

**Lara Recreation Reserve
Master Plan**

Final Report
October 2019



Prepared for:
CITY OF GREATER GEELONG

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1 BACKGROUND

Lara Recreation Reserve is a large recreation reserve, occupying approximately 18.8Ha, located close to the Lara Town Centre. The reserve adjoins the Lara Primary School and Secondary College and has direct connection with the Lara Kindergarten / Lara Library / Austin Park precinct and the Lara Village Shopping Centre.

The reserve provides key facilities and playing surfaces for a number sporting activities. The reserve also provides facilities for the local St John's Ambulance brigade and 1st Lara scout group.

With growth in demand for sports, and current and anticipated population growth generally, a master plan is required to guide future development and activity on the reserve.

The current report provides background to the master plan by identifying key issues and opportunities to be addressed as part of the master plan process. In addressing these issues and opportunities, the master plan will consider the aspirations, needs and wants of local residents, user groups and stakeholders to produce a plan that enables greater function, participation and activation of the reserve.

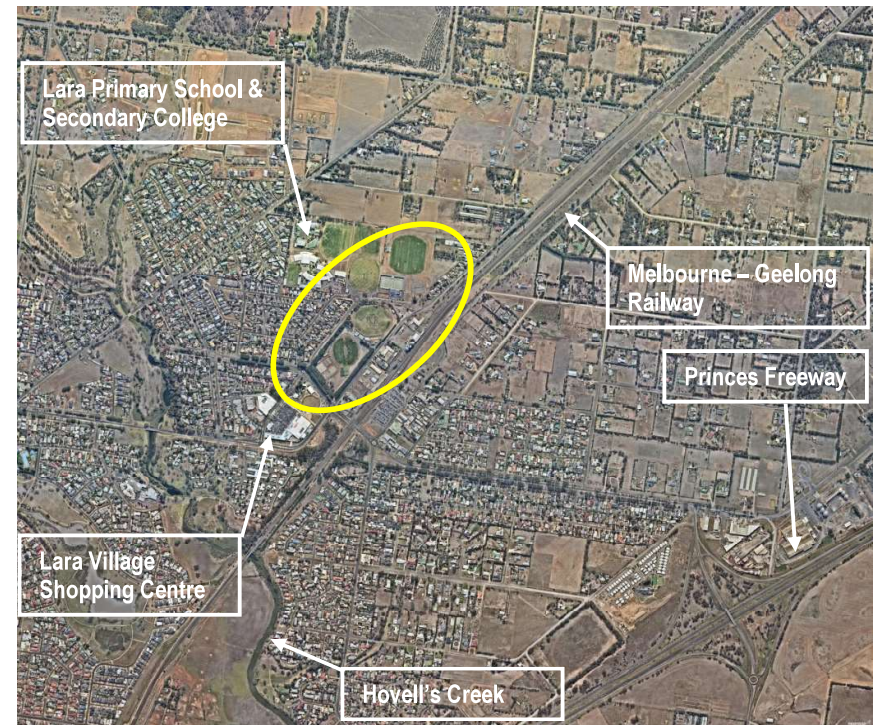


Figure 1 - Location

2. INTRODUCTION

Lara Recreation Reserve is an active sports reserve located at 2 – 4 Mill Road Lara. It is a significant reserve providing facilities and playing fields for local sporting clubs and activities, as well as social and community facilities.

Lara Recreation Reserve is bordered by a variety of land uses including residential areas, public open space, community facilities and educational facilities. The total area of the reserve is approximately 18.8 hectares.

Lara Recreation Reserve provides for a mix of active uses including cricket, football, baseball, netball, tennis, lawn bowls and soccer. The reserve serves as the home for the following sports clubs:

- Lara Sporting Club
- Lara Football Club
- Lara Netball Club
- Lara Cricket Club
- Lara Baseball Club
- Lara United Football Club
- Lara Tennis Club
- Lara Bowls Club

The reserve also provides facilities for community groups including:

- Lara St John's Ambulance Brigade
- 1st Lara Scouts

The reserve south of Alkara Avenue is Crown Land and is Council owned land to the north.



View north across soccer pitches

2.1 PURPOSE

The purpose of the current work is to identify relevant issues and opportunities to be addressed through the preparation of a master plan for Lara Recreation Reserve.

The issues and opportunities have been identified through:

- review of background reports and other data;
- review of the existing Lara Recreation Reserve site;
- meeting with reserve tenants and user groups;
- preparation of a summary Issues and Opportunities report and plans.

2.2 PROCESS

The preparation of the issues and opportunities report has taken the following approach:

Stage 1 Project Establishment

- Review scope and background with City of Greater Geelong officers

Stage 2 Issues and Opportunities

- Review Council strategic documentation.
- Review existing site conditions and the provision of facilities.
- Meet with key stakeholders.
- Document the site issues and opportunities.
- Review and confirm site issues and opportunities with key stakeholders
- Consolidate findings in summary report.

Stage 3 Consultation on Issues and Opportunities

Stage 4 Draft Master Plan

Stage 4 Consultation on Draft Master Plan

Stage 5 Final Master Plan

- Review Council strategic documentation.
- Review existing site conditions and the provision of facilities.
- Meet with key stakeholders.
- Document the site issues and opportunities.

- Review and confirm site issues and opportunities with key stakeholders
- Consolidate findings in summary report.



Oval 2

3. CONTEXT

An assessment of context as it relates to Lara Recreation Reserve included a review of:

- **The Policy Context**
To understand State and Local Government policies impacting upon the reserve.
- **The Planning Context**
To understand the planning controls relevant to the reserve.
- **The Site Context**
To understand the existing physical characteristics of the reserve.
- **The Stakeholder and Community Context**
To understand the needs and desires of current reserve users and the surrounding community.

3.1 POLICY CONSIDERATIONS

A large number of local and state policies and previous studies have been reviewed in order to inform the Regional Facility Development Plan. A number of strategies and policies have direct relevance to the outcome of this project. Of particular note are:

3.1.1 State Government Policy related to shared community facilities.

One of the key government platforms for the development and management of community facilities (including recreational facilities) is the principle of shared use. The Victorian Government's policy framework for shared facilities (including recreational facilities) is largely established by two documents: **Growing Victoria Together** and **A Fairer Victoria**.

One of the five broad visions of the Growing Victoria Together policy is 'Caring Communities' with the high-level goal of 'building friendly, confident and safe communities'. One target of this goal is to increase the 'extent and diversity of participation in community, cultural and recreational organisations' (Government of Victoria 2005a, pp. 16–17).

Because the key characteristics of sharing include greater community engagement, encouraging diversity in activities, improving access to facilities, and increasing the use of facilities, such sharing could potentially contribute to achieving the goals of Growing Victoria Together.

The Government's commitment to stronger communities, efficient investment and enhanced asset utilisation is further outlined in the policy **A Fairer Victoria**.

A Fairer Victoria identifies five key objectives:

- *improving access to universal services (with a focus on improving services for children, young people and older Victorians)*
- *reducing barriers to opportunities to participate in economic and social life*
- *supporting disadvantaged groups*
- *supporting disadvantaged places (in both new and existing communities)*
- *making it easier to work with government (by developing new ways of working with communities).*

Through the **Growing Victoria Together** and **A Fairer Victoria** policies, it is clear that it is not just a government objective to have shared facilities, but to have shared facilities as a means to achieve other, broader social policy objectives. (*Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September 2009*).

Implementation of State Government policy related to shared facilities is investigated and directed by reports and policies such as **Getting it Together: An Inquiry into the Sharing of Government and Community Facilities September 2009** and **A Guide to Governing Shared Community Facilities DPCD 2010**. These documents outline a clear view as to the benefits and responsibilities of shared facilities and the sharing of facilities as a potential basis for grant funding.

Implications for the plan

- The key implication of these policies is to identify the opportunity for enhanced community use, thereby enhancing community interaction and cohesion, as part of future activity at Lara Recreation Reserve.

3.1.2 City of Greater Geelong Policy Urban Forest Strategy 2015 – 2025 - City of Greater Geelong

The City of Greater Geelong's Urban Forest Strategy has the stated vision that "*Geelong will be a cool green city for the future*".

The Strategy states that "the City has enormous potential to develop a healthier and more dynamic urban forest and improve canopy cover in our streetscapes, urban growth areas, open spaces and reserves." It outlines a number of opportunities by which this potential could be achieved.

Implications for the plan:

One key objective relevant to Lara Recreation Reserve is:

- *Improving the quality of streetscapes and open space in urban growth areas.*

While not within an urban growth area, a potential implication of this strategy will be the identification of opportunities to enhance the landscape within both reserves, such as through additional tree planting.

Geelong Public Health & Wellbeing Plan 2013 – 2017 - City of Greater Geelong

The Geelong Health and Wellbeing Plan 2013 – 2017 outlines a range of Health and Wellbeing Priorities and then develops an Action Guide for each priority.

Action Guide 3 – Physical Activity & Active Communities is of most relevance to the Lara Recreation Reserve Master Plan and includes objectives which may influence the plan such as:

- Embed 'Healthy by Design' principles in Council planning processes to support active living in existing and future growth areas.
- Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).

Implications for the plan:

With projected population growth in Lara, there is an opportunity to encourage broader visitation to the reserve and so also to encourage a range of active transport options to the reserve.

Environment Management Strategy 2014 – 2017 - City of Greater Geelong

The Environment Management Strategy 2014-2017 is a key document for guiding planning, decision-making and activities that impact on the Greater Geelong environment and community. The Strategy shapes future planning and growth, and provides a framework and roadmap for navigating future environmental challenges and opportunities.

Implications for the plan:

One key objective of the Strategy which should be considered in the master plan is to "*strategically increase vegetation cover in urban areas to reduce heat island impact and increase community amenity and wellbeing*".

This objective will lead to the identification of opportunities for tree planting across the reserve without negatively impacting the primary purpose of the reserve, which is sport and recreation.

Sustainable Communities - Infrastructure Development Guidelines, City of Greater Geelong October 2010

The Infrastructure Development Guidelines, while directed more to growth areas than established neighbourhoods, do contain a number of objectives and principles which will be relevant to the development of the Lara Recreation Reserve master plan. These include:

Landscape and Streetscape

Objectives

High quality Streetscape and Landscape development, enhancement and protection shall aim to achieve the following goals:

- Integration of engineering infrastructure and buildings with the landscape features to create a unified and visually appealing design.
- Creation of aesthetically pleasing landscape environments, increased community enjoyment of everyday life and a greater sense of meaningful connection between people and the environment.
- Fulfilment of the recreational and social needs of the wider and evolving community that reflect the values of the surrounding regional community.

Principles

- Ensure that the planning and design for landscape in Streetscape and Open Space settings is sustainable and follows Councils guidelines and best practice principles, including:
- Making open space areas contribute to the health of the local community and provide an experience and landscape that creates opportunity for active and passive recreation.
- Developing a sustainable landscape that is drought tolerant and minimises maintenance requirements.

Sport, Recreation & Open Space

Objectives

The provision of sport, recreation and open space in communities is vital to provide for the long term recreation and sporting needs of an active and healthy community.

The objectives for the development of sport, recreation and open space are designed to promote 'sense of place' and community for people of all ages, providing opportunities to meet and interact in appropriate spaces in suitable ways and times. They can also give character to an area, define landscapes and provide a focus to connect a community.

Sport, recreation and open space should provide popular and responsive active (sport and active recreation) and passive (including walking, sitting, contemplating, picnicking, etc.) spaces and landscapes. Spaces should be well designed and create places that are 'fit-for-purpose', useable and be places where people want to be. They should maximise active and passive surveillance from adjoining areas and passers-by.

Active recreation spaces and facilities should be designed to facilitate shared use including schools and community and different community users.

Principles

Council endorsed principles as part of its Study of Open Space Networks (Aug 2001) that are applicable to the provision of sport, recreation and open space. These include:

- Conserving and protecting the natural and cultural environment.
- Reflecting community needs.
- Enhancing recreation and tourism opportunities.
- Improving provision and optimising access.
- Ensuring diversity of provision.
- Expanding the network of linkages.
- Providing for people with disabilities.
- Implementing site responsive uses.

Implications for the plan:

The development of the master plan should reflect and embody the principles which underpin the Infrastructure Development Guidelines (as outlined above). This will lead to master plan decisions which are consciously focussed upon environmental and amenity enhancements.

Greater Geelong Cycle Strategy Volume 1 – March 2008 - City of Greater Geelong

The strategy's vision for the future of Geelong includes increasing the network of on and off road paths and connecting these paths, creating a cycle friendly Central Geelong and cycle friendly schools and workplaces throughout the municipality as well as maximising opportunities to increase cycle tourism and attract cyclists to the City.

Implications for the plan:

The potential to develop a shared trail system across the reserve and integrate this with the local path networks is a key implication of this strategy for the Lara Recreation Reserve master plan.

Geelong Play Strategy: Part 1 A Great Place to Play 2012 -2021 - City of Greater Geelong

The Geelong Play Strategy outlines a range of principles governing the provision and design of places of play within the City of Greater Geelong.

In response to these principles the strategy identifies a number of strategic opportunities which will be relevant to the development of the Lara Recreation Reserve master plan, such as:

- *Improve supporting infrastructure at play spaces, such as natural shade, seats and paths.*
- *Create better connections to cycling / walking networks.*
- *Improve play opportunities throughout the municipality by focussing on developing a diversity of opportunities and creating informal, spontaneous play opportunities throughout the City for people of all ages and abilities as well as programs to encourage play in public spaces.*
- *Increase the number of public play spaces to ensure that the majority of residents in the urban area can access a public play space within 400m of their home (approximately a five minute walk).*
- *Provide play opportunities for under-served age groups, e.g. 0-2 year olds and young people over 10 years of age.*
- *Increase natural play opportunities and loose materials in play spaces.*
- *Increase the number of play spaces which offer tactile / sound / sensory experiences.*
- *Improve opportunities for people with disabilities to access and use play spaces.*

Implications for the plan:

The strategy places an emphasis upon the provision of diverse recreation and play opportunities within existing and proposed open spaces. The master plan should respond to this direction by identifying a number of such opportunities across the reserve.

Geelong Public Health & Wellbeing Plan 2013 – 2017 - City of Greater Geelong

The Geelong Health and Wellbeing Plan 2013 – 2017 outlines a range of Health and Wellbeing Priorities and then develops an Action Guide for each priority.

Action Guide 3 – Physical Activity & Active Communities is of most relevance to the Herne Hill Recreation Reserve Master Plan and includes objectives which will influence the master plan such as:

- Embed 'Healthy by Design' principles in Council planning processes to support active living in existing and future growth areas.
- Review the Open Space Strategy that supports opportunities for physical activity and active living and contributes to the health and wellbeing of the community.
- Develop an active transport plan that provides an 'integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest' (Healthy by Design).
- Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.

3.1.3 Other Relevant Policy

A range of other policies and guidelines were reviewed. Those directly relevant to the Regional Facility Development Plan are summarised below.

G21 and AFL Barwon Regional Strategy (April 2015)

The strategy aims to “*guide the future planning and development of football and netball delivered through football-netball clubs throughout the G21 and AFL Barwon regions. The strategy addresses infrastructure and sports development needs of both sports, as well as establishes clear priorities for local delivery.*”

Implications for the plan:

The strategy identifies the need for sports lighting improvement for football at Lara Recreation Reserve. Existing sports lighting at the reserve is rated as 5/15, indicating that existing lights fail to comply with AFL training standards. (It is noted that at the time of preparing this report, the strategy was to be refreshed and was likely to indicate lighting at Lara Reserve to be in fair to poor condition.

G21 Physical Activity Strategy 2014 - 2017

The main body of the strategy report “*provides an overview of the importance of physical activity and the ways in which the G21 region can help to create environments that support physical activity in the community.*”

The City of Greater Geelong specific action plan within the report has a number of actions which may be embodied within the plan for Regional Facility Development Plan, including:

- *Develop an active transport plan that provides an ‘integrated accessible network of walking and cycling routes for safe and convenient travel to local destinations and points of interest’ (Healthy by Design).*
- *Develop accessible walking and cycling resources to encourage and support participation in safe active travel.*
- *Work with local sport and active recreation settings to address barriers to participation by vulnerable groups within our community.*
- *Encourage broader community access to tenanted sport and recreation facilities.*

- *Ensure that all active sport and recreation settings such as recreation reserves, stadiums, tennis courts and so on are planned, designed, managed and maintained in such a way as to be accessible and appropriate to the needs of all user groups.*

Implications for the plan:

Responding to the broad principles outlined within the G21 Physical Activity Strategy may mean a range of considerations for the preparation of the master plan such as:

- The potential for community rooms to be incorporated into any new building facility
- Ensuring all abilities access to all facilities and spaces
- Provision of a range of community access passive and active recreation spaces and facilities
- Identification of accessible connections to other points of community focus within the locality
- Provision of shade, shelter and other open space amenities to encourage a diverse range of activities at each reserve, in addition to the specific requirement for regional level activity.

Community Cricket Facility Guidelines – Cricket Australia (Version September 2015)

While the Cricket Australia guidelines are mainly detailed and specific to cricket facilities, they also make some broader strategic statements relevant to the preparation of the Lara Recreation Reserve Master Plan, such as the following from Guidance Note 6.

Social amenities and cricket ground surrounds

With cricket being a sport played over several hours for juniors and the best part of a day for senior competition, it is important 'family friendly' supporting amenities be incorporated into wider cricket facility precinct design.

Supporting facilities, equipment and amenities to be considered when planning a community friendly facility include:

- *Shade and shelter*
- *Spectator seating incorporated into the park environment*
- *Adequate and accessible car parking*
- *Play equipment, skate or BMX park*
- *Bicycle racks*
- *Shared and connecting pathways or trails*
- *Public BBQ*
- *Access to food and beverage*
- *Public toilet facilities*
- *Drinking fountains*
- *Tree plantings, garden beds and vegetated areas*
- *Landscaped treatments*
- *Venue and club signage.*

Implications for the plan:

In addition to providing guidance on the dimension and layout of training facilities, the Cricket Australia guidelines provide support for a diverse range of community activities as well as regional and local level sport.

AFL Preferred Facility Guidelines for State, Regional and Local facilities – August 2012

This purpose of the preferred facility guidelines is to be a key tool during the planning phase of a project. The document provides relevant guidance, particularly around spatial requirements that can inform building concepts and/or master plans for facilities providing for competition at local, regional and state levels. While much of the document is detailed and specific as to layout and spatial configuration, the recent Appendix related to the provision of Amenities Upgrades for Unisex Use (July 2015) is also applicable to the Lara Recreation Reserve Master Plan.

A summary from this document is outlined below:

Amenities Upgrade for Unisex Use – July 2015

This document has been developed to provide more detail around what is considered best practice in the design of unisex football change rooms and amenities. People often think of female change rooms as separate dedicated change facilities. This is not the case, rather it is about transforming the existing amenities to cater for unisex use, removing urinals and open showers and replacing with toilet cubicles and shower cubicles that allow showering and changing in privacy. In other words, great change facilities cater equally well for both genders.

Implications for the plan:

While the AFL Facility Guidelines outline preferred, rather than mandatory, provision of spaces and facilities, they provide clear guidance for the provision of built facilities, as well as support infrastructure, for a range of venues from local to regional level.

3.2 PLANNING CONSIDERATIONS

Lara Recreation Reserve is subject to the requirements of the zones and overlays outlined in the Greater Geelong Planning Scheme. In summary the planning context includes:

3.2.1 Municipal Planning Framework

Within the Municipal Planning Framework, the Greater Geelong Planning Scheme encourages the development of open space which is safe, is accessible to communities (particularly through proximity by walking), and which contributes to the diversity of recreational experience available to members of the community.

3.2.2 Zoning

Refer to Figure 1: Zoning

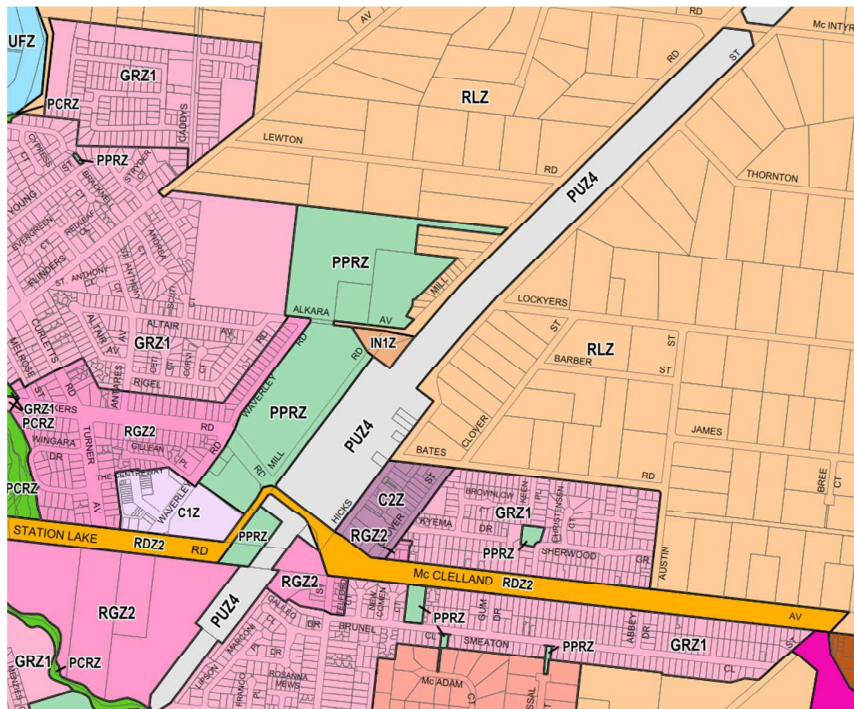


Figure 2: Zoning

Public Park and Recreation Zone (PPRZ)

Lara Recreation Reserve is zoned PPRZ within the Greater Geelong Planning Scheme. PPRZ recognises areas of public land that are designated as public recreation and open space and encourages enhancement of the subject land in support of appropriate recreation uses and activities. It also seeks to protect and conserve areas of significance and provide for commercial areas where appropriate.

The following is taken from Clause 36.02 of the Greater Geelong Planning Scheme

Table of uses

Section 1 - Permit not required

Use	Condition
Informal outdoor recreation	
Open sports ground	Must be conducted by or on behalf of the public land manager. Must not be on coastal Crown land under the Coastal Management Act 1995. Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Contractor's depot Heliport Office Retail premises Store Any other use not in Section 3	Must be either of the following: A use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, or the Crown Land (Reserves) Act 1978. A use specified in an Incorporated plan in a schedule to this zone.

Section 2 - Permit required

Use	Condition
Contractor's depot - if the Section 1 condition is not met	Must be associated with the public land use.
Heliport - if the Section 1 condition is not met	Must be associated with the public land use.
Office - if the Section 1 condition is not met	Must be associated with the public land use.
Retail premises - if the Section 1 condition is not met	Must be associated with the public land use.
Store - if the Section 1 condition is not met	Must be associated with the public land use.

Section 3 – Prohibited

Use
Brothel
Cinema based entertainment facility
Corrective institution
Display home
Funeral parlour
Industry
Saleyard
Transport terminal (other than Heliport)
Veterinary centre
Warehouse (other than Store)

Buildings and works

Under the zone a permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
 - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
 - Navigational beacons and aids.
 - Planting or landscaping.
 - Fencing that is 1 metre or less in height above ground level.
 - A building or works shown in an Incorporated plan which applies to the land.
 - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.
- Subdivide land.

3.2.3 Overlays

Lara Recreation Reserve is subject to a heritage overlay – HO 1984.

The details of these overlays are outlined below and shown on Figure 3: Heritage Overlay.

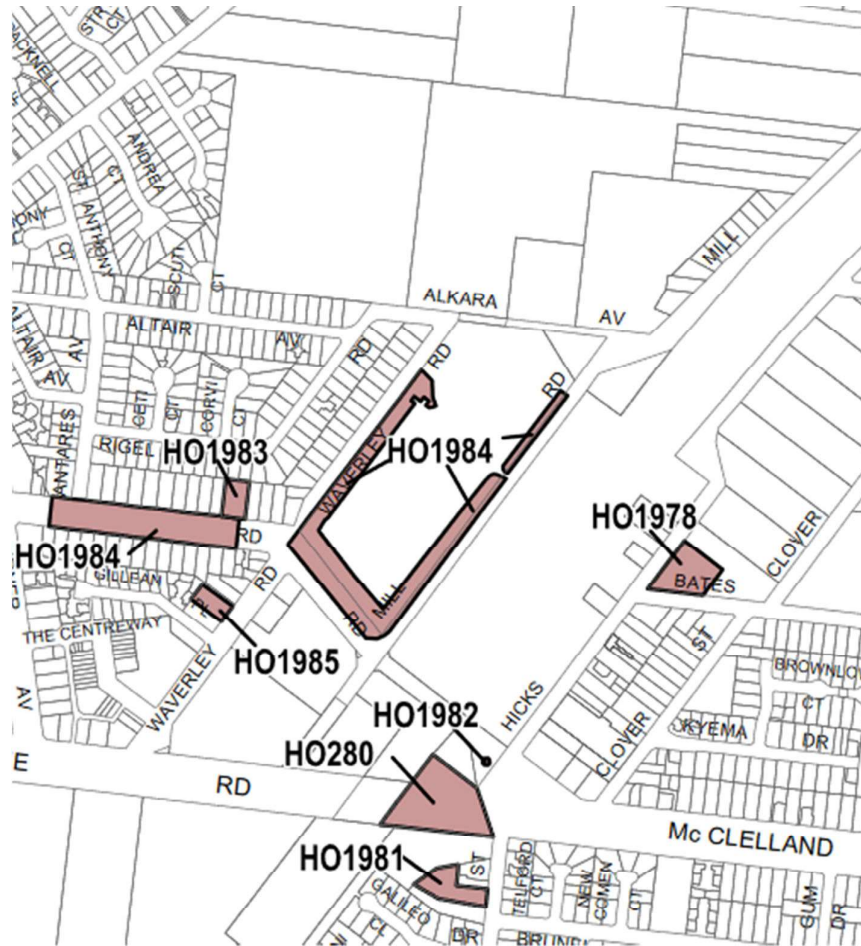


Figure 3: Heritage Overlay

HO1984 applies to:
Avenues of Honour, Cypresses, Memorial Gates & Fencing Walkers Road, Lara to the extent of:

- The Avenue of Honour of Pinus lambertiana in Walkers Road;
- Six Golden Lambertiana adjacent to the Memorial Gates & Fencing;
- Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve;
- Rows of Pinus lambertiana & Cypresses forming the boundary of the Recreation Reserve; and
- The Memorial Gates & Fencing.

Each to include a curtilage of 2 metres from the drip line of each tree.

Within the schedule to the overlay, specific control is placed upon external paint colours, tree management, and outbuildings.

The grandstand is not included in the Victorian Heritage Register, and so is not subject to the requirements of the Heritage Act 2017.

Planning Issues and Opportunities

- The planning context contained within the Greater Geelong Planning Scheme creates no specific issues for the provision of recreation within the reserve.
- The planning scheme encourage opportunities to increase the diversity of the recreational experience offered by the reserve.
- The Heritage Overlay HO1984 will constrain works and development in the vicinity of the Avenue of Honour trees and structures, in order to protect the health and longevity of those elements.
- The fact that none of the elements included under heritage overlays are included on the Victorian Heritage Register means that no application is required to Heritage Victoria.

3.3 THE SITE

3.3.1 Site Context

Lara Recreation Reserve is location near the centre of the Lara township (ref. Fig 4: Setting).

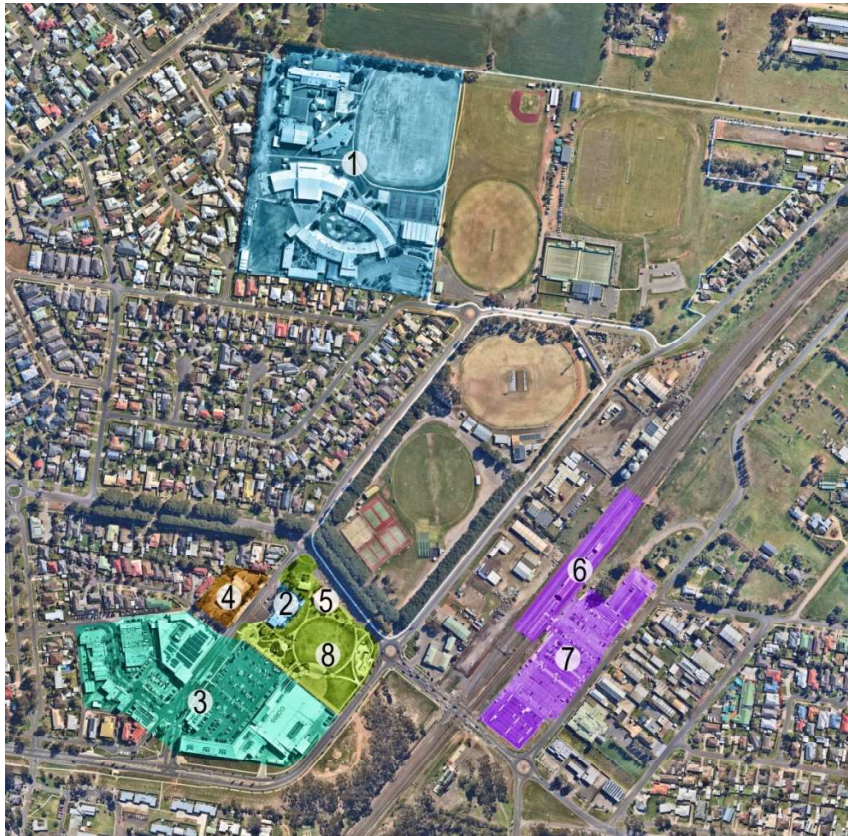


Figure 4: Setting

The setting of the reserve comprises a range of uses, as illustrated on figure 4. Nearby uses include:

1. Lara Primary School and Lara Secondary College, adjoining the reserve on its north-western boundary;
2. Lara Kindergarten, to the south-west of the reserve;
3. Lara Village Shopping Centre to the southwest of the reserve;
4. Lara Community Centre, to the south-west of the reserve;
5. Lara Library, to the southwest of the reserve;
6. The Geelong – Melbourne Railway, and Lara Station, to the east of the reserve;
7. "Lara Parkway" parking facility, to the east of the railway station;
8. Austin Park, to the southwest of the reserve.

General land uses around the reserve include standard residential development (in General Residential Zone 1) to the west of the reserve, larger lot residential uses (in Rural Living Zone) to the east of the reserve generally, and a small industrial use on the eastern boundary of the reserve, on Alkara Avenue;

Site Context

Issues and Opportunities

- The educational uses adjoining the reserve suggest a range of opportunities for formal shared use of the reserve;
- The community uses adjoining the reserve to the south suggest a range of opportunities for increased informal recreation use facilitated through potential; path linkages;
- The residential context suggests an opportunity for an increased local and neighbourhood use focus at the reserve.

3.3.2 Sports Spaces and Facilities

The club-based sporting user groups at Lara Recreation Reserve are:

- Lara Football Club
- Lara Netball Club
- Lara Cricket Club
- Lara Wildcats Baseball Club
- Lara United Football Club
- Lara Tennis Club
- Lara Bowls Club

The various sports spaces and facilities are shown on Figure 5 and are summarised below. The issues and opportunities outlined in relation to each type of sports area have been identified through field investigations and by the relevant tenant clubs.



Figure 5: Sports Spaces and Facilities

Ovals

Lara Recreation Reserve contains 3 sports ovals:

- Oval 1 – the main reserve oval, located on the south of Alkara Avenue
- Oval 2 – located south-west of Oval 1
- Oval 3 – located to the north of Alkara Avenue, adjoining Lara Primary School

Key characteristics of **Oval 1**:

- Aligned in an east-west orientation, although the central cricket pitch turf table is oriented north-south;
- Approximate playing surface dimensions of 145m x 120m (excluding run-off areas);
- Defined by perimeter pipe rail fence;
- Caters for senior cricket competition and training and senior football competition and training;
- Includes 100lux lighting suitable for training;
- Central 9 pitch turf table for senior cricket competition;
- Has a recently installed electronic scoreboard ;
- Has 2 boundary coaches / interchange boxes;
- Has covered spectator viewing areas along the southern wing / south-western pocket of the oval



Oval 1 looking east



Oval 2 looking north



View across Oval 3

Key characteristics of **Oval 2**:

- Aligned in a north-south orientation;
- Approximate playing surface dimensions of 115 x 104m (excluding run-off areas)
- Defined by perimeter pipe rail fence;
- Caters for Junior Cricket competition and Junior Football competition and training;
- Includes lighting for training uses;
- Has a single hard (concrete) cricket pitch;
- Has two coaches boxes on the western wing of the oval;
- Has a covered spectator area on the eastern wing of the oval.

Key characteristics of **Oval 3**:

- Aligned in a north-south orientation;
- Approximate playing surface dimensions of 140m x 108m (excluding run-off areas)
- Has no perimeter fence
- Caters for Junior Cricket competition and Junior Football competition and training
- Has 4 lights for training
- Has a single hard (concrete) cricket pitch
- Has no spectator amenity or shade

**Sports Spaces and Facilities – Ovals
Issues and Opportunities**

- Oval 1 is floodlit but lighting levels are inadequate;
- Oval 1 fence is in poor condition;
- Oval 1 coaches box near Mill Rd needs to be replaced, as it is climb-able and is not large enough;
- Oval 2 has only 3 lighting poles and so lighting is inadequate;
- Oval 3 has inadequate lighting
- The lack of nets behind goals on Oval 2 is a safety issue.
- There is a lack of shelters or similar spectator facilities on Oval 3, particularly for cricket during summer;
- The upgrade of lighting to all ovals would create the opportunity to for the club to host Friday night junior games, which will assist in developing the junior football programme to support the pathway into senior competition



View across Oval 1

Netball Courts

Lara Recreation Reserve contains no netball facilities, and so the Lara Netball Club utilises two courts within Lara Secondary College for training and competition. While the courts themselves are adequate, they provide no support infrastructure such as change rooms, canteen facilities or shelters, and are remote from the home clubroom, located to the south of Oval 1 (refer figure 5)

Key characteristics of the netball courts:

- Have a north / south orientation.
- Have generally adequate run-off areas, other than the western edge of the western court and the eastern edge of the eastern court, which are below required standards.
- Have lighting for netball training lighting. Control of this lighting, however, is remote from the courts, creating personal security issues.
- Have no coaches or player shelters
- Have no change rooms
- Have no canteen facilities

**Sports Spaces and Facilities – Netball Courts
Issues and Opportunities**

■ Having to use Lara Secondary College netball courts presents the following key issues:

- Activity (games and training) is hidden from community view
 - Can use school change rooms and toilets, although these do not meet current Netball Victoria Facility Manual standards
 - Don't have canteen (current canteen is Lions Club caravan)
 - Scoring needs to occur outside, with no court shelters being present. This occurs during every home game
 - Storage is in a shipping container with power.
 - Floodlighting switch for courts is too far from parking and presents a safety concern after lights are switched off.
 - There is a financial cost to the club to play and train on the secondary college courts
 - Netball courts require resurfacing
 - There is a lack of spectator seating for netball -bench seats only at present
- The netball club's ideal arrangement is for netball courts to be located on the reserve, closer to the main clubrooms, allowing use of the clubroom change facilities and toilets. This arrangement would require:
- 2 netball courts
 - Warm up area
 - Spectator space

Netball courts

Soccer Pitches

Lara Recreation Reserve contains 2 lawn soccer pitches, located in the northern area of the reserve.

Key characteristics of the soccer pitches:

- Have a north / south orientation.
- Approximate playing surface dimensions of 100m x 60m (excluding run-off areas)
- Have no lighting
- The soccer pitches also include a central hard cricket pitch

Sports Facilities – Soccer Pitches Issues and Opportunities

- The lack of flood lighting means that all current teams are unable to train at the facility, leading to additional cost to the club to hire alternate venues.
- Better lighting would improve opportunities to increase participation across all age levels;
- Existing rye grass field surface requires significant watering, being a cool season grass. Changing the surface to a warm season grass may provide the opportunity for extended use and for improved field longevity;
- The un-used north-eastern corner of the reserve provides an opportunity for small-sided soccer pitches.



Soccer pitches, looking north-east



Soccer pitches, looking north



Soccer pitches, looking north-east

Cricket Practice Nets

Oval 2 includes a cricket practice net complex comprising 2 synthetic pitches and 3 turf pitches.

Key characteristics of the cricket practice nets:

- Located to south of oval, with run-ups separated from the oval by the oval perimeter fence.
- Have 4 synthetic pitches with fixed fencing.
- Has a 12m turf practice area, suitable for a rotation of 5 pitches
- Are 20m in length, with additional run-up space, and so are not in accordance with Cricket Australia guidelines.
- Limited storage for equipment.

**Sports Spaces and Facilities – Cricket Practice Nets:
Issues and Opportunities**

- The current number of practice pitches restricts the progression of juniors to higher grade cricket. (The recent re-formatting of team / age break-up has led to additional teams and so a need for additional training facilities)
- Lighting of the training facilities would be beneficial;
- There is a need for additional storage associated with the cricket training facilities.



Cricket practice pitches

Tennis Courts

Lara Recreation Reserve contains 8 tennis courts. Of these, 6 courts are synthetic turf surface and are used by the Lara Tennis Club and 2 courts are plexipave surface and are available for use by the general community.

Key characteristics of the tennis courts are:

- Aligned northwest – southeast, at the margin of preferred orientation;
- Are surrounded by 2.7m high chain mesh fencing;
- Have adequate run-off between courts and at the back of courts.

**Sports Spaces and Facilities – Tennis Courts
Issues and Opportunities**

- Plexipave courts are cracking and need repair;



Tennis Courts

Baseball Field

Lara Recreation Reserve contains 1 baseball field. The field is in the northern part of the reserve, between Lara Primary School and the soccer pitches. The field is used by the Lara Baseball Club for both training and competition.

Key characteristics of the baseball field:

- Diamond is aligned northeast – southwest, with the homeplate facing southwest.
- Batting cage fencing is provided to the rear of the homeplate and along the foul lines as required;
- Have home and away dugouts

**Sports Spaces and Facilities – Baseball Field
Issues and Opportunities**

- Orientation of baseball diamond is not ideal, causing the batter to face towards setting sun. The opportunity to re-orient from northeast – southwest to northwest – southeast should be investigated.

Bowling Greens

Lara Bowling Club is located on the northern side of Alkara Avenue, and currently has two synthetic greens. The greens are located to the north of the bowling clubrooms and are surrounded by solid fencing so that they are unable to be seen from outside the fence. In this regard, the greens have no interaction with other activities on the reserve.

**Sports Spaces and Facilities – Bowling Greens
Issues and Opportunities**

- The existing greens appear adequate for the Club's need and no specific issues or opportunities are apparent or have been raised by the Club.



Baseball field



Bowling green interface with reserve

3.3.3 Buildings

There are thirteen main buildings located at Lara Recreation Reserve:

- Lara Sports Club building
- Lara Football Clubrooms
- Lara Football Club home and away change rooms
- Lara United Football Clubrooms
- Lara United Football Club storage shed
- Lara Wildcats Baseball Club storage shed
- Lara Bowls Clubrooms
- Lara Tennis Clubrooms
- St Johns Ambulance Brigade headquarters
- 1st Lara Scouts building
- Southern public toilets
- Central public toilets
- Small toilet / change / storage facility near Oval 3

There is no specific clubroom or support building for the Lara Netball Club

The buildings and structures are located on Figure 7.

A detailed spatial analysis of the buildings has not been undertaken, however the key role and characteristics of each building are summarised below. The summary of issues and opportunities reflects the comments of the tenant clubs in relation to points to be considered in the master plan.

Lara Sporting Club building

The Lara Sporting Club building is the social focus for all teams associated with the Lara Sporting Club. The building contains meeting and administration space as well as community space including a bistro and gaming areas. The building also has outdoor function space oriented towards Oval 1.

While the building is generally satisfactory for the needs of the Lara Sporting Club, the club did raise issues in relation to kitchen and bistro storage and functionality.



Lara Sporting Club building across Oval 1

Lara Football Clubrooms

The Lara Football Club building is located on the south-eastern pocket of Oval 1. It contains training and other club spaces for football, but has no provision for netball. The building also supports undercover terraced spectator viewing towards Oval 1.

The Lara Football Club has raised no specific issues with the current building.

Lara Football Club home and away change rooms

The Lara Football Club home and away change rooms are separate buildings located on the south-eastern pocket of Oval 1. The “home” change rooms have been upgraded in recent years, however the “away” change rooms have not been similarly upgraded and are not considered to meet current AFL community facility guidelines or DDA standards.



Lara Football Clubroom and change rooms

Lara United Football (soccer) Clubrooms

The Lara United Football Club building is a modular building located to the west of the soccer pitches. The first stage of the building was constructed in 2015 and the second stage is to be completed in 2019. When complete the building will provide change rooms, function space, meeting rooms, officials’ rooms, storerooms and social spaces. The building will also provide formal covered spectator viewing space oriented towards the soccer pitches.



Lara United Football Clubrooms

Lara United Football Club storage shed

The Lara United Football Club storage shed is located to the north of the clubroom and was constructed in 2017. The shed provides for storage of mechanical and sporting equipment.

The Lara United Football Club has raised no specific issues with the current building.

Lara Wildcats Baseball Clubrooms

The Lara Baseball Club building is a large shed structure is located to the east of the baseball diamond. The building provides basic facilities, allows for storage and has shade for spectator via a skillion veranda to the west. A supplementary toilet facility, in the form of a temporary relocatable structure, was provided in 2018.

The Lara Wildcats Baseball Club has raised no specific issues with the current building.

Lara Bowls Clubrooms

The Lara Bowls Clubroom building is located to the south of the bowling greens, and is access from Alkara Avenue. The building provides social / function, administration and amenity spaces. The building was constructed in 2013 and opened in 2014.

The Lara Bowls Club has raised no specific issues with the current building.



Lara Bowls Clubrooms

Lara Tennis Clubrooms

The Lara Tennis Clubroom is a small timber building located near the north-western synthetic surface tennis court. The building is an older structure which is in poor condition and no longer provides a facility to contemporary standards. Most significantly it has no toilets or change rooms, requiring tennis players to utilise the nearby public toilet as a change facility.

St John's Ambulance Brigade headquarters

The St John's Ambulance Brigade headquarters is a large shed located to the north of the tennis courts. The building's primary purpose is storage, particularly for 1-2 ambulance vehicles. The facility is large enough for its purpose, however it lacks lighting and has no support amenities. The building is also used by the Lara Lions Club.

1st Lara Scouts building

The 1st Lara Scouts building is located to the west of Oval 1. It is an older facility. The facility is an older style corrugated iron sheet building, with an adjoining more recent colourbond shed. While the facility is basic in its provision of amenities, the scout group are happy with it. It should be noted that any expansion or reconstruction would be likely to impact upon nearby memorial trees.

While being satisfied with the current building, the club have indicated that the surrounds of the building are poorly maintained, and that traffic management should be improved for the safety of the scouts.



1st Lara Scouts building

Southern and Central public toilets

There are two public toilet facilities located at the reserve:

- Southern public toilet

The southern public toilet is located to the north-west of the plexipave (community) tennis courts. The toilets are also used as change rooms by the Lara Tennis Club. The toilets are an older style facility and do not comply with current Australian Standards, or BCA requirements.

- Central public toilets

The central public toilet is located to the north of Oval 2. It also is an older style facility which does not comply with current Australian Standards, or BCA requirements. They are considered unsafe in terms of personal security.

**Buildings
Issues and Opportunities**

- There is no current built facility for the Lara Netball Club;
- The Lara Football Club change rooms are likely to be inadequate in relation to the AFL community facility guidelines;
- The Lara Tennis Clubrooms are inadequate, providing no toilets or change rooms;
- The St John's Ambulance Brigade headquarters have no toilets or change rooms and lack lighting;
- The 1st Lara Scouts building would be enhanced, from a safety point of view, from a review of traffic management around the facility;
- Both public toilet blocks are inadequate and do not comply with current Australian Standards, or BCA requirements.
- There is an opportunity to build a combined netball / tennis clubhouse, along with netball courts, in the vicinity of the existing tennis courts. Options would include:
 - south of the existing tennis courts
 - north of the courts, with new netball courts replacing the existing plexipave tennis courts.
- There is an opportunity to provide a new change / team facility in the vicinity of Oval 3 to provide for football, cricket and netball (should netball remain in its current playing location)
- There is an opportunity to further enhance the Lara United Football Clubrooms to support baseball, potentially through outdoor covered areas and a modular extension for change rooms.
- There should be an opportunity to provide new public toilets in any new building.



Figure 6 Buildings

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3.3.4 Pedestrian Access and Circulation

Key points associated with pedestrian movement at Lara Recreation Reserve are summarised on Figure 7 below. These points include:

- Formal pedestrian paths through the reserve are limited to a series of disconnected paths as follows::
 - A path linking the Lara Secondary College with the driveway to the public car park to the north of Alkara Avenue, and connecting to Oval three and the Lara Bowls Club;
 - A short path connecting the Lara Bowls Club car park with the public car park to the east;
 - A short path connecting the public car park to the north of Alkara Avenue with the soccer pitches;
 - The path to the perimeter of the Lara Primary School oval which adjoins the baseball field;
 - A gravel path along the western edge of the soccer pitches, leading to the Lara Wildcat Baseball Clubrooms;

Pedestrian Access Issues and Opportunities.

- The lack of formal pedestrian paths discourages informal community use of the reserve as well as discouraging walking between existing uses on the reserve.
- Alkara Avenue creates a barrier to pedestrian movement from the north to the south of the reserve, dividing the reserve into two distinct areas. There is an opportunity to investigate the closure of Alkara Avenue to unify the reserve into a single space and provide simpler and safer pedestrian movement.
- There is an opportunity to provide a comprehensive formal pedestrian circulation system to link all activities on the reserve and provide safe and clear community access into the reserve. This could be integrated with improvements to vehicle circulation and parking to enhance pedestrian safety and amenity.
- There is the opportunity to utilise the Avenue of Honour as a pedestrian route around the southern part of the reserve, provided this does not impact negatively upon the roots of the Avenue of Honour trees



Path from Lara Bowls Club to eastern car park



Unsealed path to Lara United Football Clubrooms



Pedestrian crossing of Alkara Avenue, connecting north and south sections of reserve



Figure 7 Pedestrian Access and Circulation

3.3.5 Vehicular Access and Car Parking

Key points associated with pedestrian movement at Lara Recreation Reserve are summarised on Figure 8 below. These points include:

- Formal vehicle access into the reserve occurs at:
 - Three locations on the northern edge of Alkara Avenue, into the Oval 3 car park, the Lara Bowls Club car park and into the car park east of the Lara Bowls Club;
 - One location on the southern edge of Alkara Avenue, into the car park to the north-west of Oval 1;
 - Two locations from Waverley Road, into the car park to the north-west of Oval 1, and along the south-western edge of the tennis courts;
 - Three locations from Mill Road, into the Lara Sporting Club car park, for maintenance vehicles into the eastern end of Oval 1 and along the northern boundary of the reserve to the Lara United Football Club storage shed.
- Formal car parking is provided in the following locations:
 - To the south of Oval 3, for 43 vehicles;
 - To the south of the Lara Bowls Clubrooms, for 50 vehicles;
 - To the east of the Lara Bowls Club, for 63 vehicles;
 - To the north-west of Oval 1, for 27 vehicles;
 - To the south-west of the Lara Sporting Club, for 70 vehicles.
- Large areas used for parking and vehicles circulation are unsealed and unformed;
- Alkara Avenue divides the reserve into two distinct areas, separating activities to the north from activities to the south.

A summary of investigations into vehicle movement around and within the reserve is included in Appendix C

Vehicle Access and Car Parking Issues and Opportunities

- The unsealed and unformed nature of much of the parking and vehicle circulation on the reserve leads to a range of issues including:
 - Constraints upon access in wet weather;
 - Lack of control and direction for vehicle movement across the reserve;
 - Extension of open ground into adjoining grassed areas;
 - Reduced pedestrian safety.
- There is an opportunity to formalise car parking and vehicle circulation across the reserve, integrated with drainage to improve the ground surface and with pedestrian circulation to enhance user amenity
- There is an opportunity to introduce traffic management measures to control vehicle movement and enhance pedestrian safety.
- There is an opportunity to investigate the relocation of the existing school bus stop and the closure of Alkara Avenue to unify the reserve into a single space and provide simpler and safer pedestrian movement.



Baseball and soccer access and car park



Figure 8 Vehicle Access and Car Parking

3.3.6 Passive Recreation Areas

Key points arising from the review of the existing reserve in relation to passive recreation provision are summarised below. These points include:

- Passive recreation areas and elements at the reserve limited to:
 - An existing playground at the southern end of Oval 3;
 - An informal open space area at the eastern side of the soccer pitches. This area is used for dog walking and informal ball play, but makes no formal provision for these uses;
 - An informal open space at the southern end of Oval 2.

Consideration of these points leads to a number of issues and opportunities to be addressed in the plan.

Passive Recreation Issues and Opportunities

- There is almost no provision for passive recreation at Lara Recreation Reserve, and therefore limited encouragement for members of the local community who are not associated with sports clubs to use the reserve. Potential to provide opportunities for passive recreation, outside of sports times, should be explored, in line with the objectives of City of Greater Geelong strategic documents. This would include opportunities for play, walking, jogging, seating, group socialising, social sport, picnicking and so on.
- There is opportunity to make better use of the informal space to the east of the soccer pitches for a range of passive and informal recreation uses including small-sided soccer, social sport and community events;
- A number of specific locations exist with potential to provide community spaces providing play, seating, shelter and shade. These locations include:
 - In the informal space to the east of the soccer pitches;
 - To the south of the formal car park, east of the bowls club;
 - In the southern corner of the reserve, near the memorial gates;
 - Between Oval 2 and the Avenue of Honour.
- Should the tennis clubrooms be relocated, there would be opportunity to provide a small local community seating and gathering space viewing towards the tennis courts and access from the existing access through the Avenue of Honour.



Playground south of Oval 3



Informal space south of Oval 2



Informal open space east of soccer pitches



Figure 9 Passive Recreation Areas

3.3.7 Landscape Features

Key points arising from the review of the existing reserve in relation to existing landscape character and features are summarised on Figure 9 below. These points include:

- The reserve is lined on the Mill Road, Walkers Road and the majority of the Waverly Road frontages by Avenue of Honour plantation of *Pinus lambertiana* and *Cupressus macrocarpa*;
- The northern extent of Waverly Road and part of the southern edge of Alkara Avenue are lined with Returned Soldier Memorial plantings of *Eucalyptus cladocalyx*;
- Memorial gates into the reserve are located at the corner of Mill Road and Walkers Road;
- A memorial and remembrance garden was established in 2015 at the eastern end of Oval 1, to mark the 100 year ANZAC anniversary.
- Apart from these particular features, the landscape character of the reserve is undefined and provides few features or points of amenity. There reserve provides no general park furniture or amenities, such as seats, drinking fountains, bicycle racks etc.

**Landscape Features
Issues and Opportunities**

- Apart from the already strong character of the Avenue of Honour and Memorial Trees, there is opportunity to re-define the visual landscape of the reserve, and to provide a higher level of landscape amenity for sports related users and to attract users from the general community.



Avenue of Honour



ANZAC memorial



Returned Soldier Memorial trees



Figure 10 Landscape Features

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4. STAKEHOLDER CONSULTATION: ISSUES and OPPORTUNITIES

4.1 PROJECT REFERENCE GROUP MEETINGS

A Project Reference Group, comprising representatives from each of the tenant clubs, was formed to advise on particular issues and opportunities to be addressed by the master plan.

Two meetings were held with the Project Reference Group to inform the identification of issues and opportunities. The first was held on 26th September 2018, to outline specific issues and opportunities from each club's point of view. The second was held on 12th December 2018 to confirm the issues and opportunities outlined in this report.

A summary of points raised at each meeting, extracted from the meeting minutes, is outlined below.

PROJECT REFERENCE GROUP MEETING 1 26TH SEPTEMBER 2018

Lara Netball Club

- Don't have canteen, currently facility is hidden, can use school change rooms and toilets, canteen is lions club caravan, live scoring outside -this occurs every home game
- Storage is in shipping container -no power to this
- Pay school to train at facility
- In an ideal world, netball facility would be closer to the oval and main clubrooms. That way could utilise existing facilities.
- Current set up is not sustainable
- 2 x netball courts
- Netball courts require resurfacing
- Also need warm up area (utilise basketball court adjacent at present)
- Lack of spectator seating for netball -bench seats only at present
- Floodlighting switch for courts is too far from parking and presents a safety concern. Have to walk in the dark (potential to have it on a timer)
- Toilet and change room facilities -do not have these within tennis pavilion. Use old public toilet block to change in/use as a toilet facility which is not suitable

Lara Tennis Club

- Hard to attract female players without appropriate facilities
- Parking is an issue as cannot park on the avenue of honour
- Keen to explore the idea of joint facilities for the future
- 8 x courts -2 x council maintained
- Other 6 courts are for members and/or for hire
- Experiencing growth in juniors
- Plexipave surface on Council courts does crack

Lara Football Club

- Safety issues around lack of lighting particularly netball courts
- Lack of infrastructure that Tennis Club has. Difficult to address growth in population growth given current facilities Football section continues to grow
- Oval 1 currently floodlit but lighting levels inadequate. Oval 2 has only 3 poles & Oval 3 has inadequate lighting Better lights would enable club to host Friday night junior games
- This will assist in driving junior program to support pathway into senior competition Lack of nets behind goals on Oval 2 -safety issue
- Any improvement based around safety and inclusion and providing better facility for everyone Spectator facilities are generally good

Lara United Soccer Club

- Access to two main soccer pitches working well
- New infrastructure under development shortly for another set of change rooms and social area
- Biggest issue at present is lack of flood lighting -unable to have all teams train at facility -presently spending \$7-\$8k per year on alternate venues.
- Car parking and access -inadequate -particularly when fixtures clash with netball -small car park near club rooms but is insufficient -5 senior teams playing over a Saturday & Sunday
- Playing surface is slowly improving but is a work in progress -PC noted that it is a rye grass field and requires lots of water Club is open to possibly changing to warm season grass to improve surface
- Cricket pitch between the two fields and is used on occasion
- Minimal spectator facilities -new change room/social room development will provide more undercover space Potential for small sided pitches in open space area in north-east corner
- So important to provide participants a good experience through way of facilities

St John's Ambulance

- Current garage on reserve is utilised to house vehicles
- Garage houses 1-2 vehicles -large vehicles that are stretcher capable utilised for events
- Lions Club also use facility for meetings
- Lack of amenities
- Comfortable with current space Lighting an issue

Lara Bowls Club

- Insulated from other activities in the reserve
- During pennant year number of participants is dictated by how many rinks available
- Car parks within the bowling club precinct are adequate however have identified that with increased usage, including football and soccer they may become limited, parking is bad on Sunday's in particular
- Would like to see more car parks for participants and spectators - possibly in the north-east area of the reserve
- Better public toilets and amenities for spectators are required
- Informal car park area near Soccer Club turns to mud in winter

Lara Sporting Club

- Baseball quite self-sufficient -issue for baseball is car parking -vehicle access -ambulance was bogged last year
- Entire northern precinct needs better traffic management and quality roads
- What works well currently is the community partnership. Want to include every user group and tenant of the reserve. Precinct is tired and has been neglected. Doesn't compare to other Clubs who are much better equipped in terms of facilities The Clubs priority is the Oval 3 project which accommodates Netball, Football, Cricket and baseball.
- Current plans developed by the Club are in place for a change facilities/community hub to accommodate baseball/football/cricket/netball on Oval 3 -unisex compliant
- Significant growth in women's football. Do not have a building that accommodates their needs. The planned facility has a cost of \$2M In the meantime, netballers remain without suitable amenities
- Seven sport facility, want to see all sports brought up to a standard that is commensurate with modern standards. Particularly with growth in community.
- Netball courts need resurfacing

- Working closely with Principal of Secondary College on court resurfacing
- Oval 3 change facility has support from school, AFL & G21
- No traction for Oval 3 project at present. Need greater acknowledgment on collective advocacy for the project.
- Broader landscaping for reserve should be considered in Master Plan

Lara Cricket Club

- Restricted in progressing juniors -not enough training facilities
- Currently have 4 x practice nets. Would like additional practice wickets
- Changes to Cricket Aus formats have reduced team numbers, so greater amount of teams playing and training at once. Player numbers in U11 is now 7 per team so increased teams. U13's are also under review.
- Currently juniors play on Oval 2 & 3 as well as primary school oval
- Shelter has been built on Oval 2, need something similar on Oval 3. Portable marquees being used on Oval 3 and blow away in wind. Only shelter is away from ground
- Lack of oval lighting Entire area is outdated
- Ok with spectator parking and facilities for cricket -doesn't get as many people watching as football Restricted in developing facilities due to Avenues of Honour
- Storage -more required!
- Light above cricket training facilities required

1st Lara Scouts •

- Scout Hall is old however Scouts don't mind
- Traffic management needs to be addressed including speed humps etc. •
- Dumped rubbish occurs around Hall
- More places for community/school children to sit in a space that has good passive surveillance
- General lighting is inadequate
- Alkara Avenue is used to cut through, potentially making traffic as a problem. Does have a bus interchange for the school but is it required?
- Basketball train at Lara Lake and Lara Primary School. One of the biggest clubs in Geelong. Basketball could be considered - stadium -for training/playing

Other Considerations

- The whole area needs more kids playgrounds possibly down near memorial gates. There used to be a play area their many years ago.
- A walking trail/path (possibly concreted or hot mix) around the entire sports precinct would be good. Maybe some benches around the walk paths could be included.
- The entire sports precinct should be better lit for safety reasons
- The entire area should be tarred instead of dirt. Reduce dust, allow speed bumps. There is a large number of cars drive in to pick up/drop off school kids so a safety issue. Part of making the area look more presentable to the public.
- There is minimal signage at front gate to show what sports/ areas are within the precincts. So better signage. There are minimal signs within Lara to show where the sports grounds are.
- Oval 1 also needs to have the fence around the ground replaced. Rails are bent in multiple places.
- Oval 1 coaches box near Mill Rd needs to be replaced. Kids climb on the roof of it causing a safety issue. It is also not big enough.
- Public toilets in area need replacing and added to.
- The showers in the away change rooms on oval 1 were fixed last season. The toilets in the same building need to be fixed.
- More chairs/benches around/near ovals.

<p>PROJECT REFERENCE GROUP MEETING 2 12TH DECEMBER 2018</p>
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Following presentation and discussion of the identified issues and opportunities, the following additional points were noted:

- Noted in reference to play areas - not a big residential catchment as to where it is noted in issues & ops (eastern side of reserve). May be more appropriate to locate on other side of the reserve.
 - Noted that the airshow camping now use the proposed area where netball courts may move to.
 - Noted that perhaps we could look to have Oval 3 and associated facilities as a junior facility and Oval 1 & 2 as senior.
 - Noted that if netball courts be moved, may be opportunity to still use the courts on educational land
 - Noted that Alkara Ave running through reserve is not ideal, due to safety issues. Would also create more parking opportunities if removed
- Noted that eastern area of bowling club and car park is drainage area, need to explore impact of additional car parking on drainage. It was noted that this will need to be investigated further.
 - Noted need more info on current football/cricket away change rooms. Likely to need to be demolished and re-constructed
 - Is there opportunity for additional car parking along north boundary of bowling club if required.
 - Noted club uses south and north end of soccer ground (oval ends) for pre-season to alleviate main pitch. Also enough room in this area to facilitate small sided games
 - Is there opportunity for soccer pitches could be moved north to allow for more room at the southern end for car parking etc. Noted that may want to retain this space for cricket to future proof. It was noted that should it only be a junior cricket field, this would likely still fit even if pitches were moved north. Would only require move of cricket pitch and soccer goals
 - Noted would be good to include another play area around the Scout Hall area.
 - Noted that there are heritage trees in close vicinity of scout hall. This may also pose problem for playgrounds in this area.
 - Noted the warm up area for netball will be important and need to ensure it fits in this area the new proposed area. Potential to use synthetic cricket practice area as netball / multipurpose warm up.
 - Noted that tennis courts are not regulation size - court size may need to be increased.
 - Noted that the rotation of the baseball diamond needed to be documented at this stage as an opportunity for the master plan.

5. ISSUES AND OPPORTUNITIES PLAN

The issues and opportunities outlined above have been summarised on the Issues and Opportunities plan (Figure 11) following.

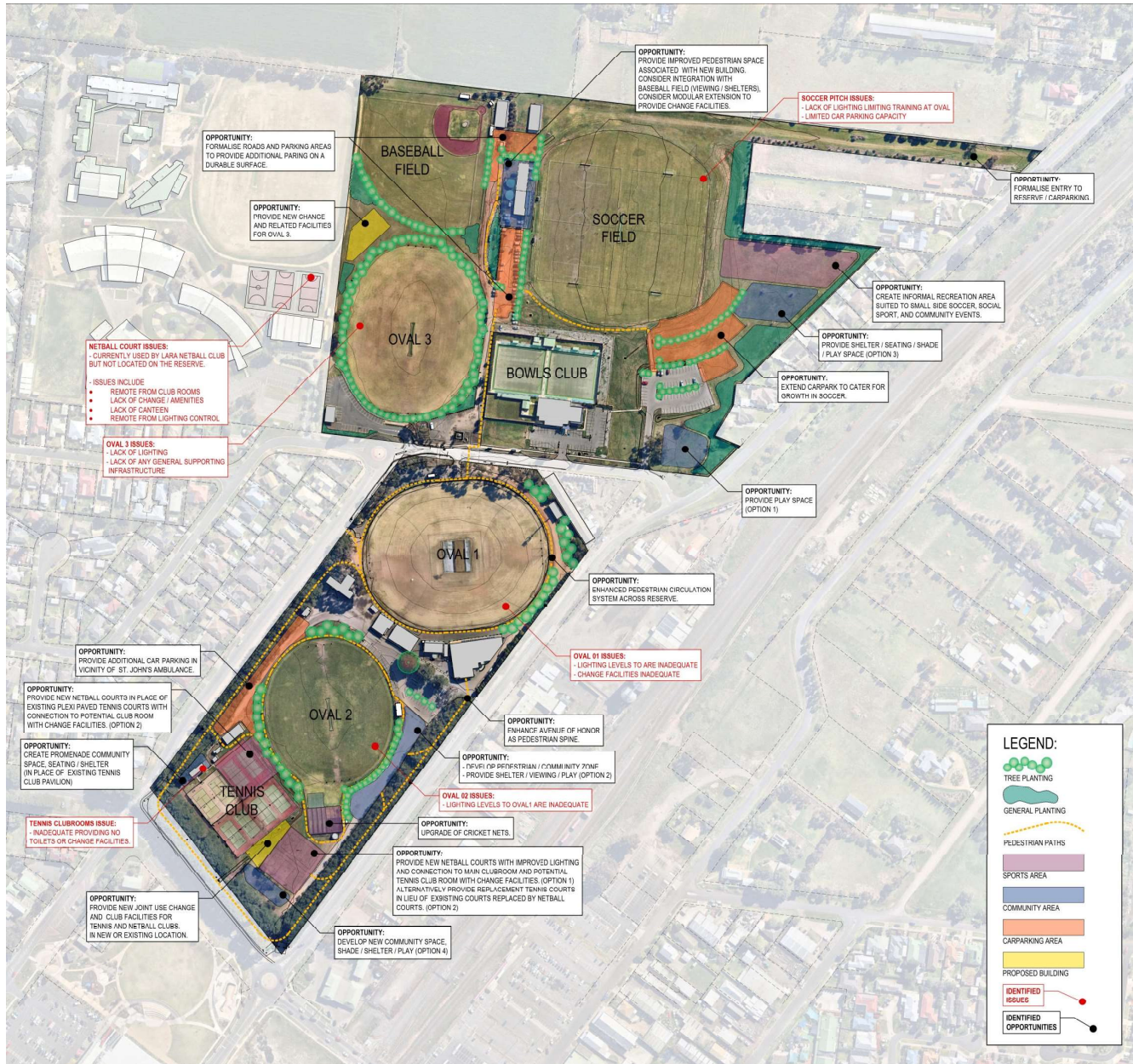


Figure 11 Issues and Opportunities summary

6. COMMUNITY CONSULTATION: ISSUES and OPPORTUNITIES

Following confirmation by the Project Reference Group, the identified issues and opportunities were provided to the broader community for further discussion in order to inform the preparation of the draft master plan. The display of the plan was accompanied by a survey to guide respondents. The period of community consultation on the issues and opportunities was from 13th March 2019 to 2nd April 2019.

Community comment is summarised below. A full outline of the community consultation process and responses is included in Appendix A:

Favourite features

- Respondents describe the park as a community gathering point that is well-loved and family-friendly.
- Nature/open space is an important element of the reserve. Trees and the grassy areas were identified as
- 'Very important' by more than half of respondents.
- Respondents also see the public toilets, and parking as important features.
- As a reserve that is heavily used for sport, the existing sport facilities are highly valued by respondents. The numerous grounds and facilities allow for a range of sport at the reserve, co-located and situated in central Lara.

Top priorities for improvement

- Parking is the top priority for improvement at the reserve. According to respondents, more is needed to cater to the high volume of visitors, particularly on weekends. Respondents also support an enhancement of sport and spectator facilities, including change/club rooms, better quality of grounds. Lighting would support recreation activities at the reserve as well as promote safety and security after dark.
- Respondents also demonstrate demand for open space and facility improvements a running track at the reserve and general improvements to community facilities, including the dog area and the public toilets.

Responses to detailed questions

Q: Why do you/have you visited Lara Recreation Reserve?

Among respondents, the most popular reason for visiting the reserve is to play sport, followed by exercise. To attend an event or festival, to get out of the house/for fresh air, and to walk the dog are also popular reasons for visiting the reserve among respondents. Most of those who selected "other" cited their reason for visiting the reserve as either to watch sport (usually parents or grandparents watching children's sport) or to visit the Lara Sporting Club.

Q: How often do you visit Lara Recreation Reserve?

Most of the survey participants report regularly visiting the reserve. Approximately half of respondents visit the reserve a few times a week, and another 18% weekly. Only 4% of respondents stated that they 'Rarely' visit the reserve.

Q: How important to you are the following features at Lara Recreation Reserve?

The following were identified as 'Very important' features at the Reserve by more than half of respondents:

1. Grassed area
2. Public toilets
3. Oval
4. Seating
5. Trees
6. Pavilion
7. Parking

No features were identified by a majority as 'Not important', although the baseball/softball diamond, dogs off-lead area, and soccer pitch are less valued than other features

Q: What do you like most about the park?

Sport facilities are highly valued at the reserve. Respondents also appreciate open space, trees, and the dog areas at the reserve. The location is accessible to a large number of residents and serves as a community gathering point.

Q: Overall, what do you think are the three top priorities for improving the park?

Parking appears to be the biggest priority for improvements at the reserve. Most comments relevant to parking simply state that there should be more of it. There is also support for a running track and additional sport/spectator facilities, including change rooms. There is also support for upgrades to the sport grounds. Lighting/lights and additional trees were popular ideas, as were upgrades to toilets and dog areas.

A number of respondents answered that the park should be left as is.

7. DRAFT MASTER PLAN

Following the community consultation on the identified issues and opportunities, resulting in a consolidated understanding of stakeholder and community aspirations for the reserve, a draft master plan was prepared.

Key elements of the draft master plan, in response to the issues and opportunities, are summarised below:

Sports Spaces and Facilities

- New netball courts, in place of existing community tennis courts;
- New or upgraded floodlighting to soccer fields; baseball field; ovals 1,2 and 3; and new netball courts;
- Re-oriented baseball field;
- Enhanced cricket practice nets and storage;

Buildings

- New netball and tennis club facilities;
- New modular building to support baseball activity, as well as AFL and cricket activity on Oval 3;
- Upgrade of football club change rooms and social rooms, enabling creation of a stronger link between Oval 1 and Oval 2;
- Potential relocation of the existing scout hall and St John's Ambulance garage;
- Removal of old public toilets.

Pedestrian Access and Circulation

- New walking and jogging track around reserve;
- Upgraded pedestrian link across Alkara Avenue to reserve perimeter
- New pedestrian plaza connection between oval 1 and oval 2, through update of existing buildings;

Vehicle Access and Parking

- Formalisation of all existing informal parking area to make more efficient use of the available spaces;
- New parking and formalised access to the north of Alkara Avenue;
- Future formalisation of access from Mill Road along the northern boundary of the serve;
- New formalised indented parking along Waverley Road.

Passive Recreation

- Open grassed kickabout space to the east of the soccer pitches
- New playground and picnic facilities to south-east of Oval 3
- New playground following future relocation of Scout Hall
- New seating around reserve, particularly along new waling / jogging trail.

Landscape Features

- New informal tree planting for shade, shelter and habitat associated with all open grassed areas;
- Protection of all heritage listed and other significant trees.

8. COMMUNITY and STAKEHOLDER CONSULTATION: DRAFT MASTER PLAN

Following approval by the Project Reference Group and by Council, the draft master plan was available for review and comment by the local community, tenant clubs and sports associations.

8.1 COMMUNITY RESPONSES

The draft master plan was displayed on the City of Greater Geelong website and was supported by a short survey, and was available for comment from 12th June 2019 until 24th July 2019. In total there were 177 responses to the display and survey, with support for the plan indicated by the breakdown below:

Positive	147
Neutral	28
Negative	2

A full outline of the community consultation responses is included in Appendix B, however some of the key messages emerging from the consultation are summarised below:

- 25 respondents indicated strong support for the draft Master Plan, particularly noting the development of new netball facilities in proposed location in draft Plan.
- 36 respondents indicated strong support for the draft Master Plan, however, would like to see the baseball diamond reorientated and the new multi-purpose building relocated to north-west corner of oval 3.
- 15 respondent expressed concern regarding the lack of an indoor basketball stadium in the master plan
- 3 respondents indicated support to for the proposed walking and jogging track and to increase the length of the tack to 2.5km per lap, in order to qualify and a Park Run circuit.

- 17 respondents indicated support for floodlighting on sports grounds and around the reserve.
- 4 respondents expressed concern regarding location of proposed netball courts – and suggested instead to position netball courts in current scout hall location.
- 2 respondents expressed concern regarding loss of community tennis courts
- 2 respondents expressed support for protection of trees.
- 2 respondents requested that a dog park be included in the reserve.

8.2 TENANT CLUBS

Since the draft master plan had been developed and approved in conjunction with tenant clubs through the Project Reference Group, comments from the clubs during the consultation period were minimal. Key comments and requested revisions to the draft master plan included:

- Lara Sporting Club
 - Relocate proposed multi use building from central area between soccer pitches and baseball field and reorient baseball field to north-west pocket of Oval 3, orient to front both the baseball field and the oval
- Lara Baseball Club
 - Relocate and reorient baseball field 180 degrees.
 - Relocate indoor training / practice facility to western side of field.
 - Add training lights to baseball infield
- Lara Tennis Club
 - Maintain 8 tennis courts in total, while retaining new netball courts
- St John's Ambulance
 - Indicate current baseball club building as future St John's Ambulance building following construction of Oval 3 building
- Lara Bowls Club
 - Noted the need for a string signage strategy for the reserve

- Lara Cricket Club
 - Requested allowance for 6 synthetic practice wickets and 4 turf practice wickets
 - Requested reduction in oval 1 turf table from 9 pitches to 7 pitches

8.3 SPORTS ASSOCIATIONS

Peak Sports Associations sought a number of clarifications, such as playing field dimensions etc., during the draft master plan consultation period, however the only comments requiring a response in the master plan included:

- AFL Barwon
 - As change rooms at oval 1 service both oval 1 and 2 they will need to be suitable to service both ovals during games running concurrently.
 - Change rooms at Oval 3 (sharing with baseball) will also need to be sufficient to service both ovals during games running concurrently
 - Children changing in the multi-use facilities for oval 3 will need to walk across a road and car park to reach the oval. This would be overcome if the building was located between the baseball field and oval 3.

9. FINAL MASTER PLAN

Based on the support expressed and comments received during the consultation period, the draft plan was formalized into the final master plan. The final master plan is illustrated in figures 14 & 15.

9.1 RECOMMENDATIONS

The key recommendations as described on the final master plan are outlined below. Note that the listed order of the recommendations do not indicate an order of priority

Sports Spaces and Facilities

1. **Provide two new netball courts, incl.:**
 - Dimensions and support infrastructure in accordance with Netball Australia Facility Guidelines.
 - Surface of approved acrylic sports surface.
 - Fencing to all court edges.
 - Lighting to training standard.
2. **Provide two new tennis courts for community use, to replace those lost for new netball courts (refer recommendation 1 above).**
 - Lighting to competition standard.
 - Fencing to all court edges.
3. **Allow for future increase in tennis court size to club competition dimensions, in accordance with Tennis Australia facility guidelines.**
4. **Provide new floodlighting to soccer fields.**
 - Lighting to training standard.
5. **Reconstruct baseball field to new orientation incl.:**
 - Support infrastructure (coaches and player boxes) to Baseball Victoria facility guidelines.
 - Fences to Baseball Victoria facility guidelines.
 - Lighting to training standard.
6. **Upgrade floodlighting to Oval 1.:**
 - Lighting to training standard.
7. **Upgrade perimeter fencing to Oval 1.**
8. **Upgrade floodlighting to Oval 2.**
 - Lighting to training standard.

- 9. Upgrade floodlighting to Oval 3.**
 - Lighting to training standard.
- 10. Provide floodlighting to tennis courts.**
 - Lighting to competition standard.
- 11. Provide perimeter fencing to Oval 3.**
- 12. Upgrade cricket practice nets.**
 - 4 synthetic pitches and 4 turf pitches with spatial allowance for 2 additional synthetic pitches.
- 13. Provide new cricket equipment storage adjacent to cricket nets.**
- 14. Reduce Oval 1 turf table from nine pitches to seven pitches.**
- 15. Provide goal netting to Ovals 1 and 2**
- 16. Provide goal netting to Oval 3**
- 17. Provide shade structure to eastern bowling green**

Buildings

18. Provide new Oval 3 building to serve baseball, Oval 3 sports and potentially 1st Lara Scouts.

- Modular building construction.
- Building oriented to both baseball field and Oval 3.
- Undercover external viewing space (verandah or similar) oriented to baseball field, Oval 3 and primary school oval.
- General spatial allowances:

LARA RESERVE - OVAL 3 BUILDING

ARCHITECTUAL AREA SCHEDULE:

ROOM NAME	AREA m ²	SPORTS CLUB
MULTI PURPOSE ROOM	100	SHARED
ACCESSIBLE TOILET	6	SHARED
AMENITIES BASEBALL 1	19	BASEBALL
AMENITIES BASEBALL 2	19	BASEBALL
AMENITIES FOOTBALL / CRICKET 1	25	FOOTBALL / CRICKET
AMENITIES FOOTBALL / CRICKET 2	25	FOOTBALL / CRICKET
CHANGE ROOM BASEBALL 1	34	BASEBALL
CHANGE ROOM BASEBALL 2	34	BASEBALL
CHANGE ROOM FOOTBALL / CRICKET 1	45	FOOTBALL / CRICKET
CHANGE ROOM FOOTBALL / CRICKET 2	45	FOOTBALL / CRICKET
CIRCULATION	AS REQUIRED	SHARED
CLEANER'S ROOM	5	SHARED
KIOSK 1	15	BASEBALL
KIOSK 2	15	FOOTBALL / CRICKET
KIOSK STORE 1	5	SHARED
KIOSK STORE 2	5	SHARED
MESSAGE ROOM 1	10	FOOTBALL / CRICKET
MESSAGE ROOM 2	10	FOOTBALL / CRICKET
MEDICAL ROOM	15	SHARED
OFFICE	15	SHARED
PUBLIC TOILET FEMALE	10	PUBLIC
PUBLIC TOILET MALE	10	PUBLIC
STORE FOOTBALL	20	FOOTBALL / CRICKET
STORE BASEBALL	15	BASEBALL
STORE CRICKET	20	CRICKET
TIME KEEPER	10	SHARED
UMPIRES 1	15	SHARED
UMPIRES 2	15	SHARED
TOTAL MINIMUM AREA REQUIREMENT	562	

- Additional 200m² spatial allowance for scouts.

19. Relocate St John's Ambulance to existing baseball club building, once new modular building constructed.
20. Provide new baseball training and practice shed closer to baseball club facilities in new Oval 3 building (refer recommendation 15).
 - New shed to replace, but match existing.
21. Remove temporary buildings currently used by baseball club, but redundant once new Oval 3 building is constructed (refer recommendation 15).
22. Remove existing scout hall once new facility is provided, either in association with new Oval 3 building (refer recommendation 15) or on an alternate site.
23. Provide new tennis / netball clubrooms, following construction of new netball courts (refer recommendation 1) and relocation of St John's Ambulance (refer recommendation 16).
 - Modular building construction.
 - Building oriented to netball and tennis courts.
 - Undercover external viewing space (verandah or similar) extended along edge of north-eastern tennis courts.
 - Include new public toilets compliant with all current accessibility requirements, allowing removal of existing non-compliant toilet facilities.
 - Refer Figure 15 below for indicative spatial plan – note that final plan is subject to detailed consultation with Lara Tennis club and Lara Netball Club.
 - General spatial allowances are outlined in the table below:



City of Geelong

Project : Lara Recreation Reserve
 Title : Areas Schedule - (Rev 1)
 Date : 18-Sep-19

141 SMARLYN STREET,
 WEDDING VIC 3221
 P: 03 4211 8224
 F: 03 4211 8777
 W: WWW.MANTRIC.COM.AU
 E: INFO@MANTRIC.COM.AU

No.	Name	Comparison		Proposed Facility				Remarks
		SP	DO	Occupants	Size	Area	External	
ZONE 1 - Entry Area								
1-01	Lobby	0.0	0.0			30.0		
1-02		0.0	0.0					
1-03		0.0	0.0					
1-04		0.0	0.0					
1-05		0.0	0.0					
1-06		0.0	0.0					
1-07		0.0	0.0					
1-08		0.0	0.0					
1-09		0.0	0.0					
1-10		0.0	0.0					
1-11		0.0	0.0					
1-12		0.0	0.0					
1-13		0.0	0.0					
1-14		0.0	0.0					
SUB-TOTAL		0.0	0.0	0.0		30.0	0.0	
ZONE 2 - Netball Areas								
2-01	Player Change 1	0.0	0.0			20.0		
2-02	Am entry 1	0.0	0.0			14.0		
2-03	Player Change 2	0.0	0.0			20.0		
2-04	Am entry 2	0.0	0.0			14.0		
2-05	Accessible Change	0.0	0.0			9.0		
2-06	Office	0.0	0.0			12.0		
2-07	First Aid	0.0	0.0			10.0		
2-08	Change Duty Room	0.0	0.0			10.0		
2-09	Spectator Amenity 1	0.0	0.0			12.0		
2-10	Spectator Amenity 2	0.0	0.0			12.0		
2-11	Kitchen/Kiosk	0.0	0.0			14.0		
2-12	Multi-Purpose Room	0.0	0.0			50.0		Increased to allowed shared space with Tennis (total 110sq m)
2-13	Store	0.0	0.0			20.0		
2-14	External Shelter	0.0	0.0				40.0	20sq m per court
SUB-TOTAL		0.0	0.0	0.0		212.0	40.0	
ZONE 3 - Tennis								
3-01	Social Room	0.0	0.0			60.0		Could combine with Netball 20sq m space and separate with Op. visit
3-02	Kitchen/Kiosk	0.0	0.0			10.0		Combine with Netball and share space with Netball?
3-03	Change Room 1	0.0	0.0			20.0		
3-04	Am entry 1	0.0	0.0			12.0		1 shower, 1 WC, 1 basin
3-05	Change Room 2	0.0	0.0			20.0		
3-06	Am entry 2	0.0	0.0			12.0		1 shower, 1 WC, 1 basin
3-07	Accessible Change	0.0	0.0			9.0		
3-08	Office	0.0	0.0			10.0		
3-09	Store	0.0	0.0			10.0		
3-10		0.0	0.0					
SUB-TOTAL		0.0	0.0	0.0		182.0	0.0	
ZONE 4 - Community Areas								
4-01	Store	0.0	0.0			20.0		
4-02		0.0	0.0					
4-03		0.0	0.0					
4-04		0.0	0.0					
4-05		0.0	0.0					
4-06		0.0	0.0					
4-07		0.0	0.0					
4-08		0.0	0.0					
4-09		0.0	0.0					
SUB-TOTAL		0.0	0.0	0.0		20.0	0.0	
ZONE 5 - 7777								
5-01		0.0	0.0					
5-02		0.0	0.0					
5-03		0.0	0.0					
5-04		0.0	0.0					
5-05		0.0	0.0					
5-06		0.0	0.0					
5-07		0.0	0.0					
5-08		0.0	0.0					
5-09		0.0	0.0					
SUB-TOTAL		0.0	0.0	0.0		0.0	0.0	
ZONE 6 - BUILDING SERVICES								
6-01	Meter Room	0.0	0.0			7.0		
6-02	Waste Management	0.0	0.0			12.0		
6-03	Hot Water Service	0.0	0.0			4.0		
6-04	Cleaner	0.0	0.0			6.0		
6-05	Elec & Comm	0.0	0.0			3.0		Assure secondary space - main comms within associated facility
6-06	Fire Hose reels	0.0	0.0			4.0		
6-07		0.0	0.0					
SUB-TOTAL		0.0	0.0	0.0		36.0	0.0	
Sub-tota		0.0	0.0	0.0		487.0	40.0	
Calculation (0%)						23.4		reduced due to sports hall & seating allowance
Walls Grossing Factor						23.4		
TOTAL						513.7		

24. Upgrade existing away change rooms to provide compliant change facilities and additional football club support facilities.

- Required uses and spatial allowances:

LARA RESERVE - FOOTBALL ROOMS

ARCHITECTURAL AREA SCHEDULE:

ROOM NAME	AREA m ²
LOBBY 1	10
LOBBY 2	10
ACCESSIBLE TOILET	7
NEW PLAYER AMENITIES	27
NEW AWAY CHANGE	49
GYM	56
FIRST AID	10
STORAGE 1	4
STORAGE 2	4
STORAGE 3	7
TREATMENT ROOM	16
EXISTING HOME CHANGE	53
EXISTING PLAYER AMENITIES	33
OFFICE	14
EXISTING REFEREES ROOM	25
KIOSK 2	15
KIOSK STORE 1	5
KIOSK STORE 2	5
MASSAGE ROOM 1	10
MASSAGE ROOM 2	10
MEDICAL ROOM	15
OFFICE	15
PUBLIC TOILETS	16
TOTAL MINIMUM AREA REQUIREMENT	416

- Include new public toilets compliant with all current accessibility requirements, allowing removal of existing non-compliant toilet facilities.
- Refer Figure 16 below for indicative spatial floor plan – note that final plan is subject to detailed consultation with Lara Football Club and AFL Barwon.

25. Remove existing non-compliant public toilet facilities once new facilities are constructed as part of other building works (refer recommendations 19 and 20).

26. Upgrade and extend existing Lara Sporting Club building to provide improved kitchen / kiosk facilities, increased storage and new club social / meeting space:

- Indicative spatial allowances:

**LARA RESERVE - SPORTING CLUB
(EXTENSION)**

ARCHITECTUAL AREA SCHEDULE:

ROOM NAME	AREA m ²
LOUNGE / SOCIAL / MEETING SPACE	143
ACCESSIBLE TOILET	4
WOMEN'S TOILETS	25
MEN'S TOILETS	23
COOL ROOM	6
STORAGE	4
KITCHEN / SERVERY	27
KITCHEN / KIOSK	24
TOTAL INDICATIVE AREA PROVISION	256

- Refer Figure 16 below for indicative spatial floor plan – note that final plan is subject to detailed consultation with Lara Sporting Club.

Pedestrian Access and Circulation**27. Provide formal walking / jogging track around both northern and southern areas of reserve.**

- Provide 2.5km circuit suitable for Park Run activity.
- Provide minimum 3m path width.
- Prefer “soft” pavement such as compacted granitic gravel, subject to further investigation.
- Ensure track construction and use does not impact negatively on heritage listed and other significant trees, taking account of arborist recommendations.
- Provide support infrastructure such as signs, distance markers and seats.

28. Upgrade pedestrian crossing of Alkara Avenue

- Integrate crossing with new reserve trail (recommendation 24).
- Provide signage on both sides of Alkara Avenue directing pedestrians to reserve facilities and activities.

29. Develop improved pedestrian plaza / connection between Oval 1 and Oval 2.

- Ensure upgrade of Lara Sporting Club building (recommendation 23) provides for the development of this space.

Vehicle Access and Parking**30. Expand existing car parking to the east of the Lara Bowls Club.**

- Parking to primarily support bowls, soccer and Oval 3 activity.
- Parking to be sealed and drained, subject to future detailed design.

31. Formalise existing access along north of Lara Bowls Club from expand eastern car park (recommendation 26) and provide new car parking between Oval 3 and soccer field.

- Access to be sealed and drained, subject to future detailed design.
- Parking to primarily support Oval 3, baseball and soccer activity.
- Parking to be sealed and drained, subject to future detailed design.
- Close existing access from Alkara Avenue along western edge of Bowls Club, following formalisation of norther access.
- Maintain capacity to provide future formal access to existing baseball training and practice facility should its location be retained.

32. Allow for future formalization of existing access road along northern boundary of reserve from Mill Road.

- To be controlled access for overflow / match day parking.
- Maintain capacity to provide future formal access from new car parking (recommendation 27).

33. Formalise existing informal access and parking to the east of Oval 1.

- Parking to primarily support football and bowls activity.
- Parking to be sealed and drained, subject to future detailed design.

34. Formalise existing informal access and parking to the north and west of Oval 2.

- Parking to primarily support football, cricket, tennis and netball activity.
- Parking to be sealed and drained, subject to future detailed design.

35. Formalise existing unsealed angle parking on Waverley Road.

- Parking to supplement existing Oval 2, netball and tennis court parking during peak times, and provide for community access to the reserve from residential areas to the west.
- Parking to be sealed and drained, subject to future detailed design.

Passive Recreation**36. Develop an open grassed “kick-about” area to the east of the soccer field.**

- Suitable for soccer warm-up and junior training if necessary.
- Provide scattered tree planting for shade and spatial definition, while not limiting informal and training activity.
- Provide seating and shelter if appropriate.
- Ensure detailed development takes account of adjacent residents.

37. Develop new playground / picnic area to south-east of Oval 3.

- Playground equipment.
- Picnic furniture and shelter.
- Integrated with reserve walking and jogging trail (recommendation 24).
- Suitable location for start of 2.5km circuit (recommendation 24).

38. Develop new playground / community open space following the relocation of the current 1st Lara Scouts hall.

- Playground equipment.
- Picnic furniture and shelter.
- Integrated with reserve walking and jogging trail (recommendation 24).
- Access from Waverley Road to provide for use by residents to the west of the reserve.

39. Develop an open grassed “kick-about” area to the south of the cricket nets.

- Suitable for netball warm-up.
- Provide scattered tree planting for shade and spatial definition.
- Provide seating where appropriate.
- Provide for access and connection withreserve to the south of....street.

40. Develop new small community space to the east of Oval 1.

- Suitable for community access to reserve walking / jogging trail from east and north-east.
- Suitable for spectator use during football and cricket games.
- Provide picnic furniture and shelter.
- Provide shade trees

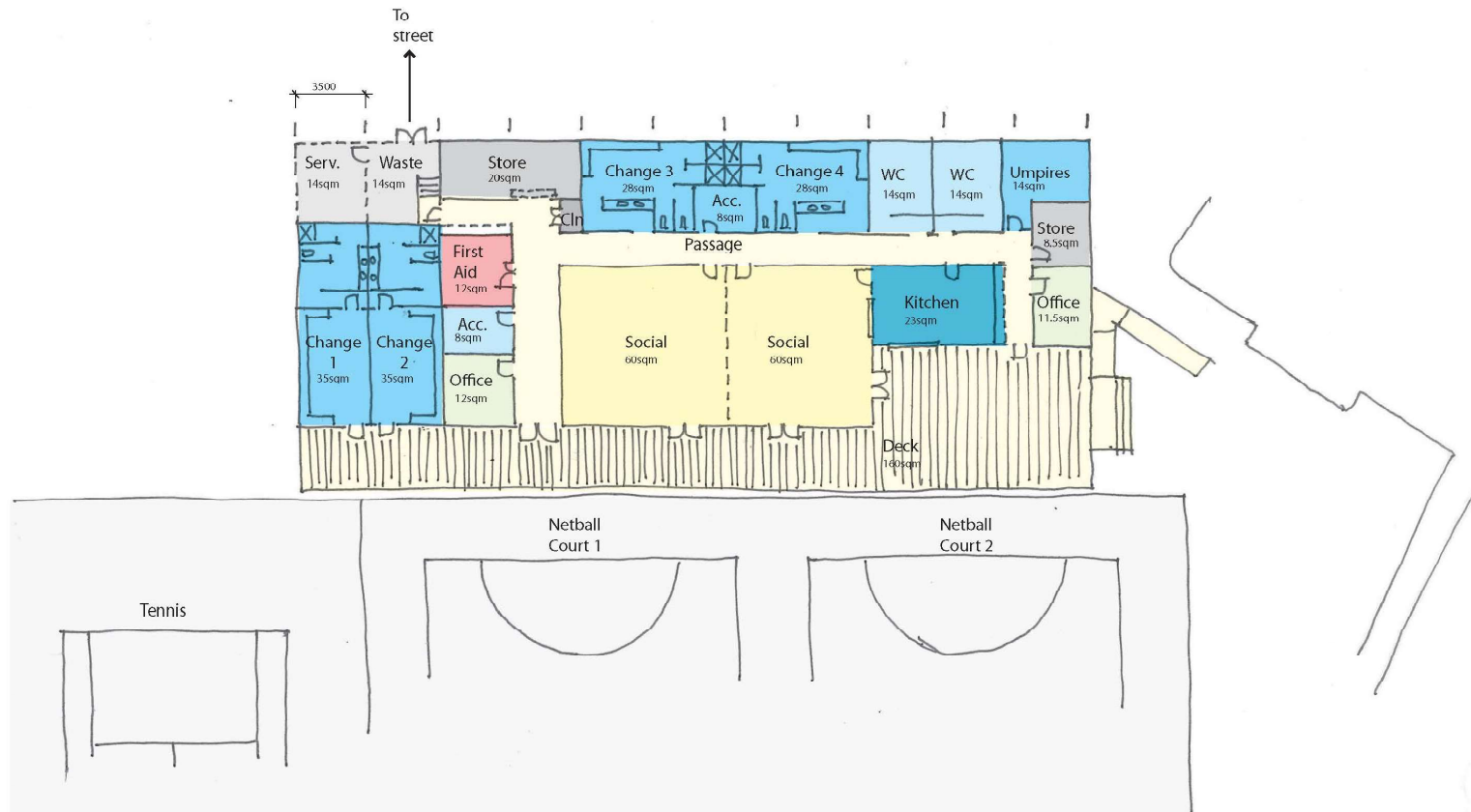
Landscape Features

41. Provide new tree planting for shade, shelter, habitat and spatial definition around all open non-sporting areas of the reserve.
42. Provide tree planting as a buffer to residential boundaries, in consultation with adjacent residents.
43. Provide tree and shrub planting to buffer and screen the Lara Bowls Club fence.
44. Ensure all heritage list and other significant trees are protected in accordance with arborist recommendations.
45. General and directional signage across reserve.

Lara Recreation Reserve Master Plan



Figure 15 Master Plan (south)



MANTRIX
ARCHITECTURE

141 BURNLEY STREET, RICHMOND
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WWW.MANTRIX.COM.AU

LARA RECREATION RESERVE
NETBALL & TENNIS PAVILION
1:200 @ A3, SEPTEMBER, 2019
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PD-03a

Figure 16 Tennis and Netball Club Building

9.2 COST SUMMARY

The recommendations outlined above and illustrated on the master plan have been broadly costed for budgeting and planning by the City of Greater Geelong, and are summarised below. Note that the listed order of the recommendations do not indicate an order of priority

RECOMMENDATION	COST (\$)
1. Provide two new netball courts.	400,000
2. Provide two new tennis courts.	330,000
3. Allow for future increase in tennis court size.	TBC (subject to future design approach)
4. Provide new floodlighting to soccer fields.	275,000
5. Reconstruct baseball field to new orientation, incl. lighting.	220,000
6. Upgrade floodlighting to Oval 1.:	275,000
7. Upgrade perimeter fencing to Oval 1.	45,000
8. Upgrade floodlighting to Oval 2.	275,000
9. Upgrade floodlighting to Oval 3.	275,000
10. Provide floodlighting to tennis courts.	165,000
11. Provide perimeter fencing to Oval 3.	45,000
12. Upgrade cricket practice nets.	135,000
13. Provide new cricket equipment storage.	20,000
14. Reduce Oval 1 turf table.	TBC (subject to future management approach)
15. Provide goal netting to Ovals 1 and 2	90,000
16. Provide goal netting to Oval 3	45,000
17. Provide shade structure to eastern bowling green	620,000
18. Provide new Oval 3 building.	2,300,000
19. Relocate St John's Ambulance.	TBC (subject to building modification requirements)
20. Provide new baseball training and practice shed.	55,000
21. Remove temporary buildings currently used by baseball club.	20,000 (subject to confirming future use)
22. Remove existing scout hall.	20,000
23. Provide new tennis / netball clubrooms.	1,300,000
24. Upgrade existing away change rooms.	1,000,000
25. Remove existing non-compliant public toilet facilities.	20,000
26. Upgrade and extend existing Lara Sporting Club building.	1,000,000
27. Provide formal walking / jogging track.	500,000

28. Upgrade pedestrian crossing of Alkara Avenue.	20,000
29. Develop improved pedestrian plaza / connection between Oval 1 and Oval 2.	200,000
30. Expand existing car parking to the east of the Lara Bowls Club.	630,000
31. Formalise existing access along north of Lara Bowls Club.	220,000
32. Allow for future formalization of existing access road along northern boundary of reserve.	160,000
33. Formalise existing informal access and parking to the east of Oval 1.	330,000
34. Formalise existing informal access and parking to the north and west of Oval 2.	500,000
35. Formalise existing unsealed angle parking on Waverley Road.	160,000
36. Develop an open grassed "kick-about" area to the east of the soccer field	100,000
37. Develop new playground / picnic area to south-east of Oval 3.	280,000
38. Develop new playground / community open space following the relocation of 1 st Lara Scouts.	250,000
39. Develop an open grassed "kick-about" area to the south of the cricket nets.	85,000
40. Develop new small community space to the east of Oval 1.	70,000
41. Provide new tree planting.	50,000
42. Provide tree planting as a buffer to residential boundaries.	50,000
43. Provide tree and shrub planting to buffer and screen the Lara Bowls Club fence.	50,000
44. Ensure all heritage list and other significant trees are protected.	-
45. General and directional signage across reserve.	45,000