



Landscape & Passive Recreation Notes

- 1 Landscape enhancement and upgrade works
- 2 Landscape buffer enhanced and upgraded.
- 3 Overland flow path to reduce flooding in car park and on Cheltenham road.
- 4 Encourage additional planting in bowls club green space to provide continuous landscape edge.
- 5 New landscape buffer to Cheltenham Road.
- 6 Open informal parkland to allow future bowls club expansion and car park. In the short term this space will allow for informal active sport, jogging/walking and training through an integrated path system.
- 7 Proposed grassed retarding location for peak flooding.
- 8 Existing neighborhood level playground upgraded.
- 9 Seniors play/exercise zone with a range of equipment encouraging activity.
- 10 Youth activity space with elements such as a hard court, activity wall, shelters and seating.

Sport Notes

- 11 Sports Oval
Upgrade floodlights to 100 lux as per council floodlighting policy, construct alongside infrastructure to allow the lighting to be increased to 150-200 lux in the future at the club expense.
Replace the coaches players boxes and perimeter fence to CGD standard.
Improve drainage to perimeter of oval to protect from peak flooding.
- 12 Club focused parkland for warm up with shelters for Mar-shalling/ gathering & seating. Parkland to function as community space when no sport is being played.
- 13 Netball Courts Upgrade
Stage 1 - Construction of new netball court to the south of existing court. New lighting to competition standards and construction of new shelters and seating. Existing netball court to be upgraded as a half court. Existing storage shed to be retained for stage 1. Future stage would require a new storage shed.

Future Stage 2 - Potential future expansion (if required) of netball footprint to full size netball court. Expansion requires the demolition of the public toilet block and billiards room and existing mature trees. Expansion requires the relocation of the water tank, grounds main-tenance shed, shelter and picnic facilities.
- 14 Bowls Club - Install a motorized retractable cover over bowls green to allow for sunlight and maintenance, with the club and others to meet the cost.
- 15 10m high nets positioned behind goals to protect netball courts and cricket nets during oval use.
- 16 Relocate western cricket net to the eastern side and upgrade the practice nets to be fully enclosed facility. Install a power bollard.

Circulation Notes

- 17 New formal car park providing for 69 vehicles. Future detailed design of carpark to ensure retention of significant trees and allow for pedestrian connection to Stanley Road.
- 18 New pedestrian/ jogging/ cycling track to perimeter of oval. Track to be accessible for maintenance and service vehicles.
- 19 Install all reserve identification signage at the entrances and directional signage within reserve as required.
- 20 Existing car park for 61 vehicles retained and expanded with perimeter path connections.
- 21 Pathway extended and enhanced to improve circulation.
- 22 Access controlled by bollards, management access only.
- 23 Area accessible for additional nose in overflow parking during events.

Building Notes

- 24 New two cubicle toilet to be constructed in place of existing public toilets.
- 25 Retain existing lapidary club building and sheds but reduce fenced area and rationalize the trees to open the area up for parkland.
- 26 Existing scout hall to be demolished.
- 27 New pavilion (to replace existing) to provide for football, cricket and netball. Pavilion to include broad spectator area overlooking the oval and bench seating for spectators.
- 28 Removal of existing public toilet block.
- 29 Existing billiards building potentially removed as part of netball court expansion or future senior citizens building extension.

CONCEPT PLAN

Rowley Allan Reserve - Keysborough

1:1500 @ A1

AUGUST 2021



Legend

- Proposed Tree
- Existing Tree
- New and Reinstated Grass Area
- New Mulched Area
- Proposed Path
- Proposed Planting
- Proposed Building
- Proposed Shelter
- Maintenance/Pedestrian/Vehicle Access