



# **MALONE PARK**

## **Final Master Plan**

March 2022



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fitzgerald  
frisby  
landscape  
architecture





## 1. Introduction

### Project Aim

The project aim is to undertake a strategic assessment of Malone Park Recreation Reserve to produce a Master Plan to guide development, maintenance and management of the reserve for the long term.

### Project Objectives

The purpose of this project is to undertake a strategic review of use and assets at the reserve and surrounding township to determine a future development strategy for Malone Park.

The plan will enable more people to participate in physical activity at Malone Park and in Marong generally. Objectives include:

- Develop a long term plan that allows Malone Park to grow and adapt with the township of Marong through coming decades to service a population of 8,000 people;
- Identify the strengths and weaknesses of facilities based on evidence of current and future use;
- Set a realistic and achievable strategic improvement program;
- Identify opportunities and recommendations based on needs of the community who have been well engaged in the process with clear support for the master plan;
- Ensure the community is aware that the master plan is a long term vision for the reserve which guides decision making and phasing of work but is not a design for the facilities; and
- Assist the community in identifying ways in which it can contribute to implementing the master plan actions by managing, maintaining or contributing expertise and/or funding.

The master plan will guide investment priorities at Malone Park to help facilitate opportunities for more people to be more physically active more often at the reserve.





## Background

Malone Park Recreation Reserve is a Crown Land Reserve with the City of Greater Bendigo as the Committee of Management. Malone Park is in a forested setting a short distance from the Marong town centre, primary school, golf course and other facilities.

Malone Park is identified within the City of Greater Bendigo's Public Space Plan (PSP) as Marong's primary, central open space. The reserve covers an area of 43Ha with the majority (40.5Ha) south of the railway reserve. The site fronts onto the Calder Highway, Marong High Street and Calder Alternate Highway and is dissected by an active railway line and a dry creek line.

The site includes a mixture of Active Recreation and formalised sporting facilities on the northern portion and lower intensity passive and unorganised active recreation spaces to the south.

The following Strategic Context has been drawn from the recently completed Marong Township Structure Plan (Sept. 2020):

Marong is located on the western edge of the City of Greater Bendigo, approximately 15 kilometres from the centre of Bendigo. The original one-mile square township is centred at the intersection of the Calder, and Calder Alternative Highways. The town retains a number of important historic buildings, many with a civic and community function, such as the former Marong Shire offices.

Marong has always served a larger catchment than the township itself. Its various functions and services such as the primary school, hotel, doctor's clinic, and Malone Park support the wider region of western Bendigo. Bullock Creek, which flows from Ravenswood south east of Marong into the Pyramid Creek west of Leitchville near the Murray River traverses much of the town. It flows south-north and forms an important feature of the town. The reserve along Bullock Creek has contributed to the valuable network of public space in the town and has provided a habitat for the iconic large river red gums that create a sense of arrival into Marong. Areas surrounding the creek are subject to severe flooding.

**The long-term vision for Marong is a satellite township of 8,000 people built around a vibrant community town centre and civic focus with a well serviced railway station and an outstanding public space network.**



## 2. Existing Conditions

The site includes a mixture of Active Recreation and formalised sporting facilities on the northern portion and lower intensity, passive and unorganised active recreation spaces to the south.

Facilities on-site include:

- irrigation infrastructure
- sundry access and drainage infrastructure

The reserve hosts junior and senior AFL and netball, as well as senior cricket and junior cricket training. The effort of local clubs and community in developing and maintaining the facilities is acknowledged.

While dated, the buildings are structurally sound and have been extended and renovated in recent decades. Despite these renovations, their fitness-for-purpose requires assessment given changing use and expectations (for example female football). Available power supply is a significant barrier to upgrading facilities and the provision of air conditioning in the main pavilion.

For the purposes of this master plan, the Malone Park Recreation Reserve is a standard facility in accordance with the AFL Victoria Preferred Facilities Guidelines and the AFL Central Victoria Regional Strategy (2017). It is also a 'Local' scale facility in accordance with the Cricket Victoria Facilities Guidelines and a "Township" facility under the City of Greater Bendigo Public Space Plan.





Land Use Planning Zones



- Malone Park Site Boundary
- PPRZ - Public Park and Recreation
- PUZ - Public Use Zone
- SUZ4 - Special Use Zone
- C2Z - Commercial Use Zone

Zoning Ordinance

Malone Park comprises of four different land use zones. It's primarily Public Park zoning, which includes all of the current sporting facilities and ovals. Special Use zoning covers much of the bushland vegetation area along the south-western section converging with the Commercial zone in the north-west, which includes the current public toilet and playground. The Public Use Zone (6) covers Bullock Creek as public land use for Local Government.

Planning Overlays



- Malone Park Site Boundary
- ESO1 - Environmental Significance Overlay
- BMO - Bushfire Management Overlay
- BPA - Bushfire Prone Area
- LSIO3 - Land Subject To Inundation Overlay

Environment and Landscape

Environment and Landscape overlays seek to protect vegetation or landscape features of an area and are used to recognise areas of environmental or landscape significance. The ESO1 running through Malone Park is a water course protection overlay to ensure development is compatible with identified environmental values and objectives associated with Bullock Creek.



- Malone Park Site Boundary
- DP06 - Development Plan Overlay
- Area of Aboriginal Cultural Heritage Sensitivity
- HO560 - Heritage Overlay

Heritage and Built Form

Majority of Malone Park is an area of cultural heritage sensitivity. These areas are defined under the Aboriginal Heritage Regulations 2018 and require a 'cultural heritage management plan' to be prepared where a listed 'high impact activity' is proposed.



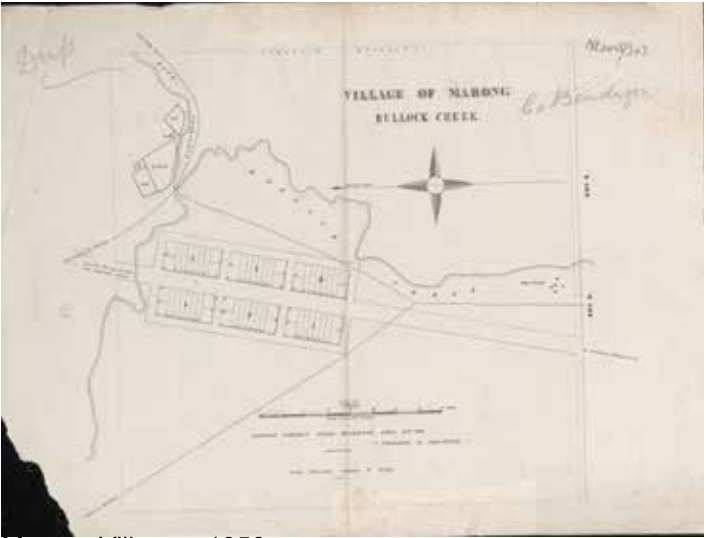


### History

Prior to European Settlement, the original inhabitants of the City of Greater Bendigo area, which includes Marong, are the Dja Dja Wurrung (Jarra) people. From the 1830's, it was primarily an agricultural and pastoral area until the discovery of gold in the municipal area in the early 1850's. This generated a rapid period of growth and development. Marong was consolidated as a gold washing site due to its proximity to permanent water from Bullock Creek before becoming a Shire in 1964.

Marong, believed to have derived from the aboriginal word meaning a native or Murray pine tree, is located at the junction of the Calder Hwy (A79) and the Calder Alternate Hwy (A790) and is 17 kilometres west of Bendigo and 157 kilometres north-west of Melbourne.

Malone Park, named after the Malone family (who were well known residents of the area), is a Crown Land site divided by Bullock Creek. It was established for the Marong Football Club in the 1960's, but went into a hiatus before being reactivated along with the Marong Cricket Club in the 1970's. During the hiatus, the Marong Light Harness Club took over the site and developed a harness track around the oval. Since that time more users including the Marong Bowls Club, Bendigo and District Family Equine Group and Marong Tennis Club have established at the site.



Marong Village c.1950  
(source: National Library of Victoria)



Marong pastoralists posing with their wheat stack c.1925  
(source: Museum Victoria)



Marong Shire Hall, prior to WWI  
(source: "Moving Forward, Looking Back - The History of Marong Shire, Ruth Hopkins)



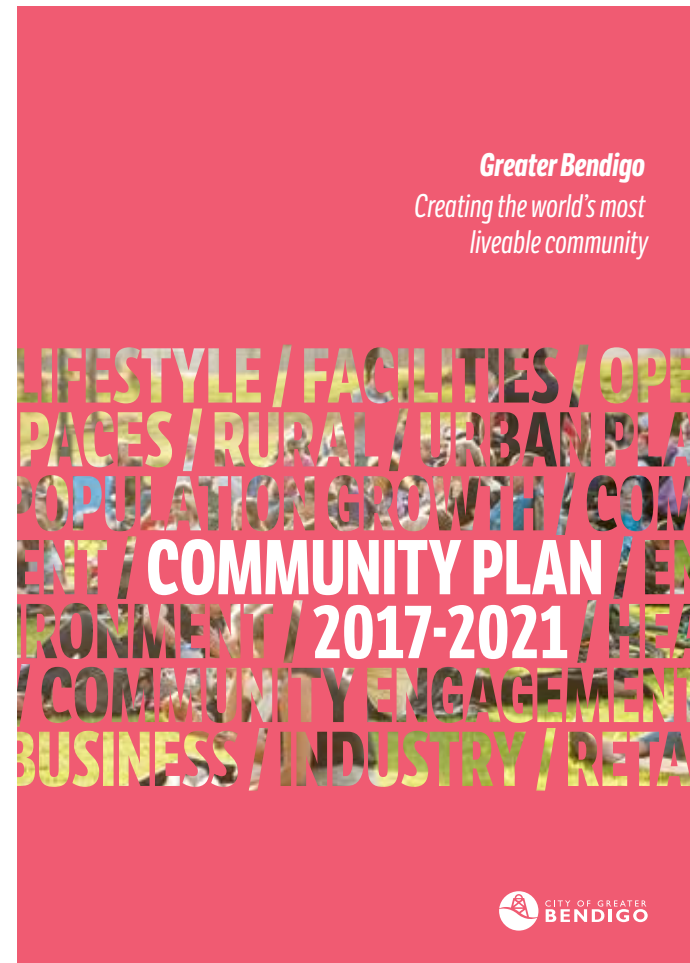
Bullock Creek channel diverting from the Loddon River c.1892 (source: State Library of Victoria)



### 3. Strategic Context

#### Background Documents

Below is a summary of key background documents and existing strategies that may influence future directions and priorities for the master plan



#### Greater Bendigo Community Plan 2017-21

##### Extracts/ Key Findings:

- The Community Plan, formally known as the Council Plan, was renamed by Council to emphasise it is a plan for the community.
- The a vision for Greater Bendigo is to be the world's most liveable community.
  - A liveable community is one that enables people to live healthy, safe, harmonious lives in attractive and affordable settings. Liveable places have an excellent range of services for children and adults of all ages and facilities that are accessible to all. They don't make unsustainable demands on the environment.
- Six key goals (strategic objectives):
  - Lead and govern for all.
  - Wellbeing and fairness.
  - Strengthening the economy.
  - Presentation and managing growth.
  - Environmental sustainability.
  - Embracing our culture and heritage.
- Key Challenges include:
  - Population growth.
  - Rate capping.
  - Environmental management and climate change.

##### Possible implications for Master Plan:

- Support initiatives that increase access, improve health and learning opportunities, community connections and quality of life for all.
- Support infrastructure that increases liveability and pride of place.
- Protect and enhance the natural environment, conserve resources and increase resilience to a changing climate.
- Consider opportunities to recognise and celebrate the sites history and cultural values.
- Establish agreed priorities for infrastructure improvements based on evidence of demand and community needs to guide future resource allocation.



#### Greater Bendigo Health & Wellbeing Plan 2017-21

##### Extracts/ Key Findings:

- The World Health Organization defines health as a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.
- Goal 1: Healthy and well - The Greater Bendigo community has good physical and mental health supported by healthy lifestyles.
- Goal 2: Safe and secure - The Greater Bendigo community lives free from violence and abuse, is protected from environmental risks and is supported to live affordably.
- Goal 3: Able to participate - The Greater Bendigo community has the capability to participate and contribute to the local economy and community life.
- Goal 4: Connected to culture and community - The Greater Bendigo community is socially engaged and inclusive and is a place where people can safely identify and connect with their culture and identity.
- Goal 5: Liveable - The Greater Bendigo community is adaptable and resilient and has access to sustainable natural, built, social and economic environments that support and enhance health and wellbeing.

##### Possible implications for Master Plan:

- Reinforce / develop facilities, infrastructure and community structures that support healthy lifestyles through physical activity participation and harm reduction.
- Support facilities that increase community safety and connection.
- Support community participation, physical activity and capacity building (i.e. sport and physical activity participation, club sustainability and volunteer opportunities).
- Acknowledge and celebrate cultural heritage of the site.
- Support community inclusion (i.e. through sporting clubs).
- Support protection and connection to the natural environment.
- Facilitate supportive built and natural environments.





### Marong Township Structure Plan, September 2020

#### Extracts/ Key Findings:

- Acknowledgment of Country:  
*Marong is on Dja Dja Wurrung Country. The City of Greater Bendigo would like to acknowledge and extend appreciation for the Dja Dja Wurrung People, the Traditional Owners of the land where Marong is today. Today, we pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung Peoples. We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.*
- The long-term vision for Marong is a satellite township of 8,000 people built around a vibrant community town centre and civic focus with a well serviced railway station and an outstanding public space network.
- As Marong grows, improved facilities, and new parks and play spaces will be needed in appropriate locations. With an expected population of 8,000 by 2045, Malone Park will not meet the needs of the community. There is also poor connection with the park and the surrounding neighbourhoods.
- Upgraded existing neighbourhood park to township level (i.e. play space adjacent to public swimming pool). Included in DCP.
- The Structure Plan identifies a site for possible future additional Active Open Space (two ovals) adjacent to future primary school site west of Malone Park. Included in DCP allowance for purchase of land and construction of ovals, courts, pavilion, play space, skate park, car parking and other associated infrastructure (medium term).

#### Possible implications for Master Plan:

- Include Acknowledgment of Country.
- Consider infrastructure assessment based on an ultimate population of approximately 8,000 people (by 2045).
- The existing play space adjacent to the swimming pool is earmarked for upgrade to Township level – consider implications for possible other play spaces within the reserve.
- Reinforce Malone Park as the primary/main active recreation reserve in Marong – any possible future active open space west of Malone Park (co-located with future school) is to be considered a secondary site and/or cater for alternative sporting activities.



### Public Space Plan, 2019

#### Extracts/ Key Findings:

- The Plan reviews Open Space provision across the City and seeks to establish a 'big picture' strategy; a guiding and working document to which the City, other organisations and the wider community commit to implementing collaboratively over time. In broad terms, the Plan aims to do three things:
  - Set out a conceptual vision for public space in Greater Bendigo.
  - Provide strategic guidance for planning and provision, uses and management, funding and investment, major policy issues and implementation priorities.
  - Establish a framework of standards for access, quality, maintenance and design.
- Marong strategic findings include:
  - Malone Park provides the major public space resource for the local community and is a very good example of how a diversity of public space functions can be successfully combined.
  - Additional space for active recreation is needed to support the growing township and is proposed to be provided in conjunction with a new primary school.
  - Additional local public open spaces will also be needed, particularly to the east where the main focus for growth is planned. There are various local landscape features that can be incorporated to shape the form and character of these spaces.

#### Possible implications for Master Plan:

- Address the Malone Park specific recommendations, i.e.:
  - Recognise the significance of the reserve as the township's primary, central open space.
  - Optimise available space for provision of facilities to support organised sport.
  - Retain areas of dedicated passive space as part of the reserve.
  - Improve walking and cycling connections to and from the reserve with the planning and development of the local public space corridors network.
  - Recognise the importance of the creek corridor as a crucial natural and recreational asset of the township and its anchoring public space corridor.
  - Upgrade the creek corridor to support passive recreational use and improve environmental values.
- Review and update the Malone Park Master Plan 2006.





## Healthy Heart of Victoria 2019 Active Living Census (ALC).

### Extracts/ Key Findings:

- The 2019 Healthy Heart of Victoria Active Living Census was conducted to help with planning for health and recreation services and allow a better understanding of people's activity levels and preferences. Highline data of relevance include:
  - 2 in every 3 adults in Greater Bendigo are overweight or obese.
  - People who are overweight or obese are more likely to report fair or poor general health and lower life satisfaction.
  - 57.3% of Greater Bendigo residents meet the physical activity guidelines.
  - For both males and females, physical activity levels decline with age.
  - Two in every three people who meet physical activity guidelines report good to excellent general health and wellbeing.
  - Barriers to participation – Time, Cost, Health, Lack of Social Support and Safety.
  - Around 90% of people reported using open spaces, with 60% using open spaces weekly or more often.
  - Footpaths rated as the highest used facility with 87.9% of people reporting using footpaths.
- Most common suggested improvements that would encourage more regular use of public facilities and open spaces:
  - Walking tracks / footpaths 21.4%
  - Bicycle tracks / lanes and skate facilities 14.5%
  - Exercise equipment / facilities 14.2%
  - Toilets / change rooms 13.5%
  - Lighting 13.0%
  - Safety measures / restrictions 10.2%
- Marong Rural West specific:
  - 57.6% of residents use open spaces once a week or more.
  - Despite 65% of Adults meeting physical activity guidelines (the highest in the Region), 53.9% of residents want to be more active more often.
  - Public facilities and open spaces - rate of use:
    - Footpaths 78.4%
    - Parks 76.0%
    - Off-road walking and cycling tracks 67.8%
    - Sports grounds, ovals and clubrooms 65.5%
    - Swimming pools / splash parks 58.6%
    - Hard courts (e.g. netball / tennis) 46.0%
    - Playgrounds 35.6%

- Barriers to being more active:
  - Time poor 57%
  - Personal reasons 25%
  - Cost 22%
  - Safety 19%
  - Lack of social support 16%
  - Poor health / disability 16%

### Possible implications for Master Plan:

- Ongoing investment in sport, recreation and open space facilities at Malone Park will help support physical activity participation and health outcomes for residents.
- Existing open space and facilities in Malone Park are well used by the majority of Marong residents. Facility improvements are required to cater for current and increasing levels of demand as well as address ageing infrastructure renewal.
- More contemporary facilities are required to meet community needs and levels of use.
- Walking is the most popular physical activity – improvements to walking paths and trails will be critical to supporting participation.
- Master plan initiatives will address the common suggested improvements, specifically:
  - Walking tracks / footpaths
  - Bicycle tracks / lanes and skate facilities
  - Exercise equipment / facilities
  - Toilets / change rooms
  - Lighting (sport and amenity)
  - Safety measures / restrictions



## Greater Bendigo Environment Strategy (2016-21)

### Extracts/ Key Findings:

- The Greater Bendigo Environment Strategy will contribute to achieving outcomes that provide the local community with clean air, water and a healthy natural environment.
- It is based on an internationally-recognised benchmarking format One Planet, which supports sustainable living. It is based on the following objectives:
  - Zero carbon emissions
  - Zero waste
  - Improved shared or low-carbon transport options
  - Increased use of sustainable building materials
  - Supporting local and sustainable food production and community sharing
  - Long term sustainable water security
  - Thriving landscapes and ecosystems
  - Diverse cultures and communities celebrating connection to nature and sustainable living
  - Equitable and sustainable local economy
  - Improved overall health and happiness of the community
- The action plan says what Council will do to help everyone in our community have a good life. The plan says what we will do to make health and wellbeing better for children, young people, people with a disability and older people.
- The plan outlines five goals:
  - Our community is healthy and well.
  - Everyone feels safe and secure.
  - Everyone can be a part of what we do.
  - Everyone is part of our community.
  - Everyone can live well in our city.

### Possible implications for Master Plan:

- Consider opportunities to embed Environmentally Sensitive Design (ESD) principles in the master plan, including vegetation management, resource use and Water Sensitive Urban Design (WSUD).





ALL AGES ALL ABILITIES  
CITY OF GREATER BENDIGO

ACTION PLAN  
OCTOBER 2019

1

## All Ages All Abilities Action Plan 2019

### Extracts/ Key Findings:

- The action plan says what Council will do to help everyone in our community have a good life. The plan says what we will do to make health and wellbeing better for children, young people, people with a disability and older people.
- The plan outlines five goals:
  - Our community is healthy and well.
  - Everyone feels safe and secure.
  - Everyone can be a part of what we do.
  - Everyone is part of our community.
  - Everyone can live well in our city.

### Possible implications for Master Plan:

- Master plan initiatives will consider the needs of all population groups, ages and abilities.
- Design and infrastructure improvements will seek to maximise participation and accessibility for all groups.



## AFL Central Victoria Regional Strategy 2017

### Extracts/ Key Findings:

- The AFL Central Victoria Regional Strategy provides the principles and strategic framework to support the future development, governance and growth of football and netball throughout the Central Victoria Region. It also provides key regional strategic directions and recommendations, as well as identifying critical priorities and actions for AFL Central Victoria, AFL Victoria, Netball Victoria, AFL Central Victoria Leagues, Clubs and Netball Associations and project partner LGAs (including the City of Greater Bendigo).
- The Key Findings Report was completed in December 2016.
- PRIORITY 1: EXISTING FACILITIES - Increase the quality and functionality and maximise the use and carrying capacity of existing facilities.
- PRIORITY 2: NEW FACILITIES AND TALENT PATHWAYS - Plan and develop new facilities in key growth areas across the Region, considering regional needs and talent pathways, program and competitions at key locations.
- PRIORITY 3: BUILD CAPACITY - Support the capacity building of clubs, their people and culture.
- PRIORITY 4: ENHANCE RELATIONSHIPS - Continue to enhance the relationship between football, netball and government in the planning, provision and funding of facilities and programs.
- Malone Park is classified as a Local Standard venue. The following facility gaps were identified:
  - Change Rooms
  - Umpire Rooms
  - Football oval lighting
- Facility condition ratings highlighted deficiencies (i.e. very poor score) in relation to:
  - Change Rooms.
  - Umpire Rooms.
  - Oval drainage, irrigation, profile, fencing and lighting.
  - Reserve perimeter fencing.

### Possible implications for Master Plan:

- Master Plan to address identified facility gaps and asset deficiencies, including change rooms, umpire Rooms, oval drainage, irrigation, profile, fencing and lighting, and reserve perimeter fencing
- Scope and standard of improvements to meet minimum AFL Preferred Facility Standards for a Local Standard venue (i.e. AFL Preferred Facilities Guidelines & Netball Victoria Facilities Manual).

## Walking and Cycling Strategy 2019

### Extracts/ Key Findings:

- The plan outlines the benefits of participation and a Vision: Greater Bendigo, Australia's regional walking and cycling capital – making everyday walking and cycling easier for all ages and abilities.
- Walking and Cycling are the most popular ways residents get physical activity in Greater Bendigo (Active Living Census).
- All Ages and Abilities Walking and cycling infrastructure creates more options for independent travel for children and people who have a disability.

### Possible implications for Master Plan:

- Explore options to support walking and cycling infrastructure, including shared paths and connections throughout the reserve.







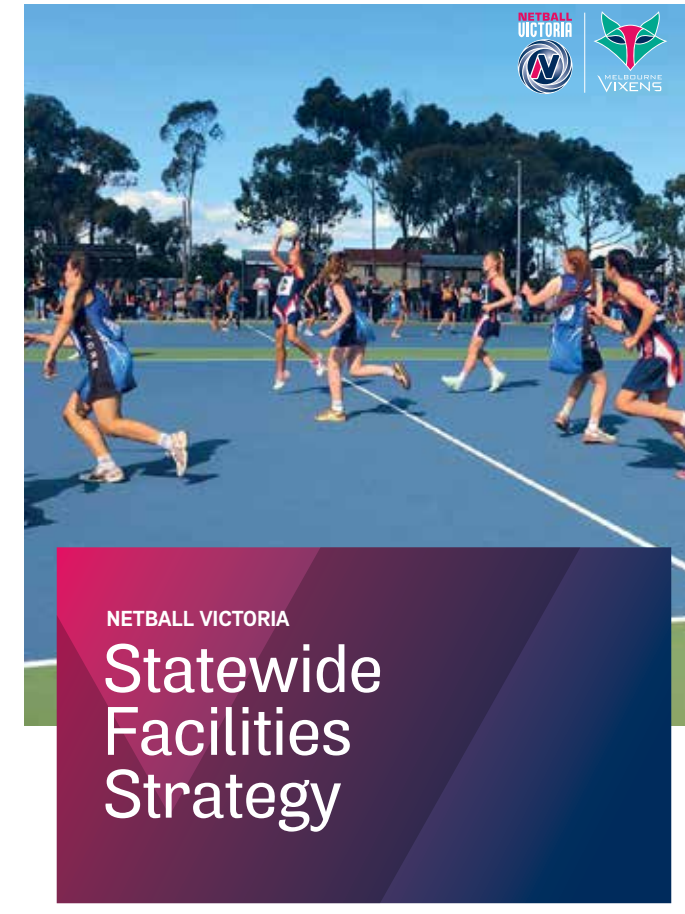
### Victorian Cricket Infrastructure Strategy, 2018-2028

#### Extracts/ Key Findings:

- The strategy established the following key Pillars for action:
  - Maximise the capacity and activation of grounds and facilities
  - Improve access to cricket programs, pathways and development services
  - Supporting diversity through inclusive facilities
  - Providing welcoming, safe, flexible and accessible community facilities
  - Catering for change and maximise partnerships
- The City of Greater Bendigo falls within the CV 'Northern Rivers Region'.
- From an infrastructure planning and development perspective, the Region's current ground to population ratio of 1: 1,641 is above the Country Region average of 1:1,860 (ground to player ratio of 1:30 is also below average indicating that at a regional level, grounds are not at full capacity and have potential for greater use) which on face value would suggest no short-mid term need for additional grounds across the Region.
- However, forecast to be the second fastest growing Region across Country Victoria (behind South East Country which includes the LGA areas of Frankston and Mornington Peninsula) will place increased pressure on the carrying capacity of existing fields and supporting infrastructure and furthermore the need to develop additional playing fields (particularly those with synthetic pitches as current provision ratio below Country Region average). Planning for this future growth and ensuring infrastructure keeps pace with localised population hot spots (58% of the Region's population will reside within the LGA areas of Bendigo and Mitchell by 2031) will be important for future growth and sustainability of cricket across the Region.
- Key infrastructure related priorities for the Northern Rivers Region include
  - Training nets identified as presenting potential safety issues.
  - Playing fields with change room facility provision.
  - Average playing field condition rating.

#### Possible implications for Master Plan:

- The master plan will address the following identified priorities:
  - Maximise the capacity and activation of grounds and facilities.
  - Supporting diversity through inclusive facilities. Increase provision of inclusive facilities with a focus on female friendly design.
  - Providing welcoming, safe, flexible and accessible community facilities.
  - Playing fields with access to adequate change room facilities.
  - Improve the 'Average' playing field condition rating.
- Standard of facilities to reflect Cricket Australia Facilities Guide.



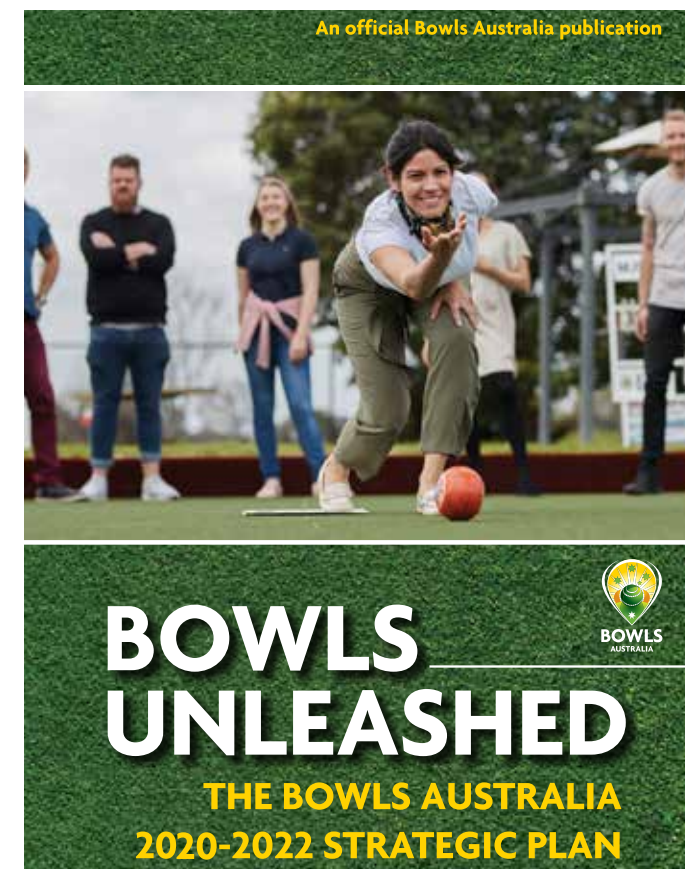
### Netball Victoria's Statewide Facilities Strategy (2016 - 2026)

#### Extracts/ Key Findings:

- In 2015, there were 47,600 Netball Victoria members in Rural & Regional Victoria – a membership rate of 3.2%. The City of Greater Bendigo falls within the Loddon Mallee South NV region, which has a slightly higher participation rate of 3.4% of the population.
- The report identifies a deficit of outdoor lit courts in the Greater Bendigo region by 2031 to cater for future population growth, however, does not specifically mention Marong.
- The Facilities Strategy is accompanied by a Facilities Guide which sets out recommended standards and infrastructure requirements for netball venues.

#### Possible implications for Master Plan:

- The three tennis/netball courts in Malone Park have recently been upgraded and resurfaced. However adequate access to appropriate change rooms, amenities and support facilities is required.



### Bowls Unleashed 2020-2022 Strategic Plan

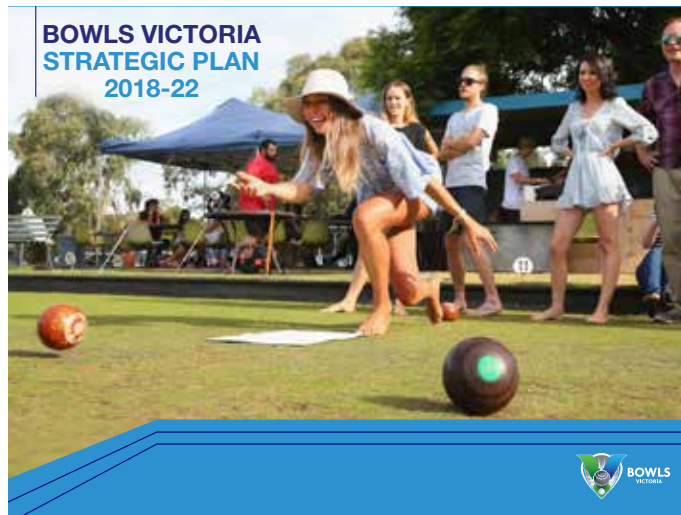
#### Extracts/ Key Findings:

- Bowls Unleashed builds on the previous strategic plan to identify priority focus areas for Bowls Vic. Specifically:
  - Business Model – governance, leadership, management.
  - More Play – connecting communities, participation, supporting clubs/volunteers and facility improvements (particularly addressing ageing infrastructure).
  - Winning Teams - performance pathways and athlete development.
  - Fan Experience – welcoming environments.
  - Innovation and Change – research, technology and environmental sustainability.

#### Possible implications for Master Plan:

- The master plan will consider initiatives that support the sustainability of the Bowls Club, address ageing infrastructure and requirements for contemporary facility standards.





### Bowls Victoria Strategic Plan 2018-22

#### Extracts/ Key Findings:

- The strategic plan establishes a vision for Bowls Victoria to define itself as a vibrant and committed State Sporting Association dedicated to further developing the sport through strengthened connections with the wider community.
- The report identifies three key Goals:
  - Create and implement initiatives that grow participation in bowls inclusive of all.
  - Develop strong viable Clubs through employing best practice governance and supporting an engaged volunteer network.
  - Enhance our community profile through effective communication, positive media presence and commercial growth.

#### Possible implications for Master Plan:

- The master plan will consider initiatives that support the sustainability of the Bowls Club, address ageing infrastructure and requirements for contemporary facility standards.

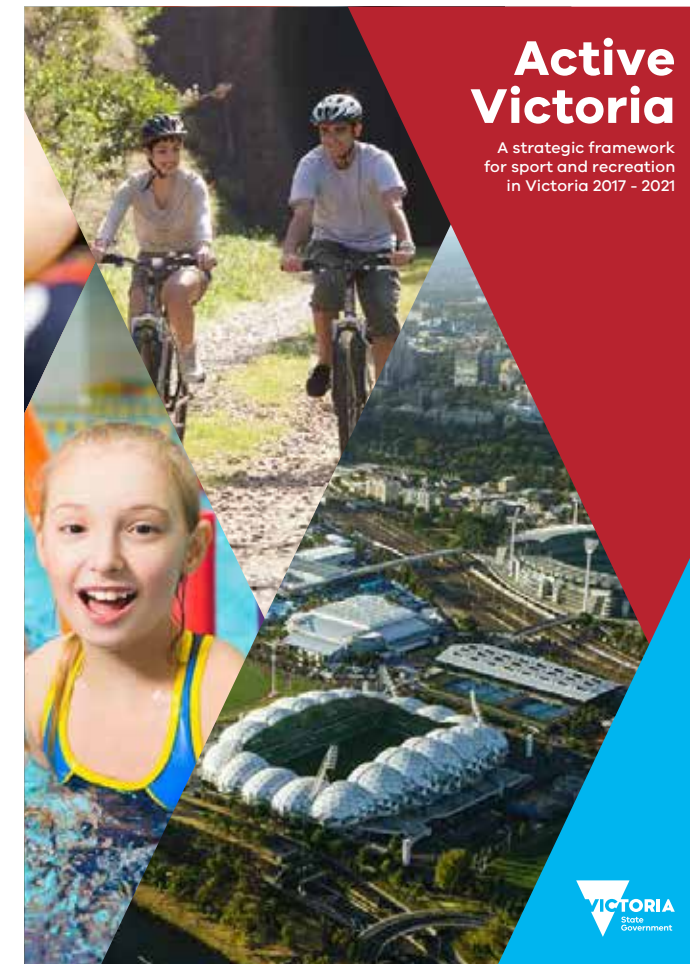
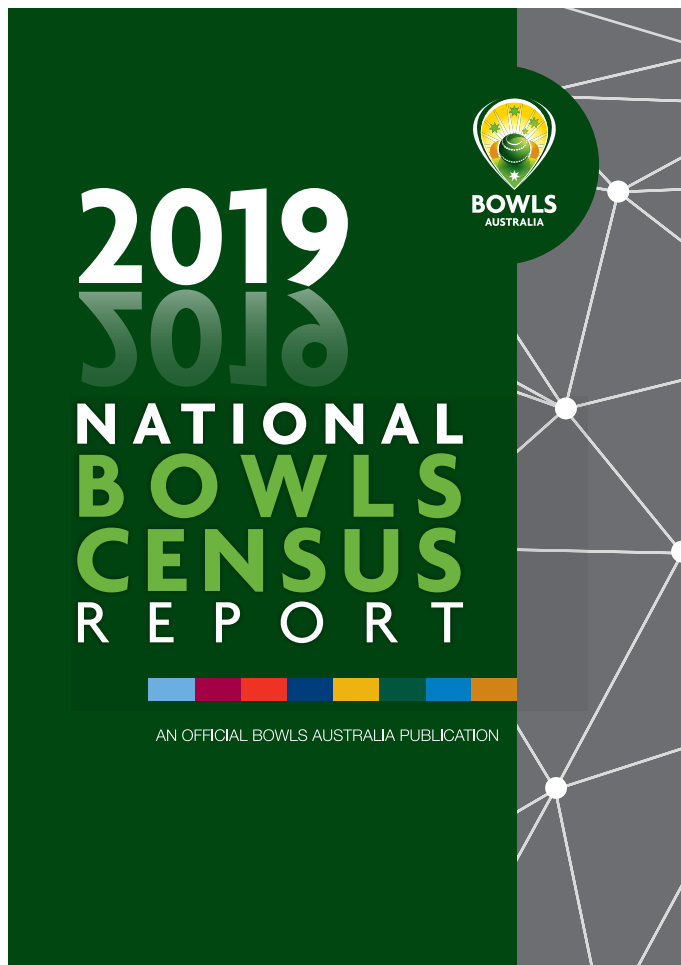
### Bowls Australia, 2019 National Bowls Census Report

#### Extracts/ Key Findings:

- Ninth National Bowls Census.
- Formal (i.e. registered playing member) participation in Bowls has been declining for over 30 years at a rate of around 3.4% p.a., however this was reduced to 1.8% between 2017-2019.
- Declines in formal membership have been off-set by increases in social membership and participation. Overall, regular participation in Bowls has increased by 3.3% from 2010-2019.

#### Possible implications for Master Plan:

- Initiatives that support social / informal participation in Bowls are more likely to help increase overall participation. This highlights the importance of adequate support facilities, amenities, shade, social areas etc. in addition to the playing greens.



### Active Victoria: A strategic framework for sport and recreation in Victoria 2017 - 2021

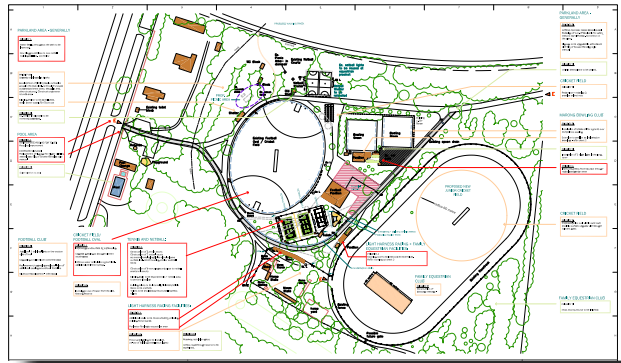
#### Extracts/ Key Findings:

- Vision: More active - An increased proportion of Victorians participate in sport and active recreation.
- Strategic directions:
  - Meeting demand – increasing capacity.
  - Broader and more inclusive participation – Universal Design, gender equity.
  - Additional focus on active recreation – support formal sport.
  - Build system resilience and capacity – volunteer and governance support.
  - Connect investment in events, high performance and infrastructure.
  - Work together for shared outcomes.

#### Possible implications for Master Plan:

- Master plan improvements to focus on maximising multi-use infrastructure; increasing capacity and supporting a range of active and passive recreation opportunities.





### Malone Park Master Plan (2006)

A Master Plan was developed for Malone Park in 2006 to guide future investment and improvement priorities. The Master Plan was based on retaining all existing user groups – including football, netball, tennis, lawn bowls, light harness club and ‘family’ equestrian activities – whilst increasing opportunities for informal community recreation, amenity and maintenance improvements.

Key ‘high’ priorities identified in the 2006 Master Plan included:

- Improving the main oval surface through top-dressing, conversion to drought tolerant grass, water reticulation and perimeter irrigation.
- Construction of three new tennis courts, with two available for netball.
- New playground adjacent to new courts.
- Public toilet refurbishment/upgrade.
- Additional horse stalls, stands and fencing upgrades.
- New meeting room / extension to Light Harness Clubrooms for shared use with Family Equestrian.

Medium priorities included:

- Development of a new passive recreation / picnic area in the north east corner of the site – including removal of disused and surplus infrastructure (i.e. shelter, concrete seats, etc).
- Additional two lights on the western side of the main oval for sports training.
- Football/cricket club room refurbishment, including amenities.
- Additional seating around main oval.
- Power and lighting upgrade to family equestrian area.
- Reserve road access and signage improvements.
- Development of three cricket practice nets.
- Extension to Bowls Pavilion (amenities upgrade).
- Shade and shelter facilities to service Lawn Bowls.
- Establishment of junior cricket oval inside harness track.
- Establishment of a large dressage arena (20m x 50m) inside the harness track.

Possible implications for Master Plan:

- As at June 2021, a number of priority improvements have been implemented – most notably construction of three new tennis/netball courts, establishment of the junior cricket oval, new cricket training nets and improvements to the main oval. However, the majority of critical recommendations are yet to be implemented, including toilets, amenities and club room improvements across the site. Furthermore, several key developments – specifically netball/tennis courts and cricket nets – have been constructed in areas different to what was identified in the Master Plan.
- Given these changes and changing population profile of Marong, it is timely that this current master planning exercise review previous priorities to provide a framework for future improvements across the site, including opportunities for shared use, consolidation of built form, sustainable asset management and addressing current and future participation demands.



## 4. Population and Demographic Characteristics

### Population Characteristics

The City of Greater Bendigo is located in north-central Victoria, about 150 kilometres north-west of the Melbourne CBD. The City of Greater Bendigo Estimated Resident Population for 2019 was 118,093 people. The ABS Estimated Resident Population of Marong – Rural West in 2019 was 4,928 people. However, as outlined in the Marong Township Structure Plan (2020), the ultimate population of the town is expected reach around 8,000 people.

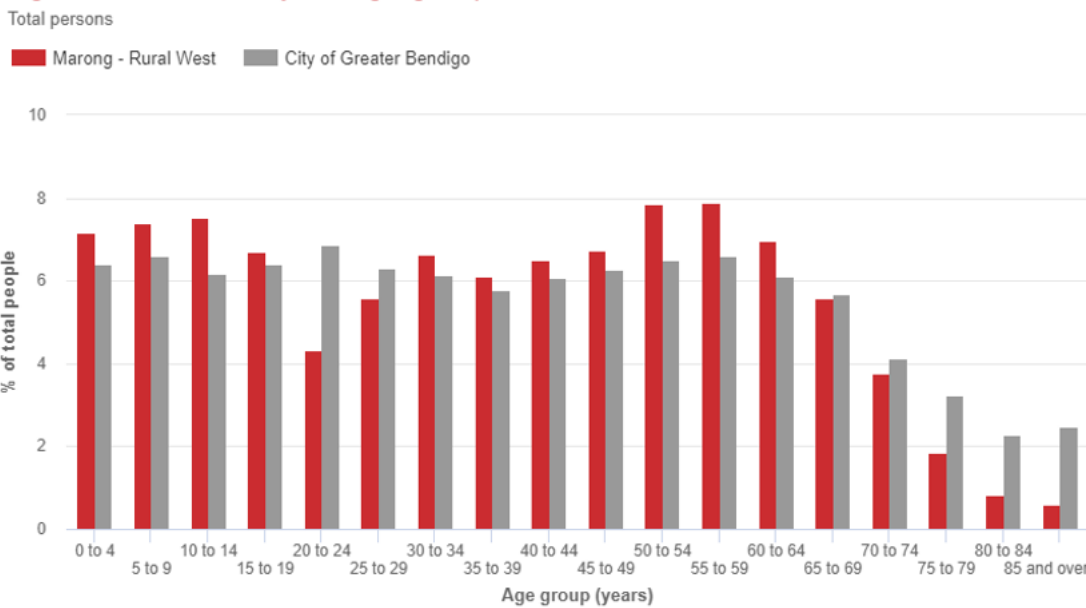
In 2016, Marong - Rural West had higher proportion of children (under 18) and a lower proportion of persons aged 60 or older than City of Greater Bendigo.

Overall, 22.1% of the population was aged between 0 and 15, and 12.6% were aged 65 years and over, compared with 19.2% and 17.8% respectively for City of Greater Bendigo.

The major differences between the age structure of Marong - Rural West and City of Greater Bendigo were:

- A *smaller* percentage of persons aged 20 to 24 (4.3% compared to 6.9%)
- A *smaller* percentage of persons aged 85 and over (0.6% compared to 2.5%)
- A *smaller* percentage of persons aged 80 to 84 (0.8% compared to 2.3%)
- A *smaller* percentage of persons aged 75 to 79 (1.9% compared to 3.2%)

#### Age structure - five year age groups, 2016



From 2011 to 2016, Marong - Rural West's population increased by 657 people (17.1%). This represents an average annual population change of 3.21% per year over the period.

The largest changes in age structure in the area between 2011 and 2016 were in the age groups:

- 30 to 34 (+113 persons)
- 25 to 29 (+112 persons)
- 0 to 4 (+87 persons)
- 65 to 69 (+71 persons)

In 2016, 6.5% of people in Marong - Rural West were born overseas, compared with 8.0% in City of Greater Bendigo.

### Population Implications

The population characteristics indicate considerable population growth over a sustained period, which is set to continue into the foreseeable future, ultimately almost doubling the current population to reach around 8,000 people by 2045.

Population growth continues to reinforce Marong as a destination for young families, this is particularly evident in the high number of people aged 25-34 years moving to the region between the 2011-2016 Census periods. This reinforces the relatively 'young' age profile of the community which already has a lower proportion of people aged over 75 years compared to Greater Bendigo.

The young – and growing – population will influence demand for appropriate sport and recreation opportunities. However, equally important will be providing opportunities for all ages – children, youth, adults and families. Opportunities for older adults (75+years) will also become increasingly important over the longer term to help support healthy active living through all life stages.

Whilst demand for participation in traditional formal sports undertaken at the reserve (e.g. cricket, football, tennis, netball, bowls and to a lesser extent Pony Club/Equestrian) can be expected to experience growth associated with population changes, demand for informal, non-club based leisure opportunities can also be expected to increase associated with the physical activity participation preferences of the community (i.e. walking, cycling, jogging).

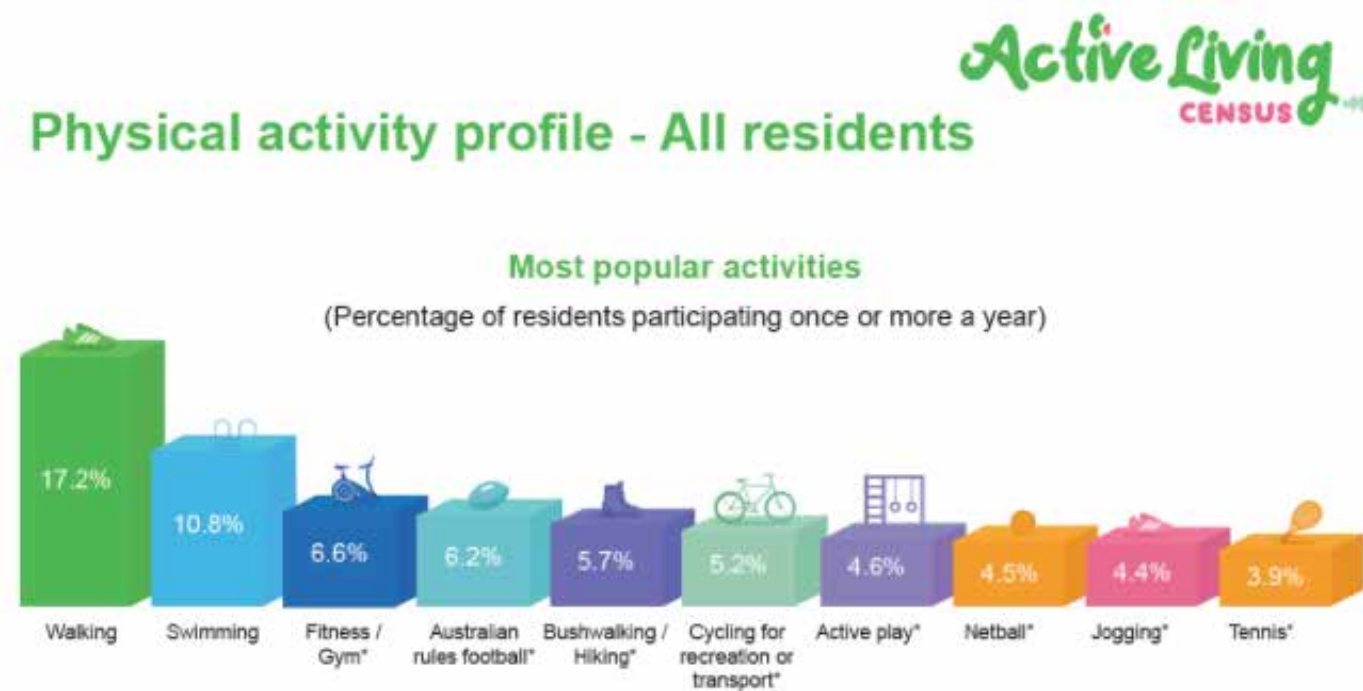
The collective impact from sustained population growth will continue to drive demand for access to appropriate contemporary facilities and infrastructure in order to improve capacity and effective asset management at the reserve.



### Physical Activity Participation

The City of Greater Bendigo Active Living Census (ALC) confirmed the most popular physical activities undertaken by residents are dominated by informal / no-club based activities such as walking, swimming, gym, active play, cycling, hiking, jogging and other fitness activities such as yoga, Pilates etc.

The graphic below highlights the most popular physical activities undertaken by Marong-Rural West residents.



The master plan will therefore seek to maximise opportunities for informal physical activity participation through improved paths, trails, connections, play facilities and spaces for informal active recreation. There may also be opportunities to utilise improved pavilion facilities for community programming when not in use by sporting clubs.

The results also highlight the relative popularity of 'traditional' sports such as football, netball and tennis, and hence the importance of appropriate facilities to support such activities. In terms of existing formal sports undertaken at the reserve, the table below provides a high-level summary of participation trends.

### Tenant Club Participation

Activity	Team/ members	Active Living Census	Aust. Play data 2017 (15+ yrs)	Comments	Implications
Football (Aussie Rules)	Junior x 6 Senior x 2 Auskick x 80	6.2%	2.5%	Highest participation rate in CoGB (3.1%)	Very high participation despite no women's / girls team as yet. Auskick has doubled in recent years. Demand for minimum two ovals plus adequate amenities.
Netball	Junior x 4 Senior x 4 Net Set Go – TBC	4.5%	3.1%	CoGB 2.6%	Very high participation. Existing three courts are adequate. Master plan to focus on appropriate support facilities / amenities
Cricket	TBC	1.3% CoGB	2.7%	TBC	Retain capacity for two cricket ovals.
Tennis	TBC	3.9%	4.6%	TBC	Existing three courts are adequate. Master plan to focus on appropriate support facilities / amenities.
Bowls	77 members	N/A	1.3%	Membership up from 45 two-three yrs ago. Average member age approx. 40 years old.	Participation expected to increase associated with population growth, broader sport promotion and young age profile of the club. Existing two greens can cater for additional use (up to approx. 100 members).
Family Equestrian Group	65-70 members	N/A	Pony Club Less than 1%	Activity reflects rural character of the town. All ages activity.	Participation expected to remain stable or growing associated with population growth.
Light Harness Trotting	15-20 members (3-5 active)	N/A	Less than 1%	Currently used Thursday's for Trials which may involve up to 12- 15 horses.	Active members / use is declining. Safety issues and conflicts with other reserve uses will need to be addressed or the activity relocated to another site.



## 5. Asset Audit

The table summarises asset condition information for a selection of core assets within the reserve based on Council's Asset Management data. This list does not include infrastructure assets such as roads and drainage. The final column provides an indication of implications for the Master Plan having regard to the site assessment and comparison to contemporary industry standards undertaken as part of this project.

### Asset Audit Table

Council's condition assessment ratings utilise the following scale: 0 = Brand New to 10 = Completely Failed.

The table lists assets based on year of creation from oldest to newest.

Ref	Asset ID		Approx. Year Created	Age as at 2021	Condition Rating	Comment / Implications
1.	149580	Bowling Club Shed	1956	65yrs	3.7	Explore opportunities to demolish and consolidate function into proposed new pavillion.
2.	158061	Bowling Club Store	1956	65yrs	3.9	Explore opportunities to demolish and consolidate function into proposed new pavillion.
3.	158068	Bowling Club Tank Store Shed	1956	65yrs	3	Explore opportunities to demolish and consolidate function into proposed new pavillion.
4.	158062	Oval Coaches Boxes x 2	1956	65yrs	3.7	Retain and replace at end of life.
5.	158064	Football Broadcast Box/Scoreboard	1956	65yrs	8.4	Demolish and replace with new scoreboard.
6.	158063	Football Ticket Box	1956	65yrs	7.4	Demolish and replace at eastern 'main' entrance.
7.	149572	Oval Curator and Storage Sheds	1956	65yrs	7	Explore opportunities to demolish and consolidate function into proposed new pavillion.
8.	149578	Stables – shed/shelter	1956	65yrs	4.9	Retain and replace at end of life.
9.	149577	Storage Shed (equestrian)	1956	65yrs	7.7	Demolish, replace if required.
10.	715200	Trotting Track - Four Tier Grandstand (Old)	1956 (TBC)	65yrs	5.9	Demolish and remove.

Ref	Asset ID		Approx. Year Created	Age as at 2021	Condition Rating	Comment / Implications
11.	158065	Trotting Track Broadcast Box	1956	65yrs	7.2	Demolish and remove.
12.	158058	Trotting Track Canteen-Pony Club shed	1956	65yrs	5.9	Explore opportunities to demolish and consolidate function into proposed new pavillion.
13.	158059	Trotting Track Kiosk	1956	65yrs	7.2	Demolish and remove.
14.	158060	Trotting Track Shed	1956	65yrs	6.6	Demolish and remove.
15.	149576	Viewing Box (Trotting)	1956	65yrs	6.8	Demolish and remove.
16.	149571	Frankel Pavilion (Football/Cricket)	1975	46yrs	4	Demolish and replace with new multi-use pavillion.
17.	149574	Toilet Block	1975	46yrs	5.7	Demolish and replace with new multi-use pavillion.
18.	149570	Bowling Pavilion	1980	41yrs	4.7	Demolish and replace with new multi-use pavillion.
19.	655096	Trotting Track Store Shed	1990	31yrs	4	Retain and replace at end of life if required.
20.	98748	Oval 1: Turf Oval	1996	25yrs	N/A	Retain, upgrade / refurbish surface as required.
21.	627315	Oval Irrigation	2013	8yrs	N/A	Retain.
22.	684076 684077	Cricket Practice Nets	2016	5yrs	2	Retain.
23.	684080 684081 684082	Netball Tennis Courts	2016	5yrs	2	Retain.
24.	664657	Netball Tennis Court - Sports Lighting	2016	5yrs	N/A	Retain.
25.	663812	Netball Spectator Shelter 1	2016	5yrs	0	Retain.
26.	663813	Netball Spectator Shelter 2	2016	5yrs		Retain.
27.	687080	Malone Park Playspace (near Pool)	2017	4yrs	2.4	Retain.



## 6. Demand Assessment

The following section presents a summary strategic analysis of likely future demand for core sporting fields/courts within Marong based on an ultimate population of 8,000 people. The results confirm demand for additional playing fields – including for activities yet uncatered for, such as soccer. The Marong Structure Plan outlines proposed future public open space acquisition to help address potential future gaps in active playing fields, however there are a number of options as to how opportunities could be provided across the town.

### Planned Future Provision (Marong Structure Plan)

The Structure Plan outlines future provision for a ‘Neighbourhood sports facility, including township park’ adjacent to the proposed Primary School site. A 12-hectare open space site is proposed. Future uses of the site are yet to be determined, however a site of this size could accommodate two full size ovals (e.g. Football/Cricket); three full size soccer pitches; or a combination thereof.

Analysis of the provision ratios and existing participation levels suggests that there is likely to be future demand for the following playing fields to cater for an ultimate population of 8,000 people:

- 1 oval (Football/Cricket);
- 2 netball courts; and
- 2 soccer pitches.

### Common Industry Ratio's

Activity	Current Provision	Common Planning Ratio	Theoretical Gap (pop. 8,000)	Current Ratio (2019 pop. 4,928)	Comment
Football	1 x snr Oval 1 x jnr Oval	1:4,500	2 ovals rqd. No Gap.	1:2,464	Football participation in Marong-Rural West is double the Bendigo average. Hence demand for playing fields will be higher than industry averages. Access to an additional (third) oval is likely to be required to maintain comparable levels of provision.
Netball	3 courts	1:5,000	2 courts rqd. No Gap.	1:1,642	Netball participation in Marong-Rural West is also significantly higher than the Bendigo average. Hence demand for courts will be higher than industry averages. A total of 5 courts would be required to maintain comparable levels of provision (i.e. 2 additional courts).
Cricket	1 x snr Oval 1 x jnr Oval	1:3,000	Gap = 1 oval Total of 3 ovals rqd.	1:2,464	There is a potential future gap of 1-oval.
Tennis	1 x 3 courts (Malone Pk) 1 x 4 courts (Torrens St)	1:2000	4 courts rqd. No Gap	1:704	No additional courts required.
Bowls	2 greens	1:10,000	1 green rqd. No Gap	1:2,464	No additional greens required.
Soccer	Nil	1:5,000	Gap = 2 pitches rqd.	Nil	Two pitches likely to be required.

### Implications for Master Plan

The Demand Assessment offers three main options for Council/Steering Committee consideration and direction to help inform the Master Plan for Malone Park. The options are:

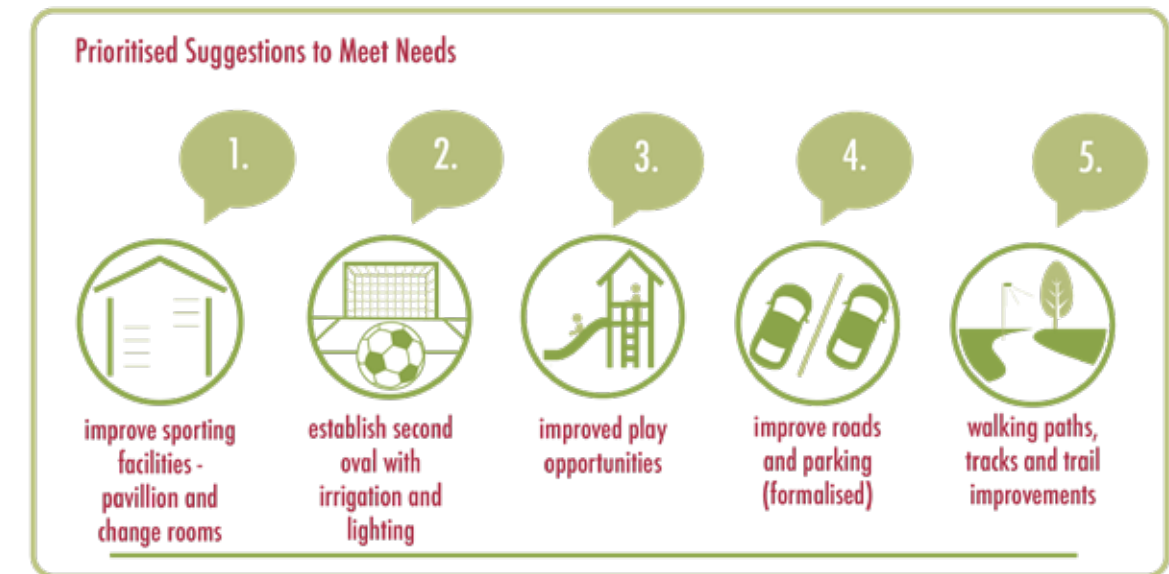
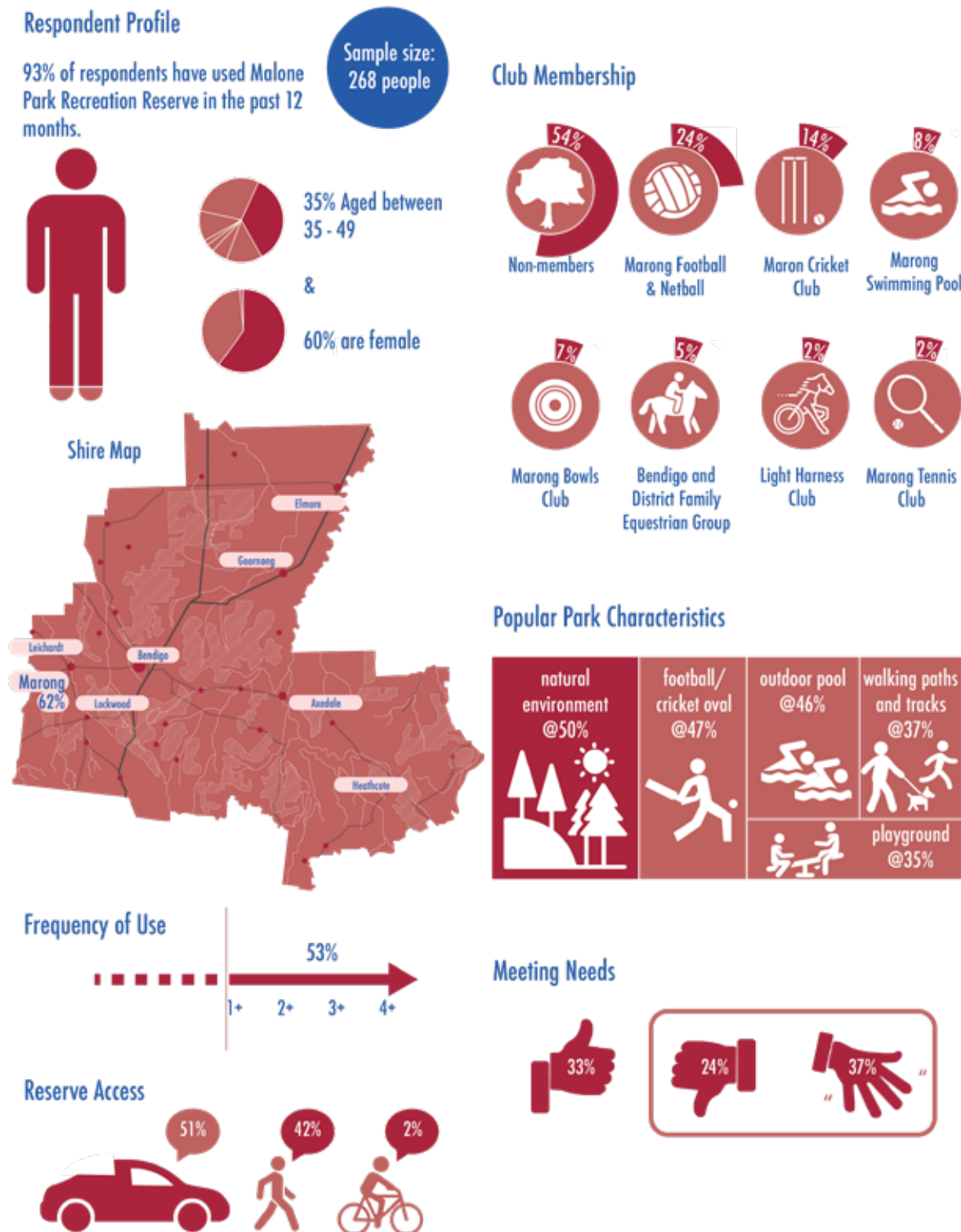
1. Consolidate existing sporting uses/activities at Malone Park, exploring options for possible additional playing field provision (i.e. 1 additional oval (third) and potential for 2 additional netball courts).
  - NB: Requires relocation of the Light Harness Club and repurposing the trotting track area.
2. Plan for/designate the proposed Neighbourhood Active Open Space as a site for soccer provision (e.g., Rural West soccer hub with 3-pitches – preferred model for club sustainability).
  - NB: There is potential to incorporate a soccer pitch as an interim measure at Malone Park (i.e., to help establish a participation base for soccer and support club formation) before ultimately relocating to the proposed New Neighbourhood Active Open Space.
3. Explore a mix of provision at both sites.
  - Options pending confirmation of Harness Club/Trotting Track at Malone Park.



## 7. Community Consultation Summary

Consultations occurred with key stakeholders as part of the background research phase for the masterplan project in August 2020. Staff workshops and interviews were conducted with members from the City of Greater Bendigo, who raised issues pertaining to City planning, City partnerships, City Engineering and general facility use versus growth. The Malone Park User Group consists of existing tenant clubs at the reserve, including sporting clubs, the Bowls Club, Bendigo Family Equestrian Group and the Light Harness Trotting Club.

The representatives advocated improvements and recommendations outlined in the User Group Submission, which was documented in early 2019. These user groups highlighted problems and opportunities within the reserve specific to their needs, which included mutually shared suggestions for the Final Master Plan proposal. There was also a group opposed to major changes associated to the trotting track, preferring to advocate for upgraded and shared facilities. A summary of key comments, issues or priorities is identified in Appendix A.



### Other Suggestions to Meet Needs





## 8. Issues and Opportunities

The following is a summary of issues and opportunities identified during the preliminary consultation and site investigation phase.

### Key Considerations:

Malone Park will be reinforced as the main Active Recreation Reserve servicing Marong and the Rural West region. Key considerations for Malone Park include:

- Primary base for sporting activity in the Town including Australian Rules Football, Cricket, Netball, Tennis, Lawn Bowls and Equestrian
- Enhance broader community health and amenity by reinforcing the landscape character
- Improve opportunities for community use including walking, swimming, play and community gatherings

### Reserve Uses and Changing Urban Context

- 1 The population of Marong is expected to almost double by 2045 (approx.). Recent residential development directly borders the reserve – leading to increased informal use and increasing conflicts with current uses (i.e. Trotting Track).
- 2 Potential future Active Open Space (located off site) should be used to cater for future demands (e.g. soccer) and not dilute the sustainability of clubs at Malone Park.
- 3 Consolidate playing fields and courts at Malone Park – helping to support overall club sustainability and community connection and maximise opportunities for multi-use and shared use of facilities.

### Community Activation & Safety

- 4 There is growing demand for participation in a range of informal physical activities in addition to formal sports. Opportunity to improve walking paths, informal and active play, trails and connections throughout the reserve. Use of the trotting track and Harness Club membership/active participation remains very low.
- 5 There are increasing conflicts between informal reserve users (e.g. walking, dogs, children) and current activities in the reserve. Opportunity to relocate the Harness Club to another location and re-purpose the area occupied by the Trotting Track.
- 6 Review road layout and car parking to improve safety, amenity and vehicle control (including speed).
- 7 Consider lighting requirements throughout the reserve, in particular key destinations, to improve safety and security. Opportunity to consider solar lights and 'smart' furniture.

### Playing Fields/Courts

- 8 Upgrade the second oval to improve use, capacity and safety. Explore options for provision of one soccer field (shared use with cricket/football) as an interim measure. Soccer ultimately to be provided for at the proposed new active open Space in Town.
- 9 Explore opportunities for a third oval at Malone Park.
- 10 Identify options for future provision of two additional netball courts (NB: spatial identification only, future provision subject to confirmation of population growth and demand – i.e. by 2045).

### Landscape and Environment

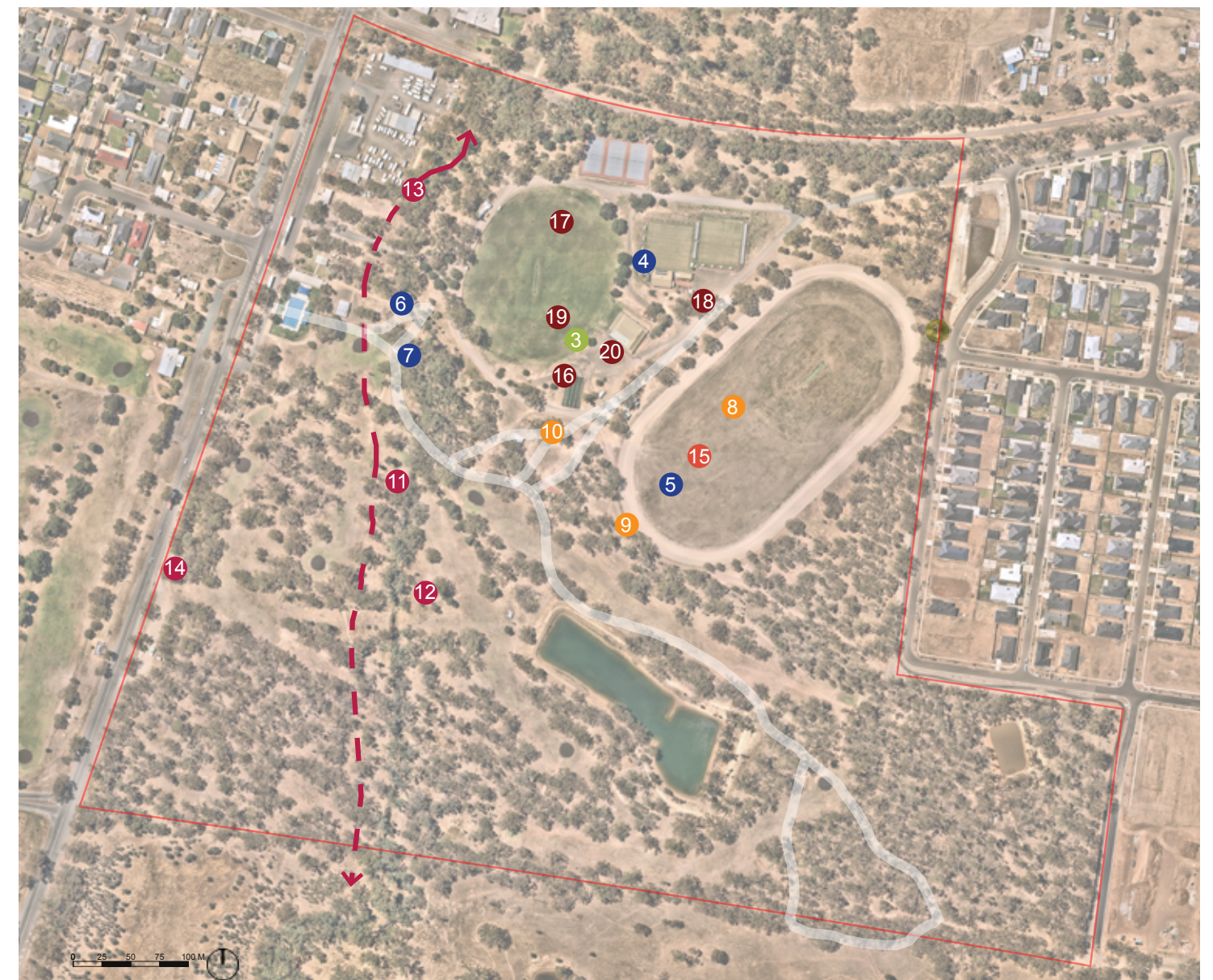
- 11 The reserve is home to a selection of significant trees and remnant vegetation, which should be conserved and protected
- 12 The reserve is dominated by a 'bushland/rural' character, which should be reinforced
- 13 Large parts of the reserve (i.e. along Bullock Creek, netball courts and main oval) are subject to flooding and inundation. Consider opportunities for relocation of built assets outside of the primary flood zone and/or remediation actions as required
- 14 The adjacent Golf Course has been identified in the Structure Plan as a potential Bushfire Relief area.

### Possible Staging / Priorities

- 15 Additional playing field provision is dependent on relocation of the Harness Club and repurposing the area occupied by the Trotting Track.

### Key Assets

- 16 The majority of existing assets, including major infrastructure (i.e. sports pavilion, bowls club, public toilets) area are outdated and fail to comply with contemporary sport facility standards or guidelines (including female friendly facilities). Opportunity to consolidate and update facilities and infrastructure to current standards
- 17 The netball / tennis courts are not adequately serviced by support facilities (i.e. amenities, change rooms, shelter, kitchenette or storage). Opportunity to establish facilities to support netball and tennis clubs and users.
- 18 The majority of ancillary infrastructure, fencing, shedding, roads, paths network and car parking, all require renewal, replacement or rationalization
- 19 Opportunities to either improve existing core facilities (i.e. Sports pavilion and Bowls Club) requiring substantial renovation to each, or demolish and replace with a consolidated shared use community sporting hub facility to service all reserve users.
- 20 A new multi-use facility is recommended as it is likely to be more cost effective to deliver and provide an asset that will service the community for the next fifty years.





# 9. Master Plan

## The Master Plan

Following presentation of the initial Situation Analysis, Issues and Opportunities to the project Steering Committee and Reserve Reference Group, the following Final Master Plan has been developed which incorporates changes or suggestions from the aforementioned consultation.

The Master Plan is based on consolidating existing sporting uses/activities at Malone Park and ear-marking the proposed future Active Open Space in Marong for alternative sporting activities (e.g. Rural West Soccer Hub with potential for three full size pitches). The future site will be located adjacent to a proposed new Primary School and provide opportunities for a mix of education, community and sporting facilities in addition to those at Malone Park.

Establishment of an overarching “Marong Sports Club” is recommended for Malone Park which brings all existing clubs together under a collective governance model to help oversee implementation of the Master Plan and future management of proposed shared use facilities (i.e. new multi-use pavilion).

The Light Harness Club activities will be phased out of Malone Park and relocated to a more suitable location elsewhere in the municipality. Council will work closely with the Light Harness Club and other relevant stakeholders to explore options for a sustainable future for public harness activities across the City.



The fitness hub is intended to create a focus for individual exercise, but may also be used by sporting clubs.  
(Image examples: Turruwul Park Fitness Hub, Sydney)



A multi-purpose half court and hit up wall will provide additional recreation and fitness activities as well as provide for older aged children.

## The Recreation Precinct

One of the high priority action items proposed as part of the Malone Park Master Plan is the provision of a new recreation precinct. This precinct is proposed to include a ‘Township Standard’ playground, fitness stations, a multi-purpose half court/ hit up wall, shelter, picnic facilities, seating and a new toilet block. This precinct is intended to cater to people of all ages and abilities and be used by local residents, visitors and the sporting groups that use the reserve.

The images below outline some of the key facilities and materials proposed for the space including fitness equipment, multi-purpose half court, playground equipment (including swings, slides, accessible equipment, and nature play elements), shelters, paths and furniture.

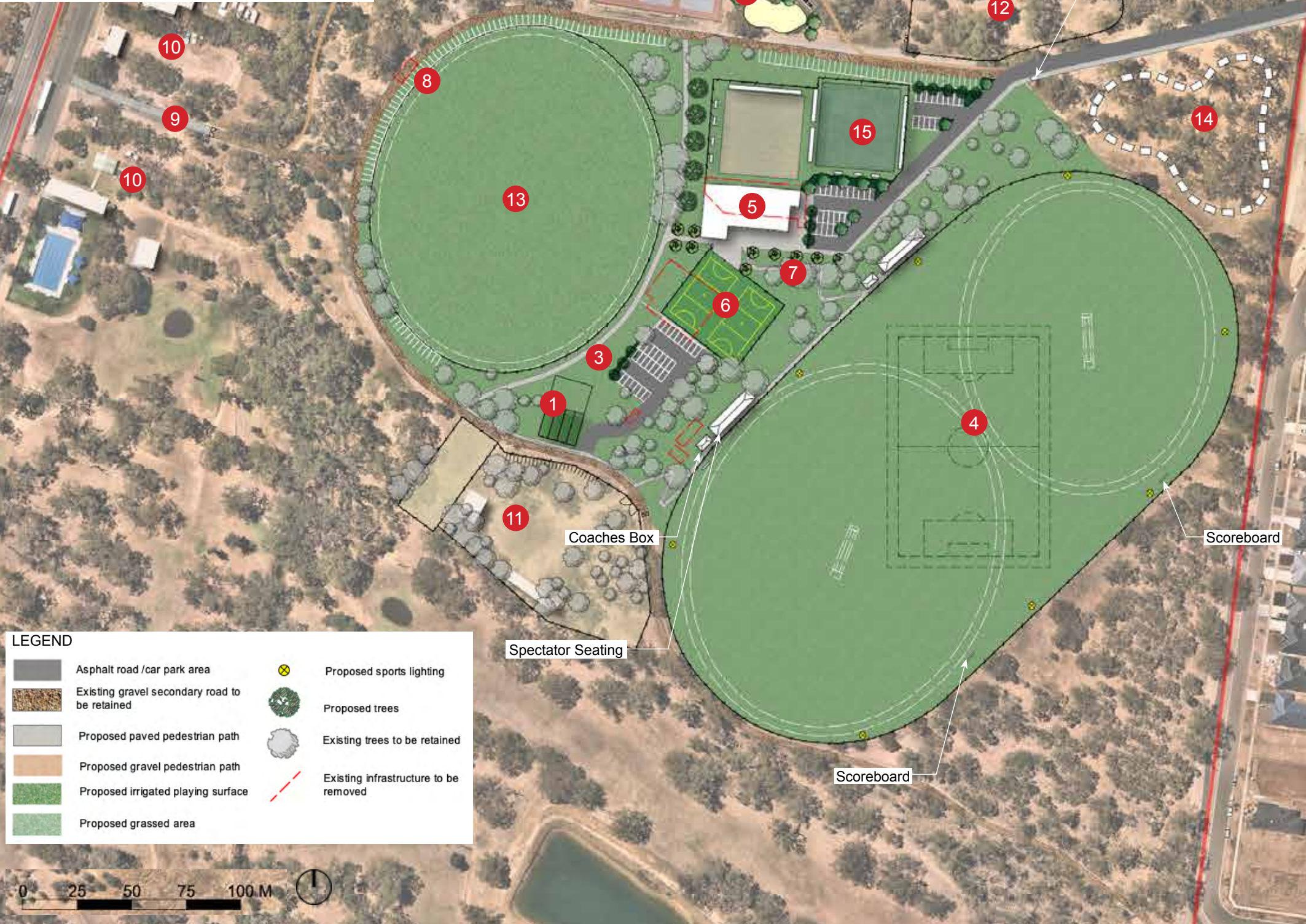


The playground will cater to the needs of all ages and abilities and provide a variety of play experiences through the provision of traditional play equipment as well as nature based play elements.



The recreation precinct is intended to be a combination of natural areas to compliment the surroundings as well as facilities that allow people to engage with this site (including paths, seats and shelter).





- 1 Retain existing cricket nets and provide a safety net/fence barrier.
- 2 Construct a new recreation precinct including ‘Township Standard’ playground, fitness station, multi-purpose half court/hit up wall, shelter, picnic facilities and toilet block. The toilet block will service the play space, informal users and the adjacent tennis/netball courts.
- 3 Provide a network of pedestrian paths throughout the reserve to connect existing and proposed facilities as well as provide recreational opportunities and improved access.
- 4 Provide a multi-use irrigated sports field with the capacity for 2x Australian Football League ovals (e.g. a senior oval 165m x 135m and a junior oval 135m x 110m) with the flexibility to provide line marking for soccer as required. Scoreboards, coaches boxes and spectator seating to be provided at both ends of the field, as well as sports lighting around the perimeter to support training and multi-use of the space.
- 5 Construct a multi-use pavilion to service the needs of all the clubs using the reserve. Pavilion works to include upgraded asphalt carpark and pedestrian forecourt.
- 6 Provide 2x dedicated fenced netball courts.
- 7 Landscape the central area around the pavilion, forecourt and car park area to provide vehicle control and improve pedestrian amenity.
- 8 Better define / formalise car parking spaces around the main oval.
- 9 Downgrade existing road and provide vehicle exclusion infrastructure to prevent through traffic whilst retaining pedestrian and emergency vehicle access.
- 10 Modify the existing car park, pedestrian and vehicle access, and landscaping at the western entrance to the reserve to continue to support the use and access of Men’s shed, pool, playground and wayside stop. Existing playground, toilet block and pool forecourt area to be retained.
- 11 Construct a sand profile dressage arena (ideally 20m x 60m, subject to detailed design and site constraints i.e. trees and topography). Existing access, stables and stalls to be retained and upgraded as required.
- 12 Create a dedicated fenced dog off-lead area with signage, dog waste bags and dog waste disposal bins.
- 13 Upgrade and refurbish existing main oval as required.
- 14 Potential area for future BMX track subject to detailed design and vegetation considerations.
- 15 Consider upgrading an existing bowling green to a synthetic surface with lighting subject to future demand assessment.



## 10. Implementation Plan

The tables below outline the high, medium and low priorities for implementation. The order of priorities considers logistical construction sequencing, community needs and the operational capacity of Council and key stakeholders to implement actions. Priorities are provided as a guide only and will be subject to Council's annual budget considerations, competing resource demands and the capacity to attract external funding which could promote or downgrade individual actions as opportunities arise. The plan provides a framework for staged implementation within an indicative ten-year timeframe.

Prior to implementation of several key items, a number of pre-planning activities need to occur as outlined below. These items should be actioned as soon as possible to support implementation of the Master Plan.

ID	Action Item	Indicative Cost
<b>PRE - PLANNING PRIORITIES</b>		
i	<b>Club Governance:</b> Council to facilitate stakeholders to establish a Sports Club Governance Model and Operational Plan for the proposed new pavilion.	No cost. Complete within existing Council operational resources.
ii	<b>Multi-use Pavilion:</b> Facilitate pavilion design and tender documentation in consultation with sporting clubs. (NB: i and ii to be undertaken concurrently).	\$40,000 - \$50,000
iii	<b>Trotting Track:</b> Prior to modification of the existing trotting track, the City of Greater Bendigo to investigate options for relocation of the Harness Club and the future long-term provision for public harness / trotting activities across the City.	\$30,000 - \$50,000
iv	<b>Multi-purpose sports ground:</b> Prior to the construction of the multi-purpose sports ground, undertake design and documentation as required to ensure the space maximises future use flexibility and incorporates appropriate support infrastructure (e.g. drainage, irrigation, sports lighting, coaches boxes, etc).	\$50,000 - \$60,000
v	<b>Power supply:</b> Investigate and upgrade power supply/capacity to reserve	\$5,000 - \$10,000

### High Priorities

High priorities focus on amenity improvements to encourage broader community use and appeal of the reserve, including the proposed new recreation precinct and shared path network. Establishment of the multi-use sports grounds also aims to enhance the capacity of the reserve and address community demand for playing fields. High priorities should be considered for implementation within 1-3 years from adoption.

ID	Action Item	Indicative Cost
<b>HIGH PRIORITY</b>		
1	<b>Cricket:</b> Retain existing cricket nets and provide a safety net/fence barrier.	\$1,000 - \$2,000
2	<b>Recreation Precinct:</b> Construct a new recreation precinct including 'Township Standard' playground, fitness station, multi-purpose half court/hit up wall, shelter, picnic facilities and toilet block. The toilet block will service the play space, informal users and the adjacent tennis/netball courts.	\$400,000 - \$500,000
3	<b>Path Network:</b> Provide a network of pedestrian paths throughout the reserve to connect existing and proposed facilities as well as provide recreational opportunities and improved access.	\$500,000 - \$600,000
4	<b>Multi-use Sports Ground:</b> Provide a multi-use irrigated sports field with the capacity for 2x Australian Football League ovals (e.g. a senior oval 165m x 135m and a junior oval 135m x 110m) with the flexibility to provide line marking for soccer as required. Scoreboards, coaches boxes and spectator seating to be provided at both ends of the field, as well as sports lighting around the perimeter to support training and multi-use of the space.	\$2M - \$2.5M

### Medium Priorities

Medium priorities focus on improving facilities to support sporting clubs and increasing participation opportunities, including dedicated netball courts, equestrian dressage arena and new shared-use community sport pavilion. Medium priorities should be considered for implementation within 4-6 years from adoption, however access to external funding may influence implementation timing.

ID	Action Item	Indicative Cost
<b>MEDIUM PRIORITY</b>		
5	<b>Multi-use Pavilion:</b> Construct a multi-use pavilion to service the needs of all the clubs using the reserve. Pavilion works to include upgraded asphalt carpark and pedestrian forecourt.	\$4M - \$4.5M
6	<b>Netball:</b> Provide 2x dedicated fenced netball courts. NB: Detailed designs to consider site conditions including topography and location of existing power infrastructure. Ensure adequate circulation space and spectator amenity in addition to player/official shelters, etc.	\$200,000 - \$250,000
7	<b>Landscaping:</b> Landscape the central area around the pavilion, forecourt and car park area to provide vehicle control and improve pedestrian amenity.	\$25,000 - \$50,000
8	<b>Car Parking:</b> Better define / formalise car parking spaces around the main oval.	\$5,000 - \$7,500
9	<b>Western Entrance Access:</b> Downgrade existing road and provide vehicle exclusion infrastructure to prevent through traffic whilst retaining pedestrian and emergency vehicle access.	\$20,000 - \$30,000
10	<b>Existing facilities:</b> Modify the existing car park, pedestrian and vehicle access, and landscaping at the western entrance to the reserve to continue to support the use and access of Men's shed, pool, playground and wayside stop. Existing playground, toilet block and pool forecourt area to be retained.	\$50,000 - \$75,000
11	<b>Equestrian Facilities:</b> Construct a sand profile dressage arena (ideally 20m x 60m, subject to detailed design and site constraints i.e. trees and topography). Existing access, stables and stalls to be retained and upgraded as required.	\$80,000 - \$100,000
12	<b>Dog Off-lead Area:</b> Create a dedicated fenced dog off-lead area with signage, dog waste bags and dog waste disposal bins.	\$10,000 - \$20,000

### Low Priorities

Low priorities reflect longer-term aspirations, including potential conversion of an existing turf bowling green to synthetic, main oval resurfacing and development of a formal BMX track. Low priorities should be considered for implementation within 7-10 years from adoption.

ID	Action Item	Indicative Cost
<b>LOW PRIORITY</b>		
13	<b>Main Oval:</b> Upgrade and refurbish existing main oval as required.	\$250,000 - \$350,000
14	<b>BMX:</b> Potential area for future BMX track subject to detailed design and vegetation considerations.	\$20,000 - \$30,000
15	<b>Bowls:</b> Consider upgrading an existing bowling green to a synthetic surface with lighting subject to future demand assessment.	\$150,000 - \$180,000



## Appendix A: Community Consultation

### Initial Stakeholder Consultation

The following table provides a summary of key findings, comments or suggestions from initial consultation with key stakeholders as part of the master plan project.

Group/ Club	Summary of comments, issues or suggestions	Implications for the Master Plan
<b>CITY OF GREATER BENDIGO</b>		
Staff Workshop & Interviews (19/8/20)	<ul style="list-style-type: none"> <li>Council took over Crown Land Committee of Management responsibilities approx. two years ago.</li> <li>Main clubrooms need upgrading or replacing. Consider shared use, new community hub space.</li> <li>Council is aware of increasing safety conflicts with the harness / trotting activity – i.e. horses, people, dogs etc. This will be exacerbated by increasing residential population adjacent to the reserve.</li> <li>Junior football is restricted to one oval due to the poor condition of the 2nd oval inside trotting track. This is limiting participation.</li> <li>The tennis/netball courts are not adequately serviced by amenities/club room. (NB: there are other tennis courts/club in Town).</li> <li>There is increasing passive use of the reserve.</li> <li>The Bowls Club has been growing participation and has a young member age profile.</li> <li>There is limited provision for soccer west of Bendigo.</li> <li>Review water and power supply security / capacity to service the reserve.</li> <li>Improve way-finding, traffic management safety and functionality.</li> </ul> <p>City Planning:</p> <ul style="list-style-type: none"> <li>Ultimate township population of around 8,000 people by approx. 2045.</li> <li>Structure Plan outlines future open space acquisition for additional active recreation adjacent to proposed new primary school.</li> <li>Future of the Golf Club is uncertain, sustainability is questionable. Future land use is uncertain.</li> <li>Support walking and cycling connections.</li> </ul> <p>City Partnerships:</p> <ul style="list-style-type: none"> <li>Support community hub facility models – not just catering for sport.</li> <li>Potentially consolidate buildings within the reserve.</li> <li>Low demand and high conflict with Trotting activity, consider possible relocation to Sebastian Reserve.</li> <li>Men's Shed currently adjacent to the reserve, however would like additional space. Consider interface with the reserve.</li> <li>Community Hall in Town will be retained for community use.</li> </ul> <p>City Engineering:</p> <ul style="list-style-type: none"> <li>The reserve plays an important role in flood management, however the railway embankment helps limit impacts.</li> <li>The current traffic/pedestrian bridge over Bullock Creek is to be retained, however could be downgraded as a thorough fare. Closure to through traffic could be considered.</li> <li>Support improved shared path connections to/from the swimming pool and residential areas. Some planning has already been completed.</li> <li>Any impact on significant trees will trigger off-set requirements.</li> <li>The tennis/netball courts are within the flood zone, this will impact any new buildings / amenities if developed in this zone.</li> </ul>	<ul style="list-style-type: none"> <li>Improve path safety, security, lighting, connections and opportunities for passive recreation.</li> <li>Consider long-term options for soccer provision at the Reserve, or possibly at the future open space site adjacent to the Primary School.</li> <li>Address asset renewal requirements.</li> <li>Consider Flood Zone impacts on any proposed infrastructure.</li> <li>Retain access to two ovals. Improve the condition of the 2nd oval.</li> <li>Review the compatibility of uses across the site, consolidate shared use facilities - possible community hub - where appropriate.</li> <li>Ensure allowance for appropriate service upgrades as required.</li> <li>Low demand and high conflict with Trotting activity, consider possible relocation to Sebastian Reserve.</li> <li>The traffic/pedestrian bridge over Bullock Creek is to be retained, however could be downgraded as a thorough fare. Closure to through traffic could be considered.</li> <li>Improve way-finding, traffic management safety and functionality.</li> </ul>



Group/ Club	Summary of comments, issues or suggestions	Implications for the Master Plan
<b>SPORTS CLUBS / GROUPS</b>		
Malone Park User Group (representative Jacquie, 19/8/20)	<ul style="list-style-type: none"> <li>The Malone Park User Group consists of representatives from the Marong Football and Netball Club, Marong Bowls Club, Marong Cricket Club, Marong Tennis Club, Marong Light Harness Club, and the Bendigo and District Family Equestrian Group.</li> <li>The Group documented a submission to Council approximately 18months ago outlining key needs, issues and recommendations for improvement. These largely remain relevant and are therefore summarised below:</li> <li>Redevelopment of clubhouse facilities to be inclusive of all groups within the park including: <ul style="list-style-type: none"> <li>Disabled access and facilities (disabled access and toilets)</li> <li>Female Friendly sporting facilities (increased female change rooms)</li> <li>Facilities for sporting officials (changing facilities for umpires)</li> </ul> </li> <li>Installation of solar power across the facility to address power issues.</li> <li>Development of a new football ground/cricket pitch.</li> <li>Improved lighting of existing football ground/cricket pitch.</li> <li>Installation of shelter for people watching netball.</li> <li>Installation of nets on the northern end goals of the football ground.</li> <li>Resurfacing the Trotting track over the next 12-14 months.</li> <li>Development of an undercover Equestrian arena with sand base.</li> <li>New Playground and exercise park facilities within the park.</li> <li>Replace all fencing across the park.</li> <li>Increased storage facilities for all users within the park to support universal use.</li> <li>Sealing of roads and parking areas.</li> <li>Consideration of new sporting facilities such as a soccer ground and/or basketball courts.</li> <li>Introduction of an Energy Efficient environment across the park including a sustainable water management plan for sporting fields and greens.</li> <li>New shade infrastructure over bowling greens.</li> <li>Move the existing lighting within the bowls club to meet club requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Consider options to address the recommended actions and improvement suggestions outlined in the User Group submission – as listed in the adjacent column.</li> <li>NB: Options with and without the Trotting track may need to be considered.</li> </ul>
Bowls Club	<ul style="list-style-type: none"> <li>Club has successfully increased participation in recent years, largely driven by a younger age profile – which reflects the character of the town.</li> <li>Membership has increased from 45 to 77 members. The average age is approx. 40 years – considerably younger than most Bowls Clubs.</li> <li>The club has members of all ages, including juniors and females.</li> <li>The two greens are adequate for up to 100 members.</li> <li>However, the pavilion is old and poor standard. It lacks adequate change rooms, disabled access and social facilities.</li> <li>Green-side shade structures require upgrade and green lighting replaced with contemporary lighting.</li> <li>The Bowls club is open to moving into a shared use facility, potentially managed under an overarching 'sports club' model.</li> </ul>	<ul style="list-style-type: none"> <li>Consider options to consolidate sports club pavilion facilities into a consolidated new venue for all groups.</li> <li>Retain existing bowls greens.</li> <li>Upgrade support infrastructure as required, e.g. shade structures, outdoor social areas.</li> </ul>



Group/ Club	Summary of comments, issues or suggestions	Implications for the Master Plan
Bendigo Family Equestrian Group	<ul style="list-style-type: none"> <li>• Approx. 65-70 members.</li> <li>• Usual activities are dressage, show-jumping and trail riding. The former Cross-Country course in the reserve is not used.</li> <li>• The Club meets once per month for activities.</li> <li>• The Club has not hosted a major event (i.e. 100+ competitors) for several years due in part to the lack of adequate facilities and infrastructure.</li> <li>• Priorities for the club include a new large sand-based dressage area (i.e. 3 x 60m dressage areas) and access to shed/kitchen/toilet facilities.</li> <li>• Retain existing holding yards and drop-off area.</li> <li>• Support increasing use of the reserve to help casual surveillance and security.</li> <li>• Reserve Governance (i.e. Council and Reserve Committee) works well, however the Equestrian Group is concerned about a lack of security of tenure over facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Explore options to establish a new secure dressage area/s.</li> <li>• Consider options for access to appropriate shedding, kitchen and toilet facilities.</li> <li>• Define horse trails within the reserve.</li> <li>• Remove former cross-country trail jumps and infrastructure.</li> <li>• Retain existing holding yards and drop-off area.</li> <li>• Improve fencing and security throughout the reserve.</li> </ul>
Light Harness Trotting Club	<ul style="list-style-type: none"> <li>• Trotting activities have occurred on site since 1978.</li> <li>• Total membership is around 15-20, however only 3-5 are active or regular users of the reserve.</li> <li>• Members pay an annual fee of approx. \$50p.a. to the club.</li> <li>• Formal use of the track by the club is limited to a few hours on Thursday's in summer only.</li> <li>• Use may involve up to 5-18 horses.</li> <li>• Casual use may occur outside these times.</li> <li>• Suggest the track in-field is too hard (unsuitable) for sports oval, however it could be an off-leash dog area.</li> <li>• Suggested priorities: <ul style="list-style-type: none"> <li>• Ongoing track fencing replacement.</li> <li>• New/replace existing shed/club facility.</li> <li>• Better traffic management – close norther vehicle exit.</li> <li>• Leave us alone.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Review the compatibility of uses across the site.</li> <li>• There is low demand and high conflicts associated with the trotting activity, consider possible relocation to Sebastian Reserve.</li> <li>• Consolidate shared use facilities - possible community hub - where appropriate.</li> </ul>



## Appendix B: Summary of feedback on Draft Master Plan

The following table provides a summary of key findings, comments or suggestions from submissions with key stakeholders on the Malone Park Master Plan Draft Master Plan.

Public Submissions		
Submission:	Key points / feedback:	Implications for final Master Plan
1. Wally Newton • President Marong Light Harness Club	<ul style="list-style-type: none"> <li>Request that Council re-consider closing the harness racing track at Marong.</li> <li>The club has been happily co-existing with other sporting clubs in the precinct since its inception (1960's).</li> <li>There is sufficient space to accommodate a harness racing track within Malone Park with two sporting ovals located inside the track.</li> <li>The closure of the track will most likely result in the disbanding of the club and the loss of a very important facility to the greater Bendigo harness racing community.</li> <li>Revised 'plan' provided by HRV for consideration.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> <li>Support relocation of the Harness Club to an alternative (more suitable) venue – addressing safety and conflict concerns at Malone Park.</li> <li>Re-purpose the area occupied by the Trotting Track to support growing community demand for active sports / playing fields.</li> <li>The revised plan provided by Harness Racing Victoria (HRV) highlights that the trotting track and sports fields cannot adequately co-locate on site without significant impacts on native vegetation.</li> </ul>
2. Vicki Moro • Secretary, Sebastian Light Harness Club Inc.	<ul style="list-style-type: none"> <li>The majority of our club members strongly oppose the loss of the Marong Harness Racing Track and the relocation of activities to Sebastian.</li> <li>Many of our members currently utilise the Marong Track for the purpose of educating young horses and people in a safe and controlled environment. The majority of our members are what is known as hobby trainers. As such, they work a small number of horses each in an environment that has small numbers of horses and is not very busy. Consequently it is not safe nor in the best interests of the welfare of the horse to take them straight to busy trialing and racing environments such as Bendigo.</li> <li>Rather than exclude harness sport from the redevelopment, we would much rather see a collaborative approach such as has occurred at Boort and Charlton in recent times. An upgraded facility could be another option for the recreational needs of the growing community. Harness Racing needs and wants more new and young industry participants.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> <li>Support for retention of Harness activities at Malone Park are noted, however levels of participation demand remain extremely low.</li> <li>No decision has been made about possible sites for relocation – a City-wide investigation of Harness activities and facility requirements has been recommended to guide Council future planning for such facilities.</li> </ul>
3. Federation Veteran Vintage Classic Club	<ul style="list-style-type: none"> <li>Currently utilise Malone Park (inside the trotting track and the actual track area) for annual Picnic / Car Show Day.</li> <li>The event has been running for 31 years and provides support to local clubs and service groups to raise money.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> <li>Whilst the primary sport turf surfaces may need to be protected, there is considerable space around/within Malone Park to continue to run the event with a revised / reconsidered event layout.</li> </ul>
4. Carl Coady • Chief Executive Officer of Trots Clubs Victoria (TCV)	<ul style="list-style-type: none"> <li>TCV is the industry body that represents the Country Harness Race Clubs in Victoria, of which Marong Light Harness Club is a member.</li> <li>Marong Light Harness Club has been an integral location for the development of young harness racing participants and the education of harness horses in the region for generations.</li> <li>The Club has a large supporter base, including an active committee of six members, approximately 50 paid club members, and a strong volunteer network. The Club is financially viable with excellent facilities and equipment in place for a trialing club which could not be easily transferred to a neighbouring track such as Sebastian without substantial capital investment.</li> <li>The masterplan proposed presents an exciting opportunity for the local community, however TCV believe that the Marong Light Harness Club could be integrated within the masterplan which would enhance the offering as a premium sporting precinct.</li> </ul>	<ul style="list-style-type: none"> <li>No change.</li> <li>Support relocation of the Harness Club to an alternative (more suitable) venue – addressing safety and conflict concerns at Malone Park.</li> <li>Re-purpose the area occupied by the Trotting Track to support growing community demand for active sports / playing fields.</li> </ul>



Submission	Key points / feedback	Implications for final Master Plan
5. John Mamouney <ul style="list-style-type: none"> <li>Local resident, user of the Park, Founding President and Life Member of the Marong Light Harness Club.</li> </ul>	<ul style="list-style-type: none"> <li>The draft Master Plan fails to adequately recognise and support the ongoing use of Malone Park by equine users and should be amended to provide for:               <ul style="list-style-type: none"> <li>The ongoing operation of the Marong Light Harness Club.</li> <li>The ability for equestrian clubs to grow and support the running of larger competitions and community events.</li> <li>The support of the equine and racing industry in the Bendigo region.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>No change.               <ul style="list-style-type: none"> <li>Support relocation of the Harness Club to an alternative (more suitable) venue – addressing safety and conflict concerns at Malone Park.</li> <li>Re-purpose the area occupied by the Trotting Track to support growing community demand for active sports / playing fields.</li> <li>The Master Plan supports ongoing use by equestrian activities (i.e. Bendigo Family Equestrian Group), including the development of a new sand profile dressage arena.</li> </ul> </li> </ul>
6. Heather and Rod Wearne <ul style="list-style-type: none"> <li>Local residents</li> </ul>	<ul style="list-style-type: none"> <li>Support proposed enhancement of passive recreational assets such as a BMX track, a fenced off lead dog area and dedicated walking paths. A skateboard park and picnicking facilities along the creek may also be considered.</li> <li>However, have concerns about the physical structures proposed in the Plan, particularly their location and their ability to meet the high expectations of the Marong community.               <ul style="list-style-type: none"> <li>Playground – retain existing and develop new playground in the park.</li> <li>Public toilets – retain and upgrade for passing traffic. Include toilets in the park to service sporting users and spectators.</li> <li>Club rooms – are they big enough for all groups and community functions?</li> <li>Parking - additional parking needed.</li> <li>Congestion – ensure adequate space around proposed pavilion.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Parking – explore options for additional parking near the new pavilion.</li> <li>No other changes required.               <ul style="list-style-type: none"> <li>Existing playground to be retained and a new playground established in the park.</li> <li>Public toilets – retain existing, plus new toilets provided within the park (i.e. near tennis/netball courts, playground as well as within the new pavilion).</li> <li>Club rooms – design subject to detailed design.</li> <li>Congestion – subject to detailed designs, adequate space is provided in the master plan.</li> </ul> </li> </ul>
Council Web-based feedback:		
Thirty-eight (38) individuals provided feedback or comments utilising Council's web-based feedback form. The following section provides a summary of common comments or themes to emerge from the feedback.		
Themes:	Key points / feedback	Implications for final Master Plan
<ul style="list-style-type: none"> <li>Harness Activities</li> </ul>	<ul style="list-style-type: none"> <li>A number of individual submissions expressed support for the existing Harness Club and ongoing use of the reserve.</li> <li>The Club has strong historic links to the reserve.</li> <li>If harness racing is to cease at Marong, a plan for providing these important facilities elsewhere in the region for the long term need to be made.</li> </ul>	<ul style="list-style-type: none"> <li>No change.               <ul style="list-style-type: none"> <li>Support relocation of the Harness Club to an alternative (more suitable) venue – addressing safety and conflict concerns at Malone Park.</li> <li>Re-purpose the area occupied by the Trotting Track to support growing community demand for active sports / playing fields.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Park Upgrades</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to the reserve's power/electricity supply is urgently required.</li> <li>Location of the Main oval has changed from initial consultation.</li> <li>Support facilities for women's sport participation.</li> <li>Consider an indoor stadium for netball, basketball and tennis.</li> <li>Please consider inclusion of basketball court/ring on one of the multipurpose courts.</li> <li>Consider locating proposed new public toilets and play facilities closer to the main pavilion (and away from Bowls club).</li> </ul>	<ul style="list-style-type: none"> <li>No change.               <ul style="list-style-type: none"> <li>The Master Plan already identifies the need for power upgrade.</li> <li>Oval configuration has changed to maximise usage flexibility (i.e. new multi-purpose turf surface for football, cricket, soccer or 'other' activities as needed).</li> <li>Indoor stadium not considered in scope of this project.</li> <li>The proposed new community play precinct will service all users of the reserve – not just sports clubs.</li> </ul> </li> </ul>



Themes:	Key points / feedback	Implications for final Master Plan
<ul style="list-style-type: none"> <li>Main Pavilion</li> </ul>	<ul style="list-style-type: none"> <li>Size and location of the pavilion requires further planning in consultation with user groups to ensure it is suitable for all.</li> <li>Questions also remain regarding how this venue will be used/managed between groups.</li> <li>Marong Community Action Group - we acknowledge that the designers of this Plan have met the basic inclusions of a future Plan for Malone Park. However, we are disappointed and feel that this Plan does not meet the high expectations of the community in terms of providing a showcase pavilion and facilities that meet the needs of a community that is expected to reach beyond 8000 residents</li> </ul>	<ul style="list-style-type: none"> <li>No change. <ul style="list-style-type: none"> <li>Future detailed design planning will need to consider the spatial needs of individual clubs – as well as demand for ‘community function’ space.</li> <li>Council will need to work with local clubs to establish a ‘Sports Club’ model and operational guidelines for the shared pavilion.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Car Parking &amp; Traffic</li> </ul>	<ul style="list-style-type: none"> <li>Additional car parking is required around the main oval and to service the main pavilion area.</li> <li>Concern that the exit out of Malone Park Rd will become congested particularly during football and cricket season, the intersection is a hazard for residents as it’s difficult to enter and so in both directions to get onto.</li> <li>County footy supporters like to park around the main oval, therefore parking on the west side of main oval is inadequate and too far from the ‘action,’ i.e. canteen and pavilion facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The final master plan will explore options for additional car parking around the main oval and adjacent to the main pavilion.</li> </ul>
<ul style="list-style-type: none"> <li>Synthetic Bowls Green</li> </ul>	<ul style="list-style-type: none"> <li>The Marong Bowls Club Board was hoping for an additional synthetic green rather than converting one grass green to synthetic to help cater for existing and future participation demand.</li> </ul>	<ul style="list-style-type: none"> <li>No change. <ul style="list-style-type: none"> <li>The demand assessment and industry benchmarks do not support provision of a third green for a population of 8,000 people.</li> </ul> </li> </ul>