

O’Neil Road Recreation Reserve Master Plan Revised

July 2025

Cardinia

CONTENTS

1. INTRODUCTION 3

1.1 Study Background 3
1.2 Study Approach 4
1.3 Implementation of 2018 Master Plan 4

2. PLANNING CONTEXT 5

2.1 Demographic Profile of Beaconsfield 5
2.2 Land Ownership and Zoning 6
2.3 Glismann Road Area Development Plan 6
2.4 Background Reports and Plans 7

3. O'NEIL ROAD RECREATION RESERVE EXISTING CONDITIONS 10

3.1 Review of Existing Infrastructure 11

4. FACILITY OPTIONS ASSESSMENT 14

4.1 Maximising Sporting Opportunities 14
4.2 Provision of a Pavilion 15
4.3 Car Parking 16
4.4 Provision of Community Recreation 17

5. KEY DIRECTIONS OF DRAFT MASTER PLAN 20

5.1 Master Plan Recommendations/ Directions 20
5.2 Master Plan Costings 23

APPENDICES

Appendix 1 – 2018 O'Neil Road Recreation Reserve Master Plan
Appendix 2 – Glismann Road Area Development Plan Overlay (Sch 19)
Appendix 3 – Review of Background Reports and Plans
Appendix 4 – Suggested Pavilion Area Schedule
Appendix 5 – O'Neil Road Recreation Reserve Master Plan (Revised 2025)

STUDY CONSULTANT TEAM

Simon Leisure
Sport and recreation planning
Study Lead

SPORTENG
Fields of play engineers

COUNCIL'S STUDY TEAM

- Sport Project Officer (Study Lead)
  Team Leader Recreation Projects
- Team Leader Recreation Liaison
- Team Leader Open Space Projects
- Coordinator Open Space Presentations
- Team Leader Traffic and Transport Services
- Team Leader Parks Planning
- Principal Strategic Planner
- Coordinator Project Development
- Coordinator Development
- Coordinator Sport and Active Recreation
- Coordinator Biodiversity
- Manager Community Infrastructure

Acknowledgement of Country

Cardinia Shire Council acknowledges and pays respect to the Bunurong and Wurundjeri people being the traditional custodians of the land that makes up Cardinia Shire.

1. INTRODUCTION

The purpose of the O'Neil Road Recreation Reserve Master Plan Revised study was to review and update the current reserve master plan developed in 2018.

A review was required to determine the impact of new services' infrastructure and easements now located in the reserve since the initial master plan was adopted. The study provided the opportunity to assess current and future usage and demand for sporting and recreational facilities at the reserve for the local community.

The revised master plan will guide the future long term development of the reserve; at the time when assets are ready for renewal, prioritisation and staging of projects can be determined based on need, cost and available budget.

1.1 Study Background

O'Neil Road Recreation Reserve is a Council owned reserve located on the corner of O'Neil Road and Old Princes Highway in Beaconsfield (see Figure 1).

Beaconsfield is located near the western boundary of Cardinia Shire in the Pakenham growth corridor. It has a current population of approximately 6,800 people, which is expected to increase to 8,800 by 2041.

The study required investigation and assessment of the following items relating to O'Neil Road Recreation Reserve.

- Consideration of provision of public amenities and a pavilion.
- Provision of soccer pitches with an AFL/ cricket overlay and associated supporting infrastructure.
- Improving access to the reserve and car parking.
- Consideration of additional active recreation facilities and enhanced public open space, including the playground, footpaths, seating and picnic/ BBQ facilities.
- Enhanced landscape, biodiversity and environmental values.
- Consideration of easements and other land-use constraints.

Figure 1 – Location of O'Neil Road Recreation Reserve



1.2 Study Approach

STAGE	TASK
Background Research	• Review and summarise relevant documents • Site visit to assess the reserve layout, facilities and environmental values • Demographic analysis of Beaconsfield to identify population characteristics which may influence the future use of the reserve • Review of site and town planning information • Prepare a Site Analysis Plan • Council staff workshop
Develop Draft Master Plan	• Prepare 1st draft master plan • Council review of the 1st draft master plan • Update the draft master plan, as required • Prepare study report
SLT & Councillor Review	• Presentation of the draft master plan to SLT and Councillors • Update the draft master plan, as required
Stakeholder Engagement	• Meetings with reserve user groups to review the draft master plan • Engagement with the community to provide them with an opportunity to contribute feedback on the draft master plan • Update the master plan, as may be required
Final Master Plan	• Prepare final master plan and study report

1.3 Implementation of 2018 Master Plan

Table 1 shows the status of the implementation of the recommendations contained in the 2018 O'Neil Road Recreation Reserve Master Plan, which is shown in Appendix 1.

In summary, of the 18 improvement projects:

- 5 (28%) have been completed.
- 9 (50%) were referred to the 2025 master plan study for consideration.
- 4 (22%) are considered no longer achievable.

Table 1 – 2018 O'Neil Road Recreation Reserve Master Plan Implementation Status

Legend Actioned | Referred to 2025 | No Longer Achievable

No. on MP	Project	Status
1	Potential new indented car parking integrated with the new road network for the Glismann Road Subdivision (5 spaces)	
2	New car park (18 spaces)	
3a	Install shade sails over existing playground	
3b	Install a low fence and sub-surface drainage around playground	
4	Establish a new picnic area	
5a	Install a new pod of fitness equipment	
5b	Install a set of junior AFL goal posts	
6	Realign existing path, and install sub-surface drainage to rectify bog hole	
7	Possible levee required for flood mitigation (Glismann Road Subdivision)	
8	Upgrade sports field to include two junior soccer pitches and a new cricket pitch	
9	Spectator shelter (8m x 4m)	
10	Install ball catching fence	
11	New sealed car park (76 spaces)	
12	Vehicle-free area for players/ spectators (paved or grass)	
13	New sports pavilion (approx. 600sqm)	
14	Future road layout plan allows for reserve entry off the roundabout and a signalised intersection at the corner of O'Neil Rd and Old Princes Hwy	
15	Install interpretative signage telling the story of the Bowman Track	
16	Remove Lomandra shrubs and install a new pedestrian path	

2. PLANNING CONTEXT

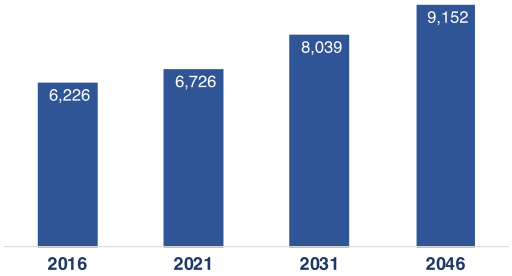
The O'Neil Road Recreation Reserve Master Plan Revised study was informed by several planning considerations.

2.1 Demographic Profile of Beaconsfield

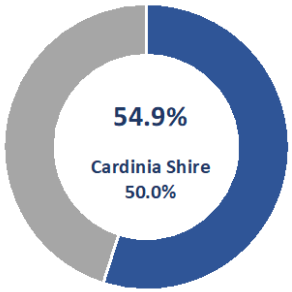
A review of the demographics of Beaconsfield[1] identified the following relevant data.

POPULATION CHANGE

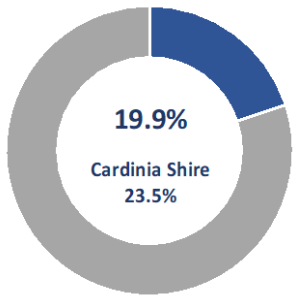
In 2021, 6,754 people lived in Beaconsfield and this is projected to grow by 36% to 9,152 in 2046.



HOUSEHOLDS WITH CHILDREN

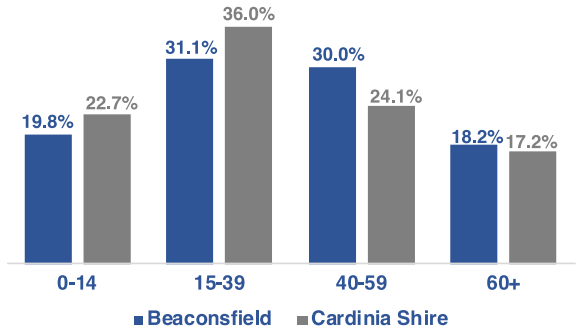


RESIDENTS BORN OVERSEAS



POPULATION COHORTS

There is a lower proportion of people aged under 39 years compared to all of Cardinia Shire.



IMPLICATIONS

The demographic data shows that the Beaconsfield community when compared to all of Cardinia Shire is 'older' and less culturally diverse. Notwithstanding this, the proportion of households with children is higher in Beaconsfield compared to all of Cardinia Shire.

There will continue to be demand for sport and active recreation facilities given the projected population growth. However, demand will be softened due to the comparatively lower proportion of 0–39 years olds, the cohort that comprises the highest proportion of club-based sporting participants.

The data confirms the importance for O'Neil Road Recreation Reserve to be a welcoming place with facilities and open spaces that are intergenerational, that is, a combination of sporting facilities as well as walking paths, picnic facilities, active recreation facilities, seating and shade to encourage all residents to be physically active.

[1] Source: Community Profile and Forecast Population, id consulting, 2025

2.2 Land Ownership and Zoning

O'Neil Road Recreation Reserve is 3.36 hectares in size and is owned by Cardinia Shire Council. It is classified as a 'Neighbourhood' reserve.

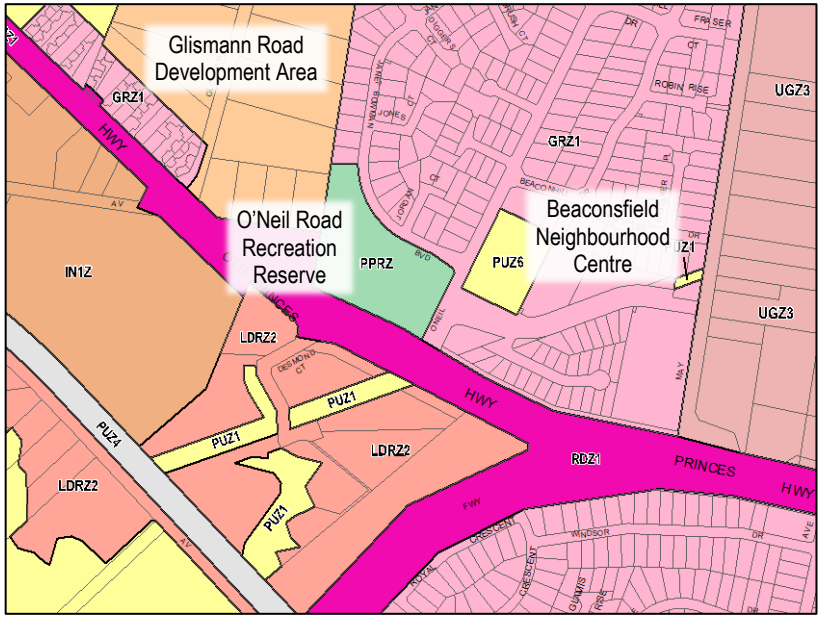
The reserve comprises one land title.

Parish:	Pakenham
Parent Title:	Volume 10511. Folio 541 Reserve 1 on Plan of Subdivision 415795 S
Council Property No.:	1426700100
Address:	Lot 2 O'Neil Road, Beaconsfield 3807

The reserve is zoned *Public Park and Recreation* under the Cardinia Shire Planning Scheme (see Figure 2), which is an appropriate zoning for its current uses.

The reserve is not subject to any planning overlays.

Figure 2 – Planning Scheme Map Showing O'Neil Road Recreation Reserve



2.3 Glismann Road Area Development Plan

Amendment C238card to the Cardinia Planning Scheme came into effect on 18 November 2022. This amendment facilitated the rezoning of land in the Glismann Road Area, Beaconsfield, from the Rural Living Zone (RLZ) to the Neighbourhood Residential Zone – Schedule 2 (NRZ2). It also applied Development Plan Overlay – Schedule 19 (DPO19) and Development Contributions Plan Overlay – Schedule 5 (DCPO5) to the area.

Cardinia Shire Council is currently overseeing the preparation of the Glismann Road Area Development Plan in accordance with DPO19 (refer to Appendix 2). Once the Development Plan is formally approved by Council, landowners will be able to apply for planning permits to subdivide and develop their land.

O'Neil Road Recreation Reserve plays a key role in the open space network for the Glismann Road Area Development Plan. The plan aims to ensure that all dwellings are located within 400 metres, or approximately a five-minute walk of public open space, in line with strategic planning objectives.

In accordance with DPO19, the Development Plan will incorporate the following elements:

- Access Street: A new access street will be constructed along the northwest boundary of O'Neil Road Recreation Reserve. It will be designed to encourage low vehicle speeds, provide on-street parking, and include a designated pedestrian crossing. This will ensure safe and convenient pedestrian access between the Glismann Road area and the reserve.
- Levee Bank: A levee bank will be built along the frontage of four existing properties on Old Princes Highway. This structure will extend into the western portion of the reserve and is intended to support drainage for the area.
- Shared Path: A shared pedestrian and cycling path will be constructed along the top of the levee bank, connecting the existing and future community to O'Neil Road Recreation Reserve and enhancing active transport links.

The Glismann Road Development Contributions Plan (Glismann Road DCP) has been developed to support the delivery of essential infrastructure within the Glismann Road Development Plan Area. A key function of the Glismann Road DCP is to ensure that the new community contributes its proportional share toward the upgrade of O'Neil Road Recreation Reserve, based on the anticipated use by future residents.

The Glismann Road DCP allocates a contribution towards funding for several key improvements to the reserve, including a new pavilion, car parking areas, upgraded sports fields, playground equipment, and other supporting infrastructure. These upgrades are designed to benefit both the Glismann Road community and the broader Beaconsfield population.

2.4 Background Reports and Plans

The following planning reports and strategies were important references to inform the master planning process. The following is a summary of all reports; a more detailed review of reports is available in Appendix 3.

STATE GOVERNMENT PLANS

Active Victoria, Sport and Recreation Victoria 2022-2026



This report has the objective that all Victorians have access to high quality environments and appropriate participation opportunities.

Outcomes from the strategy implementation include that Victoria will have inclusive, accessible, and respectful places and spaces for sport and active recreation.

Fair Access Policy Roadmap, Victorian Government



This report provides guidance for organisations to develop a gender equitable access and use policy based on 6 Fair Access Principles, including ….

"*Women and girls will have equitable access to and use of community sport infrastructure which is welcoming, safe and inclusive.*"

National Sporting Associations facility standards/ guidelines

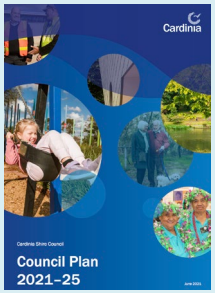
Most sport peak bodies have adopted facility standards and guidelines for their sport to assist LGAs, Reserve Committees and other facility providers to develop facilities that are uniform, equitable and consistent in their type and quality.

Relevant National Sporting Association facility standards/ guidelines that were referenced during the development of the master plan were:

- AFL Preferred Facility Guidelines, AFL (2024)
- Community Cricket Facility Guidelines, Cricket Australia (2023)
- Football Victoria Field Dimensions and Pitch Markings Guide (2019

COUNCIL PLANS AND STRATEGIES

Council Plan 2021-25



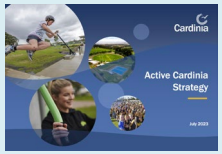
The plan will help position Council to thrive in the long-term, and directly responds to the challenges of climate change and the recent Covid pandemic.

The Cardinia Shire vision is:

'*Cardinia Shire is a liveable, resilient community where the environment flourishes and residents are healthy, included and connected.*'

Of the five Priorities underpinning the plan, the 'Liveable places' is the most relevant to inform the master plan.

Active Cardinia Strategy (2023)



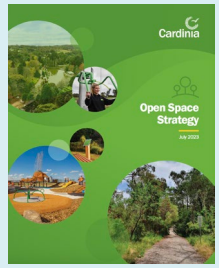
The strategy aims to create an active and healthy community where all residents have access to a diverse range of opportunities to participate in sport and active recreation.

The strategy supports the installation of active recreation infrastructure that is intergenerational, flexible and accessible to all, and to creating places and spaces that are safe, accessible and supportive for people of all genders.

The strategy contains no specific recommendations for the reserve, however, one of the strategy's Strategic Priorities are relevant to the master plan:

<u>Strategic Priority 2 Places</u>
Plan, develop and activate places that support communities to participate in sport and active recreation

Open Space Strategy 2023



The strategy provides a framework for Council to plan, deliver and manage open space to create a network of well designed, safe, inclusive, and accessible public open spaces for the next 10 years.

O'Neil Road Recreation Reserve is classified as a Neighbourhood level passive and active open space. The strategy contains no specific recommendations and actions for the reserve, however, the development of the master plan has considered six of the eight Objectives described in the strategy for the shire's open space network.

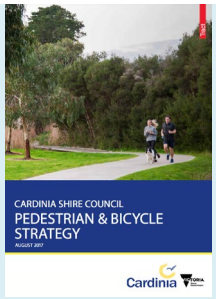
Play Space Strategy 2014



The strategy guides the planning, development and management of the shire's play space network to ensure the provision of high quality play opportunities for people of all ages and abilities. (It is noted that the strategy is now more than 10 years old).

The strategy recommends upgrading the O'Neil Road Recreation Reserve play space to a 'District' level play space, which occurred in 2017, and shade was added in 2019 and the picnic table and shelter in 2022.

Pedestrian and Bicycle Strategy 2017



The strategy provides a guiding framework for the incremental development of a comprehensive walking and cycling network throughout the shire.

The strategy recommends a combination of shared paths and bikeways to link with major public spaces, and cycle routes through open spaces, such as public parks.

There is an existing Bikeway along the northern side of Old Princes Highway which connects the reserve to the Beaconsfield town centre.

The existing sealed path traversing the north central section of the reserve connecting Janet Bowman Boulevard to the Old Princes Highway is a designated shared path.

There are no specific recommendations relating to these two paths.

Sport Facility Standards Policy 2019

The standards identified in the policy were referred to during the audit of the sports fields, and were used to inform some master plan directions, including the potential provision of a pavilion.

3. O'NEIL ROAD RECREATION RESERVE EXISTING CONDITIONS

The O'Neil Road Recreation Reserve site analysis plan (Figure 4) shows the current location and layout of facilities and infrastructure within the reserve.

Figure 4 – O'Neil Road Recreation Reserve Site Analysis Plan



3.1 Review of Existing Infrastructure

Some of the key infrastructure items and features include:

- The extent of Melbourne Water owned infrastructure, specifically the sub-surface drains along the western and southern boundaries of the reserve, and the open swale drain along the southern boundary. Most of these assets were constructed in 2003.
- The extent of the Council drains along the eastern, southern and western boundaries of the reserve.
- The sub-surface sewer line along Janet Bowman Boulevard and along the partial length of the west boundary.
- The Council and Melbourne Water assets that traverse the reserve just north of the playground.

For the construction of any new infrastructure, Melbourne Water assets require a minimum setback of 2 metres from the outer edge of above surface and sub-surface drains.

The sports field is subject to flooding from the overland flows of the O'Neil Road Drainage Scheme in the 1%AEP flood levels (green shade in Figure 4). The 1%AEP overland flow comes from the east and west direction of sports field and runs through the open swale drain along the southern boundary.

The overland flows are controlled by culverts under Old Princess Highway, and some overland flow from the east diverts along the northern boundary of the sports field.

Melbourne Water has noted that the 1%AEP flood level should not be increased as a result of any development of the sports field; the existing levels of the sports field surface should be kept at current levels to avoid any flow diversion and increasing flood levels.

OVAL



Size 125m x 105m (fence to fence)
- Below the acceptable length (min. 135m) and width (min. 110m) for a senior AFL oval
- Just meets minimum acceptable radius for a compliant senior cricket oval (min. 50m)
- East-west orientation of the AFL oval is non-preferred

Surface
- Heavy soil profile, in good condition
- Dome shaped oval surface assists stormwater run-off
- Synthetic pitch is in fair condition and is compliant (min. 2.4m wide)

Supporting Infrastructure
- AFL goal posts are junior height (7.5m & 5.0m) and in good condition
- 4 floodlights with 3 metal halide globes per pole are in good condition (installed approx. 2008) – min. 50 lux meets football training standard
- No sub-surface drainage or irrigation
- One player shelter which is non-compliant (too small)

Usage
- Summer: Casey-Cardinia Cricket Association; Upper Beaconsfield Cricket Club; Victorian Sunday Cricket Association
- Winter: Beaconsfield Junior Football Club (as an overflow training venue only)
- Beaconsfield Primary School all year round

PLAYGROUND/ PICNIC FACILITIES



Condition

- 'District' level playground was installed in 2017 and is in good condition
- Shade sail structures were installed in 2019 and are in good condition
- Picnic facilities are restricted to one picnic table under a shelter (installed in 2021) and are in good condition
- The playspace setting is excellent and has good sightlines from the reserve and Janet Bowman Boulevard

Usage

- Playground appears to be a popular facility
- Usage levels of the picnic facilities are unknown

BASKETBALL HALF-COURT



Condition

- The basketball half-court was installed in 2018
- The concrete pad is in good condition, however the line markings are faded and need to be re-applied
- The backboard is close to end of life and needs replacing

Usage

- Usage levels of the facility are unknown

Comments

The location of the facility to the playground is good, and it is sufficiently setback from houses to have little impact on residential amenity

The facility is an open position and has good sightlines from the reserve and Janet Bowman Boulevard

OTHER INFRASTRUCTURE



Car Parking

- There is one off-road car park servicing the reserve; it is located at the eastern end which is not ideal for visitors to the playspace
- It has a gravel surface and accommodates approx. 50 cars, although parking is ad hoc as spaces are not defined
- Since the O'Neil Road/ Pink Hill Boulevard roundabout was constructed in 2021 the entry/ exit sequence for cars is tight
- The gravel surface is well maintained

Reserve Fencing

- The eastern section of the reserve is fenced to prevent unauthorised vehicles accessing the oval from the car park; the post and rail fence is in good condition
- The boundary along Janet Bowman Boulevard is fenced with wooden bollards, as is part of the Old Princes Highway boundary

Public Toilet

- A portable public toilet is situated in the car park; condition is unknown
- It was installed to service the sporting user groups, and is not well located for users of the playspace and basketball half-court

Pedestrian Path

- The reserve lacks a coordinated pedestrian path network
- A sealed path traverses the reserve from the western side through to Janet Bowman Boulevard, and is in good condition
- Several shared paths have been recently installed along the eastern and southern boundaries as part of the roundabout installation

LANDSCAPE/ VEGETATION



Landscape

- Whilst the sports oval presents as the dominant landscape feature in the reserve, the boundary planting contributes to a 'bush setting'

Vegetation

- The western boundary has a dense planting of mainly indigenous trees and shrubs, and these extend along most of the southern boundary beside Old Princes Highway
- Exotic plantings along Janet Bowman Boulevard provide a strong reserve edge along the full length of the northern boundary
- Council has undertaken new planting along O'Neil Road since the roundabout was installed, and some recent planting has occurred in the vicinity of the picnic shelter

4. FACILITY OPTIONS ASSESSMENT

4.1 Maximising Sporting Opportunities

O'Neil Road Recreation Reserve is classified by Council as a Local reserve. The sports field has been a valuable asset for Council to allocate as an overflow sports field for football and cricket use. Its main uses have been as a training venue for junior football teams in winter and a match day venue for junior cricket teams and lower grade senior cricket teams in summer. The Beaconsfield Primary School is also a regular user all year round for sport. The reserve has never had change rooms and amenities, however, the need for off-field facilities has not been a major issue for most of these users other than the need for onsite toilets.

The O'Neil Road Recreation Reserve Master Plan Revised study required a detailed assessment of the potential for the sports field to be used more frequently as a match venue, especially for soccer. Soccer participation in the western Pakenham Growth Corridor has increased concurrently with the population growth of Officer.

Simon Leisure and SPORTENG assessed all options to maximise the use of the sports field for football, cricket and soccer, despite the constraints of the small size of the reserve and the presence of considerable Melbourne Water and Council drainage infrastructure assets and their associated offsets.

Cricket

An oval of maximum radius 52.5m, with 2.74m run-off is possible. These dimensions provide a compliant cricket match oval for all ages and genders.

Football

An east-west oval of maximum dimensions 135m x 100m, with 3.0m run-offs is possible. These dimensions provide a compliant AFL match oval for U/8 to U/15 boys and girls teams (see Table 2).

Table 2 – AFL minimum oval dimensions[2]

Age Group	Length	Width
Under 8	70m	50m
Under 9	85m	65m
Under 10	85m	65m
Under 11	115m	75m
Under 12	115m	75m
Under 13	125m	95m
Under 14	125m	95m
Under 15	130m	100m
Under 16 – 18	Full-size oval (preferred 165m x 135m)	
Open Mens	Full-size oval (preferred 165m x 135m)	
Open Womens	Full-size oval (preferred 165m x 135m)	

For AFL oval use, a ball protection fence is required behind the goals at the eastern end to protect spectators and cars.

Soccer

Two north-south orientated soccer pitches of maximum dimensions 90m x 60m, with 3.0m run-offs placed either side of the cricket pitch are possible. These dimensions provide a compliant soccer match pitch for all ages and genders (see Table 3).

Table 3 – Soccer minimum pitch dimensions[3]

[2] Source: Play Your Way Junior Football Rules, AFL, 2023
Preferred Community Facility Guidelines, AFL, 2024

[3] Source: Rules of Competition, Football Victoria, 2024
Field Dimensions and Pitch Markings Guide, Football Victoria, 2019

Age Group	Length	Width
Under 9	50m	40m
Under 10	60m	40m
Under 11	70m	50m
Junior (U12 – U18)	90m-110m	50m-68m
Open age	90m-110m	60m-68m

Notwithstanding the above, the preferred dimensions by Football Victoria for a soccer pitch for open age community soccer matches is 105m x 68m, with 3.0m run-offs. This size soccer pitch is only possible at O'Neil Road Recreation Reserve when a pitch is set-up in an east-west orientation; the constraint with this layout is that the synthetic cricket pitch would be in play, which is not permitted by Football Victoria [Ref: p.7, Field Dimensions and Pitch Markings Guide, "*Cricket pitches of any type will not be permitted in the Competitions, but they may be allowed under exceptional circumstances in grassroots competitions, administered by Associations*".

It is not recommended that the two proposed soccer pitches be used for senior men's or women's matches for the following reasons:

1. Behind goal netting would need to be installed at both ends of each pitch to protect errant balls from being kicked onto Janet Bowman Boulevard and Old Princes Highway. Netting is not being recommended due to the negative visual impact that such infrastructure will have on the overall amenity of the reserve, and the open swale and sub-surface drainage to the south of the two pitches prevents behind goal netting infrastructure to be installed, in accordance with conditions set out by Melbourne Water (refer Section 4.4).
2. Senior soccer matches will trigger additional infrastructure needs at the reserve, such as pitch-side team benches and permanent or temporary fences will be required to be installed around the pitches for matches. It is likely larger numbers of adult spectators will need to be catered for compared to what might reasonably be expected to attend junior matches.

The master planning study has confirmed that two compliant soccer pitches suitable for junior matches and mini roos programs can be accommodated at O'Neil Road Recreation Reserve.

4.2 Provision of a Pavilion

For O'Neil Road Recreation Reserve to be 'fit for purpose' to regularly host junior football and soccer matches, a pavilion will be required to provide the following core needs and spaces:

- Change rooms and amenities
- Umpires/ Referees change room and amenities
- Canteen
- Equipment store
- Public toilets

Importantly, with no sporting club being based at the reserve (soccer, football or cricket), the pavilion will not require a social room and associated support facilities, such as a kitchen and bar.

The 2018 master plan nominated a location at the northern end of the eastern car park for a future pavilion. This master plan study has considered another two locations for a pavilion:

1. Southern end of the eastern car park.
2. Opposite side of the reserve between the sports field and the playground.

The following four criteria were used to determine the best location for a pavilion:

1. Least impact on residents in Janet Bowman Boulevard.
2. Least impact on vistas throughout the reserve in general.
3. Capacity to provide convenient public toilet access to users of the playground and the basketball half-court.
4. Capacity to provide sufficient car parking to support the pavilion, which will become the key gathering point for sporting uses.

The O'Neil Road roundabout constructed in 2021 was larger than first envisaged during the development of the 2018 master plan. It

has subsequently impacted the size and functionality of the gravel car park and has reduced the overall car parking capacity.

Table 4 provides a high-level assessment of each site option against the criteria above.

Table 4 – Pavilion location options assessment

✓ = favourable outcome ✗ = non-favourable outcome

Site	Resident Impact	Reserve Impact	Public Toilet	Maximise Car Parking
North car park	✗	✗	✓ / ✗	✗
South car park	✓	✗	✗	✗
West reserve	✓ / ✗	✓	✓	✓

The **north car park location** is closest to residents, will obstruct views into the reserve for commuters travelling south along O'Neil Road, and will reduce the car parking capacity in the gravel car park. Public toilets associated with the pavilion will be within 160m of the playground.

The **south car park location** is furthest from residents, will obstruct views into the reserve for commuters travelling west along Old Princes Highway and north along O'Neil Road, will result in toilets being furthest from the playground, and will reduce the car parking capacity in the gravel car park.

The **west reserve location** will be 80m from residents but may result in some residents having direct sight to the pavilion. This location will have little impact on views through the reserve, has the advantage of toilets being less than 50m from the playground, and retains all the gravel car park for car parking.

The revised master plan supports a pavilion be located just north of the existing shared path traversing the northwest of the reserve, and will have the following benefits.

- Is closely located to the sports field.
- Provides the users of the playground and active recreation facilities convenient access to a public toilet.
- Is setback into the reserve towards the western boundary, which is a low use area and is a location set amongst mature trees.
- Is close to drain and sewer services.

The construction of the pavilion may require the removal of 1 – 2 semi-mature trees, with new plantings in the reserve as offsets.

It is recommended that the pavilion be provided in the form of a modular building to provide Council with the flexibility of being able to relocate it to another location if it's need at O'Neil Road Recreation Reserve ceases.

An option for Council to consider is that the pavilion be provided in two stages:

1st Stage – 2 all-gender toilets, 1 all-gender accessible public toilet, and an equipment store (total area approx. 27m²).

2nd Stage – change rooms, canteen, undercover spectator area, first aid, and miscellaneous spaces (total area approx. 300m²).

Estimated total building area 327m²

See Appendix 4 for the recommended area schedule for a pavilion suitable to accommodate junior football and soccer matches, and cricket matches for all ages. The pavilion plan and form (modular) are based on a similar pavilion provided at the Koo Wee Rup Secondary College oval in 2022.

4.3 Car Parking

As mentioned in Section 4.2, the recommended location for a potential new pavilion at the reserve is in the northwest section, adjacent to the playground. The pavilion will become the primary point of arrival and departure for sporting users given the access to change rooms, amenities, equipment stores, and other services at this location.

For this reason, it is recommended that a second and more formal sealed car park be included if a pavilion is constructed at the reserve. The car park would have the following additional benefits/ outcomes:

- Reduce the reliance on Janet Bowman Boulevard for on-road car parking to service the pavilion, sports field and playground users.
- Combined capacity of the new car park (est. 25 spaces) and the gravel car park to the east (est. 50 car parks) will be an estimated 75 off-road car parks.
- Ensures compliant provision for disabled car parking adjacent to the pavilion and the public toilet.
- Ensures convenient access to the pavilion for waste management services.

Prior to commencement of design development of the new car park, it will be necessary for Council to undertake a traffic/ car park assessment to ensure that the estimated 75 off-road car parks will sufficient to accommodate the projected level of use of the reserve.

The 2018 master plan recommended a car park be constructed in the northwest corner of the reserve, north of the playground and utilising an otherwise underutilised area in the reserve. Council recently completed the design development for a car park in this location, however due to the presence of several physical constraints (including vegetation and sub-surface drainage) only 9 car parks were possible for what would have been a substantial construction cost. It was therefore determined this location was not a viable option for additional car parking.

The master plan is supporting a new car park on the site of the basketball half-court and the southern portion of the current playground area. This combined area is free of sub-surface drainage infrastructure and will provide convenient access to the pavilion, sports field and playground. The car park project will require the removal of a mature Eucalypt and two young exotic trees; offset planting is proposed throughout the reserve, including up to six new trees along the southern edge of the new car park.

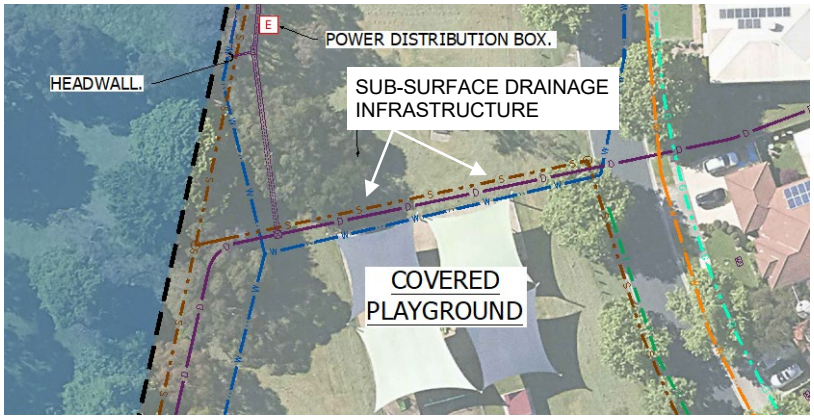
The playground is proposed to be partially relocated northwards (refer Section 4.4) to accommodate the new car park, and the basketball half-court relocated westwards. An estimated 25 car parks can be accommodated, and security lighting is recommended to be included within the car park.

4.4 Provision of Community Recreation

The existing District level playground was installed in 2017, and shade and a shelter & picnic table were added recently. It is an important playground with its primary purpose being to service the needs of the community in east Beaconsfield between the Old Princes Highway and Hilltop Bushland Reserve to the north. The basketball half-court was installed in 2018 and is the only other play/ informal recreation infrastructure in the reserve.

With the need to locate the proposed new car park adjacent to any new pavilion, it will be necessary to utilise the southern section of the playground to ensure a car park of sufficient size is possible. To mitigate the loss of this section of the playground, it is suggested that the playground footprint be extended northwards into the underutilised northwest section of the reserve.

An important consideration with this direction is the Melbourne Water and Council drainage infrastructure located underground along the northern edge of the existing playground.



The current advice from Melbourne Water regarding setbacks of a minimum of 2 metres from its infrastructure[4] means that the new/ relocated section of the playground will need to be designed to allow for this easement through the middle of it. This should be able to be accommodated seamlessly if the area of the easement is used as the (clear) fall zone around items of playground equipment in this vicinity.

The shelter & picnic table will need to be relocated with any project to move the playground northwards, and other recommended inclusions to ensure it complies with Council's standards for a District playspace[5] are:

- Barbeque and additional picnic tables
- Rubbish bins
- Drinking fountain

The basketball half-court will need to be relocated if the proposed car park is constructed, and it is recommended that the replacement half-court be expanded to also accommodate a netball goal (see precedent image below).



This supports the directions of Council's *Fair Access Policy (2024)*. In order to further broaden the informal active recreation opportunities at the reserve, it is recommended that an outdoor gym is installed (also supported in the 2018 master plan). This type of informal physical activity at recreation reserves is supported in several Council plans and strategies.

The proposed location for the basketball/ netball half-court and outdoor gym is between the car park and playground approximately 50m from Janet Bowman Boulevard. The locations have been informed by and conform with the following key Crime Prevention Through Environmental Design (CPTED) principles:

[4] Source: Melbourne Water to Council letter dated 6 October 2022

[5] Source: Cardinia Open Space Strategy, 2023

- **Lighting**
  Janet Bowman Boulevard has street lights, and it is recommended that the new car park has security lighting.
- **Sightlines**
  Both items of equipment will have clear sightlines from Janet Bowman Boulevard, the playground, the car park and the proposed new pavilion.
- **Surveillance**
  Both items of equipment will have clear sightlines from up to three residences in Janet Bowman Boulevard, from passing traffic on Janet Bowman Boulevard, and from users of the playground, sports field and internal pedestrian path network.
- **Openings**
  Both items of equipment are in the open with no physical obstructions adjacent to them, and with multiple entrances/ exits available.

Due to the proposed expansion of the sports field, a minor realignment is required to the existing internal pedestrian path that traverses the reserve between the sports field and the playground. As a strategy to improve the walkability and activation of the reserve, the master plan supports an extension to the path network; it is proposed that this path will have links directly to the proposed public toilet and pavilion, and to the playground and active recreation facilities; and it is proposed that a new path be constructed between Janet Bowman Boulevard and the sports field to connect the gravel car park to all of the current and proposed new facilities in the western section of the reserve, including the public toilet and pavilion.

In addition, a new pedestrian path is proposed from the northwest corner of the reserve to connect residents in the Glismann Road Estate to the reserve and to Janet Bowman Boulevard.

The specific alignment and width of all new paths will be confirmed during design development.

5. KEY DIRECTIONS OF DRAFT MASTER PLAN

The draft O'Neil Road Recreation Reserve Master plan was developed through consideration and analysis of information collected during the study, including input from various Council departments. Each numbered item below corresponds with the number on the master plan drawing shown in Appendix 5.

Improvement projects may be delivered in stages, however, this will be determined when it is time to renew assets or develop new infrastructure based on need, cost and available budget.

The projects contained in the master plan will be subject to funding and available resources, and do not commit Council, the reserve user groups or other organisations to a responsibility for funding and delivering the recommended projects.

5.1 Master Plan Recommendations/ Directions

1. The Glismann Road Development Plan includes provision for a road adjacent to the reserve which will include on-road car parking on both sides of the road

   As the annotation describes, the Glismann Road Development Plan shows a new road just west of O'Neil Road Recreation Reserve to service the residences with frontages on Old Princes Highway, but which will also create a physical connection from the Estate to the reserve.

   The car parking provision shown in the Development Plan has the potential to ease future car parking congestion at the reserve if the reserve is developed in the future to accommodate regular football and soccer matches.

2. Install two speed humps along Janet Bowman Boulevard

   Council's Traffic and Transport Services support the installation of speed humps along Janet Bowman Boulevard as a general traffic calming measure, but also to enhance pedestrian safety in the event that Council supports an increased use of O'Neil Road Reserve for organised sport which will generate additional vehicular and pedestrian use of the road.

   The specific location and type of speed hump will be subject to a detailed design process by Council.

3. Relocate the playground and install new BBQ/ picnic facilities

   The proposed new car park (see No. 7) is only possible by utilising the southern section of the current playground. However, there will be no net loss to the size of the playground footprint with the opportunity to utilise some of the area north of the playground which is currently an underutilised space in the reserve.

   The Melbourne Water and Council drainage infrastructure located underground along the northern edge of the existing playground will require a 2m setback on both sides, and this provision can be allowed for during the design development for the relocated portion of the playground (refer section 4.4 for additional background information).

   With the works to upgrade the playground, it is recommended that the following additional supporting infrastructure be installed – barbeque, picnic tables, rubbish bins and drinking fountains – all items consistent with a District level playspace.

4. New sealed path network to improve accessibility and linkages

   Extending the provision of sealed pedestrian paths throughout the reserve will have a primary benefit of linking the key activity areas (the sports field, the playground, and the active recreation facilities) to the public toilet and pavilion, and a secondary benefit of increasing the walkability of the reserve and connections to paths surrounding the reserve.

   Allow for the installation of 5 bench seats along paths (see precedent image).



5. New outdoor gym equipment

   Council has outdoor gyms in several parks and reserves throughout the Shire, however, there is currently no outdoor gym available in Beaconsfield. An outdoor gym will further broaden the active recreation offerings within the reserve, and will complement the sports field, the playground, and the basketball/ netball half-court as destinations for the community to participate in physical activity.

   Further consultation with the community and other stakeholders could be undertaken to determine if the installation should be themed to support older adults or whether it be a general purpose outdoor gym.

6. New active recreation facilities

The basketball half-court will need to be relocated if the proposed car park is constructed; it is recommended that the replacement half-court be expanded to also accommodate a netball goal in keeping with Council's Fair Access Policy.

7. New sealed car park (estimated 25 spaces)

A new sealed car park will be required in the northwest area of the reserve if the decision to install a pavilion is supported (see No. 9). The pavilion will become the primary point of arrival and departure for most organised sporting uses. There is insufficient on-road car parking capacity on Janet Bowman Boulevard to adequacy service the car parking demand for a pavilion located in the northwest section of the reserve as the eastern gravel car park is too far removed from this location to make it a viable primary car parking option for reserve users.

With its estimated number of car parks at 25 spaces, the total number of off-road car parks at the reserve will increase to an estimated 75 spaces. The car park will also have the benefit of providing off-road disabled car parking close to the pavilion and playground. The inclusion of security lighting in the car park is recommended to enhance the safety of the overall reserve environs, and incorporating WUSD design to facilitate passive irrigation for new tree plantings (see precedent image).



8. Potential for a new public toilet with store and extended veranda (approx. 27m²) to be installed as a first stage of a new pavilion

The reserve is currently serviced by a portable public toilet located adjacent to the eastern gravel car park. The proposed new public toilet will be a permanent, fit-for-purpose and accessible toilet that is recommended to be provided in a modular form. It will not only be more appropriate option than the portable toilet to service the sporting uses at the reserve but will also provide an amenity close to the playground and basketball half-court.

It has the flexibility to be provided as a possible 1st stage of a potential future pavilion. It is suggested that the proposed facility also incorporate an equipment store for use by regular user groups and a veranda to provide some shelter for parents/ guardians of children during training sessions.

9. New change room building (approx. 300m²) as an add-on to the public toilets if installed in two stages

If Council requires the reserve to have the capability to regularly host junior soccer and football matches, then player change rooms and amenities, a referees/ umpires change room, and a canteen will be required. The additional facilities will also contribute to enhanced levels of enjoyment and operational improvements for senior and junior cricketers using the reserve for matches. The pavilion will also likely generate new interest for the casual use of the reserve by other community sporting and recreation groups.

As further explained in Section 4.2, it is recommended that the pavilion be provided as a modular building and could be a 2nd stage to the installation of the public toilet/ equipment store (see No. 8). The nominated location for the pavilion is setback from residents in Janet Bowman Boulevard, and the setting in front of established trees on the western boundary will have little impact on sightlines and landscape amenity within the reserve.

10. New levee bank required for flood mitigation (Glismann Road Development Plan)

The Glismann Road Development Plan includes provisions for a new levee bank. The levee bank is required to prevent floodwaters from impacting the homes fronting Old Princes Highway. The Development Plan supports the construction of a shared path along the top of the levee bank which will create interest for path users from the change in grade. It is currently unclear who is responsible for funding the construction of the levee bank and its timing.

11. Expand and reconfigure the sports field, and install irrigation and drainage and upgrade the surface

The proposed expansion of the sports field will increase the size of the oval for football and cricket, and will enable two 90m x 60m soccer pitches to be marked out with 3m run-offs.

These dimensions provide a compliant soccer match pitch for all ages and genders, however, the master plan is only supporting their use for junior soccer matches. The pitches may be required to support the increasing demand for soccer in this area of the Shire (refer Section 4.1 for more information).



The sports field surface is in good condition and is coping with the currently user load, which includes occasional junior football training in winter, cricket matches in summer, and general sports usage by the Beaconsfield Primary School. However, if Council requires the sports field to accommodate increased use during the winter for soccer training and matches, then sub-surface irrigation and drainage will be required.



12. Realign the existing path

    Any expansion of the sports field will require a minor realignment of the current pedestrian path that traverses the reserve between the sports field and the existing playground.

13. Remove the existing post and rail fence and install a new 1.1m chain-mesh fence to define the edge of the sports field, with the section behind the goals extended to 3.5m high

    To enable two compliant 90m x 60m soccer pitches to fit within the sports field area, the sports field needs to be expanded eastwards into the gravel car park to the point where the floodlights power box is situated. This will require a new fence to be installed to define the edge of the sports field and to prevent unauthorised vehicles from accessing the sports field area. It is recommended that the fence have a chain-mesh infill to help trap errant football, cricket and soccer balls.

    The section of fence behind the AFL goals should be extended to 3.5m high to help mitigate footballs being kicked into the car park.



14. Relocate and upgrade sports lighting to LED (100 lux)

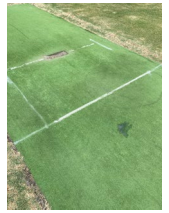
    The existing floodlights were installed in 2008 and are operated with halide globes. They provide light levels to 50 lux which meets minimum standards for football training but are insufficient for soccer training (minimum 100 lux). Whilst their current condition is good, the expansion of the sports field will require all poles to be relocated outwards, and this provides an opportunity to upgrade the lighting system to LED and the lighting levels to 100 lux.

    The locations for the new light poles should not impact existing Melbourne Water and Council drainage infrastructure, however, confirmation from relevant authorities during design development is advised.

15. New synthetic surface cricket pitch

    A new cricket pitch will be required if the sports field area is expanded to accommodate the 90m x 60m soccer pitches, as the cricket pitch orientation needs to be straightened to enable the pitches to fit either side.

    The current cricket pitch surface is reaching end of life.



16. Retain the existing gravel car park; straighten the southern section; extend the line of bollards along the eastern side to contain vehicles within the defined parking area

    The master plan supports the eastern car park retaining its gravel surface from a cost perspective and also from the perspective that its capacity is likely to be reduced if it is sealed and formalised. This direction is supported for both the short and long terms.

    Some of the southern section of the car park will be lost with any expansion of the sports field, and the extension of the line of bollards surrounding the northern, eastern and southern sections of the car park will ensure all cars are contained within the defined car park area and don't degrade the adjacent grass embankments and verges along O'Neil Road.

17. Additional tree planting throughout the reserve to improve landscape amenity

    The master plan supports additional tree planting to offset the necessary removal of some trees to permit new infrastructure to be provided. It will also strengthen the boundary planting to the south and improve the overall landscape amenity of the reserve. Locations shown on the master plan for new trees are indicative and should not impact existing Melbourne Water and Council drainage infrastructure, however, confirmation from relevant authorities is advised.

    Additional landscaping will also create an inviting environment for sensory play and provide natural noise attenuation measures from adjacent roads and between the playspace and residents.

5.2 Master Plan Costings

The draft O'Neil Road Recreation Reserve Master Plan recommends 17 separate projects for the reserve. The total estimated cost for full implementation of the master plan is **approximately $5,165,000**.

The practicality and order of implementation of most projects will be subject to a number of factors before proceeding, including:

- Current and future priorities of Council and the broader needs of the community.
- Availability of funding.
- Further investigation, research and consultation.

The estimated costs for each improvement project is shown in Table 5. The item numbers assigned to the projects correspond with numbers on the master plan drawing.

Notes about the Master Plan Costings

- The directions contained in the master plan do not commit the Cardinia Shire Council, reserve user groups or other organisations to a responsibility for funding and delivering the recommended projects.
- All capital cost estimates are based on works being undertaken by professional contractors.
- The cost estimates are indicative costs based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate cost estimates.
- Cost exclusions include:
  - Goods and Services Tax (GST).
  - Any costs/ loss of income, which may be incurred by Council and/or user groups during construction of projects.
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging multiple projects into one larger contract.

Table 5 – O'Neil Road Recreation Reserve Master Plan Cost Estimates

Item No.	Improvement Project	Description	Estimated Cost
1	The Glismann Road Development Plan includes provision for a road adjacent to the reserve which will include on-road car parking on both sides of the road	NA	-
2	Install two speed humps along Janet Bowman Boulevard	- Installation of 2 speed humps and associated signage @ $15,000 each	$30,000
3	Relocate the playground and install new BBQ/ picnic facilities	- Playground design, including new social recreation infrastructure ($40,000) - Remove picnic shelter and picnic table and re-install in new location ($20,000) - Expand the playspace area to the north, and supply and install new play equipment ($240,000) - Supply and install a 2 plate BBQ, 2 picnic tables, 2 rubbish bins and 1 drinking fountain ($100,000)	$400,000
4	New sealed path network to improve accessibility and linkages	- Allow for 2m sealed path - Estimated 350m x 2.0m = 700sqm @ $100 - Removal of unwanted section of existing path ($5,000)	$75,000
5	New outdoor gym equipment	- Supply and install a pod of 4 - 5 pieces of equipment	$75,000
6	New active recreation facilities	- Type of facilities to be determined (master plan supports the replacement of the basketball half-court with a similar installation plus a netball goal)	$125,000
7	New sealed car park (estimated 25 spaces)	- Engineering and design services ($50,000) - 25 spaces and line marking @ $6,400 per metre per space ($145,000) - Crossover and internal road connection ($75,000) - Allowance for car park lighting ($90,000)	$375,000
8	Potential for a new public toilet with store and extended veranda (approx. 27m²) to be installed as a first stage of a new pavilion	- Design development of full pavilion ($35,000) - Supply and installation of modular public toilet with store (27m²), includes services connections ($250,000)	$285,000

Item No.	Improvement Project	Description	Estimated Cost
9	New change room building (approx. 300m²) as an add-on to the public toilets if installed in two stages	- Modular pavilion (300m²) comprising of 2 player change rooms and amenities, referee change room, first aid room, time keepers room, canteen, and miscellaneous spaces - 300m² @ $5,000 per metre for modular construction and installation ($1,500,000) - Allowance for ramps and landscaping ($75,000)	$1,575,000
10	New levee bank required for flood mitigation (Glismann Road Development Plan)	Not costed	-
11	Expand and reconfigure the sports field, and install irrigation and drainage and upgrade the surface	- Engineering and design services ($50,000) - Allowance for expanding and reconfiguring the playing surface to allow for 2 soccer pitches ($200,000) - Installation of sub-surface irrigation and drainage ($600,000) - Supply and installation of turf rolls and rootzone sand ($450,000)	$1,300,000
12	Realign the existing path	- Allow for 2m sealed path - Estimated 35m x 2.0m = 70sqm @ $120 ($8,400) - Removal of unwanted section of existing path ($5,000)	$13,400
13	Remove the existing post and rail fence and install a new 1.1m chain-mesh fence to define the edge of the sports field, with the section behind the goals extended to 3.5m high	- Remove existing post and rail fence ($5,000) - New 1.1m chain-mesh fence ($40,000)	$45,000
14	Relocate and upgrade sports lighting to LED (100 lux)	- Assumes new lighting system is required - Supply and install new LED floodlighting (100 lux)	$320,000
15	New synthetic surface cricket pitch	- Remove existing concrete cricket pitch, and install new	$20,000
16	Retain the existing gravel car park; straighten the southern section; extend the line of bollards along the eastern edge to contain vehicles within the defined car parking area	- Extend gravel car park to the south; supply and spread gravel ($20,000) - Supply and install bollards around northern, eastern and southern sections- est. 100m @ $300 per metre ($30,000)	$50,000
17	Additional tree planting throughout the reserve to improve landscape amenity	- Allowance for the supply and planting of 20 semi-mature trees @ $350	$7,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost	$469,540
	Total Master Plan Cost		**$5,164,940**

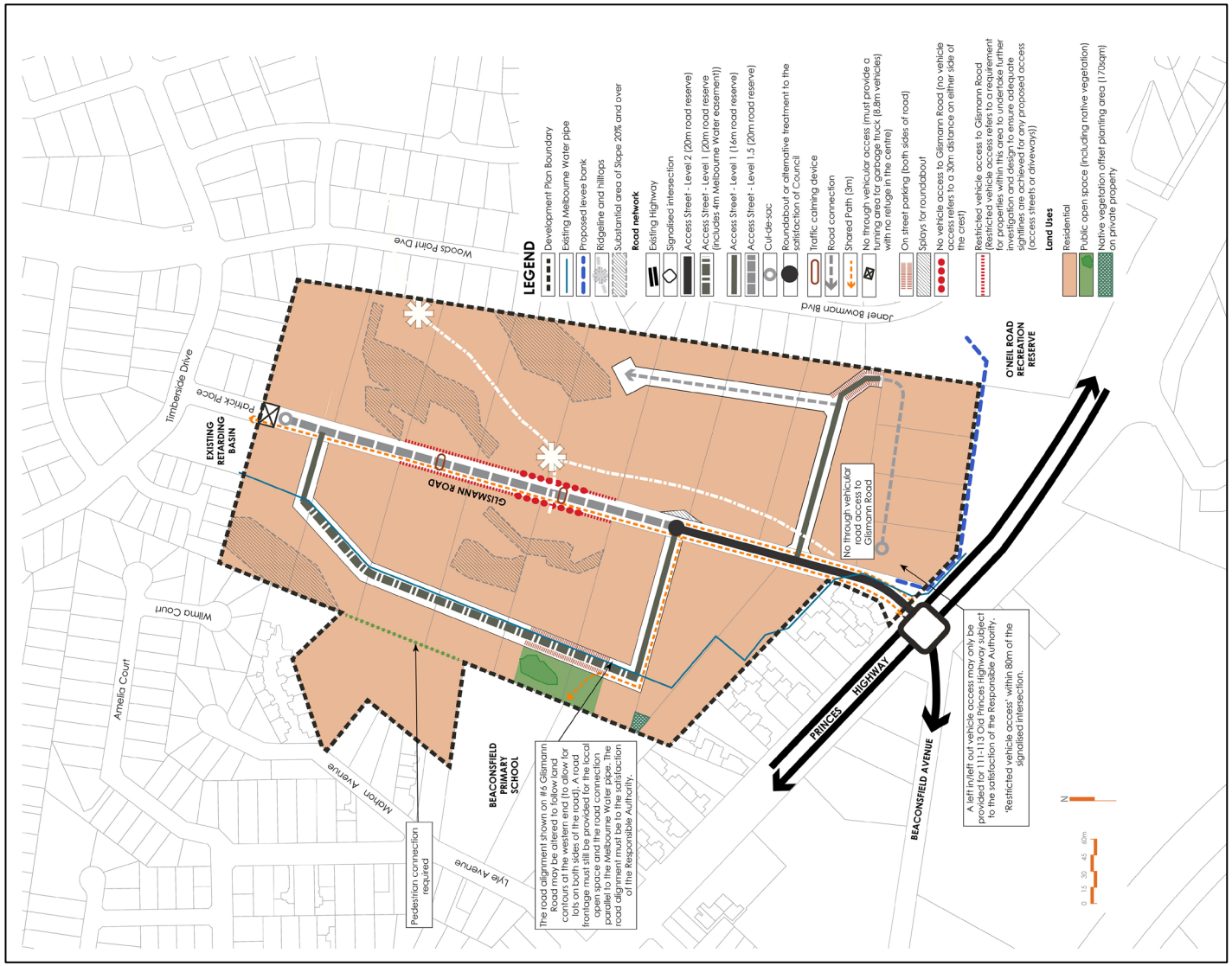
APPENDIX 1

2018 O'Neil Road Recreation Reserve Master Plan



APPENDIX 2

Glismann Road Area Development Plan Overlay (Schedule 19)



APPENDIX 3

Review of Background Reports and Plans

State Plans

Active Victoria, Sport and Recreation Victoria 2022-2026	
Report Purpose	Relevance to the Master plan
Active Victoria, is the State Government's strategic framework for sport and recreation in Victoria. Its vision is: *'To build a thriving, inclusive and connected sport and active recreation sector that benefits all Victorians.'*	Active Victoria is underpinned by three objectives and six outcomes to guide activities and investment in sport and active recreation. The first two objectives and their outcomes are relevant to this study. Objective 1: Connecting Communities All Victorians have access to high-quality environments and appropriate participation opportunities. Outcomes – More Victorians participate equitably in sport and active recreation – Victoria has inclusive, accessible, and respectful places and spaces for sport and active recreation Objective 2: Building Value The sport and active recreation workforce create positive experiences for people Outcomes – The sport and active recreation workforce is highly skilled and leads a strong, sustainable workforce – Sport and active recreation is a safe, inclusive, and resilient sector

Fair Access Policy Roadmap	
Report Purpose	Relevance to the Master plan
The Fair Access Policy Roadmap has been developed by the Victorian Government in partnership with local governments, the state sport and active recreation sector, and other key stakeholders to improve gender equitable access and use of publicly owned community sports infrastructure across Victoria.	Six Fair Access Principles have been developed to provide clear and defined lanes for any organisation to build a gender equitable access and use policy. The relevant principles for this study are: – Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive – Women and girls can fully participate in all aspects of community sport and active recreation – Women and girls will have equitable access to and use of community sport infrastructure

National Sporting Association facility standards/ guidelines

Report Purpose	Relevance to the Master plan
Most National and State Sporting Associations now have adopted facility standards and guidelines for their sport to assist LGAs, Reserve Committees and other facility providers to develop facilities that are uniform, equitable and consistent in their type and quality.	Relevant National Sporting Association facility standards/ guidelines that were referenced during the development of the master plan are as follows. – AFL Preferred Facility Guidelines, AFL (2024) – Community Cricket Facility Guidelines, Cricket Australia (2023) – Football Victoria Field Dimensions and Pitch Markings Guide (2019).

Council Plans

Council Plan 2021-25	
Report Purpose	**Relevance to the Master plan**
The plan will help position Council to thrive in the long-term, and directly responds to the challenges of climate change and the recent Covid pandemic. The Cardinia Shire vision is: '*Cardinia Shire is a liveable, resilient community where the environment flourishes and residents are healthy, included and connected.*' Five Priorities have been used to shape the Council Plan: – Strong communities – Liveable places – Thriving environments – Prosperous economies – Responsible leaders	Of the five Priorities, the 'Liveable places' is the most relevant to inform the master plan. Priority 2: Liveable places Strategies: 2.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need 2.2. Plan and maintain safe, inclusive and connected open spaces, places and active travel routes Initiatives: Develop and upgrade shared pathways and walking tracks across the shire Plan and deliver accessible and inclusive recreation and community facilities

Active Cardinia Recreation Strategy (2023)

Report Purpose	Relevance to the Master plan
The strategy aims to create an active and healthy community where all residents have access to a diverse range of opportunities to participate in sport and active recreation. Sustainable development is a core principle of the strategy, ensuring that parks and reserves are developed responsibly for current and future generations. The Cardinia Shire vision for active recreation is: *'Our community is empowered to participate.* *We are active, engaged and connected.* *We are resilient and strong.* *Our physical and mental health is supported by a sustainable environment.* *We embrace diversity.* *We are an Active Cardinia.'*	The strategy is underpinned by the following five principles: – Sustainable Development – Planning for the Future – Diversity of Opportunity – Equitable Access – Delivery Together The strategy has established for Strategic Priorities, with the relevant priorities and recommendations for this master plan being the following. <u>Strategic Priority 2 Places</u> Plan, develop and activate places that support communities to participate in sport and active recreation Recommendations – Develop and review master plans for parks and reserves that provide sport and active recreation infrastructure – Embed a place based approach to planning for active recreation infrastructure in parks and reserves, and engage communities in planning and design processes – Identify gaps in active open space and sporting facility provision and invest in infrastructure to meet current and future demands – Support the planning and development of the active transport and trail network

Open Space Strategy 2023	
Report Purpose	Relevance to the Master plan
The strategy provides a framework for Council to plan, deliver and manage open space to create a network of well designed, safe, inclusive, and accessible public open spaces for the next 10 years. The Cardinia Shire vision for open space is: '*To plan, deliver and maintain enticing and inclusive open spaces across Cardinia Shire that are well connected, sustainable, and equitable, meeting the current and future needs of our community'*	An analysis of the current provision of open space within the Beaconsfield area concludes that there is shortfall of both active and passive open space to meet the needs of the existing and future population; the provision of open space is currently 4.2ha/1,000 residents, which is below the industry benchmark of 5ha/ 1,000 residents. O'Neil Road Recreation Reserve is classified as a 'Neighbourhood' level active open space. Neighbourhood level reserves serve the active and passive recreation needs for local residents and the wider neighbourhood. For passive recreation use, a Neighbourhood level reserve generally contains a limited amount of infrastructure to support the daily recreation needs of residents within a walkable catchment. For active recreation, a 'Neighbourhood level' reserve supports junior competition and training activities for clubs and schools. There are eight Objectives for the shire's open space network. Those relevant to this master plan are: 1. Sustainable Manage open space in a financially sustainable manner Design, construct and manage open space to reduce the impact on the natural

		environment Integrate water sensitive urban design into open spaces
	2. Adaptable	Open space that is adaptable and resilient to changing recreational, environmental, cultural and community needs
	3. Safe	Implement Crime Prevention Through Environmental Design (CPTED) principles to improve safety, accessibility, natural surveillance in open space Maintain high quality public open spaces to minimise hazards and risk of injury and increase the perception of safety
	4. Equitable Planning	Plan, develop and maintain open spaces with a consistent level of service, provision and amenity based on their classification and context Support the evolving open space needs of communities
	5. Attractive and Inviting	Open space that accommodate a variety of activities and activations Provide an appropriate level of infrastructure and facilities in open spaces to support different uses, interests and needs Improve the visual appeal of open spaces through public art and landscaping
	6. Accessible/Connected	Open spaces are accessible to people of all ages and abilities

Play Space Strategy 2014	
Report Purpose	Relevance to the Master plan
The strategy guides the planning, development and management of the shire's play space network to ensure the provision of high quality play opportunities for people of all ages and abilities. Having been prepared 10 years ago, it is important to note that the shire has changed significantly in size, distribution and population diversity in the past 10 years. The strategy supports a four-tier hierarchy for play space provision: – Neighbourhood – District – Municipal – Regional	An analysis of the provision of play spaces throughout the shire identified that the Growth Area Sub-Region has an overall need for more play spaces to cater for projected population growth. The strategy supports 10 principles to guide the future provision of play spaces throughout the shire, with the following important with the development of the play space at O'Neil Road Recreation Reserve: Diversity; Quality; Access & Connectivity; Maximising Use & Benefits; and Access & Inclusion. The strategy classifies the O'Neil Road Recreation Reserve play space as a 'Neighbourhood' level play space but to be upgraded to a 'District' level. [*The upgrade of the playground to a District level occurred in 2017, and shade was added in 2019 and the picnic table and shelter in 2022*]. The components of a District level play space include provision of a medium playground with a wide range of play opportunities for all age groups, and provision of supporting infrastructure such as seating, shade, paths, trees, shelter, and picnic facilities.

Pedestrian and Bicycle Strategy 2017	
Report Purpose	Relevance to the Master plan

The strategy provides a guiding framework for the incremental development of a comprehensive walking and cycling network throughout the shire. The vision for pedestrian and cyclists in the shire is: *'To develop Victoria's premier shared pathway network for all abilities, where practicable, to connect Cardinia's residents, businesses and visitors to town centres, schools, and main tourist attractions'*	The strategy identifies that significant opportunities exist across Cardinia Shire to improve walking and cycling networks and create a truly connected municipality, including the following opportunities relevant to the master planning process: – Local connections for daily needs – Existing parks and reserves that could become destinations for walking and cycling The strategy vision is underpinned by 6 principles: the Cardinia Environment; Health & Wellbeing; All Abilities Access; Safety & Perception; Connection People & Places; and Awareness & Education. There is an existing Bikeway along the northern side of Old Princes Highway which connects the reserve to the Beaconsfield town centre, and the existing sealed path traversing the north central section of the reserve connecting Janet Bowman Boulevard to the Old Princes Highway is a designated Shared Path. There are no specific recommendations relating to these two paths.

Sport Facility Standards Policy 2019	
Policy Purpose	Relevance to the Master plan
The policy is a review of the Recreation Reserve Facility Standards 2012, and has considered the endorsed facility standards of relevant state sporting associations. The policy provides a clear direction for the provision of indoor and outdoor sporting facilities into the future.	The objectives of the policy are: – To provide quality sports infrastructure that encourages sport, physical activity and health and wellbeing opportunities. – To provide well designed and suitable sports facilities in line with sport specific standards, guidelines, rules and regulations. – To ensure fairness and equity in the provision of sport facilities within Cardinia Shire. – To provide a standard approach to Council's provision of sport facilities. – To ensure facilities are inclusive and accessible, and that they meet the current and future needs of the Cardinia community and the sports themselves. – To provide the community, developers and stakeholders with Cardinia Shire Council's sport facility provision requirements. Council's adopted standards for Australian Rules Football, Cricket and Soccer facilities helped inform the master plan directions. The pavilion at the reserve is out of scope.

APPENDIX 4

Suggested Pavilion Area Schedule

O'Neil Road Recreation Reserve Pavilion	AFL Standard (m^2)#	Cricket Australia Standard (m^2)*	Football Vic Junior Standard (m^2)^	Koo Wee Rup Modular Pavilion	Recommended Total Areas (m^2)
Change Rooms					
Home Change	45	35	25	40	40
Home Amenities	25	25	16	27	27
Away Change	45	35	25	38	38
Away Amenities	25	25	16	26	26
Accessible WC & Change	-	-	-	10	10
Umpires Room	20	15	20	20	20
Umpires Amenities	12				
Other Spaces					
First Aid	15	15	-	16	10
Kitchen/ Canteen	25	20	site dependent	14	20
Timekeepers	-	8		9	0
Public Toilets	20	-	20	6	6
Accessible Toilet	5		7	6	6
Storage - External	15	30	15	24	15
Miscellaneous Areas					
Utilities/ Plant	5	10	-	6	6
Cleaners Room		5	5	3	3
Undercover Spectator Area	50	-	25-50	100	100
Estimated Total Building Area					**327**

Preferred Community Facility Guidelines, AFL, 2024 - 'Club (home)' level facility

* Community Cricket Facility Guidelines, Cricket Australia (2023) - 'Club - Home' facility hierarchy

^ Football Facilities Building Development Guide, Football Victoria, 2020

APPENDIX 5

Draft O'Neil Road Recreation Reserve Master Plan