

Ted Ajani Reserve
Management Plan



December 2009
Manningham City Council
Economic and Environmental Planning

Executive Summary

Management Plans are produced for recreation areas that accommodate a range of facilities, services and open space areas. Such areas are important community assets and due to competing priorities and limited funding for development, the need to plan and prioritise the development, management and conservation of these areas is crucial.

The aims of the Ted Ajani Management Plan are:

- To prioritise development/management/conservation opportunities in line with community needs and expectations;
- To provide facilities and landscapes for a range of recreational and sporting activities;
- To encourage participation in a range of social and recreational pursuits;
- To maintain facilities/landscapes in optimum condition; and
- To minimise the impact of cultural and recreational pursuits on the environment.

Ted Ajani Reserve provides a wide range of formal and informal recreation opportunities for Manningham residents and comprises one floodlit sports ovals, a football/cricket club (including combined change/social room), coaches boxes, scoreboard, cricket nets, ten tennis courts (six of them floodlit), a sophisticated rainwater collection system for the courts and tennis club house, children's playspace, the Ajani Centre, the Bulleen And Templestowe Community House (BATCHE), Bulleen Templestowe Community Hall, Scout Hall, two car parking areas, concrete walking circuit, and an Optus telecommunications tower.

Currently the reserve caters for the following groups and surrounding residents:

- Bulleen Tennis Club;
- Bulleen Templestowe Cricket Club;
- Bulleen Templestowe Amateur Football Club;
- Bulleen Templestowe District Junior Football Club;
- 1st Lower Templestowe Scout Group;
- Users and staff of the Ajani Centre;
- Users and staff of the Bulleen and Templestowe Community House (BATCHE); and
- Users of the Community Hall.

Ted Ajani Reserve is a major community asset providing sporting, recreational and meeting facilities for Bulleen and Lower Templestowe residents and the community. The future vision for the reserve is to continue to develop and enhance the recreational opportunities available within the precinct, while also improving aesthetic values and community program opportunities.

Following discussions with stakeholders, observation of trends and consultation with residents, the following four objectives were prepared to guide the recommendations for the improvement of Ted Ajani Reserve:

Objective 1: ACCOMMODATION

Improve the broad range of formal recreational services and programs based at the reserve, including building and facility upgrades.

Key recommendations:

- Provide a Community Hub by centralising the layout of the built form and providing clear and legible access to the site and the facilities offered;
- Refurbish the Bulleen and Templestowe Community House (BATCHE) to provide improved programming, meeting, office and storage spaces;
- Refurbish the existing sporting pavilion including social rooms, in consultation with

the Clubs; and

- Relocate Scout Hall next to BATCH including refurbishment of existing BATCH building for scout storage and club rooms.

Objective 2: ACCESS

Improve pedestrian and vehicular access and flow through the site.

Key recommendations:

- Improve traffic management and increase car spaces to minimise parking congestion during peak times; and
- Include an attractive pedestrian path and entry into the Community Hub (once the existing Scout Hall is demolished in future).

Objective 3: OPEN SPACE

Increase opportunities for informal recreation at Ted Ajani Reserve.

Key recommendations:

- Increase opportunities for informal recreation and maximise open space for outdoor activities. Include an attractive pedestrian path and entry into the facility (this involves the demolition of the existing Scout Hall);
- Create an informal open space in Hazel Drive including new paths and Playspace; and
- Prepare a detailed landscape design focused on improving the visual appearance of the Thompson Road frontage.

Objective 4: ENVIRONMENTAL PRINCIPLES

Apply Environmentally Sustainable Design (ESD) principles to proposed building, carpark, playing surfaces and landscape treatments in the reserve.

Key recommendations:

- Any further development or building refurbishment works at Ted Ajani Reserve to incorporate Environmentally Sustainable Design principles; and
- Landscaping plan should incorporate Water Sensitive Urban Design principles.

The Ted Ajani Reserve Management Plan will be used as a resource document for Council Officers involved in the planning, development and management of the reserve. It will also be available for the community to access so that they are able to understand Council's vision and future works.

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PART ONE

1 Introduction

Ted Ajani Reserve is a 5.7 hectare community recreation reserve in Lower Templestowe serving the Bulleen and Lower Templestowe communities. The reserve is an integrated recreation precinct hosting cricket, football, tennis, scouting activities, a neighbourhood house and major community meeting facilities.

The reserve was purchased by Council around 1960 and the first tennis courts were constructed around 1963 with the Scout Hall and the hall closest to Thompsons Road built during the late 1960s. The sports oval was constructed around 1970 with other facilities, including the community centre added progressively over the years. The Ajani Centre was rebuilt in 2007 following a fire.

These facilities have served the local community well but now a number of these buildings require refurbishment and renewal. Facility use and demand has changed significantly since their construction and works are required to bring buildings up to current standards and to meet changing community needs with a view to the future. There may be opportunities to group most of the major buildings together to facilitate communal use and maximise the use of the open space.



Photo 1: View towards sports pavilion and Community Hall across oval

This Management Plan aims to guide the future use and development of Ted Ajani Reserve to ensure it remains a key recreational precinct servicing the local community. It is linked to state and local government priorities and policies including health, community development, disability access, recreation and open space. The plan provides a summary of current usage issues and trends as identified by local residents and community organisations. It also provides recommendations for current and future use and strategies to resolve outstanding issues, together with timelines to allow for effective implementation of the plan.

1.1 Manningham's Community Vision

The City of Manningham is located twelve kilometres north-east of Melbourne and covers 113 square kilometres. The municipality has a population of 115,847 residents (June 2007, ABS Census) and includes the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Lower Templestowe, Templestowe, Park Orchards, Warrandyte, Wonga Park and North Ringwood. The Yarra River provides the northern boundary to Manningham.

The community vision is a statement of our shared aspirations for the municipality. Our vision is for:

- A **strong community** in which people are active, involved and healthy, and feel that they are cared for and belong
- A **liveable Manningham** that offers the best of both worlds – the balance of city and country
- **Convenient local services** that enhance the community's lifestyle and contribute to the local economy, and
- A **leading Council** that is focused on the current and future needs of the whole community and that gets better and better at what we do.

The Manningham open space network covers 19.8km² and represents 17% of the area of the municipality. It comprises over 300 parks and reserves. The City has one of the largest networks of parks and open space in Metropolitan Melbourne.

Manningham City Council's vision for public open space is:

"an open space network which provides a range of active and passive recreation opportunities in accordance with community needs, which is readily accessible, conserves and enhances the natural and cultural resources of the municipality, contributes to the local economy, and offers an amenable environment in which to live, work and visit for current and future generations".

Manningham City Council is involved in the provision of open space recreation opportunities because it believes that there are a number of benefits that derive from participation in, or provision of, a diverse range of quality recreation opportunities including social, health, environmental, urban liveability, cultural and economic.

1.2 Purpose

A Management Plan is a document which has a written explanation of the history, uses, objectives and proposals for the reserve, as well as one or more diagrammatic plans showing the proposed development for the reserve in consultation with park users and local residents.

Manningham's Open Space Strategy (2004) recommends providing a Management Plan for reserves which have a range of uses and for which the planning is complex, including Sporting Reserves, Conservation Reserves, Reserves of Municipal Significance, Community Recreation Reserves and Linear Parks.

The draft Management Plan has been prepared to express a preferred future vision for the use, development and management of the reserve based on feedback from user groups and the local community. The draft Management Plan proposed actions and budgets for developing and maintaining the reserve.

The endorsed Ted Ajani Reserve Management Plan will be used as a resource document for Council Officers involved in the planning, development and management of the reserve. It will also be available for the community to access so that they are able to understand Council's vision and future works.

The endorsed Ted Ajani Reserve Management Plan is the basis for new capital works funding to improve the reserve over the next five to ten years.

1.3 Methodology

The study methodology has been divided into seven stages comprising:

- Initial community consultation – forum held in 2006;
- Key stakeholder consultation - throughout;
- Review and analysis of existing use and facilities;
- Draft Management Plan;
- Public exhibition and community consultation;
- Adoption of final Management Plan by Council; and
- Implementation of capital works.

Key stakeholders in Council, community groups and reserve user groups were involved in preparation of the Management Plan. A reference group was established including representatives of the above groups to assist Council with the Management Plan. The key stakeholders consulted include:

- Surrounding residents;
- Bulleen Tennis Club;
- Bulleen Templestowe Cricket Club;
- Bulleen Templestowe Amateur Football Club;
- Bulleen Templestowe District Junior football Club;
- 1st Lower Templestowe Scout Group;
- Users and staff of the Ajani Centre ;
- Users and staff of the Bulleen and Templestowe Community House (BATCHE); and
- Users of the Community Centre (Hall).

Community consultation for the development of the Ted Ajani Reserve Management Plan commenced in June 2006. A notice was distributed to 403 households within the local area providing an update on refurbishment works to the Ajani Centre and an invitation to attend a forum hosted on 17 July 2006 to discuss the development of the management plan. Community organisations based at Ted Ajani Reserve were also invited to attend.

The forum was hosted on a Saturday when the sports club was operating at full capacity, providing a valuable insight into the issues and constraints affecting this aspect of the Reserve's usage.

Many good suggestions were made, most of which have been used to guide the master and management plans.

The consultation process has provided valuable input into the development and refining of plans for the site. Further feedback on the Management Plan was sought before it was finalised and referred to Council for adoption.

2 Existing conditions

2.1 Study Area

Ted Ajani Reserve covers an area of approximately 5.7 hectares and is located on Thompsons Road, Lower Templestowe. The reserve shares boundaries with the rear of residential properties on Marcus Road, David Road, Hazel Drive and Feathertop Avenue. The reserve is accessible from Hazel Drive and has a walkway link to David Road.

It is a Municipal-level Community Recreation Reserve which predominantly services the Bulleen and Lower Templestowe areas and contains a football/cricket oval, tennis facilities, major community meeting facilities including the Ted Ajani Centre and the Bulleen and Templestowe Community House, a Scout Hall and a play space.

The location of Ted Ajani Reserve is shown below in Figure 1.



Figure 1: Study Area and Location Plan

2.2 Land Tenure

Ted Ajani Reserve is owned by Manningham City Council and is described in the Manningham Planning Scheme as a Public Park and Recreation Zone (PPRZ). The two more recently acquired properties in Hazel Drive are still zoned Residential 3. The adjoining Thompsons Road is zoned Road Zone 1 and is the responsibility of VicRoads.

Ted Ajani Reserve comprises approximately 5.7 hectares of highly utilised Council public open space. The majority of this freehold land was purchased by Council around 1960 for public open space. In 2005, Council purchased an additional two blocks of land abutting the Hazel Drive entry, which will allow for a greatly improved entry point into the reserve and significantly enhance the informal recreational potential of the site.

There is a power line easement along the western boundary of the reserve and sewerage drainage and sewerage easements within the reserve.

Apart from the Thompsons Road frontage, the reserve is surrounded by a number of adjoining residential properties including:

- 8 residential properties along Feathertop Avenue to the north east;
- 5 residential properties along Hazel Drive to the east;
- 14 residential properties along David Road to the south along with a laneway entry to the reserve at its south western corner; and
- 8 residential properties along Marcus Road to the west.

2.3 Natural Environment and Amenity

Prior to settlement the Ted Ajani Reserve area supported a Plains Grassy Woodland Ecological Vegetation Class (EVC) which formed part of the Lower Yarra Low Hills Habitat Region. This woodland EVC is characterised by a canopy of River Red Gums (*Eucalyptus camaldulensis*) and is now one of the rarest and most threatened EVC's in Manningham. Westerfolds Park contains almost all of this once widespread EVC within Manningham. The only remnants from this EVC in Ted Ajani Reserve are the few remaining River Red Gums, a few Blackwoods (*Acacia melanoxylon*) and isolated patches of Wallaby Grasses lawn (*Danthonia sp.*) along the Thompsons Road frontage of the Reserve. A number of River Red Gums near Ted Ajani Reserve, including some relatively large trees, were more recently removed by Vic Roads as part of the Thompsons Road upgrade. Removal of these large trees had a visual as well as environmental impact on the Reserve.

Ted Ajani Reserve is considered to offer poor visual amenity. Landscaping around the Ajani Centre has lifted the visual qualities of the entrance, but further works are required to improve the overall appeal of the reserve. The reserve generally has an open aspect. It does contain a number of mature trees but requires a lot more canopy trees to provide shade for users of the reserve.

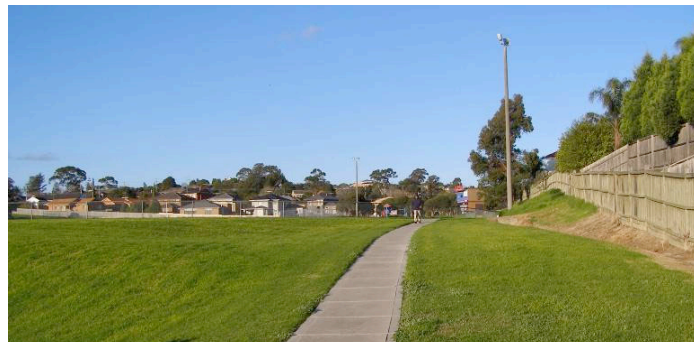


Photo 2:
Open aspect of Ted Ajani
Reserve

The draft master plan showed a row of large native trees around the perimeter of the oval. The residents along the southern boundary expressed concerns about losing their views over the oval and to the distance. Consequently the master plan was amended to show the trees being planted in groups in line with side boundaries so as to minimise interruptions to resident views while still providing some amenity to users of the oval.

The reserve slopes quite significantly from north-east to south-west following the alignment of Thompsons Road (approximately 14 metres across 165 metres: 8.4% slope). There is a steep drop across the easement at the south-western boundary of approximately 6 metres across 30 metres: 20% slope.



Photo 3: View west along Thompsons Road

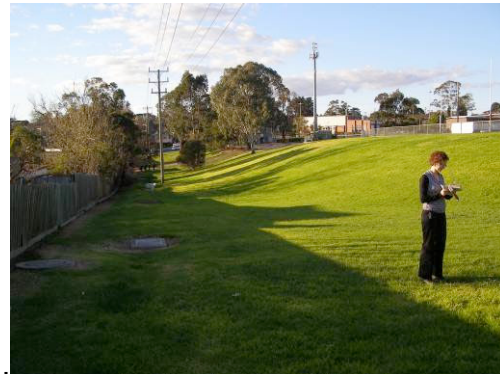


Photo 4: Steep slope along south-western boundary the into reserve

2.4 Water Restrictions and Drought

Councils have been quite innovative in their water saving efforts: harvesting rainwater, installing recycled water tanks and working with their water utilities to obtain recycled water for use in watering parks and street trees. They have also worked on the development of Water Conservation Plans.

Manningham City Council adopted its *Strategic Water Management Plan* in October 2008. This is an important step in terms of the management rights of water as prior to this (over the last two to three summers) Council had to abide by the strict regulations of the relevant water authorities.

Melbourne has been suffering the effects of a long-term drought since 1997. This has meant that the issue of water use and re-use, especially in managing recreation facilities such as ovals has needed much more thought and the implementation of various strategies.

The master planning process provides an opportunity for stormwater harvesting at Ted Ajani Reserve and provides an opportunity to integrate several Council plans and strategies consistent with the approach suggested in the *Strategic Water Management Plan*.

Landscape works provide an opportunity to incorporate improvements to stormwater management through the application of Water Sensitive Urban Design (WSUD). In particular careful landscape planning can be used to: provide opportunities for treatment of stormwater runoff; provide passive irrigation opportunities for vegetation; encourage infiltration of runoff (especially in smaller storm events); improve the quality of runoff which can then be used for irrigation and encourage biodiversity through appropriate selection of plants.

3 Existing Infrastructure and Use

Ted Ajani Reserve is a well-used Community Recreation Reserve providing a number of different facilities and formal recreation activities. It contains a number of community groups and buildings and includes formal sports clubs such as tennis, football and cricket. As Melbourne's population increases, there is increasing pressure for Councils to provide greater recreation opportunities and to continually improve facilities and amenity. Ted Ajani Reserve services a significant portion of the municipal and local community and requires ongoing management to keep up with community expectations and provide good quality and safe facilities for its users.

The existing conditions plan for Ted Ajani Reserve is outlined in Figure 2. It shows the existing buildings, facilities and services currently located at the Reserve. The existing recreation facilities include tennis courts and tennis pavilion, oval and sports pavilion, cricket nets, Scout Hall, the Bulleen And Templestowe Community House (BATC), Community Hall, Ajani Centre, play space, car parking and walking paths. The opportunities and constraints associated with maintaining or improving the function of the reserve are outlined in the following section.



Photo 5: Main car park

3.1 Ajani Centre

Following the 2005 fire, Council rebuilt and officially opened the new Ajani Centre in June 2007. The building provides a large, high quality, self catering venue for parties, meetings, weddings, classes, dinner dances and corporate functions. The new venue provides a venue for functions of up to 350 people, making it the largest self catering community facility in Manningham.



Photos 6: Ajani Centre - front view

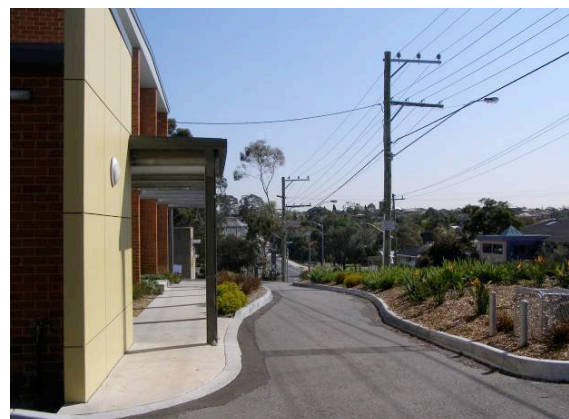


Photo 7: Side view: Ajani Centre

The Ajani Centre is managed by Council's Facilities Team which coordinates bookings, cleaning, set ups and routine maintenance. The venue has developed a solid booking profile mid-week, with increasing levels of casual weekend usage. Regular hirers of The Ajani Centre are as follows:

- JAMM Dance School;
- The Ballet Centre;
- Cerberano Martial Arts;
- Rock & Roll Dance Class;
- Chikushinkai Iaido & Jodo Club;
- Ladies Probus Club of Doncaster Central;
- Probus Club of Templestowe;
- Probus Club of Doncaster Main Road;
- Doncaster Ladies Probus;
- Men's Probus Club of Doncaster Central; and
- White Bird (a Palestinian cultural group).

It is hoped that as time progresses the Ajani Centre continues to attract a broad range of multi-age, multi-purpose usage.

Opportunities and Constraints

- Since the Ajani Centre was refurbished in 2007, it presents an opportunity to reflect the successful palette of materials and colours of the centre in any future works.
- The front door to the building is located off Thompsons Road away from the car park and is not easy to find. Moving the entrance to the west side would improve identification and accessibility to the centre and create a more welcoming entry.

3.2 Bulleen And Templestowe Community House (BATCH)

The Bulleen and Templestowe Neighbourhood House (BATCH) has operated at Ted Ajani Reserve since 1989. The organisation currently offers 34 courses and has approximately 500 participants using the facility weekly. The most popular course is the International Women's Group, the only such group in Victoria. BATCH has a strong philosophical commitment to fostering community connectedness and improving health and wellbeing.

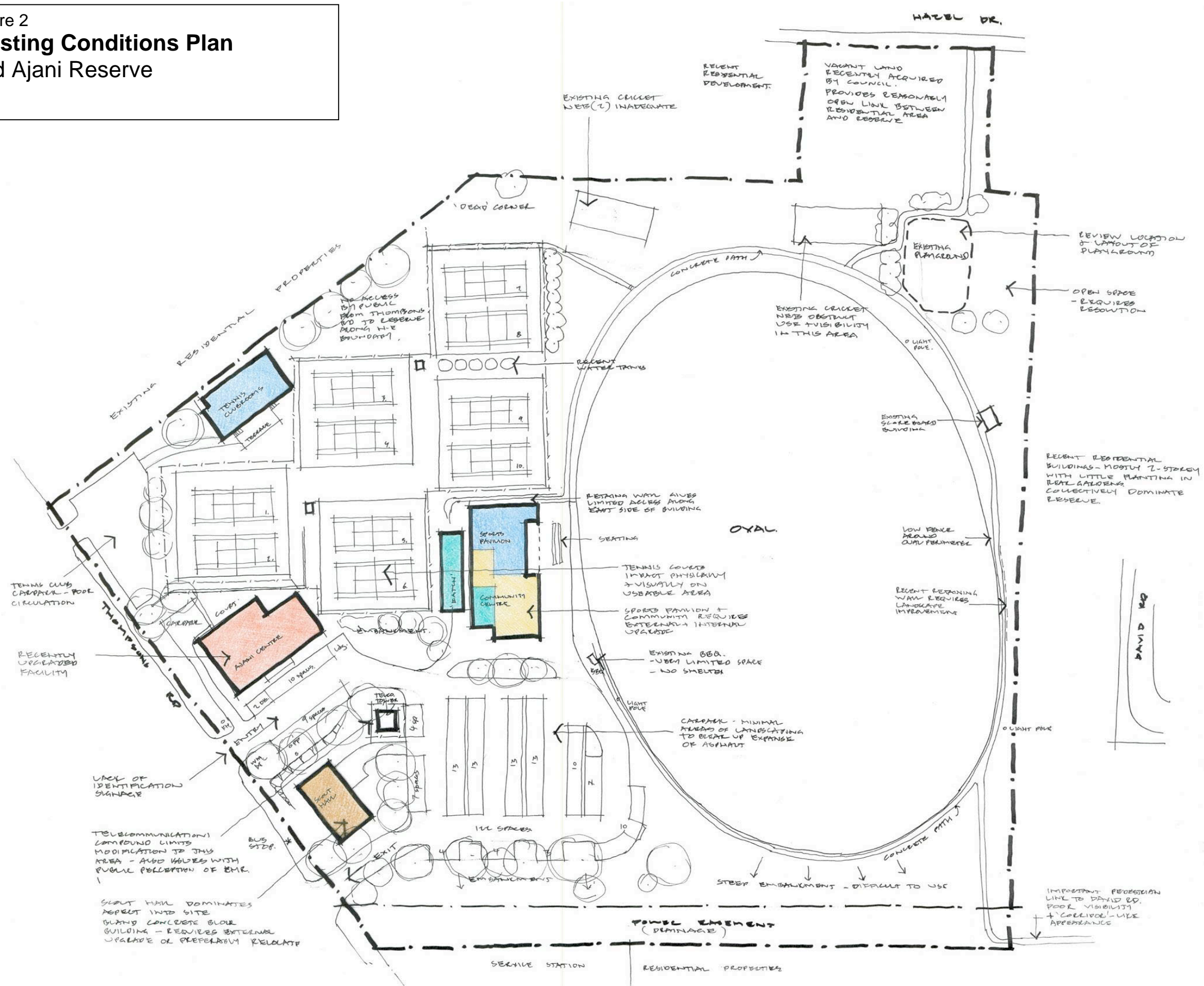
BATCH provides a wide range of quality courses and activities at an affordable price in an accessible, approachable meeting place. Their services focus on:-

- Health and wellbeing (i.e. yoga, gentle exercise, and aerobics);
- General interest (i.e. cooking, crafts);
- Community education (i.e. writing) and computers (i.e. internet for seniors);
- Parents and children (i.e. play groups and music classes);
- International Women's Group; and
- People with a disability.

Regular hirers of BATCH are as follows:

- The Ballet Centre;
- Chikushinkai;
- Brightstars (main hall and supper room);
- Monash University Accident Research Centre;
- City Life Church;
- Ladies Probus Club, Doncaster Central;
- Probus Club of Templestowe;
- Probus Club of Donvale;
- Probus Club of Doncaster Main Rd;
- Doncaster Ladies Probus; and
- Men's Probus Club, Doncaster Central.

Figure 2
Existing Conditions Plan
 Ted Ajani Reserve



Opportunities and Constraints

- BATCH would like to access additional programming space through the redevelopment of the Hall to improve the quality and integration of their various office and activity spaces. BATCH is currently hiring the Community Hall several nights per week. This has allowed them to offer new programs and it is hoped that this will continue to build over time.
- BATCH is interested in exploring opportunities to integrate programs with the Bulleen Templestowe Sports Club. This may include support for the Sports Club's disabled sports team or new opportunities for BATCH's recreation program for disabled youth.



Photo 8: BATCH entry. Note: Covered walkway on right.

- BATCH management regards the current location as adequate as it has convenient access to main road and public transport and there is potential to connect with community groups using other reserve facilities such as the Ajani Centre.
- Ongoing discussion is required between Council and BATCH to develop a design and management structure for the Hall that allows the organisation to improve and expand its current facilities and programming potential.
- The current facility comprises two programming spaces (one large and one small) in a narrow section at the back of the Bulleen Templestowe Community Hall. An open breezeway divides their office and meeting room from their two activity spaces. BATCH requires additional programming, meeting, office and storage spaces. Improved integration and flow between their rooms would also greatly improve their programming potential.

Other issues include:

- There is no entry/foyer/reception area for course participants to meet before or after classes which makes it quite unwelcoming;
- There is no access to an outdoor space. An outdoor play area for their playgroup would greatly improve facilities for families. Playgroup numbers are increasing and require a dedicated playgroup space and outdoor play area;
- Occasional childcare cannot be provided due to lack of space;

- There is a lack of programming space (currently two rooms, 100m² with the addition of the dedicated computer room 11m²). They currently hire the Community Hall to meet that need;
- The only disabled toilet for the entire building, including the sporting areas and the Bulleen Templestowe Community Hall, is in the BATCH section and access to this toilet currently does not meet the requirements of the Disability Discrimination Act;
- The centre is difficult to find and has no profile because of its tucked away location within the reserve;
- The existing kitchen does not adequately cater for current demand for cooking classes;
- The facilities are aesthetically unappealing;
- The breezeway is unsightly and impractical;
- They desire to remain “intimate” and retain the community house feel with their smaller classes and spaces; and
- The service would like to be co-located with other community services. Consequently the later Onemda proposal has worked in well with BATCH's objectives.
-

3.3 Bulleen Templestowe Community Hall

The Community Hall (also called the Bulleen Templestowe Community Centre) is located next door to BATCH and is a large space available for groups to hire.



Photo 9: Bulleen Templestowe Community Centre (also known as the Community Hall). Note BATCH to left of photo.

Permanent hirers of the Community Hall range from dance classes to Sunday school. These facilities have the highest number of casual users when compared with other similar Council facilities available for hire.

Dancin' Lines and Strictly Tap are line dancing and tap dancing programs that both maintain healthy adult enrolment rates and provide an enjoyable opportunity to dance without the need for a partner. In the past, these styles of dance have caused considerable wear and tear to the floors in a number of Council's Community Halls. The hardwood parquet flooring at the Bulleen Templestowe Community Hall has proven the most resistant to this potential damage and is therefore the preferred location for these styles of dance. The Palestinian Dance Group also utilises the Bulleen Templestowe Community Hall for their large cultural program.

City Life Church has booked the Ajani Centre for Sunday church services and the Bulleen Templestowe Community Hall and BATCH for Sunday School. This large booking will accommodate up to 400 people every Sunday. This has an impact on car park use and vehicular flow.

Regular hirers of the Community Hall include BATCH, Palestinian Dance Group, Dancin' Lines, Monash University Accident Research Centre, Strictly Tap, Unleash Dance and City Life Church.

Opportunities and Constraints

- The Hall is currently called the Bulleen Templestowe Community Centre which is confusing as it is essentially a hall for hire. This makes it confusing for users of the hall and hirers in terms of use and identification.
- It is located adjacent to BATCH near the centre of Ted Ajani Reserve next to the main car park. Access can also be unclear for users.
- Identification signage is confusing and clearer signage would be beneficial to visitors.



Photo 10: Hall with entry at left

3.4 1st Lower Templestowe Scout Group



Photo 13: Scout Hall on Thompsons Road

The 1st Lower Templestowe Scout group is the strongest scout group in Manningham and is one of a handful of groups in Victoria that offers all five scouting levels; joeys, cubs, scouts, venturers and rovers. Its age groups range from 6 years to 26 years of age. It is the largest Scout group in Manningham and one of the biggest in Melbourne with over 80 members. It benefits greatly from its parkside location within Ted Ajani Reserve and its close proximity to Manningham Park Primary School, which has long since served as a base for recruiting members.

Its focus is on recreation for children and young adults, including outdoor camping and survival skills and it is run by volunteers. The group receives funding from Council for a training funding agreement for \$2,800. No rental is paid on the Scout Hall in line with other Scout group arrangements and it operates every night of the week except Tuesdays when a meeting is held monthly. There are also camping trips on most weekends. The 1st Bulleen Scout Group amalgamated with the 1st Lower Templestowe Scout Group in 2000.

The Scout Hall was constructed by the Scouting Association during the late 1960s. It is constructed of concrete block work and consists of two levels, with the various indoor activities being conducted on the ground level and storage on the upper level. Under Council's *Scouting Strategy* the Scout group is responsible for maintaining the building interior and Council is responsible for exterior maintenance.

Opportunities and constraints

- The current hall is unappealing in appearance and its location at the front of the site blocks view into the reserve and its facilities.
- Relocation of the Scout Hall would open up the streetscape views and sightlines into the reserve, thus greatly improving the sense of arrival. The reserve is quite large but currently this is not obvious when viewed from Thompsons Road. This would also allow the creation of a more park-like atmosphere and walking track, greatly improving the informal recreation opportunities within the reserve.
- Possible improvements identified by the Scouts include the inclusion of an office area for the leaders and a shower within the toilet area.
- The Scout Hall requires major refurbishment works to resolve a range of significant structural and building maintenance issues.
- The upper level storage has awkward access.
- It may be possible for other community groups to use the hall during the day.



Photo 14: Side and rear view of Scout Hall.

3.5 Bulleen Tennis Club



Photo 15: View south across tennis courts

The Bulleen Tennis Club has operated at Ted Ajani Reserve since 1962 and comprises ten courts, a clubhouse and social rooms. The club currently has a membership range of 270 to 300 members which has remained consistent over the last ten years. Approximately half of their membership is junior players. The Club operates competitive and social tennis and coaching, seven days per week from 8-9am through to 8pm weeknights (11pm Tuesdays) and 5pm weekends.

The club is the largest in Manningham with approximately 844 visitors (including players and coaches) to the club per week and operates a full range of programs for all age groups including:

- Senior Regional Competition;
- Midweek Ladies' Competition;
- Night Competition;
- Midweek Veterans (Men's) Competition;
- Junior Competition;
- Social Tennis; and
- Coaching.

The club has ten members who are eighty years old or greater. In recent years interest in junior membership and competition has been strong with over 300 children coached per week in the afternoon on weekdays. Growth in adult social competition is also strong, particularly social play after working hours, under floodlights. The club aims to increase its membership to 350-400 over the next 5-10 years. Its rental is peppercorn in line with other tennis clubs in the municipality.

The Club was established in 1962 with construction of the clubrooms occurring around that time. The Bulleen Tennis Club is a well-maintained building consisting of an entry foyer, main clubroom, a member's lounge, a kitchen equipped for catering, male and female change rooms and an office. The adjoining concrete patio is equipped with a gas barbecue and has outdoor tables and chairs with sun umbrellas. It is a highly utilised area enjoyed by many members. The tennis facility currently has 10 en-tout-cas courts, 6 of which are floodlit.

Opportunities and Constraints

Water conservation and resurfacing of courts

The drought and resulting water restrictions has impacted heavily on tennis clubs as most have en-tout-cas courts that need to be watered before and after each set to maintain safe playing surfaces. In addition, after every heavy rainstorm major works would be needed to restore the courts to a playable condition, as the en-tout-cas court surface would be washed away.

The shortage of water across Melbourne has reduced the quality of many outdoor tennis courts. The Bulleen Tennis Club has installed 7 large water tanks which have a total capacity of 136,000 litres to allow court watering in accordance with Melbourne Water's watering restrictions. Council was involved in discussions to determine the preferred location of the tanks to minimise visual impacts to neighbouring residents. The tanks were installed between courts 7 & 8 and 9 & 10 during the first half of 2008 and now store rainwater captured from the clubroom's rooftop which is then pumped to taps positioned at the centre of each pair of tennis courts. This system can help save a huge amount of mains-water, possibly 490,000 litres every year and assist in watering the club's ten porous courts.

Plexicushion surface

Tennis Australia has recently endorsed Plexicushion as its preferred surface. It is the world's premier tennis surface and represents the latest in sports surfacing technology. It is a system that provides a more comfortable playing surface and has a specially constructed 'cushioned acrylic' surface, designed to increase shock absorption in the court itself and reduce player foot and leg fatigue. It provides a firm, more uniform surface and also has a lower rubber content, which is more suited to Australia's climate as it will retain less heat during days of extreme temperature.

The Plexicushion surface does not require water for maintenance and is a high quality surface. Although significantly more expensive to install than en-tout-cas it is better suited to drought conditions and has greater longevity.

Tennis Australia now has a multi-million dollar Court Rebate Scheme to proactively stimulate court growth around the country. It pays \$16,000 per court and requires a minimum of four courts per application. According to the Manningham Tennis Strategy, Ted Ajani Reserve is scheduled to have 2-4 courts upgraded in 2009/10.

Resurfacing some of the courts with the Tennis Australia-approved Plexicushion and providing additional night lighting would decrease the maintenance costs and provide greater flexibility and programming options for the Club.

Thompsons Road Car Park

The Thompsons Road Car Park is a major bottleneck at peak times. The lack of circular flow causes difficulties between cars entering and exiting simultaneously. Vehicles are often backed up in Thompsons Road which is considered unsafe given the steep grade of the road and limited visibility. The lack of signage and traffic management to encourage overflow into the lower car park also contributes to the bottleneck.



Photo 16: View across car park towards Thompsons Rd.

Detailed design work is required to explore options for improving traffic flow into and within the car park. Various traffic solutions have been investigated including utilising land adjoining the present area and/or creating a one way flow through the provision of an additional exit point onto Thompsons Road.

Coaches Boxes

The Tennis Club has expressed the need for several coaches boxes or rotundas to provide protected seating for coaches, students and parents attending classes.

The Club would like these to be located between courts 1 & 2 and 5 & 6 and on the grassed area adjacent to the clubhouse. Under Council's *Tennis Strategy* the club would be responsible for funding these works.

Unused grassed area

The Club has requested that the fence surrounding the grassed area adjacent to the clubhouse be removed and the area improved to provide additional outdoor seating and shade. This area is currently unused and is maintained by Council. These works would transfer maintenance responsibility of the area to the Club.

Retaining walls

The Tennis Club grounds include a number of very high retaining walls that present a potential risk management issue. The fall distance off some of these walls is in excess of five metres and may require the installation of fencing or some other barrier to improve public safety. The installation of posts with stainless steel wire may provide a suitable remedy. Another option is the installation of cyclone fencing. Council is responsible for the costs associated with undertaking these works.

Spectator seating

The Club has requested improvements to spectator seating at courts 1 & 2 for peak junior competitions. Under Council's *Tennis Strategy* the Club would be responsible for 50% of

the funding for these works. This issue is linked to the redesign of the Thompsons Road car park, given its close proximity to the area being considered for additional seating.

Air conditioning noise

The noise from the air conditioner on the Ajani Centre impacts on the enjoyment of the players and also reflects in the popularity of the courts with Courts 3 and 4 the most popular, followed by Courts 1 and 2, and then Courts 5 and 6.

Refurbishment of Tennis Club Rooms

The main entry/terrace at the club rooms is looking tired and should be upgraded as part of these works to enable easier access. The main façade should be refurbished and can be funded by the *Infrastructure Asset Refurbishment/Replacement Strategy (IARRS)*.

3.6 Bulleen Templestowe Sports Club

The *Bulleen Templestowe Sports Club* is the umbrella club for the following clubs that utilise the oval and associated club rooms:-

- Bulleen/Templestowe District Junior Football Club;
- Bulleen/Templestowe Amateur Football Club; and
- Bulleen Templestowe Cricket Club.

Each stakeholder group was consulted as to their issues and requirements, and what their current and future membership projections were. These are discussed in the following sections:

Bulleen Templestowe Junior Football Club

The Bulleen Templestowe District Junior Football Club Inc. has been supporting and developing junior football within the Bulleen and Templestowe community since the early 1960s. It began operating under its current name in 1990 after a merger between the Bulleen Junior Football Club and the Bulleen Templestowe Junior Football Club.

The purposes of the Club are:

1. To encourage, promote and where possible to support the playing and development of Australian Rules Football amongst the junior members of Bulleen, Templestowe and surrounding areas.
2. To encourage and promote active participation and attendance at junior Australian Rules football team matches.
3. To improve the facilities available to members of the Club.

The Club currently provides services to approximately 350 playing members, both male and female, from Auskick level through to Colts (Under 17).

The Club currently fields ten teams across eight age groups within the Yarra Junior Football League. To better meet the differing objectives and development levels of their players the Club would like to grow playing membership to enable the Club to field two teams in each age group by the 2012 season.

To achieve this the Club will further develop and expand on relationships it began to build with local primary schools during 2007. Volunteers from the Club, together with those from the Bulleen Templestowe Amateur Football Club will visit local schools to conduct football clinics and promote junior football as an option for young people within the community.

Bulleen Templestowe Amateur Football Club

The Bulleen Templestowe Amateur Football Club (BTAFC) the “Mighty Bullants” was formed in 1974 as part of the Victorian Amateur Football Association (VAFA) fielding an Under 19 side. It now fields three senior teams, an Under 19 team and a team in the FIDA competition (Football for the Intellectually Disabled).

There are approximately 150 footballers in the club. It has operated successfully in the Victorian Amateur Football Association (VAFA) and is on the verge of a progression through the grades. This can be attributed to providing a pathway for young men playing through the juniors, predominantly in the Manningham area.

The total number of playing participants and spectators (family and friends) is approximately 400. The volunteers that the club relies on very heavily are drawn from these people which provides for extremely strong community involvement and feel. The emphasis of the club is on fostering a family and community service, thus no alcohol is served during games.

The Bulleen Templestowe Amateur Football Club has prepared a strategic plan (BTAFC Strategic Plan 2008-2012) with a four year vision. The following items are included in the football club's strategic plan:

- Upgrade and extend the floodlighting currently available at Ted Ajani Reserve (dependant on night games, fundraising and sponsorship. Council's *Floodlighting Policy* states that the funding will be a 50/50 split between the Club and Council);
- Investigate and pursue opportunities to upgrade and extend the clubrooms;
- Grow the participation rate to cater to the flow on from our 'Junior Club' (BTJDFC) and players disenchanted at their current clubs (visit local schools, encourage players to participate in Under 19 program rather than be enticed away by private schools in the area; continue to offer football to the intellectually disabled through the FIDA program); and
- Fit out the rooms with gym equipment and medical rehabilitation equipment that will improve fitness levels and the wellbeing of the players.

Opportunities and Constraints

Improvements to spectator seating

The Clubs have also requested an upgrade of the landscaped area outside the building to provide shelter and shade and improved seating for spectators.

Floodlighting

Both football clubs have requested assistance from Council to upgrade the floodlights on the oval. The current lights have come to the end of their life cycle and require replacement to increase lux levels for training sessions. Council has requested the Club to prepare a written proposal under the *Floodlighting Policy* to allow this request to be formally assessed. Under the *Floodlighting Policy*, the Club would be responsible for meeting half the cost of replacing the lights and the full ongoing maintenance costs thereafter.

Outdoor barbecue

The barbecue area generally used by the sports clubs is located near the Community Hall. The older style barbecue now has a large bin cage next to it and no seating or shade nearby, which is not conducive in inviting people to linger. The draft Master Plan showed the barbecue area to be upgraded and located next to a new junior playground so that younger relatives of the players can use the play equipment while watching games. However feedback on the draft master plan raised concerns about safety due to the existing orientation of the cricket field and the propensity for balls to be hit into this area. Consequently the barbecue area will remain in its current form.

Scoreboard

The scoreboard requires upgrading. Under Council policy, scoreboard upgrades are a Club financial responsibility. To allow the proposal to be considered, a formal application from the Club to Council is required.



Oval Boundary Fence

Council's Parks and Recreation Unit has requested that the oval boundary fence be upgraded as part of the management plan. The fence is ageing and has been modified in an *ad hoc* manner over the years. The preferred style of fence allows for improved mower access and runoff drainage. This style was installed at Schramms Reserve, Doncaster in recent years and is outlined in a photograph to the left.

Photo 11: Schramms Reserve Fence is the preferred fence style

Social rooms

The major issue affecting both the junior and senior football teams and cricket teams is the poor quality of social rooms at Ted Ajani Reserve. The facility currently combines the Social Rooms and Change Rooms – so players change and prepare for games in front of spectators and supporters. It gets especially crowded in the early afternoon on Saturdays when the Junior cricket players are finishing while the Senior cricket players are preparing for their game. Currently the change room is converted into a social area following the games. This is very labour intensive and despite their best efforts, does not create a pleasant environment for players and visitors to remain following games. After years of use, the change room is tired and in need of refurbishment and is not considered to meet present day standards.



Photo 17: Players in combined change/social room

The Football Club currently uses the pavilion as change rooms and social rooms for five teams. On a training night it is not unusual to have in excess of 80 players trying to get changed at the one time in an area designed for no more than 40. There is no dedicated medical room and the treatment of injuries or rehabilitation is hindered by lack of space.

On Thursday nights (the traditional selection night) many players leave the rooms to go home to shower and/or eat due to the lack of facilities. This has a negative impact on the Club's ability to develop a sense of community among the members and also has an impact on the budgeted funds from bar sales during the evening.

On Thursday nights (the traditional selection night) many players leave the rooms to go home to shower and/or eat due to the lack of facilities. This has a negative impact on the Club's ability to develop a sense of community among the members and also has an impact on the budgeted funds from bar sales during the evening.

The Football Club currently uses the pavilion for Sunday evening social events. These nights provide an opportunity for parents and supporters to acknowledge the Club's on-field achievements that day. Coaches give a brief and positive overview of the game and acknowledge milestone achievements by individual players, for example, those playing their fiftieth or one hundredth game for the Club.

The Club sees these Sunday night gatherings as essential to maintaining the family and community focus of the Club. Unfortunately the physical environment of the Club room (converted player change room) is not conducive to social gatherings and attendance has begun to drop. Although they still regularly attract between 100 and 120 people, with specific 'team nights' gaining attendance of 150 people, these numbers quickly dwindle once the team reports have been completed. A significant number of members indicated that they would attend more frequently and stay longer if the Club was able to provide a more welcoming setting for socialising.

The Club no longer holds other social events at the clubrooms. Experience has shown that attendance at these is very poor for similar reasons as above. With the cost of hiring the adjoining Community Hall too expensive for all but the largest social events, the Club is essentially limited to staging one major event each year.

The room not being conducive to social activities is particularly relevant on Saturdays after games when women and children are asked to wait until the rooms are cleaned to allow them to enter a more pleasant environment. The ability to enter social rooms is a standard at most senior clubs. This inability means fewer supporters attend.

The BTAFC needs a purpose-built facility for its clubrooms able to accommodate 200-250 people in an informal setting and 120-150 people in a more formal seated configuration. It also needs sufficient space to allow the Club to prominently display honour boards and memorabilia.

Such a facility will enable the club to attract and retain higher numbers to the Sunday evening social events. It will also provide the Club with opportunities to run additional social events throughout the year. This in turn will assist them in fostering community spirit and in raising additional funds to fund the floodlighting plan at Bulleen Park.

As football is played during winter, there is a greater need for an indoor social room due to the cooler weather and decreased daylight hours.

Bulleen Templestowe Cricket Club

The Bulleen Templestowe Cricket Club (originally known as the Bulleen Templestowe Youth Club Cricket Club) was founded in 1970 and was formed by the Bulleen Templestowe Football Club that wanted players to participate in a summer sporting activity. The club has had a long and successful history competing in the Box Hill Reporter District Cricket Association since its inception. In that time the Bullants have won a total of 17 Senior premierships and 15 Junior Flags. The club currently fields four senior teams and seven junior teams (Milo Cricket through to Under 16) totalling 210 registered players.

The Bulleen Templestowe Cricket Club has prepared a strategic plan with a five to ten year vision. The Cricket Club is part of the Bulleen Templestowe Sports Club and is growing by the year, particularly the junior section. As of 2006/07 they had four senior teams and seven junior teams. Over the next five years many of the junior players will move into senior ranks, probably lifting the senior teams to five.

With the continued promotion of Milo Cricket by Cricket Australia, the demand for young boys and girls to get involved in junior cricket is increasing. During the 2006/07 season they had over forty 5-8-year-old boys participating in Milo Cricket. The structure of Milo Cricket – which promotes fun and entertainment as well as cricket development – means more and more kids are being retained through the junior grades. For the 2007/08 season the Club was budgeting for:

- 2 Under 10 teams;
- 3 Under 12 teams;
- 1 Under 14 team;
- 1 Under 16 team; and
- 50+ Milo kids.

As cricket is played during summer, a lot of their socialising occurs outside as the weather is better and daylight saving allows people to stay out longer. Training nights sometimes sees over 100 players in attendance, which puts a huge strain on the facility in its present state.

A five year projection could see the Club with five senior teams and between eight and ten junior teams. This would see the total number of players reach over 300. At this stage the facility would not be able to cope with these numbers.

Opportunities and Constraints

Cricket training nets

The Cricket Club currently has two sets of three in a row cricket training nets. The club has expressed an interest in upgrading the nets to provide power for ball machines, as well as a storage shed. Consolidating the training nets to the area closest to the tennis courts would provide several major advantages. This would bring cricket coaching closer to the pavilion where the majority of social activity takes place and allow power to be supplied for ball machines. It would also provide improved physical and visual access to new parkland in Hazel Drive, and assist in integrating this area into Ted Ajani Reserve. Up to four cricket nets are proposed to be located near the tennis courts. Further work is required in consultation with the Cricket Club to determine the exact location but it will be positioned to enable maintenance access to the rear of the tennis courts and as far away as practicable from the adjoining resident.

Scoreboard

The Scoreboard on the other side of the ground is used for storage, as well as containing a shower cubicle, due to a lack of storage space in the change room. The equipment is required for training in the nets five nights a week. The issues identified during the stakeholder consultation include:

- Lack of indoor and outdoor social space;
- Inability to house the number of participants at training and on match day;
- Lack of facilities for disabled club members;
- Need for larger and more functional change rooms;
- Need for a medical room/facility;
- The building is aesthetically unappealing;
- Lack of kitchen facility for serving of meals;
- Lack of storage; and
- Current arrangement with change rooms converting to social space is awkward, limiting and not conducive to socialising; and discourages volunteers and non participants from waiting for rooms to be converted following a game.

3.7 Informal Recreation Use

Until now, Ted Ajani Reserve has provided very limited informal recreation opportunities. With the exception of the playground and circular walking path, the open space development of the Reserve has focused on improving opportunities for sporting uses.

Play space

The play space was moved further into Ted Ajani Reserve from Hazel Drive in 2003. Its components include a swing, play unit with slide, track ride and it is associated with a picnic table and drinking fountain.



Photo 9: Play equipment at Ted Ajani

Walking links

There are currently walking links to Thompsons Road, Hazel Drive and Manningham Road via David Road.

The walking link to David Road provides access to the nearby primary school and basketball courts.

The walking link to Hazel Drive provides access to residents of Hazel Drive and beyond and will become more of a destination space with the development of the two recently purchased parcels of land. This will include more pathways, landscaping and tree planting and the redevelopment of the existing play space.

The walking link to Manningham Road via David Road will also become more important with the redevelopment of the Department of Education land adjoining Manningham Park Primary School.

Dog walking

Ted Ajani Reserve is classified as an off-lead reserve for dogs. According to Council's Local Law, dogs can generally be let off leads at these reserves but must be **on** a lead within fifteen metres of a playground, BBQ area or when a sporting event is in progress.

Feedback on the draft master plan has highlighted dogs on the oval as a contentious issue, particularly with regards to dog faeces and player safety. Children's safety near playgrounds also came up as an issue. Council to refer consideration of dogs on oval to the future review of the *Domestic Animals Strategy*.

Bicycle links

Recent works to widen Thompsons have incorporated a designated on-road bike lane in both directions. The new lanes provide safer cycling access to the reserve and have the potential to reduce traffic movements and car parking congestion through increased bicycle use.

Barbecue area

The existing barbecue is located near the Community Hall, not far from the Sporting Pavilion and is mainly used by the Bulleen Templestowe Sports Clubs. Its awkward and cramped location and lack of shade do not make it inviting.

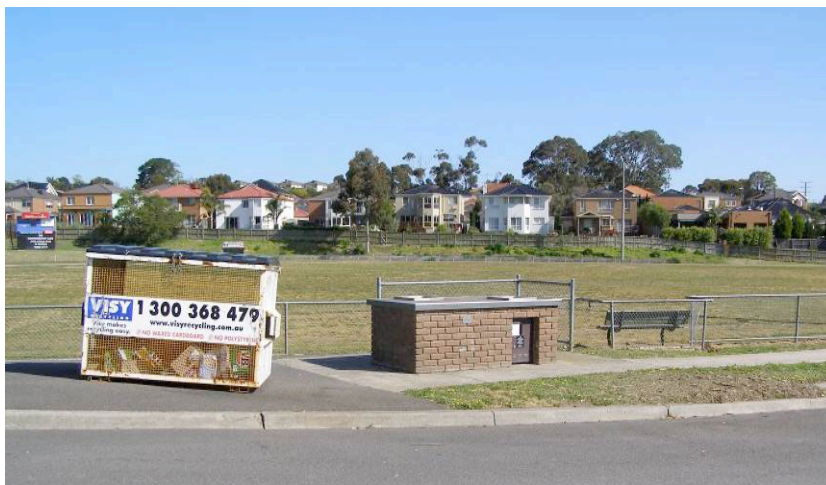


Photo 10: Existing barbecue is isolated and exposed

Opportunities and Constraints

- Informal recreation use for the reserve includes the walking path loop and links, the play space, areas of parkland and Ted Ajani Reserve being a dog off-lead site. Even though the reserve is large, it performs a Neighbourhood Park function for surrounding residents.
- The land purchased by Council in 2005 off Hazel Drive should be developed to provide new opportunities for informal recreation for local residents. This should include an extension to the playground, integrated walking paths, seating, picnic facilities and shade. The area should be creatively planted, but also provide opportunities for open play and casual ball games. Feedback on the draft master plan has highlighted the need to provide some protection for the play space from cricket balls, either via fencing and/or landscape treatment.

Public toilets

- There have been requests for public toilets at the Reserve. Although consultation does not suggest a high demand for public toilets at Ted Ajani Reserve at the present time, further improvements at the Reserve aimed at increasing informal recreational usage may justify the provision of public toilets in the future. Consideration should be given for the inclusion of public toilets in future building works.

Pedestrian links

- A link that will become important is the laneway access path from the reserve into David Road which will then link into another laneway access from the rear of Manningham Park Primary School. The land adjoining the Manningham Park Primary school is being sold - although its use is not yet determined.



Photo 11: Entry from David Road into reserve

3.8 Vehicle access

The north western boundary is Thompsons Road which was the subject of a \$12 million upgrade completed in 2007. The 301 Bus Route travels along Thompsons Road in a north-easterly direction towards the Pines Major Activity Centre. In the opposite direction, this route takes commuters into Melbourne's Central Business District (CBD) via the Eastern Freeway. A sheltered bus stop is located on the eastern side of Thompsons Road.

Opportunities and Constraints

- A traffic study undertaken in 2002 by Turnbull Fenner identified a range of works to be undertaken to improve safety, accessibility, parking and enhancements to entry and exit points. Since the study was completed the Ajani Centre has been constructed and Thompsons Road widened. These works saw the implementation of a number of the traffic study recommendations including the narrowing of access into the entry car park to slow traffic and improve turning access from Thompsons Road into the entry car park. Other improvements including line marking in the tennis car park, the creation of several disabled parking bays and improved directional signage to exit and entry points have been implemented.
- The study identified the opportunity to create 16 additional car parking places across the reserve. Further review suggested that some of these spaces were unviable but that approximately 12 additional new spaces could be achieved. Given a number of changes affecting the layout and use of the site, discussion is required with Council's Engineering and Technical Services Unit to determine any ongoing capacity to create additional car parking spaces on site.
- Car parking at Ted Ajani Reserve is inadequate when sporting groups, (mainly the senior football club) host major games or family days, or when a number of smaller functions operated by various groups are hosted on the same day. In particular the car park overflows on Saturday afternoons during the winter season. The growing weekend use of the Ajani Centre is anticipated to add to parking difficulties. For day to day use, available parking is considered adequate, but the reserve would benefit from additional parking for peak use periods.
- Limited available parking at peak times causes some visitors to park in neighbouring residential streets. While this is generally not considered

problematic due to its short term and occasional nature, residents in Sunhill Street have reported cars parking over their driveways and blocking their access. It is therefore recommended that line marking be considered in Sunhill Street to more clearly identify areas suitable for on street parking at peak use times. During these times, car parking is likely to remain an ongoing management issue causing overflow parking in surrounding residential streets.

- Despite improvements implemented since 2002, visitors to Ted Ajani Reserve often complain about a lack of directional signage to buildings and entry and exit routes. Many new BATCH program participants report difficulty in finding the building. An integrated signage plan would help to clearly identify each building entrance, car parks and entry and exit routes.
- In order to calculate the appropriate number of car parks, the statutory planning guidelines for a place of assembly have been applied. The increase in floor area has been calculated and the additional car parks required have been worked out accordingly.

3.9 Utilities

Optus Telecommunications Tower

In April 1996 Optus installed a telecommunications tower at the Ted Ajani Reserve under a lease with Council. The initial term of the lease was five years with a further three options of five years at the discretion of the leasee.

Power line easement

There is a twelve metre power line easement along the western boundary of Ted Ajani Reserve.

Sewerage and drainage

There is a main sewer line that runs under the oval at Ted Ajani Reserve. Melbourne Water has scheduled it for replacement in the short to medium term.



Photo 12: Telecommunications Tower at rear of existing Scout Hall

4 Vision and Objectives

4.1 Vision

Ted Ajani Reserve is a major community asset providing sporting, recreational and meeting facilities for Bulleen and Lower Templestowe residents and the wider community. The vision for the reserve is to continue to develop and enhance the recreational and community program opportunities available, while also improving aesthetic and environmental values of the reserve.

4.2 Master Plan

The Master Plan for Ted Ajani Reserve is shown in Figure 3. It incorporates the Management Plan objectives and recommendations. Each aspect of the Master Plan is further explained in Section 4.3.

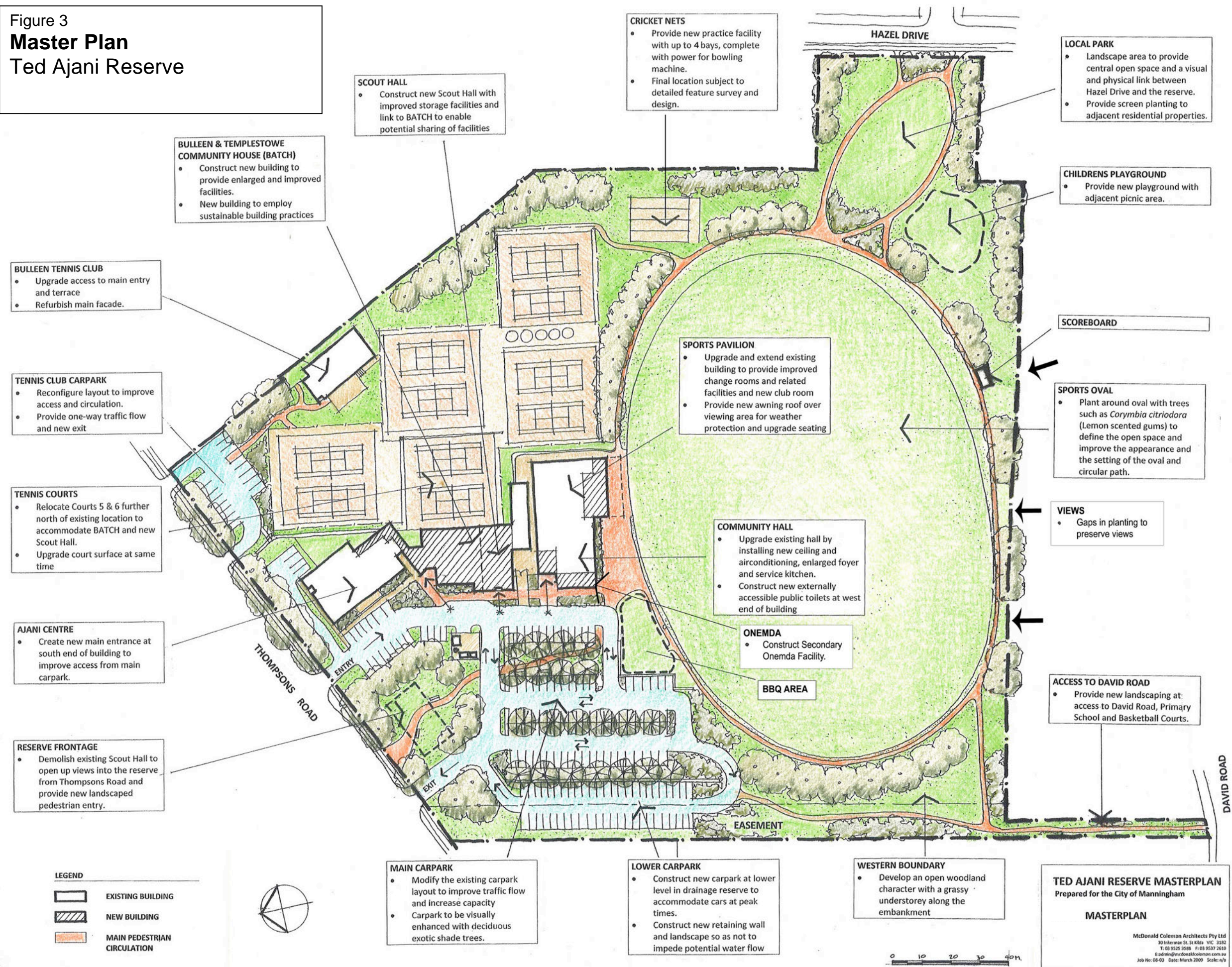
The aims of the Master Plan - with its focus on the Community Hub – were to address the requirements of current stakeholders by:

- Maximising facility use;
- Centralising the layout of the built form and providing clear and legible access to the facilities;
- Maximising open space for outdoor activities;
- Providing opportunities for improved programs and services;
- Improving connectivity for local community groups with the development of a Community Hub for the Bulleen and Lower Templestowe area; and
- Increasing opportunities to become physically and socially active with access to the 'hub' of improved sports club facilities (tennis, cricket and football), scout facilities (outdoor adventure), community centre (yoga, dance), improved outdoor meeting spaces and pathway networks.

Key components of the Master Plan are:

- Consolidation of the buildings and/or locating them near each other to create opportunities for shared facilities and the benefits of 'Community Hubs' with a well defined entrance for community buildings;
- Accommodation for BATCH should be improved to provide essential community facilities and activities to the Bulleen and Templestowe community;
- Resolving the lack of social room space for sports clubs to socialise and build their membership;
- Improvement to pedestrian and vehicular access and flow through site including provision for overflow parking on Saturday afternoons through winter and on Sunday mornings all year round;
- Relocation of the existing Scout Hall that blocks the view into the reserve so that passing traffic is unaware of the extent of the reserve and what occurs behind. This would improve exposure and access into the reserve; and
- Consideration of public toilets.

Figure 3
Master Plan
 Ted Ajani Reserve



4.3 Specific benefits

The Master Plan provides the following specific benefits to community groups:-

BATCH

- New kitchen to run classes (existing kitchen is too small for this function);
- Purpose built play room for play groups to double as a meeting room (60m²) with access to an outdoor area (the existing area doubles as programming space with no access to outside space);
- Increase in programming space from two areas to up to three areas: a large activity area will have the flexibility of being able to be divided into smaller areas. There will also be a dedicated room for computers. (BATCH currently hires the Community Hall to run programs. This space, however, is too large for groups that require a more intimate space);
- Improved layout and aesthetic appeal (BATCH is currently hidden behind the sports pavilion and is segmented by a breezeway in an old building lacking appeal);
- Improved toilet facilities as BATCH currently has one toilet for men with a urinal and three female toilets; and
- Increased storage space. The existing building has the same entry point for the store room and the disabled toilet. The current lack of storage causes an overflow of boxes, etc. into the toilet area creating access difficulties and Occupational Health and Safety issues.

Bulleen Templestowe Sports Club

- Two sets of adequate change rooms to cater for match days (currently the change rooms double as the social area);
- Dedicated social room. The existing social room is 63m² which can be temporarily expanded by opening doors into the two change rooms creating a total space of 129m². There is only sufficient space on the site to accommodate a 120m² social room. The *Manningham Sporting Pavilion Development Guidelines* outline that Council will provide a 70m² social room. It is proposed that consideration also be given to the Club's 1982 contribution to extend the existing building which included multi-use social space. Any increase above Council's contribution will need to be paid for by the Club in negotiation with Council;
- Existing kitchen converted to bar area opening onto social room (the existing bar is inadequate in size);
- Ability to hire the Scout Hall during the day for groups needing a large space for robust activities;
- Renovated canteen opening to outside; and
- Improved toilet facilities.

Hirers of Community Hall/Ajani Centre

- New foyer/tea and coffee area attached to the Community Hall creating space for socialising prior to hall activity - similar to the function of the supper room at the Ajani Centre;
- New kitchen facility to serve the Community Hall;
- New office area to serve Community Hall if required;

- Extra storage area within Community Hall for chairs, tables etc. (currently chairs and table are stacked around the hall);

-
- Improved toilet facilities adjacent to Community Hall;
 - Improved storage at the Ajani Centre; and
 - The ability to hire the Scout Hall during the day for groups needing a large space for robust activities.

Scout Hall

- Located within Community Hub;
- Increased storage space with all storage on a lower, accessible level;
- Dedicated office space, and
- Improved toilet facilities; and
- Removed from Thompson Road frontage to improve visual and physical accessibility into the reserve.

Onemda

Since the public consultation period closed in June 2009, Onemda has expressed an interest in becoming part of the Community Hub. Onemda is exploring opportunities to deliver some of its services within local community precincts. Onemda's aim is to house 20 to 30 clients daily throughout the week focusing on a Pathways Program which targets vocational training, education, living skill development and community awareness for young adults with intellectual disabilities. A partnership with BATCH would foster shared programs, resources and facilities and is an ideal relationship to foster mutual connectedness of people with disabilities in the community.

Their proposal fits in well with existing users and can be accommodated, providing they fund their portion of the works through grant funding and/or direct contribution. Facilities required by Onemda would include:

- Program space
- Office space
- Meeting room
- Storage space and
- Access to toilet and kitchen facilities.

This space would be attached to the front of the Community Hall.

Onemda will generally bring people into the site by minibus (which will not be parked on-site) although three staff parking spaces will be required.

Environmentally Sensitive Design (ESD)

The proposed building works will employ a range of sustainability measures in its design and construction, especially with regard to BATCH which has received a grant to incorporate a number of sustainable features in a way that can be used to educate the broader community. The design of the buildings will employ a number of design elements to minimise energy consumption including:-

- North-oriented glazing with appropriate sunscreening;
- Screened windows to east and west;
- Use of natural cross-ventilation for cooling in moderate weather conditions;
- Use of thermal mass to moderate temperature variation and effective use of natural light to minimise the requirement for artificial lighting during daylight hours;
- Construction materials will include recycled concrete and timber, the use of plantation timbers for framing and some cladding and internal linings, double-glazing, and the use of significant insulation in the building shell;

-
- Sustainable and non-toxic finishes and linings will be selected for the external cladding and internal surfaces;
 - Building services will be designed and selected to minimise energy consumption including efficient artificial lighting, highly efficient heating and cooling systems for those areas that require it, rainwater harvesting for toilets and landscape watering, solar assisted hot water heating and if possible, the use of photovoltaic cells to power the artificial lighting. Simple management systems such as movement activated lighting will assist in reducing energy use;
 - Excess roof stormwater as well as runoff from the carpark will be collected and stored on site for irrigation of landscaped areas;
 - Signage and meters to highlight sustainable features within the BATCH building; and
 - The implementation of an appropriate planting strategy around the buildings to provide shade to reduce heat build-up on exposed walls, as well as to minimise water use.

4.4 Objectives

The following four key objectives have been identified in order to reach the above vision. These objectives were devised following needs assessment and consultation with Reserve users and discussions with the reference group.

Objective 1: ACCOMMODATION

Improve the broad range of formal recreational services and programs based at the reserve, including building and facilities upgrades.

Objective 2: ACCESS

Improve pedestrian and vehicular access and flow through the site.

Objective 3: OPEN SPACE

Increase opportunities for informal recreation at Ted Ajani Reserve.

Objective 4: ENVIRONMENTAL PRINCIPLES

Apply Environmentally Sustainable Design (ESD) and other environmental principles to existing and proposed structures and all works at the reserve.

4.5 Recommendations

The following recommendations have come out of the consultation and have been grouped under the objectives:

Objective 1: ACCOMMODATION
Improve the broad range of formal recreational services and programs based at the reserve, including building and facilities upgrades.

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
1	Detailed design, professional and authority fees for redevelopment of the reserve (approx. 10% of budget)	\$460,350			EEP MP
2	Refurbish the Bulleen And Templestowe Community House (BATCH) to provide improved programming, meeting, office and storage spaces.	\$309,000	\$721,000*		MP
3	Improve facilities at the Hall including new kitchen, foyer space and storage.		\$432,600		MP
4	Council supports the inclusion of an Onemda facility in the Hub which will focus on a Pathways Program which targets vocational training, education, living skill development and community awareness for young adults with intellectual disabilities	Fully funded by Onemda			Onemda
5	Reconfigure entrance to Ajani Centre	\$183,340			MP
6	Continue to provide the opportunity for classes and groups to meet at the Ajani Centre and constantly monitor facilities to meet these needs.				BATCH
7	Relocate Scout Hall next to BATCH including refurbishment of existing BATCH building for scout storage and club rooms. Continue consultation with scouts at the local and district level to determine the best solution for the Scout Hall on the site.		\$741,600		MP EEP

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
8	Refurbish the existing sporting pavilion and extend towards oval to accommodate social area in consultation with the Clubs	\$808,550*			MP
9	External works including access to buildings	\$45,000			MP
10	Move tennis courts 5 & 6 to enable the Community Hub development. Includes replacement seating/lighting	\$315,000*			MP
11	Investigate and develop cost estimates for the installation of coaches boxes/rotundas; improve the grassed area adjacent to the tennis clubhouse; improve public safety by fencing off access to the top of high retaining walls located within the tennis club grounds; improve spectator seating adjoining tennis courts 1 and 2 at Bulleen Tennis Club in consultation with the Tennis Club.				Parks
12	Investigate options for additional flood lighting to tennis courts.				Parks
13	Ensure tennis courts are upgraded according to the <i>Manningham Tennis Strategy</i> .				Parks MP
14	Upgrade main access and entry to the Bulleen Tennis Club and refurbish main façade.				MP
15	The Bulleen Templestowe District Junior Football Club and the Bulleen Templestowe Amateur Football Club prepare a written submission under the criteria of Council's <i>Floodlighting Policy</i> to allow plans to upgrade the floodlights at Ted Ajani Reserve to be assessed				Sports Club Parks

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
16	Council to prepare plans and cost estimates for the replacement of the oval boundary fence.				Parks
17	Construct a new cricket net facility with up to 4 cricket nets located near the tennis courts, including the provision of power for ball machines.	\$60,000			MP Parks
18	Monitor the need for the possible future provision of public toilets at Ted Ajani Reserve				EEP
	Sub Total	\$2,181,240	\$1,895,200	\$0	

* Other funding sources to be investigated by Council to facilitate delivery of the works.
See *Financial Resource Implications*

Objective 2: ACCESS

Improve pedestrian and vehicular access and flow through the site.

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
19	Improve traffic management and increase car spaces to minimise parking congestion during peak times. Includes providing an extra 40 car parking spaces.	\$763,850			MP
20	Improve the David Road link/laneway access path including landscape and signage.			\$15,000	Parks
21	An integrated signage plan be developed to clearly identify each building entrance, car parks and entry and exit routes.		\$50,000		EEP
22	End of journey cycling facilities to be incorporated into detailed landscape plans for the Reserve to encourage bicycle use and access			\$20,000	EEP Parks
23	Investigate the integration of water storage into future carpark works				ETS EEP
	Sub Total	\$763,850	\$50,000	\$35,000	

Objective 3: OPEN SPACE**Increase opportunities for informal recreation at Ted Ajani Reserve.**

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
24	Rezone the two parcels of recently purchased land in Hazel Drive from Residential 3 Zone (R3Z) to Public Park and Recreation Zone (PPRZ).				SP
25	Improve the visual appearance of the Thompson Road frontage, the area around the Sports Club, Bulleen Templestowe Community Hall and BATCH.			\$300,000	EEP Parks
26	Create a new neighbourhood park in Hazel Drive, including new paths, picnic area and playspace with fencing and/or landscape treatment to provide some protection from cricket balls. Provide drinking fountain with dog bowl, tables and seats.			\$100,000*	EEP Parks
27	Landscaping throughout the remainder of Ted Ajani Reserve using native and indigenous species to provide shade, habitat and seasonal visual interest			\$150,000	EEP
28	Replace main sewer line through Ted Ajani Reserve			\$100,000	Parks
	Sub Total	\$0	\$0	\$650,000	

Objective 4: ENVIRONMENTAL PRINCIPLES
Apply Environmentally Sustainable Design (ESD) and other environmental principles to existing and proposed structures and all works at the reserve.

No	Implementation and capital works plan	Priority 1	Priority 2	Priority 3	Unit
	RECOMMENDATIONS				
29	Incorporate the grant funding from DPCD Modernising Neighbourhood Houses Program for the co-location of the Neighbourhood House to ensure community education of sustainable features at BATCH				EEP ETS
30	Any further development or building refurbishment works at Ted Ajani Reserve to incorporate environmentally sustainable design principles including Water Sensitive Urban Design (WSUD), newly emerging technology, construction processes and management processes				EEP ETS
31	Install water harvesting and distribution			\$200,000*	ETS EEP
32	Landscaping plan should incorporate Water Sensitive Urban Design principles, and in particular treat runoff from impermeable surfaces, encourage passive irrigation of vegetation and infiltration of low intensity runoff				EEP ETS
33	Incorporate an integrated water management approach into future planning and design for Ted Ajani Reserve.				ETS EEP
34	Consider relocation of Optus telecommunications tower when its lease expires in 2015.				EEP
	Sub Total	\$0	\$0	\$200,000	
	TOTALS	\$2,945,090	\$1,945,200	\$885,000	

Priority/timing

The priority areas to address in the redevelopment of Ted Ajani Reserve are: -

- Inadequate accommodation for BATCH who provide essential community building services and activities to the Bulleen and Templestowe communities; and
- Lack of social room space for the Sports Club to socialise and build their membership.

Significant capital works funding for the redevelopment has been allocated to the project over the next three financial years.

Financial resource implications

* Other funding sources to be investigated by Council to facilitate delivery of the works include:

- Sports club contribution for pavilion;
- Sport and Recreation Victoria grants to be considered;
- BATCH funding: the DPCD Modernising Neighbourhood Houses Program has been successful and Council was granted \$133,000 of which **\$88,000** was allocated to the capital works co-location component and **\$45,000** towards the EcoLiving program. This was less than the amount applied for which was up to \$180,000 (\$100,000 for Co-location capital works and \$80,000 for EcoLiving programs).

5 Management of the Reserve

5.1 Use, Maintenance and Management Issues

The creation of the Community Hub consolidates many of the existing buildings into one area. There is a mixture of exclusive and multi-use areas within the facility which is currently undergoing the detailed design stage. Consolidating the buildings provides more opportunities for shared use of activity spaces across the 'Hub' both now and in the future on an as-needed basis by key groups and other community organisations.

Council will continue to allocate time in shared use areas through its public hall hire system to accommodate casual and regular bookings. The Bulleen Templestowe Sports Club will continue to be allocated change rooms and any exclusive use areas under a lease agreement.

Further work is required to develop and design a management arrangement that allows for the shared and multi-purpose usage of the Bulleen Templestowe Community Hall to accommodate the Bulleen Templestowe Sports Club, the Bulleen Templestowe Neighbourhood House and other community organisations.

5.2 Operational Management Plan/Business Plan

The Operational Management Plan will be finalised before the building works are commenced. This will tie in with the management and lease agreements with the various groups using the facilities and will include:

1. Lease/licence/rental agreements
2. Security measures
3. Car park use
4. Utilities – meter splitting
5. Facility maintenance/cleaning

A colour coded plan will help to delineate the various management agreements. This will be completed as part of the Operational Management Plan.

5.3 Monitoring and Review of the Management Plan

Ongoing monitoring of this plan will be undertaken via communication with users to ensure that objectives and recommendations remain relevant and meet the needs of the community.

A full review of the Management Plan will be carried out by Council five years after the completion of all the Capital Works recommended in this Management Plan.

6 Appendices

6.1 Appendix A: Consultation Newsletter & Questionnaire



Ted Ajani Reserve Draft Management Plan *Feedback Form*

We would appreciate your feedback. Please take the time to fill in the questions below:

Do you have any comments about...

1. Accommodation

eg. the Community Hub, relocation of Scout Hall, etc.

2. Access

eg. increased parking, pedestrian paths, etc.

3. Open Space

eg. improving Hazel Drive entry and Thompsons Road frontage, etc.

4. Environmental Principles

eg. using Environmentally Sustainable Design (ESD), etc.

5. Do you have any further comments?

If you'd like to receive updates on the Ted Ajani Reserve Draft Management Plan please provide details below:

Name _____

Address _____

Email _____ Phone _____

Your details will be kept confidential and used for the purpose of this survey only.

What Suburb do you reside in: _____

Age group:

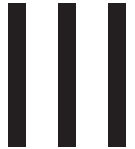
- Under 18 18-24 25-34 35-49
- 50-59 60-69 70+

Are you a member of a Club or do you use a facility at Ted Ajani Reserve?

- Ajani Centre Bulleen and Templestowe Community House (BATCH) Community Hall
- Scouts Tennis Courts/Club Cricket Club
- Cricket Nets Football Club/Ground BBQ
- Playground Tennis Club
- Other (please specify) _____

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Manningham City Council
Economic and Environmental Planning Unit
Reply Paid 1
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How to return this survey:

Once you have completed the survey:

1. Fold this page along the dotted lines on the back so that your details are not showing
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