray Baseball Club

- Install a home run fence and floodlights.
- Insufficient car parking to directly service the baseball field and pavilion.
- Upgrade the player dugouts and scorer's box.

Footscray Hockey Club

- The use of shrubs and trees along the perimeter fences results in leaf litter falling onto the pitches, tree roots lifting the pitch surface, and mould build-up.
- The number of available car parks is insufficient for top level matches, and the unsealed soccer car park used for overflow parking gets very wet and muddy in winter.
- Western pitch needs dugouts and a technical bench
- Floodlighting does not comply with minimum lux levels for Premier League and Premier League Reserves.



Yarraville Glory Football Club

- Upgrade the pavilion change rooms and social room.
- Seal the car park behind the pavilion (see right).
- Upgrade the surface of the main pitch.
- Quality of the surface of the open sports field area is poor, and install additional seating and shelters.
- The floodlighting around the open sports field area does not meet all needs for the club.



Yarraville-Footscray Bowling Club

- Potential to convert the western green to a synthetic surface and cover it.
- Extend and upgrade the bowls clubroom to enhance the facilities for club members and social members.

Yarraville Cricket Club

- Relocate the turf wicket oval to the north, adjacent to the Baseball Pavilion.
- Extend the cricket practice nets to include turf practice wickets.

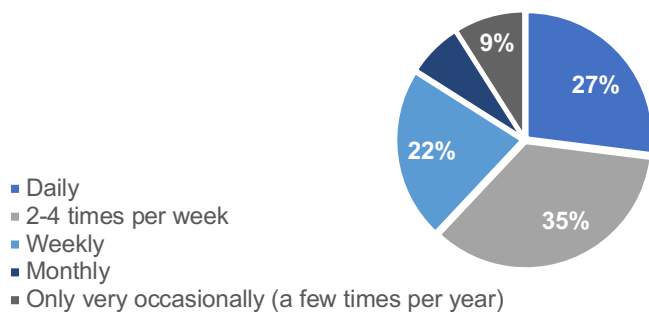
Yarraville Seddon Eagles Football Club

- Provision of an additional oval (two in total).
- Install player and coaches boxes.
- Supports baseball pavilion upgrades to improve the operational capability of the reserve for female and junior footballers, ie. need access to additional change rooms, and the existing canteen space is too small.

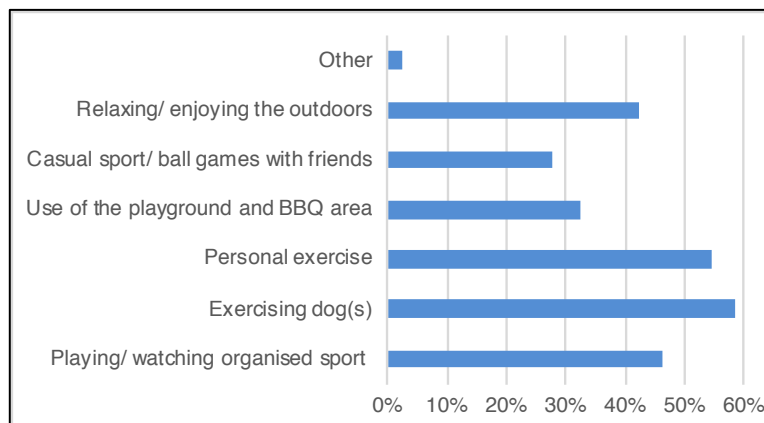
5.2. Community Feedback and Input

During the Phase 1 engagement, Council received 1,143 surveys via 'Your City Your Voice' that provided a variety of views around opportunities for the future development of McIvor Reserve. 60 – 100 members of the community also attended two face-to-face events with Council project staff, and 23 emails and letters were also received during the engagement period.

Nearly two-thirds (62%) of all online survey respondents said they visited the reserve either daily or 2-4 times per week.



Exercising dog(s) (59%), personal exercise (55%), playing/ watching organised sport (46%), and relaxing and enjoying the outdoors (43%) dominate people's reasons for visiting McIvor Reserve.



Proposal to build a six-court indoor sports facility at Mclvor Reserve

There was a split within respondents in relation to the potential for an indoor sports facility at Mclvor Reserve - 43% in favour; 45% against; and 12% were 'unsure'.

Supporters pointed to a shortfall of existing indoor facilities within the municipality, highlighting the impact this has on participation rates, training, and competition requirements for indoor sports clubs. Opponents, while generally supportive of an indoor sports facility to service Maribyrnong City, preferred it was built elsewhere. Key concerns revolved around loss of green space, associated impacts on trees and the existing fenced dog off-lead area, and traffic and parking congestion.

As part of a more general question asking survey respondents what they would like to see changed or improved at Mclvor Reserve, the inclusion of an indoor sports facility was ranked third, behind better lighting and improvements to the existing fenced dog off-lead area.

Fenced Dog Off-Lead Area

The most common reason for visiting Mclvor Reserve is to exercise dogs. The fenced dog off-lead area is a highly valued feature of Mclvor Reserve attracting dog owners from across the municipality. The highest proportion of dog owners use both the fenced dog park and the sports fields to exercise their dogs (56%), while 25% use the fenced dog park only.

The 102 respondents who do not use the fenced dog off-lead area stated as their reasons for not doing so:

- It does not suit the needs of their dog (has anxiety, cannot be off lead, and doesn't play well with other dogs).
- It is too small to exercise my dog.
- It is poorly maintained (weeds, faeces, mud).
- There are poorly behaved or untrained dogs.

Improvement projects for Mclvor Reserve

Feedback via all engagement methods confirmed Mclvor Reserve is a well-loved and frequently used site by both Yarraville residents and those from the surrounding suburbs of Kingsville and West Footscray. As with many open spaces in the municipality, it appears to have increased in social value during the COVID-19 lockdowns.

The community, through the online survey advocated for the following improvements:

- Better lighting throughout the reserve (34.9%).
- Improvements to the fenced dog off-lead area (31.3%).
- Indoor sports facility (20.2%).
- Better access to public toilets (17.0%).
- More trees to be planted and natural vegetation (15.0%).
- More shade/ shelter (13.4%).
- Upgrade to the surface of the open sports field area (13.3%).

5.3. Phase 2 Engagement on the draft master plan

Stakeholders comprising existing and potential user groups and the broader community, including neighbours and residents of Yarraville, were provided with an opportunity to give feedback on the draft Mclvor Reserve Master Plan endorsed at the Council Meeting held 15 November 2022.

During this engagement phase respondents were asked to provide feedback on the more than two dozen proposed upgrades generally, and separately across the four key categories:

- Sports upgrades
- Open space
- Amenities
- Parking and traffic

Across all engagement activities, a total of 4,017 comments were received from 753 respondents made up of:

- 394 surveys (from 351 contributors).
- 1,657 comments on the virtual post-it boards (noting that more than one third came from 10 individual posters largely in opposition to the draft Master Plan).
- 8 hard copy surveys.
- 275 comments from 65 attendees at in-person sessions.
- 22 pieces of written correspondence (from a mix of individuals and representatives of sporting groups and organisations on behalf of their several thousand members).

Many aspects of the draft Master Plan were well received, particularly on the need for public toilets, more activation spaces (such as the outdoor gym and linear path), more lighting, shade, and seating, and improved drainage for the fenced dog off-lead area and sports fields.

There was general acknowledgement of the need for a new indoor sports facility within the municipality - but there are ongoing concerns around impacts on the local environment if one was to be built at Mclvor Reserve. Green space and tree loss, along with the impact on the existing dog off-lead area, were the main issues raised, with traffic and other concerns associated with an increased use of the reserve specifically flagged by close neighbours during face-to face sessions. The majority of concerns and opposition came from respondents who identified largely as neighbours, Yarraville residents and dog walkers, who were most critical of the draft Master Plan generally, and who continued to oppose any departure from the status quo.

Conversely there were also comments expressing gratitude, relief and excitement at the release of the draft Master Plan, and the prospect of including a six-court indoor sports facility, given the existing shortfall and growing pressure this is placing on clubs. Those in support generally interpreted the inclusion of an indoor sports facility at Mclvor Reserve as an upgrade that would benefit the whole community - by improving social connection and cohesion, increasing health and wellbeing, and providing a critical outlet for young people.

The final Master Plan takes into consideration the range of views and sentiments expressed during the Phase 2 engagement, with the following changes and revisions to the draft Master Plan proposed:

1. Removal of any improvement projects to the Yarraville-Footscray Bowling Club leased area, including separating the development of the indoor sports facility from any proposals to renew or extend the clubroom, due the bowls club not supporting the draft Master Plan.
2. Retention of a larger proportion of the fenced dog off-lead area following the construction of the indoor sports facility.
3. Removal of the proposed additional internal reserve car parking to service the playspace users and the reserve sporting clubs. As a result, the existing playground and BBQ/ picnic area remain in place and unchanged, and won't require the removal of any trees.
4. Removal of the proposed angled car parking in Benbow Street, and as a result the baseball field will not be relocated 5-10 metres northwards (but the installation of the home run fence is retained).

5. Removal of a proposed new location for the east (baseball) pavilion, and as a result the current 7 space car park is retained and no trees in this locality will require removal.

In relation to the indoor sports facility, the following changes have been made to the final Master Plan following community feedback on the potential impact of the facility on the reserve and surrounding residents:

- Reduction of the footprint of the proposed 6 court indoor sports facility to reduce the total loss of open space from within the reserve.
- Inclusion of a design direction for the indoor sports facility that notes all public access into the facility will be from the west side.
- Amendment to the layout of the indoor sports facility to enable the car/ bus passenger drop-off zone to relocate southwards, reducing the area of the fenced dog off-lead area impacted by the proposed facility.

6. ISSUES AND OPPORTUNITIES

Key issues and opportunities considered during the preparation of the Mclvor Reserve Master Plan are grouped under the following headings:

1. Bradmill site
2. Open sports field area
3. Proposed indoor sports facility
4. Increased opportunities for recreation/ landscape embellishments
5. Responding to community and stakeholder feedback

The following sections include discussion and analysis for each area of the reserve planning.

6.1. Bradmill Site

The Bradmill site is bound by Francis Street to the north, Mclvor Reserve to the east, and the Newport freight railway line to the south west. It was formerly home to the Bradmill denim factory until 2007, and was later rezoned from industrial to residential and mixed-use in 2011. The *Bradmill Precinct Development Plan* was approved in 2012, and despite the site having multiple owners since, the plan still forms the basis for the proposed development of the site into a new residential area.



There are several components of the plan that have implications for the future use and development of Mclvor Reserve, not the least of which is the estimated 1,300-1,500 new dwellings (or approximately 3,000 new residents) that the development will accommodate. This new community will create new members for the sporting clubs based at Mclvor Reserve and surrounds, and will likely result in increased visitations for passive and active recreation despite new parks and open spaces also being planned within the Bradmill site.

The developers are required to build a new road (Mclvor Road) along the eastern boundary of the Bradmill site that will connect Francis Street in the north to Fogarty Avenue in the south. This new road has been designed with shared pedestrian and bicycle paths and to directly interact with Mclvor Reserve. It creates an opportunity to utilise the existing dirt access road running north-south along the west boundary of Mclvor Reserve for other uses, including car parking.

Development within the Bradmill site is based around a central open space corridor that will be lined with wide, tree-lined nature strips with a shared path and passive recreation areas, creating a green corridor which directs views and pedestrian/ cycling traffic towards Mclvor Reserve.

Some relevant design principles for the Bradmill site that have informed the Mclvor Reserve master plan development include:

- The new Mclvor Road will intersect with Francis Street and Robert Street to the north at a new signalised intersection.
- The existing gravel access road into Mclvor Reserve along the western boundary of the reserve will be closed and formalised as a car park with new tree planting.
- Provision of pedestrian links between the development site and Mclvor Reserve at key activity and intersection points.

6.2. Open Sports Field Area

As reported in Section 4.5, the open sports field area is currently used as a multipurpose sports precinct for predominantly cricket, soccer and football – see Figure 10 for the cricket pitch numbering. **The cricket use** is largely for junior and senior matches, except when fielding practice is taking place as a complementary activity to the use of the cricket practice nets by the Yarraville Cricket Club.

Figure 10 – McIvor Reserve Cricket Oval Layout



The key issues currently for cricket are:

- The short boundaries for cricket ovals 3, 4, 5 & 6 make these suitable for junior matches only when being used concurrently, and in some instances require boundaries for adjacent ovals to intersect or overlap when being used for senior cricket. Cricket Australia guidelines recommend a minimum 2.0m buffer between boundary lines of adjacent ovals to reduce potential conflicts between grounds and games being conducted concurrently.
- Not all of the synthetic cricket wickets meet Cricket Australia guidelines, as some are less than the recommended minimum width of 2.8m, and some have flared ends.
- The location of the turf oval to the south east (cricket oval 2) means it does not have a direct access to change rooms and amenities. This oval is used by Yarraville Cricket Club's 3rd XI and 4th XI teams. The club is affiliated with the Victorian Sub-District Cricket Association, the second level of domestic cricket in Victoria. The Secretary of the VSDCA in a letter dated 10 March 2020 to the Yarraville Cricket Club noted that the lack of pavilion facilities for players and umpires, and poor access to toilets was a concern for the Association based on the number of complaints received from visiting clubs. The Secretary stated, *"We understand that this is a 3rd & 4th XI ground, and is not your club's home base, however the Board considers that based on the number of complaints received, it is now appropriate that you engage Council to see if any improvements to the Reserve can be considered"*.

The master planning project is the ideal time to respond to the above constraints. Four senior cricket matches with minimum 50m radius boundaries can be played concurrently on cricket ovals 1, 2, 4 & 6. This capability will be retained as a minimum in the future, and it will be recommended that the turf wicket oval be relocated to the north east oval (pitch 1) to provide players with direct access to the baseball pavilion for changing, toilets and kitchen facilities. The Yarraville Oval

master plan project, which was conducted in parallel with the Mclvor Reserve master planning project, has not been able to identify a location within the Yarraville Oval environs for turf training cricket pitches off the playing surface. As a result, the Mclvor Reserve master plan is recommending an 9 pitch turf training facility be constructed to the east of the current cricket practice nets, and for the Yarraville Cricket Club to base all training at Mclvor Reserve in the future. The relocation of the turf cricket oval and the new turf practice facility to the north of the open sports field area will require the current turf maintenance shed adjacent to the turf oval in the south east to be relocated to the practice nets area.

In order to continue to provide the opportunity for a minimum of four junior cricket matches to be played concurrently, the master plan shows a new synthetic cricket wicket installed on the western side of the north east turf centre wicket table. Whilst not a common combination at turf cricket grounds, the synthetic wicket could be used by Yarraville Cricket Club lower age teams (U11 and U13) on Friday nights and Saturday mornings with little impact on the turf pitch prepared for that afternoon's 3rd XI or 4th XI matches.

The soccer use of the open sports field area is for training and matches, largely through the use of two temporary pitches: one full-size pitch set out east-west between cricket ovals 3 & 4; and a junior size pitch set out north-south to the west of cricket oval 4. Due to the continued growth of soccer throughout Maribyrnong City, including at the Yarraville Glory Football Club, the master planning project has investigated options to maximise the number of full-size pitches (100m x 65m) across the open sports field area (U14 teams and over require senior size pitches for matches). By reducing the number of synthetic cricket wickets from five to four, up to six full-size soccer pitches are possible, plus two junior pitches (70m x 50m) – refer Appendix 2 for this layout. This layout would impact the use of the open sports field area for football training and matches, so the master plan is showing provision for up to two full-size pitches and one junior pitch during the winter season, which is an increase on the club's historic use of open sports field area.

Yarraville Glory Football Club has advocated for access to a second pitch all year round to accommodate its summer program whilst at the same time not overusing the main pitch. Whilst it will not be possible to convert any of the proposed soccer pitches within the open sports field area to synthetic (as it would compromise one of the cricket ovals), the master plan does support the option to convert the club's main soccer pitch to synthetic, if required to meet increased participation. With the installation of new floodlights, this will allow the club to increase the use of the main pitch significantly.

The current football use of the open sports field area is largely by the Yarraville Seddon Eagles Football Club's junior teams and women's team for training, and for most of its junior teams for matches. Currently, one temporary oval is set out over cricket oval 1 with approximate field of play dimensions of 135m long x 100m wide. The club has indicated that it requires access to a second oval to better meet current and future demand. Whilst an option exists for the club to increase its use of Hanmer Reserve and Greelish Oval within the Yarraville Gardens precinct, the master plan is showing the potential for a second junior-size oval (140m x 90m) in the north west section of the open sports field area with an east-west orientation to enable two full-size soccer pitches to the south to be used concurrently.

By reducing the number of synthetic cricket wickets from five to four, a senior-size football oval (165m x 135m) can be set out in the centre of the open sports field area without overlapping onto any of the cricket wickets. This single oval configuration would likely only be available for one-off training sessions or matches, as it would impact the functionality and practicality of the use of the open sports field area for soccer training and matches by the Yarraville Glory Football Club. The single football oval configuration allows two full-size soccer pitches and two junior pitches to be set up either side of the oval (see Appendix 2), however, the closeness of the boundaries and sidelines of adjoining football and soccer pitches would create challenges for players, officials and spectators when training and matches were undertaken concurrently. In addition, some of the soccer pitches would end up being some distance from the soccer pavilion and amenities, which would not be ideal for soccer players, officials and spectators.

With the need to relocate one floodlight tower as a result of the expansion of the cricket practice nets, it presents an opportunity for Council to review the effectiveness of the total floodlighting system around the open sports field area, particularly with the proposed reconfiguration of the winter sports layout.

The open sports field area is also an area where **dog off lead exercise can continue occur** when there are no organised sporting activities taking place, which will help mitigate the impact of a reduced enclosed dog off-lead area following the construction of the indoor sports facility.

6.3. Proposed Indoor Sports Facility

Council had commenced a separate project prior to the master planning project to assess 11 potential sites throughout the City of Maribyrnong on which to develop an indoor sports facility (ref: Maribyrnong Indoor Sports Stadium Strategy 2018). Mclvor Reserve was one of the 11 sites and was included as a consideration for inclusion in the master plan.

A summary of the design brief for the new indoor sports facility is:

- 6 courts, with courts to be multisport lined, but accommodate the sport with the largest footprint, ie. a full-size netball court
- Capability to include a show court for seating for 1,000 people
- Minimum 4 player change rooms, potentially two large change rooms that can be split into four smaller change rooms, and referee change rooms
- Stadium administration
- Community function room and 2 meeting rooms/ flexible multipurpose spaces
- Café
- Storage
- Building Area estimated 7,800sqm
- Parking for minimum 250 cars

In addition, it was determined through the master planning study that externally accessed change rooms and storage to service the user groups utilising the western section of the open sports field area should be included in the scope of the facility, as well as externally accessed public toilets.

6.3.1. Site Options Within Mclvor Reserve

Two sites were investigated to locate an indoor sports facility and associated car parking at Mclvor Reserve:

1. Northern site, and to integrate with a new/ upgraded bowls clubroom building for the Yarraville-Footscray Bowling Club.
2. Southern site, and to integrate with a new pavilion for the Yarraville Glory Football Club.

Northern Site

The northern site option for the indoor sports facility is located between the bowls clubroom and the open sports field area. This option requires the eastern section of the existing fenced dog off-lead area to be incorporated within the facility footprint, some of the open space area south of the dog park, and the western section of the northern reserve car park.

The strengths and constraints of this option are summarised in the table on the following page.

STRENGTHS	CONSTRAINTS
<ul style="list-style-type: none"> Available land will optimise the opportunity to design and construct the stadium to meet accommodate all core operational needs and performance Can incorporate/ integrate any bowls clubroom development (economies of scale) Can incorporate change rooms to service the western sports field users (consolidates the built form on the reserve) Does not encroach into the open sports field area, including any shadowing impacts Can utilise the existing dirt road for a majority of stadium car parking (small loss of open space to service car parking) Majority of traffic accessing the stadium will come to the west of the reserve off Francis Street (reduced impact on local residents) 	<ul style="list-style-type: none"> Reduces the size of the fenced dog park (but offset by the proposed additional shared pedestrian/ fenced dog off lead exercise area around the baseball outfield) Reduces the publicly accessible open space available within the reserve Requires some additional car parking to be provided on the eastern side of the reserve to accommodate the bowls, baseball, football and cricket uses within the reserve Requires the removal of trees, however, offset planting throughout the reserve can mitigate this loss

Southern Site

The southern site option for the indoor sports facility is located predominantly on the site of the gravel car park and part of the Yarraville Glory Football Club leased area and pavilion. The strengths and constraints of this option are summarised in the following table.

STRENGTHS	CONSTRAINTS
<ul style="list-style-type: none"> Can incorporate a new facility for the Yarraville Glory Football Club (economies of scale) Can incorporate change rooms to service the western sports field users (consolidates the built form on the reserve) Results in little overall reduction in the publicly accessible open space available within the reserve Has no impact on the fenced dog off-lead area Re-purposes a section of the reserve that currently detracts from the overall amenity of the reserve – the large gravel car park 	<ul style="list-style-type: none"> The available footprint is constrained between the powerlines to the west and the soccer pitch to the east, which likely result in some features of the stadium being compromised, eg. the show court, high exposure entry/ arrival experience Requires encroachment into the open sports field area that reduces the number of full-size soccer pitches possible within the open sports field area, and which also will impact the flexibility of use of the space Reduces the area available for spectator viewing around the main soccer pitch Requires some of the stadium car parking to be provided under the stadium (additional cost) Some traffic will be required to access the stadium from Fogarty Avenue (impact on local residents) Additional traffic and car park needs generated by the stadium use will likely impact upon the availability of car parking for soccer and hockey on some occasions. (Footscray Hockey Club currently utilises the gravel car park for overflow parking, and has indicated that it actually requires additional car parking, not less, to service the spectator needs for its higher level teams)

Figure 11 illustrates the constraints of the southern site option to accommodate a 6 court indoor sports facility, including:

- The less than optimal footprint area.
- The need to encroach into the open sports field area.
- The spatial impact on the soccer precinct, especially outdoor spectator viewing areas.
- The challenge for car parking, including a net reduction of available on-street car parking to service the hockey precinct.

Figure 11 – McIvor Reserve Cricket Oval Layout



Comparison of Tree, Car Parking and Open Space Changes

An analysis of the impact on trees, car parking, and unencumbered open space throughout the reserve was undertaken for each master plan option. Tables 3, 4 and 5 show the results from the analysis.

Explanatory Notes:

1. Aerial images were used to count existing trees and car parking spaces.
2. For trees, no detailed assessment of their significance or retention value were made.
3. The location of new trees in the options assessment and shown in the draft master plan were indicative only.
4. For car parking, the count of existing car parks in the dirt access road along the western reserve boundary and within the south west gravel car park were estimates.
5. The number of car parks possible under the southern section of the stadium in the southern site option was estimated to be 150.
6. Existing disabled car parks were included in the total for existing car parks; for proposed new car parks, no specific allowance was made for disabled car parks.
7. The change in use of open space was based usable or unencumbered open space only, ie. the fenced sports precincts, the fenced dog off-lead area, and the car parks where the footprint of the stadium is proposed to be constructed were not included as open space with a changed use, as these are already considered as encumbered open space.

See Appendix 3 for maps showing the full data relating to the change in the number of trees across the reserve for each option, Appendix 4 for the location of existing and proposed new car parking for each option, and Appendix 5 for the changed use of unencumbered open space.

Table 3 – Change in Tree Numbers for each Site Option

Option	Tree Loss	Tree Gain	Net
Northern Site Option	163	196	33
Southern Site Option	85	173	88

Table 4 – Change in Car Park Numbers for each Site Option

Option No.	Car Parking		Gain
	Existing	Proposed	
Northern Site Option	540	795	255
Southern Site Option	540	836	296

Table 5 – Change in Open Space for each Option

Option No.	Open Space		% Changed Use
	Total Existing	Changed Use	
Northern Site Option	18.5ha	0.47ha	2.54%
Southern Site Option	18.5ha	0.22ha	1.19%

Preferred Option

Based on the significant constraints of the southern site option (including additional cost to underground car parking), and the importance of the new indoor sports facility for the current and future sporting needs of the Maribyrnong City community and therefore the need to ‘get it right’, the master plan is supporting the northern site option.

As noted in Section 5.3, the following changes to the northern site option and layout of the indoor sports facility have been embraced, as a result of the community feedback received during the Phase 2 community consultation when the draft master plan was available for community feedback.

- Reduction of the footprint of the 6 court indoor sports facility to reduce the total loss of open space from within the reserve.
- Inclusion of a design direction for the indoor sports facility that notes that all public access into the centre will be from the west side.
- Amendment to the layout of the indoor sports facility that enables the car/ bus passenger drop-off zone to relocate southwards, which reduces the area of the fenced dog off-lead compound that will be impacted by the facility.

6.4. Increased Opportunities for Recreation/ Landscape Embellishments

The McIvor Reserve master planning project has identified opportunities to enhance the provision of active recreation infrastructure. The recreational facilities that currently exist at the reserve are restricted to the pedestrian path network and the playground and BBQ/ picnic areas.

The relocation of the turf centre wicket to the north east oval, and the relocation of the turf maintenance shed, opens up the south west corner of the reserve as a potential site for a new outdoor gym (see picture). The site currently includes some power boards and other infrastructure, however, the removal of the shed and the potential to utilise some of the adjacent sports field area combine to make the size of the site usable.



The baseball pavilion is not fit for purpose for use by the Footscray Baseball Club and the other users of the open sports field area. Issues include the limited number of change rooms, the small social room and kitchen/ canteen, and lack of dedicated first aid and umpires rooms. The master plan is supporting the long-term renewal or replacement of the pavilion in its current location.

The draft master plan noted the potential for a half-court basketball pad, rock climbing wall, tennis hit-up wall and/or other active recreation facilities suitable for youth and young adults (example pictured) if the baseball pavilion was relocated south.



With the pavilion now not recommended to be relocated, but acknowledging the high level of support received for such equipment during the Phase 2 consultation, consideration could be given to utilising the open space north of the playground to locate some of these active recreation equipment options, or within or adjacent to the existing playground with any future renewal of the equipment and the space. The final master plan has not included the potential for installing active recreation equipment, as the locations would need to be tested with community input.

The reserve has an excellent pedestrian path network, some of which accommodates a shared pedestrian and bicycle path. A perimeter path around the baseball outfield field will add to the network, and help activate an area of the reserve that is otherwise underutilised.

With the ongoing development of the reserve and its appeal as a destination for families, some additional seats and shelters are recommended to be installed around the open sports field area. The shelters could be used for family picnics and by sport spectators and cricket scorers.

6.5. Responding to Community and Stakeholder Feedback

Extensive engagement with the sporting clubs that use the reserve, and with Yarraville residents and the broader Maribyrnong community, has informed the development of the McIvor Reserve Master Plan. The following pages provide a detailed description of the feedback from clubs and community members and the changes that have been made to the master plan in response.

6.5.1. Sporting Clubs Input

Club Input	Master Plan Action/ Response
Common Themes from Clubs	
1. Increase the reserve power supply	Power supply to be increased to enable all sports floodlighting to operate concurrently.
2. Increase lighting along paths and in car parks	Additional lighting along paths and in car parks directly servicing pavilions/ clubrooms is recommended.
3. Upgrade the surface of the open sports field area	New irrigation and drainage systems are proposed to be installed across the entire open sports field area, and a new sand rootzone layer and Santa Ana couch grass is recommended. The floodlighting system is also recommended to be reviewed.
4. More seats and shelters around the open sports field area	10 bench seats and 6 new bench seat-shelter combinations are recommended to be installed around the open sports field area with flexibility for use for family picnics and by sport spectators and cricket scorers.

Club Input	Master Plan Action/ Response
5. Access to public toilets	Master plan supports new public toilets in the western section of the reserve to service public needs and sports clubs allocated use of the open sports field area. A new public toilet is also recommended east of the playground and the BBQ/ picnic facilities.
6. More storage	All new pavilion/ clubroom buildings are recommended to incorporate additional storage for clubs, and a new shared store is recommended with the new external change rooms associated with the indoor sports facility.
7. More car parking	Master plan provides for an additional estimated 180 car parks, most of which are proposed along the western road reserve to minimise the loss of usable open space (refer Appendix 6). Master plan supports sealing the south west gravel car park located next to the soccer precinct (180 spaces).
Club-Specific Input	
8. Yarraville Footscray Bowling Club: - Convert the western green to synthetic, and cover it - Extend and upgrade the bowls clubroom	These two projects were initially supported in the draft master plan, however, the bowls club did not support the plan so the projects were subsequently removed.
9. Footscray Baseball Club: - Install floodlights - Insufficient car parking to directly service the field and pavilion - Installation of a home run fence is required to achieve high level competition compliance	Master plan supports this project as an enabler to facilitate club growth given it is restricted to the use of one baseball field. Master plan has not been able to increase the car parking directly servicing the baseball precinct. Master plan supports this project, as it will also enable the area between the home run fence and the neighbouring properties to be activated (new pedestrian path).
10. Footscray Hockey Club: - Use of shrubs and trees along the perimeter fences creates maintenance issues for the pitches - Insufficient car parking to meet demand - Western pitch needs dugouts and a technical bench - Floodlights are not compliant for the highest level of competition played at the centre	Master plan supports the removal of shrubs/ trees along the hockey precinct's northern perimeter fence, and changing the species of the vegetation buffer outside the east fence. See No. 7 above. Master plan supports this project and the upgrade of the floodlights to enable the pitch to achieve full competition compliance
11. Yarraville Glory Football Club: - Install competition compliant floodlights around the main pitch - Upgrade the pavilion - Seal the car park adjacent to the main pitch - Improve the quality of the surface and floodlighting of the open sports field used for soccer	Completed in 2022 Master plan supports this project as the pavilion contains various building non-compliances. See No. 7 above. Master plan supports the upgrade of the surface open sports field area (levelling, irrigation, drainage) and a review of the effectiveness of the floodlighting system.
12. Yarraville Cricket Club: - Install turf wickets at the cricket practice nets	Master plan supports the installation of 9 turf practice pitches east of the existing synthetic practice wickets, as the Yarraville Oval Master Plan was unable to identify a suitable location for off-oval turf practice nets. This site will

Club Input	Master Plan Action/ Response
<ul style="list-style-type: none"> - Relocate the turf wicket oval to the north, adjacent to the eastern (baseball) pavilion 	<p>consolidate all practice wickets thereby minimising the impact on open space.</p> <p>Master plan supports this project given the new turf practice pitches will be located north of this oval, and it will bring the players closer to the east (baseball) pavilion. The relocated turf maintenance shed will have convenient access to all turf wickets.</p>
<p>13. Yarraville-Seddon Eagles Football Club:</p> <ul style="list-style-type: none"> - Access to a second football oval - Install player and coaches boxes - Baseball Pavilion upgrades to improve the operational capability of the reserve for female and junior footballers 	<p>Master plan supports this request and shows how a junior football oval can be accommodated in an east-west orientation in the north west corner, which will still allow soccer pitches to be used concurrently in the south.</p> <p>These are not supported due to the competition level (juniors) of football matches played and the impact they will have on the open space amenity in this area of the reserve.</p> <p>Master plan supports renewal of the eastern (baseball) pavilion, or a new one, with additional change rooms that are female-friendly, and a larger kitchen/ canteen for use by all user groups.</p>

6.5.2. Community Input

Community Input	Master Plan Action/ Response
Proposal to build a six-court indoor sports facility	
<p>14. While there is a portion of the community that supports the inclusion of an indoor sports facility at Mclvor Reserve, there is also a portion of the community that opposes the inclusion of the facility.</p> <p>Key reasons for supporting the proposal:</p> <ul style="list-style-type: none"> - current inadequate provision of courts within the municipality to support basketball, netball, futsal, indoor hockey, table tennis, badminton and squash, and indoor leisure spaces to support gymnastics and dance - there is current high demand for access to basketball and netball courts - Safe inclusive facilities for women and girls - there is enough space - Western suburbs are comparatively lacking and there is a view an indoor sports facility at Mclvor Reserve would be an upgrade that would benefit the whole community - by improving social connection and cohesion, increasing health and wellbeing, and providing a critical outlet for young people 	<p>Master plan supports a new 6 court stadium within the reserve that will have some courts multi-lined to accommodate different court sports, and which also contains multipurpose, flexible-use rooms</p> <p>Master plan supports a new 6 court stadium within the reserve, of which all courts are likely to be line-marked for both basketball and netball, including a show court to accommodate domestic competition and schools finals, and higher level matches</p> <p>Master plan supports a new 6 court stadium that will accommodate a range of sports and leisure activities suitable for women and girls</p> <p>The stadium location includes areas set aside for car parking</p> <p>Mclvor Reserve is supported by an extensive road network and cycling/ walking paths to facilitate good access to most suburbs in Maribyrnong City, and beyond to other western suburbs</p>

Community Input	Master Plan Action/ Response
<p>Key reasons/ issues for opposing the proposal:</p> <ul style="list-style-type: none"> - loss of green open space - loss of trees - impact on the fenced dog off-lead area - traffic and parking congestion 	<p>The indoor sports facility footprint has been sited to minimise the impact on publicly accessible open space by:</p> <ul style="list-style-type: none"> - utilising a portion of the existing eastern car park - utilising a portion of the fenced dog off-lead area. <p>An estimated 3.3% of the reserve will be occupied by the indoor sports facility</p> <p>The indoor sports facility footprint will require the removal of an estimated 81 trees to accommodate the facility (refer Appendix 7). A comprehensive tree planting program within the reserve to offset the total estimated loss of trees from full implementation of the master plan will realise a net gain of 114 trees.</p> <p>The stadium footprint requires approx. 17.6% of the existing area of the fenced dog off-lead area to be set aside for the stadium and vehicle access. The revised area of the fenced dog off-lead area will be an estimated 0.75 hectares (down from 0.91 hectares), which is still larger than most municipal dog parks.</p> <p>Further, the master plan supports a range of improvements to the fenced dog off-lead area to enhance its usability, including converting sections of the surface to granitic gravel, renewing the equipment, and installing bench seats and dog water bowls.</p> <p>In addition, the open sports field will continue to be available as a dog off-lead exercise area.</p> <p>The indoor sports facility will require all traffic to access the facility from the western side of the reserve off Francis Street, thereby significantly reducing any traffic impact on local streets. The master plan shows an adequate supply of car parking to service a six-court indoor sports facility (industry benchmark of 250 car parks) whilst still meeting the parking needs of users of other sports precincts within the reserve environs.</p> <p>All additional car parking is able to be accommodated within the reserve, with a majority provided within the existing road reserve along the reserve's western boundary, and by using the south west gravel car park, with the benefit of minimising impact on usable open space. There is currently provision for an estimated 540 car parks throughout the reserve, including the car parking available within the bowls club leased area. The master plan shows a car parking net gain of approx. 180 for a total of 720 'in-reserve' car parks (refer Appendix 6). There is also overflow car parking available across Francis Street in Gent Street.</p>
15. Upgrade surface of the open sports field area	Refer No. 3 above

Community Input	Master Plan Action/ Response
Other Reserve Improvement Projects	
16. Better lighting throughout the reserve	Master plan supports additional lighting along paths and in car parks
17. Improvements to the fenced dog off-lead area	<p>Master plan supports a range of improvements to enhance the fenced dog off-lead area:</p> <ul style="list-style-type: none"> - installing double gate combinations to each entrance to enhance dog safety/ security - installing shelters at each entrance, with sensor lights - converting some sections of the fenced dog off-lead area surface to granitic gravel to increase its durability - renewing and adding to the equipment - installing bench seats - installing combined drinking fountains/ dog water bowls
18. Indoor sports facility	Refer No. 14 above
19. Better access to public toilets	Refer No. 5 above
20. More trees to be planted and natural vegetation	The master plan supports an extensive tree planting program that will realise a net gain of an estimated 114 trees
21. More shade/ shelter	The master plan supports 6 new bench seat/ shelter combinations to be installed around the open sports field area (refer No. 4 above), and the additional trees to be planted throughout the reserve (including in car parks) will provide increased natural shade
22. Upgrade surface of the open sports field area	Refer No. 3 above

7. McIVOR RESERVE MASTER PLAN

7.1. Master Plan Development

The McIvor Reserve Master Plan has been developed after consideration and analysis of information collected during the project from the following sources:

- Local influences including the demographic profile of Yarraville and the City of Maribyrnong, and the directions and recommendations contained in relevant Council background reports.
- Site analysis by the project consultant team.
- Engagement with McIvor Reserve user groups, local residents, informal users, and the broader Maribyrnong City community.
- Analysis of key issues and opportunities.
- Input and direction from Council staff.

The key design drivers for the development of the master plan were:

1. Provision of compliant and fit for purpose sporting facilities, particularly to encourage female and junior participation.
2. Consolidation of buildings and co-location of user groups.
3. Maximise opportunities for increased passive and active recreation use of the reserve.
4. Further development of the parkland setting of the reserve.

The key directions and recommendations identified in the master plan are described in the following pages, and should be read in conjunction with the illustrated master plan on the following page.



LEGEND

- Existing building
- New building
- Proposed indoor sports centre
- Existing building to be demolished
- Existing vegetation
- Proposed tree
- Synthetic turf
- Existing High Voltage power lines
- Cricket
- Soccer
- Football
- Proposed Floodlight
- Existing Floodlight
- Water Main
- Car parking existing
- Car parking new

Site-Specific Improvements

- New signalled intersection and pedestrian crossing on Francis St
- Upgraded fenced dog off-leash area
- Proposed new access into the fenced dog off-leash area, with shelter
- Existing leased area of the Yarraville Footscray Bowling Club
- Bowling club building
- Existing cricket pitch
- Existing 90 degree parking along the perimeter of the open sports field area, some under shelters as shown on plan
- Existing 90 degree parking along the west side of Gent St to provide event day overflow parking for McIvor Reserve, if required
- New 6-court indoor sports facility, with all access from the McIvor Rd side of the building
- Car bus passenger drop-off zone at sports facility forecourt entrance
- New change rooms and public toilets to service the western grounds of the reserve (est. 270 spaces)
- New McIvor Rd located on the Bradmill site, and when constructed will provide access to new reserve car parking along the western side of the reserve (est. 270 spaces)
- Advocate to power authority for the consolidation of the two rows of powerlines into a single row, and for that single row to be placed underground
- Level the open sports field area and install irrigation and drainage
- Level the open sports field area and install irrigation and drainage
- Use the open sports field area as a dog off-leash area when not being used for organised sport training and competition
- Existing turf centre wicket in the south east to be relocated to the north east, and a synthetic pitch installed alongside it
- New cricket turf practice pitches (9), and a new turf maintenance shed
- Redesign and upgrade floodlighting around the open sports field area to meet minimum Australian standards
- New public toilet
- New change room and SBOC picnic shelter
- New path and landscape improvements to activate the linear bushland area
- Area will not be enclosed at each end but will be designated as a dog off-leash area
- Level the baseball field area and install irrigation and drainage systems
- New baseball home run fence with some gates
- Upgrade the dugouts and scorers box
- Install car parking and floodlights subject to consideration of the intersection and lighting
- New upgraded pavilion to service baseball and the eastern grounds of the open sports field, when the current pavilion reaches the end of its functional life
- Remove equipment shed and install an outdoor gym
- Reconsider the vegetation buffer species along the hockey perimeter fence to mitigate tree root encroachment and leaf litter impacting the pitch surface
- Upgrade floodlighting to LED competition standard
- Upgrade the perimeter fence to a 1.8m high security fence and plant additional trees to frame the open sports field area
- Install hockey player benches, a touch bench, and a built store
- New soccer goal storage compound
- New tiered spectator viewing terraces for soccer and hockey
- Upgrade the soccer pitch by installing drainage, irrigation and warm-season turf
- Potential to convert the surface to synthetic turf, if required to meet
- Level the soccer pitch
- New soccer pavilion with change rooms and amenities to service the main pitch and the pitches in the south west corner of the open sports field area
- Seal and formalise the gravel car park (est. 80 spaces)
- New car park (est. 42 spaces)
- Create four cricket ovals that each have a minimum boundary radius of 50m that do not overlap

Reserve-Wide Improvements

- Install additional path lighting and lighting in car parks
- Directly servicing pavilions/clubrooms
- New Tree Planting throughout reserve
- Include Tree Planting and WSUD in new and existing carparks
- Additional landscape edge treatments
- Install wayfinding signage – directional and functional (eg. signs to denote sports fields)
- Increase the reserve power supply

Sports Field Dimensions

- Cricket – min. radius 50m
- Soccer large – 100m x 65m
- Soccer small – 70m x 50m
- Football – 115m
- Baseball – 140m x 90m
- Soccer enclosed – 100m x 65m

McIvor Reserve Master Plan

MARCH 2023

memla

Simon Pearce

Maribyrnong

Recommended project proposals and directions

1. New signalised intersection and pedestrian crossing on Francis Street

This project forms part of an overall project for the construction of the new Mclvor Road that will service the new residential estate within the former Bradmill site. It will also support traffic accessing the proposed new car parking in Mclvor Reserve, and will provide a safe crossing point over Francis Street for pedestrians accessing the reserve from the north.

2. Upgraded fenced dog off-lead area

The community through the engagement processes provided feedback about the condition of and available facilities at the fenced dog off-lead area; issues included the poor condition of the surface, the need for more activity/ equipment options for dogs, lack of seating, and the need for a two-gate entry/ exit sequence to enhance security for dogs. The master plan supports converting some sections of the fenced dog off-lead area surface to granitic gravel, renewing and adding to the equipment, installing three bench seats, and two combination drinking fountains with dog water bowls.

3. Proposed new access into the fenced dog off-lead area, with shelter

Constructing an indoor sports facility in the north of the reserve will require use of the eastern section of the fenced dog off-lead area. A replacement entrance is recommended at the Francis Street end of the dog park, and it is recommended that shelters be provided at both entrances for the benefit of patrons, plus sensor lights. Also both entrances to have a double gate combination installed to enhance dog safety/ security.

4. Existing leased area of the Yarraville-Footscray Bowling Club

The bowls club facilities will remain as they are without any impact from the upgrades outlined in the draft Master Plan.

5. Bowls clubroom

The bowls clubroom will remain in its current form without any impact from the proposed indoor sports facility.

6. Install additional bench seating around the perimeter of the open sports field area, some under shelters as shown on plan

The sporting clubs and community all advocated for some additional seats and shelters to be installed around the open sports field area. The shelters could be used for family picnics and by sport spectators and cricket scorers (see right).



7. Existing 90 degree parking along the west side of Gent Street to provide event day overflow parking for Mclvor Reserve, when required

This existing car park provision will be advantageous on major event days if the available in-reserve car parking is exhausted.

8. New 6-court indoor sports facility, with all access from the Mclvor Rd side of the building

As described in Section 6.3, Mclvor Reserve is a preferred location for a potential new six court indoor sports facility for the City of Maribyrnong. The rationale and demand for the facility is outlined in the *Maribyrnong Indoor Sports Stadium Strategy*.

A minimum footprint of 6,600sqm to 7,000sqm is required for the facility. The facility requires the use of the eastern section of the dog park and some adjoining open space in the northern area of the reserve. A fenced dog off-lead area of an estimated 0.75ha will be retained, or 82.4% of the total area of the existing fenced dog off-lead area (estimated 0.91ha). The detailed design of the indoor sports facility can explore other options and opportunities to retain further areas of existing open space.

Additional car parking is being provided in the reserve along the western boundary to cater for the users of the indoor sports facility; access to this new car parking will be possible from both Francis Street in the north, and Fogarty Avenue in the south. No direct pedestrian access into the facility is recommended from the east (or Hawkhurst Street) side to mitigate the use of reserve car parking off Hawkhurst Street by facility users, and to also deter any on-street car parking east of the reserve.

9. Car/ bus passenger drop-off zone at the indoor sports facility forecourt/ entrance
The proposed six court indoor sports facility will require an efficient and effective drop-off zone, as car parking will not be possible immediately adjacent to the stadium entrance to the west. The drop-off zone has been designed to a standard to allow for bus drop-off and pick-ups, and up to three bus parks have been provided.
10. New change rooms and public toilets to service the open sports field
Sports clubs using the western section of the open sports field area identified a lack of toilet and change rooms as one of their key issues. All summer sports field user groups currently need to use the reserve's east (baseball) pavilion, which is on the other side of the reserve. The community survey also identified a lack of public toilets in the reserve as a key issue. The provision of externally accessed change rooms and public toilets as part of the six court indoor sports facility will resolve these issues.
11. New Mclvor Road located on the Bradmill site, and when constructed will provide access to new reserve car parking along the western side of the reserve (270 spaces)
The Bradmill development plan includes a new road (Mclvor Road) along the eastern boundary of the site that will connect Francis Street in the north to Fogarty Avenue in the south. This new road has been designed with shared pedestrian and bicycle paths and to directly interact with Mclvor Reserve. It creates an opportunity to re-purpose the existing dirt access road running north-south along the west boundary of Mclvor Reserve into car parking to meet the demand generated by the indoor sports facility and by users of the open sports field area. An estimated 270 car parks are possible, with all new car parking to include new trees irrigated through WSUD solutions.
12. Advocate to power authority for the consolidation of the two rows of powerlines into a single row, and for that single row to be placed underground
As noted in Section 4.2, two sets of powerlines owned by Jemena run north-south along the western boundary. The powerlines currently have little impact on current uses or views from within or outside the Mclvor Reserve. However, with the development of the Bradmill site now underway together with proposals outlined in the master plan to make better use of this edge (paths, car parking, and tree planting), it is timely that Council begin conversations with Jemena to potentially underground the powerlines. In their current form the powerlines will detract from the reserve amenity and may curtail some of the improvement projects for the western boundary, including maximising the car parking potential along this edge.
13. Level the open sports field area and install irrigation and drainage systems. Retain as a flexible open space area suitable for multiple sports. Continue to use this space as a dog off-lead area when not being used for organised sport training and competition
The overall condition of the playing surface of the open sports field area is poor; it is uneven, the turf species is mixed, and the surface dries out in summer and is wet in winter. A study carried out by SPORTENG (sports surface engineers) in 2019 recommended a new irrigation and drainage system be installed with a new sand rootzone, and Santa Ana couch grass.

With the reduction in size of the fenced dog off-lead area in the north of Mclvor Reserve, the continued use of the open sports field area for lead-free dog exercise will assist in managing the demand at the reserve for space to exercise dogs.
14. Existing turf centre wicket in the south east to be relocated to the north east, and a synthetic pitch installed alongside it
The current location of the turf cricket oval is removed from basic amenities and structured viewing spaces that are available at the east pavilion. The lack of appropriate facilities commensurate for a club in the second tier of Victorian domestic cricket has been an ongoing issue for the Yarraville Cricket Club, which uses the turf oval for its 3rd XI and 4th XI teams. The relocation of the turf centre wicket to the north east cricket oval will ensure a more sustainable cricket match venue for the club, its players, and the players from visiting clubs.

In order for four senior cricket matches to be played concurrently on the open sports field area and using ovals that meet minimum dimensions, it is necessary to reduce the number of hard wickets from five to three (with the turf wicket providing the fourth cricket oval). The opportunity to install a synthetic wicket beside the turf wicket table mitigates the impact of the reduction of hard wicket cricket ovals for junior matches, which are typically played Friday evenings and Saturday mornings. Whilst not common, there are other cricket ovals throughout Victoria that have dual turf and synthetic centre pitches. Whilst some strong management practices are

required to be put in place for dual pitches to work successfully for all user groups, these will be mitigated somewhat if the allocated user of the hard wicket is a Yarraville Cricket Club junior team, to ensure the management of the use of the oval is able to be cooperatively implemented in-house.

15. New cricket turf practice pitches (9), and new turf maintenance equipment shed

The Yarraville Oval master plan project has not been able to identify a location within the Yarraville Oval environs for turf training cricket pitches off the oval playing surface. As a result, the Mclvor Reserve master plan is recommending a 9 pitch turf training facility be constructed to the east of the current cricket practice nets, and for the Yarraville Cricket Club to base all club training at Mclvor Reserve in the future. The relocation of the turf cricket oval and the new turf practice facility to the north will require a turf maintenance shed to be located adjacent to the practice nets area to conveniently service the adjacent turf practice pitches and turf centre wicket table.

16. Redesign and upgrade floodlighting around the open sports field area to meet minimum Australian standards

An existing floodlight pole east of the synthetic cricket practice nets will need to be relocated when the 9 pitch turf training facility is constructed. This presents an opportunity to re-assess the adequacy and compliance of the entire floodlight system around the open sports field area to ensure it matches up with the new sports field/ pitch layouts, and whether upgrading to an LED lighting system will add-value to their operation and effectiveness.

17. Existing playground and BBQ/ picnic shelter

18. New public toilet

As mentioned in No. 10 above, the community survey identified a lack of public toilets in the reserve as a key issue, particularly for families utilising the playspace and BBQ/ picnic shelter.

19. New path and landscape improvements to activate the linear bushland area

The fenced baseball field (see No. 21) creates an opportunity to install a new path around the baseball outfield to add to the existing path network throughout Mclvor Reserve. The path will help activate an area of the reserve that is otherwise underutilised.

20. Level the baseball field area and install irrigation and drainage systems

The overall condition of the playing surface of the baseball field is poor; it is uneven, the turf species is mixed, and the surface dries out in summer and is wet in winter.

21. New baseball home run fence with some gates

Installation of a home run fence will make the baseball field fully compliant for senior baseball competition, and will also contribute to the safety of pedestrians using the proposed new path around the baseball outfield. Installing gates along the length of the fence will allow baseballers to retrieve balls hit over the fence, and Council maintenance staff to move easily throughout the baseball precinct. The home run fence creates an opportunity to plant trees north of the fence.

22. Upgrade the dugouts and scorer's box

The Footscray Baseball Club has noted that the away team dugouts are sub-standard and need upgrading to meet standards. The current scorer's box is not connected to power, and this will be required shortly, as Baseball Victoria will soon require clubs to move to digital scoring solutions, ie. tablet devices with a baseball app. Having a permanent power source into the box will make this operational change more efficient, and will ensure the scorer's box will be future-proofed.

23. Install competition standard floodlights subject to consideration of participation and scheduling requirements

The club has identified the opportunity to absorb additional player growth, despite access to only one field, by scheduling junior matches on Friday nights. The facility will require floodlights for this to be possible.

24. New pavilion to service baseball and the eastern grounds of the open sports field, when the current pavilion reaches the end of its functional life

The baseball pavilion does not meet all needs of the Footscray Baseball Club and the other users of the open sports field area. Issues include the limited number of change rooms, the small

social room and canteen/ kitchen area, and lack of dedicated first aid and umpires rooms. The master plan is supporting an upgrade or replacement of the pavilion in the long-term.

25. Remove equipment shed and install an outdoor gym

The relocation of the turf centre wicket on pitch 2 to the north east oval (pitch 1), and the relocation of the turf maintenance shed, opens up the south east corner of the reserve as a potential site for a new outdoor gym (see below). The site currently includes some power boards and other infrastructure, however, the removal of the shed and the capacity to utilise some of the sports field area will combine to make the size of the site usable.



26. Reconsider the vegetation buffer species along the hockey perimeter fence to mitigate tree root encroachment and leaf litter impacting the pitch surface

The root systems from some of the existing trees along the perimeter fence of the hockey precinct are encroaching into the substrate of the hockey pitches damaging the integrity and evenness of the surface. In addition, some of the trees and shrubs immediately adjacent to the perimeter fence drop twigs and leaf litter onto the pitches, which reduces the life of the synthetic pitches and creates additional maintenance tasks for the Footscray Hockey Club members. Identify alternate species suitable for planting along the fences, or introduce other screening treatments.

27. Upgrade floodlighting to LED competition standard

The existing hockey pitch floodlighting is only suitable for training and competition for juniors, masters, and minor graded competitions. Given that the Footscray Hockey Club is a longstanding Premier League club, the current lighting system needs to be upgraded to minimum standards for Premier League and Premier League Reserve matches. Currently, night matches for these teams that are fixtured to be held at the hockey centre are rescheduled to alternative venues.

28. Realign the path along the hockey precinct perimeter fence and plant additional trees to frame the open sports field area

This project will have two benefits; it will remove existing vegetation from along the hockey fence that is dropping twigs and leaf litter onto the pitches (refer No. 26), and will leave a 2.0m easement around the open sports field where the existing path is located, and into which new mature trees can be planted to help frame the sports field area and to help offset the loss of trees in the north of the reserve for the indoor sports facility. Tree species selection will be important to minimise tree root encroachment into the hockey precinct and leaf litter that might fall or blow onto the pitches.

29. Install hockey player benches, a tech bench, and a built store

To ensure full compliance as a senior team competition hockey pitch, the western pitch requires player benches and a tech bench (similar to what has been recently installed for the eastern pitch), and a new secure store will aid club operations.

30. New soccer goal storage compound

Currently, the soccer goals are stored in an ad hoc manner adjacent to the pavilion. A soccer goal compound will improve the amenity of the precinct and create efficiencies for club volunteers.

31. New tiered spectator viewing terraces for soccer and hockey
The area between the soccer pitch and the western hockey pitch is underutilised, and could be redeveloped to include a tiered and covered spectator viewing area with views to soccer and hockey.
32. Upgrade the surface of the soccer pitch by installing drainage, irrigation and warm-season turf
The overall condition of the playing surface of the soccer pitch is good, but enhancing the overall quality of the associated infrastructure will enable the surface to be maintained to a higher standard and capable of accommodating an increased playing load to help offset demand from additional teams for training and competition use.
33. Potential to convert the soccer pitch surface to synthetic, if required to meet increased participation
Yarraville Glory Football Club has advocated for access to a second pitch all year round to accommodate its summer program. Whilst it will not be possible to convert any of the proposed soccer pitches within the open sports field area to synthetic, an option is to convert the main soccer pitch to a synthetic surface to meet increased demand.
34. New soccer pavilion with change rooms and amenities to service the main pitch and the pitches in the south west corner of the open sports field area
The soccer pavilion is not fit for purpose for use by the Yarraville Glory Football Club. Issues include the limited number of player change rooms and they are not compliant with Football Victoria guidelines, the referees change room, the canteen/ kitchen area, and lack of dedicated first aid. A new pavilion is recommended, with the change rooms built and located appropriately to service soccer use of the pitches in the south west corner of the open sports field area.
35. Seal and formalise the gravel car park (180 spaces)
The current gravel car park is not used to its full potential as it can only accommodate ad hoc car parking. Sealing and formalising the space will create efficiencies and increase the number of cars able to park. Formalising the car park will also enhance the overall presentation of this section of McIvor Reserve. The car park to include new trees irrigated through WSUD solutions.
36. New car park (42 spaces)
The current gravel car park is not used to its full potential due to the ad hoc car parking that prevails. Sealing and formalising the space will create efficiencies and increase the number of car parks for use by players and spectators from both the soccer and hockey clubs.
37. Create four cricket ovals that each have a minimum boundary radius of 50 metres that do not overlap
To ensure sustainable sports field use for cricket, four compliant cricket ovals will be created (minimum 50m boundary radius for senior community club cricket). The placement of the four permanent cricket pitches allows for the open sports field area to maximise its multipurpose sports field potential for winter sports:
 - a) up to six full-size soccer pitches and two junior-size soccer pitches in a soccer-only configuration (refer Appendix 2),
 - b) one full-size football oval plus two full-size soccer pitches and two junior-size soccer pitches (refer Appendix 2), and
 - c) two small-size football ovals in the north plus two full-size soccer pitches and one junior-size pitch in the south that enables football and soccer training and matches to occur concurrently (refer the layout shown in the master plan).

Additional Projects

Install additional path lighting and lighting in car parks directly servicing pavilions/clubrooms

The need for additional path lighting and car park lighting throughout the reserve were raised by both the sports clubs and the community through the online survey as important safety and amenity improvements.

New tree planting throughout the reserve

Additional tree planting throughout the reserve is advocated to enhance the parkland setting of the reserve, which currently presents largely as a sports reserve, and to improve the environmental values of the reserve.

Additional landscape/ edge treatments

Where appropriate, install bench seating and undertake additional landscaping throughout the reserve, and maximise water sensitive urban design principles.

Include tree planting and WSUD in new and existing car park

All large volume car parking areas should incorporate tree planting for shade value and to offset the visual impact of large areas of bitumen. Various techniques are possible to minimise the loss of parking spaces whilst still maximising tree cover (see picture).

To ensure sustainable plant watering practices, ensure Water Sensitive Urban Design informs the design development of all new car parks, and investigate where WSUD can enhance the sustainability of trees in existing car parks.



Install wayfinding signage – directional and functional (eg. signs to denote sports fields)

The current identification signage at the reserve entrances is varied in form, design and messaging. It is proposed that all reserve entrance signs be the same, and contain a map of the reserve to assist visitors to locate places of interest, such as the various sporting sub-precincts, the dog off-lead areas, and the playground and BBQ/ picnic area. It is also recommended that directional signage be installed throughout the reserve to assist visitors with the direction and distance to sporting/ recreation facilities, and public toilets. Some cricket clubs raised the need for the cricket ovals to be clearly signed to enable visiting clubs to identify ovals more easily.

Increase the power supply to the reserve

The current power supply to the reserve is insufficient to power all floodlights concurrently, and to supply other services. This is a significant issue for both the Yarraville Glory Football Club and the Footscray Hockey Club, as they are not able to accommodate maximum use of their sports fields for training. The master plan is recommending additional floodlighting (baseball), a review of the floodlighting system around the open sports field area, and other infrastructure reliant on power (indoor sports facility), so additional power supply into the reserve is critical.

7.3. Master Plan Implementation Capital Cost

The McIvor Reserve Master Plan recommends nearly 40 separate improvement projects for the reserve. The total estimated cost for full implementation of the master plan is \$53,106,000.

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, reserve user groups, and the broader needs of the community.
- Further investigation, research and consultation.

The estimated capital costs and indicative prioritisation for individual improvement projects are shown on the following pages. The item number assigned to each project is the same for the project on the master plan.

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 table are based on works being undertaken by professional contractors.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
- Cost exclusions include:
 - Construction contingencies (except for the indoor sports facility costs).
 - Any costs/ loss of income, which may be incurred by user groups or Council during construction of projects.
 - Goods and Services Tax (GST).
- Some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into larger contracts.

Master Plan Implementation Capital Cost

Priority Legend: High – 1–5 years; Medium – 6-10 years; Low – 10+ years

Predecessor = the predecessor projects nominated have to occur prior to the specified Action

Action	Action Name	Cost Estimate	Priority	Predecessor	Comments
1	New intersection and pedestrian crossing	\$0	High	11	Funded by others
2	Upgraded dog park	\$89,300	High	8, 9	
3	New access to dog park	\$62,500	High	8, 9	
4	Existing bowls club leased area	-	-		
5	Bowls clubroom	-	-		Any proposed upgrades out of scope of master plan
6	Additional bench seating (some with shelter) around the open sports field area	\$260,000	Medium		
7	Utilise existing Gent St car parking	\$0	-		
8	New indoor sports facility	\$31,000,000	High		This fee includes allowance design and construction contingency, professional fees, and permits
9	Car/ bus passenger drop-off zone	\$196,000	High	8	
10	New change rooms and public toilets	-	High	8	Cost allowed for in No. 8
11	New Mclvor Road and car parking	\$1,172,500	High		Construction of Mclvor Road funded by others, this allowance is for the new car parking within the reserve plus trees
12	Advocate to power authority to consolidate powerlines	\$0	High		
13	Level the open sports field area, install irrigation and drainage, and other works	\$7,500,000	High		
14	Relocate turf wicket and install a synthetic wicket	-	High	13	Cost allowed for in No. 13
15	New turf practice wickets, and shed	\$74,500	High	13, 14	
16	Upgrade floodlighting around the open sports field area	\$700,000	Low	13	Up to 8 floodlights, includes footings (allowance only, as scope of works subject to assessment of existing poles and potential retention of some)

Action	Action Name	Cost Estimate	Priority	Predecessor	Comments
17	Existing playground and BBQ/ picnic shelter	\$0	-		No works proposed
18	New public toilet	\$350,000	High		
19	New path and landscaping around baseball outfield	\$77,000	Low	21	
20	Level baseball field, install irrigation and drainage	\$185,000	Medium		
21	Baseball home run fence with gates	\$53,000	Low	20	
22	Upgrade dugouts and scorers box	\$50,000	Medium	21	
23	New floodlights baseball field	\$550,000	Low		
24	New/ upgraded east pavilion	\$2,800,000	Low		Utilise the current pavilion footprint
25	Install outdoor gym	\$103,500	Medium	15	
26	New landscaping along hockey perimeter fence	\$15,000	Critical		
27	Upgrade hockey floodlights	\$200,000	High		Assumes replacement of globes and cross bars only, not the poles
28	Realign path and new tree planting	\$56,000	High	13	
29	Install hockey player benches, tech bench and store	\$125,000	High		
30	New soccer goal storage compound	\$16,250	Medium		
31	New tiered spectator viewing terraces	\$450,000	Low		
32	Upgrade soccer pitch	\$350,000	High		
33	Potential synthetic surface for the soccer pitch	\$0	Low		Not costed
34	New soccer pavilion	\$3,035,000	High		
35	Seal car park	\$828,100	Medium	34	
36	New car park	\$207,300	Medium		
37	Create four cricket grounds	-	High	13	Cost allowed for in No. 13
-	Install lighting along paths and in car parks	\$150,000	Medium		Allowance only
-	New tree planting	\$30,000	High		Excludes trees counted above in No's 2, 9, 11, 28, 35 and 36
-	New tree planting and WSUD in new and existing car parks	-	High	9, 11, 35 & 36	Cost already allowed for in No's 9, 11, 35 and 36
-	Landscaping upgrades	\$75,000	Medium		
-	Install wayfinding signage	\$85,000	Medium	8	
-	Increase reserve power supply	\$250,000	High		Allowance only
Consultant Fees (design, documentation, permits, admin)		\$2,009,595			Excludes No. 8
TOTAL EST. MASTER PLAN COSTS (ex GST)		\$ 53,105,545			

Appendix 1

Engagement with Reserve User Groups

MEETINGS WITH MCIVOR RESERVE USER GROUPS

The project consultant (Simon Leisure) provided an opportunity to have an in-person meeting to all sporting clubs based at Mclvor Reserve, and other clubs and groups that are regular users, with these groups being mostly other sports clubs that use the sports fields as overflow grounds.

Consultation with Mclvor Reserve user groups was primarily aimed at:

- collecting or confirming information on club member/ participation numbers and trends of membership,
- documenting the profile of use of facilities for training, competition, and other events,
- discussing the adequacy or constraints with existing facilities, and
- confirming any other key issues/ opportunities to be considered for the reserve from the user groups' perspective.

The schedule of meetings with user groups is outlined in Table 1 below.

Table 1 – Schedule of Individual Meetings with Mclvor Reserve User Groups

Date	Stakeholder Group
25 March 2021	Wembley Primary School
19 April 2021	Yarraville-Footscray Bowling Club
	Footscray Hockey Club
	Footscray Baseball Club
	Yarraville Cricket Club
	Yarraville Auskick
29 April 2021	Yarraville Glory Football Club
	Yarraville Seddon Eagles Football Club
10 May 2021	Footscray United Cricket Club
	Druids Cricket Club
	Seddon Cricket Club
	Sunshine YCW Cricket Club

The Kingsville Cricket Club and the St Andrews Cricket Club did not respond to the opportunity to meet with the consultant team.

Summary of User Group Input

One-on-one meetings were held during March-May 2022 with sporting clubs based at Mclvor Reserve, clubs not based there but which have a high frequency of use of the reserve, and other clubs/ groups with a lower but regular use. A key objective of these meetings was to understand the adequacy of the existing facilities to meet current and future needs of clubs, and to identify other ideas and opportunities to improve the reserve, not necessarily sport-related.

The common themes from sporting clubs to improve Mclvor Reserve include:

- Increase the electricity supply into the reserve to enable all floodlighting to operate concurrently
- Increase the lighting along the perimeter paths and in the car parks
- Increase the provision of seats and shelters around the open sports fields area
- Provide public toilets, especially to service users of the western sports fields (and change rooms)

- Increase the provision for car parking, particularly the baseball and hockey precincts
- Increase the provision for storage
- Install drainage and irrigation systems throughout the open sports fields area, and upgrade the playing surface

Key club-specific improvements are:

Yarraville-Footscray Bowling Club

- Convert the western green to synthetic and cover it
- Extend and upgrade the bowls clubroom to enhance the facilities for club members and social members

Footscray Baseball Club

- Install floodlights
- Insufficient car parking to directly service the field and pavilion

Footscray Hockey Club

- The use of shrubs and trees along the perimeter fences results in leaf litter falling onto the pitches, tree roots lifting the pitch surface, and mould build-up
- The number of available car parks is insufficient for top level matches, and the unsealed soccer car park used for overflow parking gets very wet and muddy in winter
- Western pitch needs dugouts and a technical bench

Yarraville Glory Football Club

- Install competition compliant floodlights to the main pitch
- Upgrade the pavilion change rooms and social room
- Seal the car park adjacent to the main pitch

Yarraville Cricket Club

- Relocate the turf wicket oval to the north, adjacent to the Baseball Pavilion
- Install turf wickets at the cricket practice nets

Yarraville Seddon Eagles Football Club

- Provision of an additional oval (two in total)
- Install player and coaches boxes
- Baseball Pavilion upgrades to improve the operational capability of the reserve for female and junior footballers, ie. access to additional change rooms and canteen enlargement

Sporting Clubs Based at Mclvor Reserve

The following sporting clubs/ groups are based at Mclvor Reserve:

- Yarraville-Footscray Bowling Club
- Footscray Baseball Club
- Footscray Hockey Club
- Yarraville Glory Football Club
- Yarraville Auskick
- Yarraville Cricket Club
- Yarraville Seddon Eagles Football Club

The 'headquarter' ground for the Yarraville Cricket Club and the Yarraville Seddon Eagles Football Club is Yarraville Oval. The cricket club uses Mclvor Reserve for some senior and all junior training and matches, except 1st XI & 2nd XI matches, which are played at Yarraville Oval. Similarly, the Yarraville Seddon Eagles Football Club uses Mclvor Reserve for Senior women's

training and all junior training and matches, with all Senior men's and women's matches played at Yarraville Oval.

The following contains the full account of input received from sporting clubs.

Sporting Club	Summary of Input
Yarraville-Footscray Bowling Club	<p><u>History</u> Commenced on the site in 1954 when known as the Yarraville/ Seddon Bowling Club, following the merger of these two clubs. In 1998 the Club merged with Footscray City Bowls Club and became the Yarraville-Footscray Bowling Club.</p> <p><u>Membership</u> Bowling Members: 140 full-time (97 men; 42 women), 20 part-time Social Members: 451 (263 men; 188 women) Growth – there has been steady growth in membership for the past 5 years Teams: 6 Saturday pennant teams; 3 midweek pennant teams; 1 Wednesday night pennant team; 2 ladies only Thursday night pennant teams; 60 players for mid-week triples Pennant teams are affiliated with Bowls Victoria and Bowls Australia</p> <p><u>Facilities Use</u> Three floodlit turf greens are adequate for the Club's requirements Greens are open 7 days per week for members training and social bowling Weekly use caters for schools, barefoot bowls, special needs groups, Metro West Region games, Bowls Victoria events, Australian titles, and many tournaments.</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • Club aspires for a synthetic green with an enclosed dome roof (western green), however will require funding assistance • Would like to extend the kitchen end of the pavilion to provide a pavilion overlooking a future synthetic green • Club has aspirations to upgrade the deck area to enable it to be covered/ enclosed in cooler weather • There are no traffic management issues and no conflicts of use with other user groups or local residents • Club is required to maintain the nature strip and street trees, which it considers is dangerous for volunteers to manage • Members are very proud of the Club and the local community are frequently visiting the venue for dinner and drinks • Club is keen to encourage more women to participate, and culturally diverse communities <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • The reserve needs public toilets • Extend the fenced dog park • There has been some vandalism and anti-social behavior in the reserve in the past
Footscray Baseball Club	<p><u>History</u> Club formed in 1925, and moved to McIvor Reserve in the late 1970's or early 1980's</p> <p><u>Membership</u> Summer season: 4 Senior teams (3 mens; 1 womens) Winter season: 3 - 4 Senior teams (mixed) Juniors: used to have strong juniors and currently in the process of rebuilding the Junior program, ie. recently introduced a T-Ball program</p>

Sporting Club	Summary of Input
	<p><u>Facilities Use</u></p> <p>Training: Tuesday & Thursday</p> <p>Matches: Saturday and Sunday in summer, and Saturday in winter</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • Installing floodlights is the Club's priority improvement project. With floodlights, Friday night junior games could be played, and training could be held in winter • Lack of parking is an issue <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Share the pavilion with Yarraville Cricket Club, with the cricket club only using the toilets
<p>Footscray Hockey Club</p>	<p><u>History</u></p> <p>Club moved to McIvor Reserve in 1994 and were instrumental in bringing the Yarraville Glory Football Club as well</p> <p>Initially shared the pavilion with the soccer club (soccer used the western field). In 2000, the soccer club relocated to their western clubrooms and a new pitch, and the western pitch was converted to a hockey pitch, and the Club took over the usage of the pavilion.</p> <p><u>Membership</u></p> <p>550+ members: 50% male; 50% female</p> <p>There has been continued growth during the past 4 – 5 years</p> <p>Teams: 15 Senior teams, 5 Masters teams, 13 Junior teams</p> <p>All the teams participate in Hockey Victoria competitions</p> <p>The Club also conducts its own local competitions with 13 teams which play half or quarter field games</p> <p><u>Facilities Use</u></p> <p>Monday: Training Fields 1 & 2</p> <p>Tuesday: Training Field 1</p> <p>Wednesday: Training Field 1, Masters matches Fields 1 & 2</p> <p>Thursday: Training Field 1</p> <p>Friday: Junior matches Fields 1 & 2</p> <p>Saturday: Senior matches Fields 1 & 2</p> <p>Sunday: miscellaneous in the morning; Senior matches Fields 1 & 2 in the afternoon</p> <p>The western pitch is also used for lacrosse training and matches</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • The major issue is the electrical supply to the reserve; the Club cannot use the eastern pitch until 8.30pm. Training therefore needs to be spread over many days which leads to a disconnect between teams • There is insufficient lighting in the car park; is a safety issue for pedestrian crossing the car park, and is a security issue for cars • During the top senior games the car park is not adequate for the players/ spectators generated; the Club uses the soccer car park as overflow car parking, however, it gets very wet and muddy in winter • Western pitch needs dugouts and a technical bench • Water cannons: western pitch is water based and the water cannons need replacing as there is insufficient water pressure to run them efficiently • Need storage to service the western pitch • Would like the trees along the western pitch fence removed (leaf litter) • The low perimeter fencing is easily scaled and there has been some vandalism and security issues in the past

Sporting Club	Summary of Input
	<p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Reserve would be enhanced with improved soft landscaping, particularly around car parks and other hard surfaced areas • The use of trees and shrubs outside the perimeter fencing is not conducive to sports fields: fallen leaves, roots lifting surface, mould build-up, etc.
<p>Yarraville Glory Football (soccer) Club</p>	<p><u>History</u> Club was founded in 1966 and has Greek origins/ heritage\</p> <p>It relocated to Mclvor Reserve in 1994 within the now hockey precinct from Edwards Reserve, and relocated to their current site in 2000</p> <p><u>Membership</u> Teams: 4 Senior Men's teams, 1 Women's team, 15 Junior teams (had over 20 Junior teams pre-COVID) All the teams participate in Football Victoria competitions</p> <p><u>Facilities Use</u> Tuesday to Friday: Training main pitch and 2 outside pitches Saturday: Senior matches main pitch Sunday: Junior matches main pitch and 2 outside pitches U14 teams and older use a senior sized pitch Club conducts a summer program</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • The pitches on the outer sports field require drainage • The main pitch drains well, however the surface needs some work • Ideally, the Club would like access to a second full size pitch on a permanent basis • There are issues with the supply of power to the floodlights; Club cannot train on Mondays because the Hockey Club uses both pitches and there is not enough power • The car park is adequate for all car parking needs, however is in poor condition • Club received a grant from the State Government to install compliant floodlighting to the main pitch • The West Gate Tunnel Project has granted \$1.18M towards a pavilion upgrade and competition standard floodlighting to the main pitch • The change rooms do not comply with standards
<p>Yarraville Auskick</p>	<p><u>History</u> Group has used Mclvor Reserve for the past 5 – 10 years</p> <p><u>Participation</u> 2019 (pre-COVID): 120 participants 2021: 90 participants</p> <p><u>Facilities Use</u> Saturday morning: use the football oval and the Baseball Pavilion (canteen, toilets, and have a storage cupboard in the pavilion)</p> <p><u>Issues/ Opportunities from the Group</u></p> <ul style="list-style-type: none"> • More seats required around the football oval • Pavilion could have a larger social space and/ or larger sheltered areas/ verandah <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Reserve needs improved security lighting • Needs a path with good lighting linking all the areas within the reserve to the Bowls Club • Improve the playground

Sporting Club	Summary of Input
Yarraville Cricket Club	<p><u>History</u></p> <p>Mclvor Reserve has been the Club's junior home since 2010-11 Senior 3rd XI and 4th XI have used the turf wicket oval since 2013-14, and the Senior 5th XI has used a synthetic wicket oval since 2013-14</p> <p><u>Membership</u></p> <p>290 active members Club has doubled in size over the past 3 years Teams: 5 Senior men's teams; 10 junior teams Blasters introductory program</p> <p><u>Facilities Use</u></p> <p>Monday - Thursday: training (practice nets) Friday: Junior match (1 synthetic wicket oval) Saturday: Junior matches (4 synthetic wicket ovals), Senior 3rd XI and 4th XI (turf wicket oval) Pavilion: used by the Juniors and Senior 5th XI (use the toilets) 3rd XI and 4th XI use the shed at the turf wicket oval</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • Turf wicket oval facility is unsatisfactory; it is not ideally located (should be on the oval adjacent to the pavilion) • Install turf wickets at the cricket practice nets • Club receives many complaints from the VSDCA and opposition teams about the lack of toilets and facilities near and supporting the turf wicket oval • There are many clashes with other reserve user groups; football and soccer clubs use the reserve for pre-season training at times when it is booked for cricket training • Dog walkers are an issue with not cleaning up after their dogs, walking directly in front of the training nets, and walking across grounds during matches (some dog walkers become abusive when challenged) • Parking for use of the eastern sports fields on Friday nights and Saturday mornings is an issue, with cars having to park in local streets • The storage shed is constantly graffitied • Club does not feel a sense of pride or ownership of the Mclvor Reserve facilities due to being provided with sub-standard facilities
Yarraville Seddon Eagles Football Club	<p><u>Membership</u></p> <p>Approx. 500 active members: 100 Seniors; 400 Juniors; 350 Auskick Teams: 3 Senior Men's teams; 1 Senior Women's team, 21 junior teams Auskick: 350</p> <p>Significant growth over the past 4 years, particularly in female football; grown from 18 teams to currently 25 teams affiliated with WRFL</p> <p><u>Facilities Use</u></p> <p>Monday - Friday: training Friday: Junior match (1 synthetic wicket oval) Sunday: Junior matches (football oval) Pavilion: used by the Senior women to access the change rooms for training; Juniors only to access the toilets. Club has a storeroom 3rd XI and 4th XI use the shed at the turf wicket oval</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • One oval is insufficient for needs; 1 full-size oval and 1 smaller oval would be ideal • Covered player and coach benches are required

Sporting Club	Summary of Input
	<ul style="list-style-type: none"> • Change rooms are too small and there needs to be dedicated female change rooms and umpires change rooms • The canteen area is small and needs renovating to provide a more efficient space and potentially a cool room. • The ground is often double booked on training nights with other clubs thinking they have booked the football oval when they may have booked another section of the reserve • Parking is adequate, however becomes a challenge on Sundays when the Yarraville Footscray Bowls Club has an event • Need additional spectator shelter for both cricket and football • The reserve feels like a park rather than a football club venue due to there being no oval perimeter fence

The Yarraville Glory Football Club and the Yarraville Cricket Club submitted a joint facility development proposal for the sports fields in July 2022. The basis of the proposal is advocacy for the long-term development of a permanent synthetic surface soccer/ cricket facility (fenced) and associated change room building in the southwest corner of the open sports field area.

The proposal also advocates for a short-term reconfiguration of the soccer pitches in winter to have two full-size pitches orientated north-south in the southwest corner of the open sports field area.

Other Mclvor Reserve User Groups

The following cricket clubs and the Wembley Primary School are semi-regular users of the open sports field area at Mclvor Reserve:

- Footscray United Cricket Club
- Druids Cricket Club
- Seddon Cricket Club
- Sunshine YCW Cricket Club
- Wembley Primary School

The interviews with the cricket clubs focused on their use of Mclvor Reserve, as the number of players and teams and growth of the clubs was not so important for this project, as the clubs are based at other reserves.

Sporting Club	Summary of Input
Footscray United Cricket Club	<p>Club is based Scovell Reserve in Maidstone</p> <p><u>Facilities Use</u></p> <p>Uses Mclvor Reserve for one U17 team on Saturday mornings</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • There is a general shortage of cricket ovals in the City of Maribyrnong • Operational constraint using Mclvor Reserve is that equipment has to be transported to and from each match (cones, wickets, scoreboard), so be good if onsite storage was available – perhaps there could be a pool of cricket equipment available for the clubs that use the sports fields as overflow grounds • General condition of the surface of the western ovals is poor • Sports fields lack seats and shelters (scorers) • No convenient toilet facilities if allocated western ovals

Sporting Club	Summary of Input
Druids Cricket Club	<p>Club is based Shorten Reserve in West Footscray</p> <p><u>Facilities Use</u></p> <p>Uses Mclvor Reserve on Friday nights for matches for 1 – 2 teams</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • The 5 synthetic wicket ovals at Mclvor Reserve are ideal and should not be reduced. The reserve is used for WRJCA carnivals and rep team trials, and the number of junior teams in the region has increased by 19 teams since 2009-10 season • The Baseball Pavilion is a long way from the bottom ovals and is not regularly used by junior players (only use toilets on match days, and is adequate for current needs) • Parents are often unaware of ground numbers; ground signage would assist • Continue to maintain the separation between dog walkers and sporting uses • Seal the car park behind the soccer club • Provide a toilet facility in the western area
Seddon Cricket Club	<p>Club is based Hanmer Reserve in Yarraville</p> <p><u>Facilities Use</u></p> <p>Uses Mclvor Reserve on Friday nights and Saturday mornings for matches for 5 teams</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • Inadequate provision of toilets • No key is allocated for the use of the Baseball Pavilion • Poor quality of the surface of the open sports fields, ie. grass dries out (dirt patches by February), uneven surface level, unsafe • Lack of shade • Storage is required for clubs with semi-regular use
Sunshine YCW Cricket Club	<p>Club is based Kindersmith Reserve in Braybrook</p> <p><u>Facilities Use</u></p> <p>Uses Mclvor Reserve on Friday nights for matches for 2 teams</p> <p><u>Issues/ Opportunities from the Club</u></p> <ul style="list-style-type: none"> • Another set of amenities is required on the western side (toilets, change rooms, and a small storage room for each tenant club similar to what we have at Dobson Reserve) • Could be more car parks, as on most Saturday afternoons in summer, the Yarraville-Footscray Bowling Club takes up a majority of spaces
Wembley Primary School	<p>The school has over 700 students</p> <p><u>Facilities Use</u></p> <p>Used for regional cross country events for students in Years 3 - 6</p> <p>Interschool sports</p> <p>Other occasional uses by students, ie. art, nature observations</p> <p><u>Issues/ Opportunities from the school</u></p> <ul style="list-style-type: none"> • Shelter and seating would be useful along the eastern boundary

Appendix 2

Alternate sports field configurations for the open sports field area

Soccer Only



Full-size football oval plus soccer pitches



Appendix 3

Maps showing tree changes for both draft master plan options



Appendix 4

Maps showing car parking changes for both draft master plan options



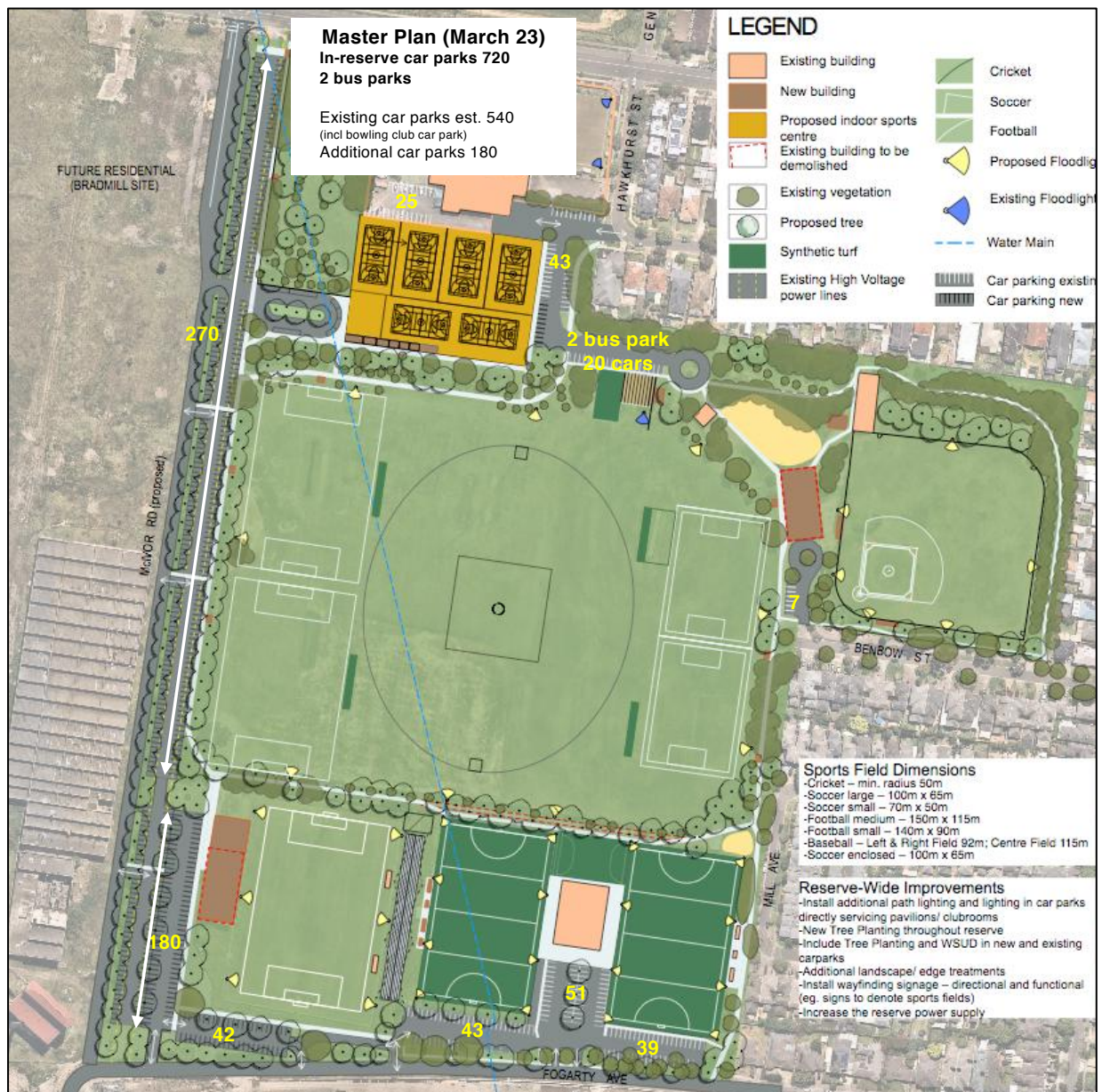


Maps showing open space changes for both draft master plan options



Appendix 6

Maps showing car parking proposed in the master plan



Appendix 7

Maps showing tree impacts in the master plan

